

MCKINNEY HILL PARK, LP
TO
COLLIN COUNTY, TEXAS
INST. NO.
20211216002534050
O.P.R.C.C.T.
CALLED: 34.101 ACRES
RECORDED:
DECEMBER 16, 2021

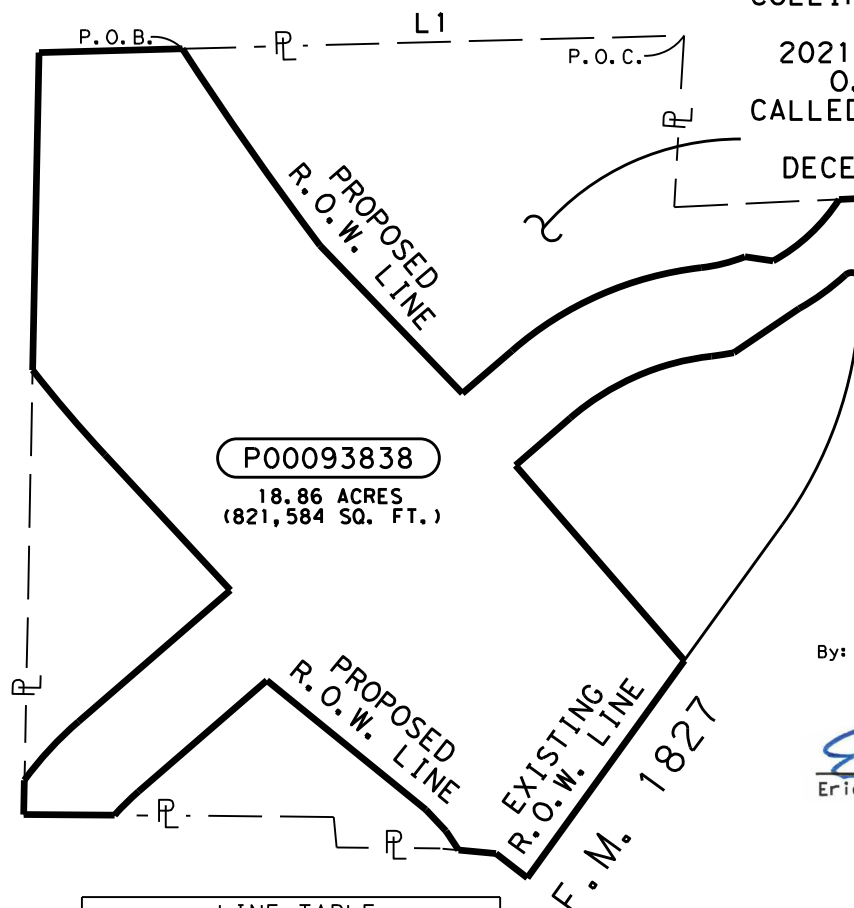
AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
34.101	18.86	11.264	3.977

- ☑ TXDOT TYPE II R.O.W. MONUMENT FOUND
- CONCRETE (TXDOT TYPE I) R.O.W. MONUMENT FOUND
- 5/8" IRON ROD FOUND W/ PINK PLASTIC CAP STAMPED
"TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ⊗ MAG NAIL SET
- MAG NAIL FOUND UNLESS NOTED
- ☒ CHISELED "X" IN CONCRETE FOUND
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED
"TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- ☒ CHISELED "X" IN CONCRETE SET
- ⊙ 5/8" IRON ROD SET W/ YELLOW PLASTIC CAP
STAMPED "SAM"
- ⊗ 5/8" IRON SET WITH CAP STAMPED "TXDOT ACCESS
DENIAL"
- ⊕ NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- ▲ CALCULATED POINT
- ℙ PROPERTY LINE
- ℰ SURVEY LINE (APPROXIMATE LOCATION)
- .O.B. POINT OF BEGINNING
- .O.C. POINT OF COMMENCING
- .O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- .T.S. NOT TO SCALE
- .R.F. IRON ROD FOUND
- .P.F. IRON PIPE FOUND
- .C.C.T. DEED RECORDS COLLIN COUNTY, TX.
- .C.C.T. PLAT RECORDS COLLIN COUNTY, TX.
- R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TX.
- ||- ACCESS DENIAL LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- ℙ — PROPERTY LINE
- — EASEMENT LINE
- \$ — SURVEY LINE

*** THE MONUMENT OR POINT DESCRIBED AND/OR SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

THE STATION AND OFFSET INFORMATION REFERS TO THE U.S. 380
BASELINE DESCRIBED IN THE CONTROL SHEET TO BE CREATED
SEPTEMBER 2025 FOR THE TXDOT RIGHT OF WAY MAPPING PROJECT
CONTROL-SECTION-NUMBER 0135-15-002.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°29'21"W	817.14'

THE BASIS OF BEARING IS GRID NORTH.
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH
AMERICAN DATUM OF 1983 (NAD 83), 2011 CORS ADJUSTMENT,
2010 EPOCH. ALL DISTANCES AND COORDINATES SHOWN ARE
SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A
COMBINED SCALE FACTOR OF 1.000152710. ALL DISTANCES ARE
IN US SURVEY FEET.

DATE OF SURVEY: 07/18/2025



SURVEYING AND MAPPING, LLC (SAM)
TEXAS FIRM REGISTRATION NO. 10064300
1341 W. MOCKINGBIRD LANE, SUITE 400W
DALLAS, TEXAS 75247
MAIN 214.631.7888



By: SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300

Eric A. Kreiner, R.P.L.S. #5320 Date 08/15/25

REVISONS	
 Texas Department of Transportation © 2025	
PARCEL PLAT SHOWING PARCEL: P00093838	
HIGHWAY: US 380	
COUNTY: COLLIN	
CCSJ: 0135-15-002	
RCSJ: 0135-15-003	
DATE: 08/15/2025	
SCALE: N.T.S.	
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