

McKINNEY RANCH PARKWAY
(120' R.O.W.)

CCF# 20071214010004400

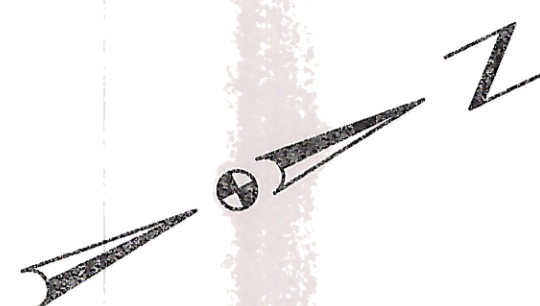
POINT OF BEGINNING

N26°14'38"E 319.11 5/8 IRF

F.M. 546 VENTURES, LLC.
INST. NO. 20081118001341320
O.P.R.C.C.T.

RECEIVED

By Karen McCutcheon at 11:24 am, Jun 06, 2013



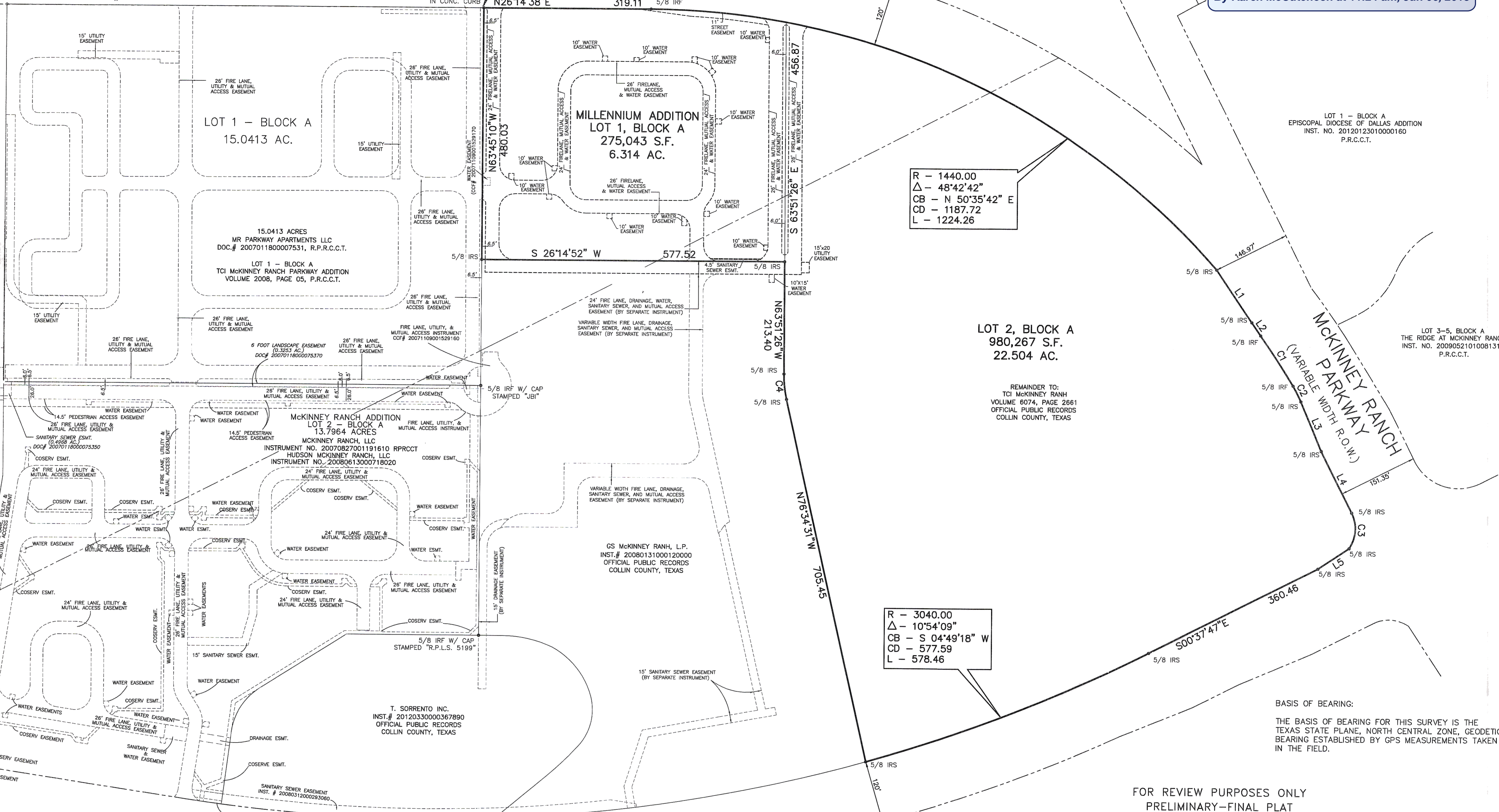
0 100 200

SCALE IN FEET

Legend of Symbols & Abbreviations

5/8" IRF - 5/8" IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS

UNLESS OTHERWISE NOTED ALL CORNERS LABELED
5/8" IRF ARE A 5/8" IRON ROD WITH A CAP STAMPED
R.P.L.S. 5430.



R - 1440.00
Δ - 48°42'42"
CB - N 50°35'42" E
CD - 1187.72
L - 1224.26

LOT 2, BLOCK A
980,267 S.F.
22.504 AC.

REMAINDER TO:
TO: McKINNEY RANCH
VOLUME 6074, PAGE 2661
OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS

R - 3040.00
Δ - 10°54'09"
CB - S 04°49'18" W
CD - 577.59
L - 578.46

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT
MILLENNIUM ADDITION
LOTS 1 AND 2, BLOCK. A
28.818 ACRES

BEING A PORTION OF A TRACT OF LAND CONVEYED TO TCI McKINNEY RANCH RECORDED IN VOLUME 6074, PAGE 6221, O.P.R.C.C.T. & ALL OF A TRACT OF LAND CONVEYED TO GS McKINNEY RANCH, L.P. RECORDED IN VOLUME INSTRUMENT # 20080131000120000, O.P.R.C.C.T.

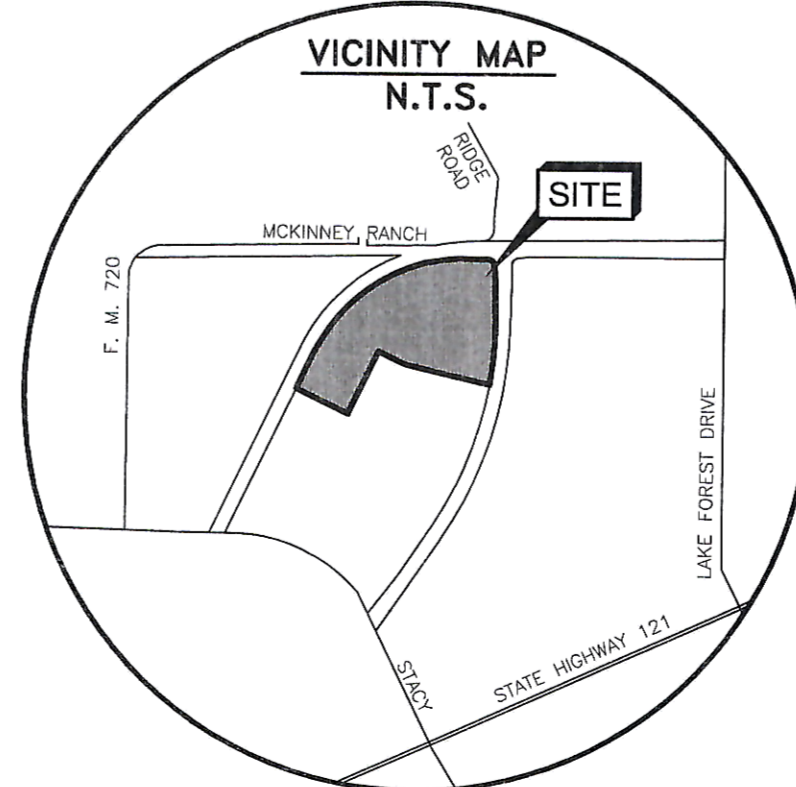
SITUATED IN THE
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
&
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
IN THE
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
OWNER:
TCI McKINNEY RANCH INC.
1800 VALLEY VIEW LANE STE. 300.
DALLAS, TEXAS 75234
SURVEYOR:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°35'53"	1430.00'	114.78'	S83°13'45"W	114.73'
C2	7°40'35"	250.00'	33.50'	S89°22'01"W	33.47'
C3	60°58'48"	67.00'	71.31'	N60°06'59"W	67.99'
C4	12°36'44"	223.28'	49.15'	S69°53'45"E	49.05'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N81°45'26"E	119.80'
L2	N81°45'30"E	30.20'
L3	S86°47'40"E	101.70'
L4	N89°23'30"E	130.00'
L5	S07°25'20"E	71.00'



McKINNEY RANCH PARKWAY

(120' R.O.W.)
CCF# 20071214010004400

SILVERADO TRAIL

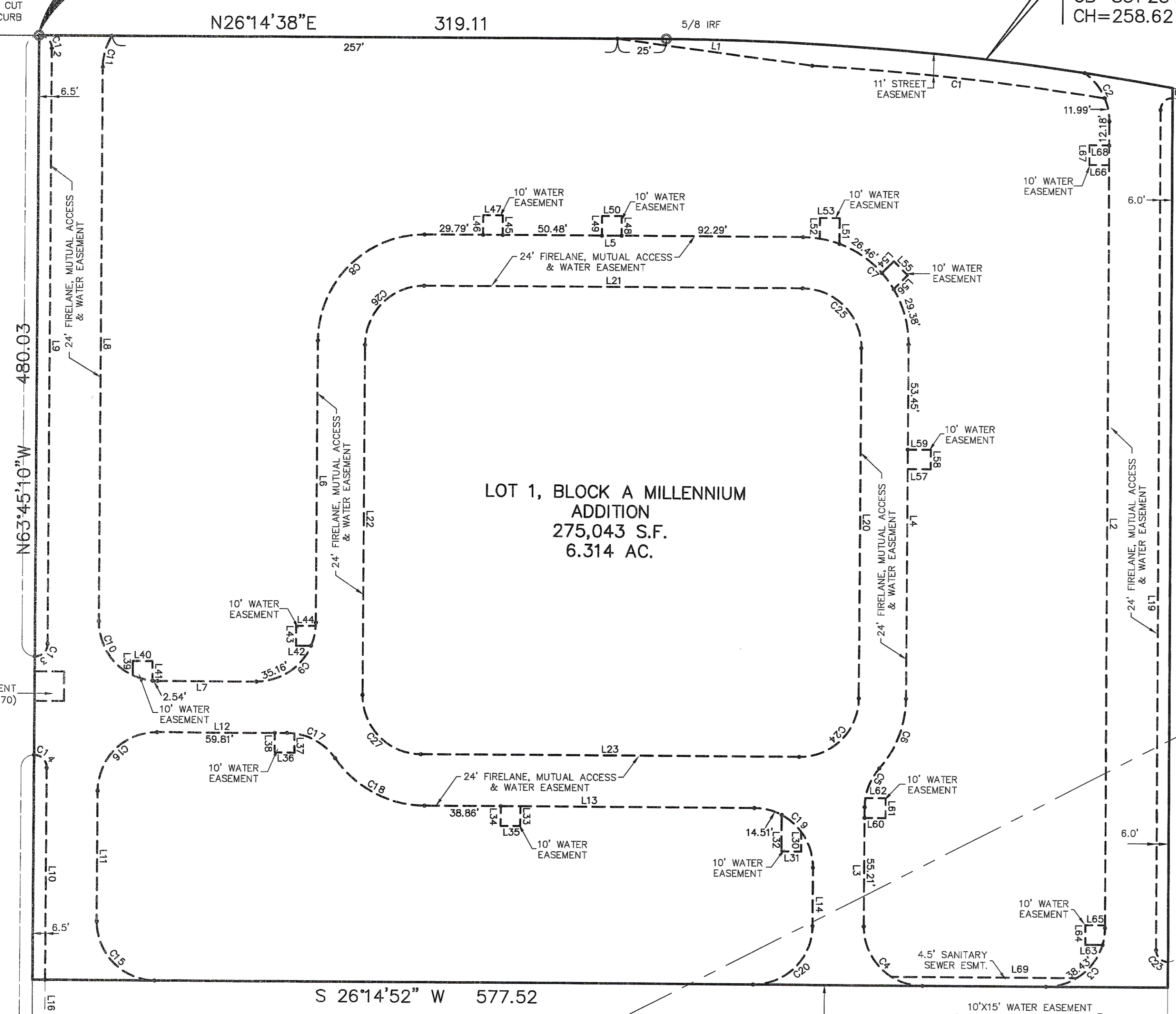
F.M. 546 VENTURES, L.L.C.
INST. NO. 20081118001341320
O.P.R.C.C.T.

RECEIVED
By Karen McCutcheon at 11:26 am, Jun 06, 2013

$\Delta=10^{\circ}18'14''$
 $R=1440.00$
 $L=258.97$
 $\text{Tan}=129.83$
 $CB=S31^{\circ}23'28''W$
 $CH=258.62$

POINT OF BEGINNING

FOUND "X" CUT IN CONC. CURB



LOT 1, BLOCK A MILLENNIUM ADDITION
275,043 S.F.
6.314 AC.

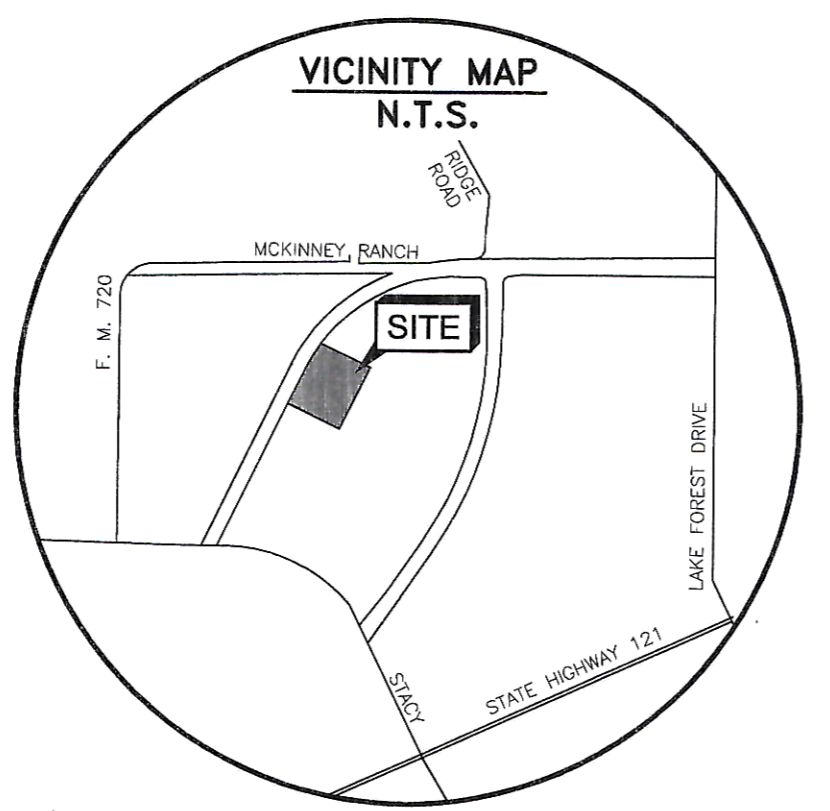
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°00'24"	1429.00'	149.81'	S32°14'06"W	149.74'
C2	54°37'38"	30.00'	28.60'	S88°49'45"W	27.53'
C3	90°06'02"	30.00'	47.18'	N18°48'25"W	42.46'
C4	90°00'14"	30.00'	47.13'	N71°14'43"E	42.43'
C5	41°01'55"	30.00'	21.48'	S43°14'13"E	21.03'
C6	41°01'36"	54.00'	38.67'	N43°14'03"W	37.85'
C7	90°00'19"	54.00'	84.83'	S71°14'59"W	76.37'
C8	90°00'00"	54.00'	84.82'	S18°45'10"E	76.37'
C9	90°01'18"	30.00'	47.14'	N18°44'31"W	42.43'
C10	89°58'42"	30.00'	47.11'	N71°15'29"E	42.42'
C11	31°46'56"	30.00'	16.64'	S47°51'42"E	16.43'
C12	90°00'06"	6.50'	10.21'	S71°14'55"W	9.19'
C13	89°59'03"	6.50'	10.21'	N18°45'39"W	9.19'
C14	89°58'58"	6.50'	10.21'	S71°15'21"W	9.19'
C15	89°11'21"	30.00'	46.70'	N71°39'09"E	42.13'
C16	90°01'18"	30.00'	47.14'	S18°44'38"E	42.44'
C17	54°46'48"	30.00'	28.68'	S53°39'32"W	27.60'
C18	54°48'06"	56.00'	53.56'	N53°38'53"E	51.54'
C19	90°00'00"	30.00'	47.12'	S71°14'50"W	42.43'
C20	90°00'01"	30.00'	47.12'	N18°45'00"W	42.43'
C21	44°50'31"	30.00'	23.48'	S41°26'11"E	22.88'
C22	180°00'00"	6.00'	18.85'	S26°08'34"W	12.00'
C23	179°59'55"	6.00'	18.85'	N26°08'33"E	12.00'
C24	89°59'41"	30.00'	47.12'	N18°45'01"W	42.42'
C25	90°00'19"	30.00'	47.13'	S71°14'59"W	42.43'
C26	90°00'00"	30.00'	47.12'	S18°45'10"E	42.43'
C27	90°00'00"	30.00'	47.12'	N71°14'50"E	42.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°41'26"W	99.97'
L2	N63°51'26"W	409.76'
L3	S63°45'10"E	60.57'
L4	S63°44'51"E	180.00'
L5	N26°14'50"E	192.57'
L6	N63°45'10"W	143.57'
L7	N26°16'08"E	50.32'
L8	S63°45'10"E	282.07'
L9	N63°45'10"W	302.90'
L10	S63°45'10"E	107.63'
L11	S63°45'10"E	66.16'
L12	S26°16'08"W	66.10'
L13	S26°14'50"W	167.86'
L14	S63°45'01"E	29.71'
L15	S26°14'52"W	603.07'
L16	N63°45'10"W	24.00'
L17	S63°51'26"E	451.69'
L18	S63°51'26"E	426.80'
L19	N63°45'10"W	426.80'
L20	N63°44'51"W	178.00'
L21	S26°14'50"W	192.57'
L22	S63°45'10"E	178.00'
L23	N26°14'50"E	192.55'
L24	N26°14'45"E	14.96'
L25	S63°55'32"E	20.00'
L26	S26°14'45"W	15.00'
L27	N63°54'42"W	15.00'
L28	S26°14'52"W	10.00'
L29	S63°54'42"E	15.00'
L30	N63°45'10"W	10.00'
L31	S26°14'50"W	10.00'
L32	N63°45'10"W	18.49'
L33	N63°45'10"W	10.21'
L34	N63°45'10"W	10.00'
L35	S26°14'50"W	10.00'
L36	S26°14'50"W	10.00'
L37	S64°04'12"E	9.77'
L38	N64°04'12"W	10.00'
L39	N63°45'10"W	7.36'
L40	N26°14'50"E	10.00'
L41	S63°45'10"E	10.00'
L42	S25°55'48"W	7.69'
L43	N63°45'10"W	10.00'
L44	N25°55'48"E	10.00'
L45	S63°45'10"E	10.00'
L46	S63°45'10"E	10.00'
L47	N26°14'50"E	10.00'
L48	S63°33'54"E	10.00'
L49	N63°33'54"W	10.00'
L50	N26°14'50"W	10.00'
L51	S63°45'10"E	13.11'
L52	S63°45'10"E	10.52'
L53	N26°14'50"E	10.00'
L54	S18°45'10"E	8.51'
L55	S71°14'50"W	10.00'
L56	N18°45'10"W	10.00'
L57	S26°15'09"W	11.69'
L58	S63°44'51"E	10.00'
L59	S26°15'09"W	11.69'
L60	S26°11'04"W	10.60'
L61	S63°29'54"E	10.00'
L62	N26°11'04"E	10.32'
L63	N26°28'48"E	8.74'
L64	S63°50'14"E	10.00'
L65	S26°28'48"W	10.00'
L66	N26°28'48"E	10.00'
L67	S63°50'14"E	10.00'
L68	S26°28'48"W	10.00'
L69	N26°14'53"E	94.34'

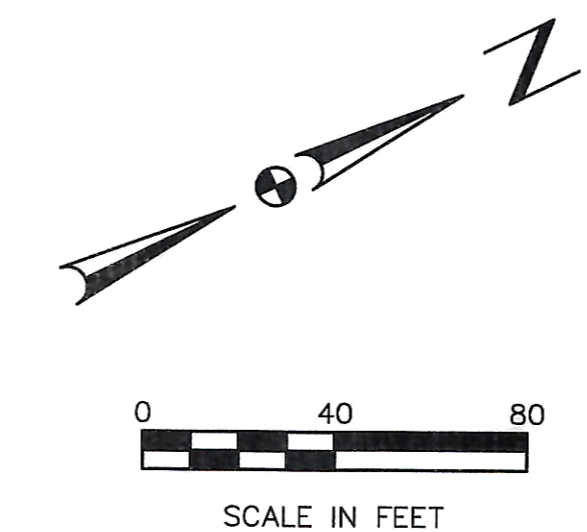
REMAINDER TO:
TCI McKINNEY RANCH
VOLUME 6074, PAGE 2661
OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS

15.0413 ACRES
MR PARKWAY APARTMENTS LLC
DOC.# 2007011800007531, R.P.R.C.C.T.
LOT 1 - BLOCK A
TCI McKINNEY RANCH PARKWAY ADDITION
VOLUME 2008, PAGE 05, P.R.C.C.T.

GEORGE F. LUCAS SURVEY, A - 540
OLIVER HEDGECOXE SURVEY, A - 392
GS McKINNEY RANCH, L.P.
INST.# 20080131000120000
OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS



BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.



Legend of Symbols & Abbreviations
5/8" IRF - 5/8" IRON ROD FOUND
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UNLESS OTHERWISE NOTED ALL CORNERS LABELED
5/8" IRF ARE A 5/8" IRON ROD WITH A CAP STAMPED
R.P.L.S. 5430.

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT
MILLENNIUM ADDITION
LOTS 1 AND 2, BLOCK. A
28.818 ACRES
BEING A PORTION OF A TRACT OF LAND CONVEYED TO TCI McKINNEY RANCH RECORDED IN VOLUME 6074, PAGE 6221, O.P.R.C.C.T. & ALL OF A TRACT OF LAND CONVEYED TO GS McKINNEY RANCH, L.P. RECORDED IN VOLUME INSTRUMENT # 20080131000120000, O.P.R.C.C.T.

SITUATED IN THE
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
&
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
IN THE
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
OWNER:
TCI McKINNEY RANCH INC.
1800 VALLEY VIEW LANE STE. 300.
DALLAS, TEXAS 75234
SURVEYOR:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

OWNER'S CERTIFICATE

STATE OF TEXAS}
COUNTY OF COLLIN}

BEING a portion of a tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392 and the George F. Lucas Survey, Abstract Number 540, in the City of McKinney Collin County, Texas, being a portion of a tract of land to TCI McKinney Ranch, recorded in Volume 6074, Page 6221 of the Official Public Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "X" cut found on the easterly right-of-way line of McKinney Ranch Parkway, a called (120 feet wide right-of-way) as recorded in County Clerks File Number 20071214010004400, said point being the north corner of Lot 1 Block A of TCI McKinney Ranch Parkway Addition, an addition to the City of McKinney, recorded in Volume 2008, Page 5, of the Plat Records Collin County, Texas;

THENCE North 26 degrees 14 minutes 38 seconds East, along the easterly line of said McKinney Ranch Parkway, a distance of 319.11 feet to a 5/8 inch iron rod found, said point also being the beginning of a curve to the right, having a radius of 1440.00 feet, a central angle of 48 degrees 42 minutes 42 seconds, and a chord which bears North 50 degrees 35 minutes 42 seconds East, 1187.72 feet;

THENCE continuing along the easterly line of said McKinney Ranch Parkway and along said curve to the right a distance of 1224.26 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner; THENCE North 81degrees 45 minutes 26 seconds East, continuing along the easterly line of said McKinney Ranch Parkway, a distance of 119.80 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner,

THENCE North 81degrees 45 minutes 30 seconds East, continuing along the easterly line of said McKinney Ranch Parkway, a distance of 30.20 feet to a 5/8 inch iron rod found for corner, said point being the beginning of a curve to the right, having a radius of 1430.00 feet, a central angle of 04 degrees 35 minutes 53 seconds, and a chord which bears North 83 degrees 13 minutes 45 seconds East, 114.73 feet;

THENCE continuing along the easterly line of said McKinney Ranch Parkway and along said curve to the right a distance of 114.76 feet to a 5/8 inch iron rod found for corner, said point being the beginning of a curve to the right, having a radius of 250.00 feet, a central angle of 07 degrees 40 minutes 35 seconds, and a chord which bears North 89 degrees 22 minutes 01 seconds East, 33.47 feet;

THENCE continuing along the easterly line of said McKinney Ranch Parkway and along said curve to the right a distance of 33.50 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 86 degrees 47 minutes 40 seconds East, continuing along the easterly line of said McKinney Ranch Parkway, a distance of 101.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 89 degrees 23 minutes 30 seconds East, continuing along the easterly line of said McKinney Ranch Parkway, a distance of 130.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point being the beginning of a curve to the right, having a radius of 67.00 feet, a central angle of 60 degrees 58 minutes 48 seconds, and a chord which bears South 60 degrees 06 minutes 59 seconds East, 67.99 feet;

THENCE continuing along the easterly line of said McKinney Ranch Parkway and along said curve to the right a distance of 71.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point lying on the westerly right-of-way line of Ridge Road, a variable width right-of-way, as recorded in Volume 2007, Page 578, Map Records Collin County, Texas;

THENCE South 07 degrees 25 minutes 20 seconds East, along the westerly line of said Ridge Road, a distance of 71.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degree 37 minutes 47 seconds East, continuing along the westerly line of said Ridge Road, a distance of 360.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point being the beginning of a curve to the right, having a radius of 3040.00 feet, a central angle of 10 degrees 54 minutes 09 seconds, and a chord which bears South 04 degrees 49 minutes 18 seconds West, 577.59 feet;

THENCE continuing along the westerly line of said Ridge Road and along said curve to the right a distance of 578.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point being the southeast corner of said TCI McKinney Ranch remainder tract, and the northeast corner of a tract of land conveyed to GS McKinney Ranch, L.P., recorded in Instrument number 20080131000120000, of the Official Public Records Collin County, Texas;

THENCE North 76 degrees 34 minutes 31 seconds West, departing the westerly line of said Ridge Road, and along the common line of said TCI McKinney Ranch remainder tract and said GS McKinney Ranch, L.P. tract, a distance of 705.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point being the beginning of a curve to the right, having a radius of 223.28 feet, a central angle of 12 degrees 36 minutes 44 seconds, and a chord which bears North 69 degrees 53 minutes 45 seconds West, 49.05 feet;

THENCE continuing along said common line and along said curve to the right a distance of 49.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 63 degrees 51 minutes 26 seconds West, along said common line, a distance of 213.40 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 26 degrees 14 minutes 52 seconds West, a distance of 577.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point also lying on the aforementioned northerly line of Lot 1 Block A of TCI McKinney Ranch Parkway Addition; THENCE North 63 degrees 45 minutes 10 seconds West, along the northerly line of said Lot 1 Block A, a distance of 480.03 feet to the PLACE OF BEGINNING and containing 1,255,312 square feet or 28.818 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS}
COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, TCI MCKINNEY RANCH INC., does hereby adopt this plat designating the hereinabove described property as MILLENNIUM OF MCKINNEY ADDITION, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway may interfere with the construction, maintenance, or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2013.

TCI MCKINNEY RANCH INC.
Representative

STATE OF TEXAS}
COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ for TCI MCKINNEY RANCH INC., known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2013.

Notary Public in and for the Sate of Texas

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2013.

Brian J. Maddox
Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS}
COUNTY OF KAUFMAN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2013.

Notary Public in and for the Sate of Texas

NOTES

1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT
MILLENNIUM ADDITION
LOTS 1 AND 2, BLOCK. A
28.818 ACRES

BEING A PORTION OF A TRACT OF LAND CONVEYED TO TCI MCKINNEY RANCH RECORDED IN VOLUME 6074, PAGE 6221, O.P.R.C.C.T. & ALL OF A TRACT OF LAND CONVEYED TO GS MCKINNEY RANCH, L.P. RECORDED IN VOLUME INSTRUMENT # 20080131000120000, O.P.R.C.C.T.

SITUATED IN THE
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
&
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
OWNER: TCI MCKINNEY RANCH INC.
SURVEYOR: MADDOX SURVEYING
1800 VALLEY VIEW LANE STE. 300, P.O. Box 2109
DALLAS, TEXAS 75234 Fomey, Texas 75126
(972) 564-4416

RECEIVED
By Kathy Wright at 8:54 am, May 29, 2013