

OWNER'S DEDICATION

All that certain lot, tract, or parcel of land, situated in a portion of the Charles A. Burns Survey, Abstract No. 109, City of McKinney, Collin County, Texas, being part of that certain called 428.025 acre tract described in a deed to HT FM 1461 Owner LP recorded in Instrument No. 20211228002597540 of the Deed Records of Collin County, Texas (DRCT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" iron rod found for an ell corner of a called 329.409 acre tract described in a deed to Franklin Investment Co. recorded in 2003100802027420 (DRCT), the Southwest corner of a called 51.469 acre tract described in a deed to HC McKinney 3, LLC recorded in Instrument No. 20211202002445730 (DRCT), from which a 5/8" iron rod found for an ell corner of said 329.409 acre tract, being in the South line of said 51.469 acre tract, and the Northwest corner of a called 42.81 acre tract described in a deed to RK Frontier Investments, LLC recorded in Instrument No. 20210830001755760 (DRCT) bears South 89 deg. 44 min. 18 sec. East - 263.60 feet;

THENCE North 46 deg. 21 min. 02 sec. West departing said deed lines, a distance of 602.04 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 940.00 feet, a central angle of 60 deg. 23 min. 49 sec., and being subtended by a chord which bears South 10 deg. 13 min. 26 sec. West - 945.63 feet, said point being the **TRUE POINT OF BEGINNING**;

THENCE in a southerly direction along said curve to the right, at 67.16 feet pass an ell corner of said 428.025 acre tract and continue along the East line of said 428.025 acre tract a total distance of 990.88 feet to a 1/2" capped iron rod set;

THENCE in a southerly direction along said East line of said 428.025 acre tract the following seven (7) courses:

South 40 deg. 25 min. 20 sec. West tangent to said curve, a distance of 316.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 560.00 feet, a central angle of 41 deg. 54 min. 14 sec., and being subtended by a chord which bears South 19 deg. 28 min. 13 sec. West - 400.49 feet;

Continue in a southerly direction along said curve to the left, a distance of 409.56 feet to a 1/2" capped iron rod set;

South 01 deg. 28 min. 54 sec. East tangent to said curve, a distance of 25.00 feet to a 1/2" capped iron rod set;

South 04 deg. 38 min. 04 sec. East, a distance of 100.00 feet to a 1/2" capped iron rod set;

South 01 deg. 28 min. 54 sec. East, a distance of 181.40 feet to a 1/2" capped iron rod set;

South 46 deg. 27 min. 58 sec. East, a distance of 56.58 feet to a 1/2" capped iron rod set;

South 01 deg. 28 min. 54 sec. East, a distance of 86.75 feet to a 1/2" capped iron rod set in the North right-of-way line of Farm-to-Market Highway 1461 (public variable width right-of-way) and the Southeast corner of said 428.025 acre tract;

THENCE South 88 deg. 31 min. 06 sec. West along said North right-of-way line and the South line of said 428.025 acre tract, a distance of 179.00 feet to a 1/2" capped iron rod set;

THENCE North 01 deg. 28 min. 54 sec. West departing said North right-of-way line and South line, a distance of 86.84 feet to a 1/2" capped iron rod set;

THENCE North 43 deg. 32 min. 02 sec. East, a distance of 56.55 feet to a 1/2" capped iron rod set;

THENCE North 01 deg. 28 min. 54 sec. West, a distance of 181.35 feet to a 1/2" capped iron rod set;

THENCE North 01 deg. 40 min. 17 sec. East, a distance of 100.00 feet to a 1/2" capped iron rod set;

THENCE North 01 deg. 28 min. 54 sec. West, a distance of 25.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 648.00 feet, a central angle of 10 deg. 55 min. 45 sec., and being subtended by a chord which bears North 03 deg. 58 min. 58 sec. East - 123.42 feet;

THENCE in a northerly direction along said curve to the right, a distance of 123.60 feet to a 1/2" capped iron rod set;

THENCE North 79 deg. 13 min. 10 sec. West non-tangent to said curve, a distance of 228.46 feet to a 1/2" capped iron rod set;

THENCE South 01 deg. 28 min. 54 sec. East, a distance of 604.40 feet to a 1/2" capped iron rod set in the North right-of-way line of said Farm-to-Market Highway 1461 and the South line of said 428.025 acre tract;

THENCE South 88 deg. 31 min. 06 sec. West along said North right-of-way line and South line, a distance of 149.28 feet to a concrete monument found;

THENCE North 80 deg. 10 min. 18 sec. West along said North right-of-way line and South line, a distance of 101.98 feet to a concrete monument found;

THENCE South 88 deg. 31 min. 06 sec. West along said North right-of-way line and South line, a distance of 245.15 feet to the Southwest corner of said 428.025 acre tract and being in the centerline of Stover Creek;

THENCE in a northerly direction departing from said North right-of-way line and continue along the West line of said 428.025 acre tract and the centerline of said Stover Creek the following seven (7) courses:

North 39 deg. 50 min. 27 sec. East, a distance of 228.98 feet;

North 49 deg. 32 min. 00 sec. East, a distance of 227.85 feet;

North 16 deg. 28 min. 43 sec. East, a distance of 77.14 feet;

North 14 deg. 28 min. 41 sec. West, a distance of 170.86 feet;

North 37 deg. 32 min. 24 sec. West, a distance of 219.03 feet;

South 87 deg. 48 min. 30 sec. West, a distance of 204.24 feet;

North 76 deg. 52 min. 20 sec. West, a distance of 225.94 feet;

THENCE North 46 deg. 33 min. 12 sec. East departing said West line and centerline, a distance of 1,938.50 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 870.00 feet, a central angle of 11 deg. 20 min. 42 sec., and being subtended by a chord which bears South 25 deg. 38 min. 50 sec. East - 171.99 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 172.27 feet to a 1/2" capped iron rod set;

THENCE North 70 deg. 01 min. 31 sec. East non-tangent to said curve, a distance of 70.00 feet to the **POINT OF BEGINNING**, containing 1,395.473 square feet or 32.036 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT FM 1461 Owner LP, does hereby adopt this record plat designating the herein above described property as **ASTER PARK PHASE 1A**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the 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 or 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 any way endanger or interfere with the construction, maintenance or efficiency or its 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 its 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.

OWNER'S DEDICATION CONT...

WITNESS MY HAND this the _____ day of _____, 20____.

HT FM 1461 Owner LP,
a Texas limited partnership

By: HT FM 1461 GP LLC, its general partner

By: HT FM 1461 LP, its sole member

By: Hines FM 1461 Associates LP, its general partner

By: Hines FM 1461 GP LLC, its general partner

By: Hines Investment Management Holdings Limited Partnership, its sole member

By: _____
Name: Robert W. Wifte
Title: Senior Managing Director

STATE OF TEXAS: }
 } SS
COUNTY OF DALLAS: }

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Robert W. Wifte, Senior Managing Director of Hines Investment Management Holdings Limited Partnership, the sole member of Hines FM 1461 GP LLC, the general partner of Hines FM 1461 Associates LP, the general partner of HT FM 1461 LP, the sole member of HT FM 1461 GP LLC, the general partner of HT FM 1461 Owner LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have plotted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground as that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS: }
 } SS
COUNTY OF TARRANT: }

PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 1/19/2023 3:06 PM

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires: _____

"Approved and Accepted"

Planning & Zoning Commission Chairman City of McKinney, Texas

Date

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation, the coordinates in this project are located in the Texas state plane coordinate system at the surface location, the combined scale factor for this site is 0.99984965. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to state plane grid values.

2. The surveyed property is located within an area having Flood Zone Classification "A" and "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48085C0140J, with a date of identification of June 2, 2009, for Community No. 480130, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the survey.

3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.

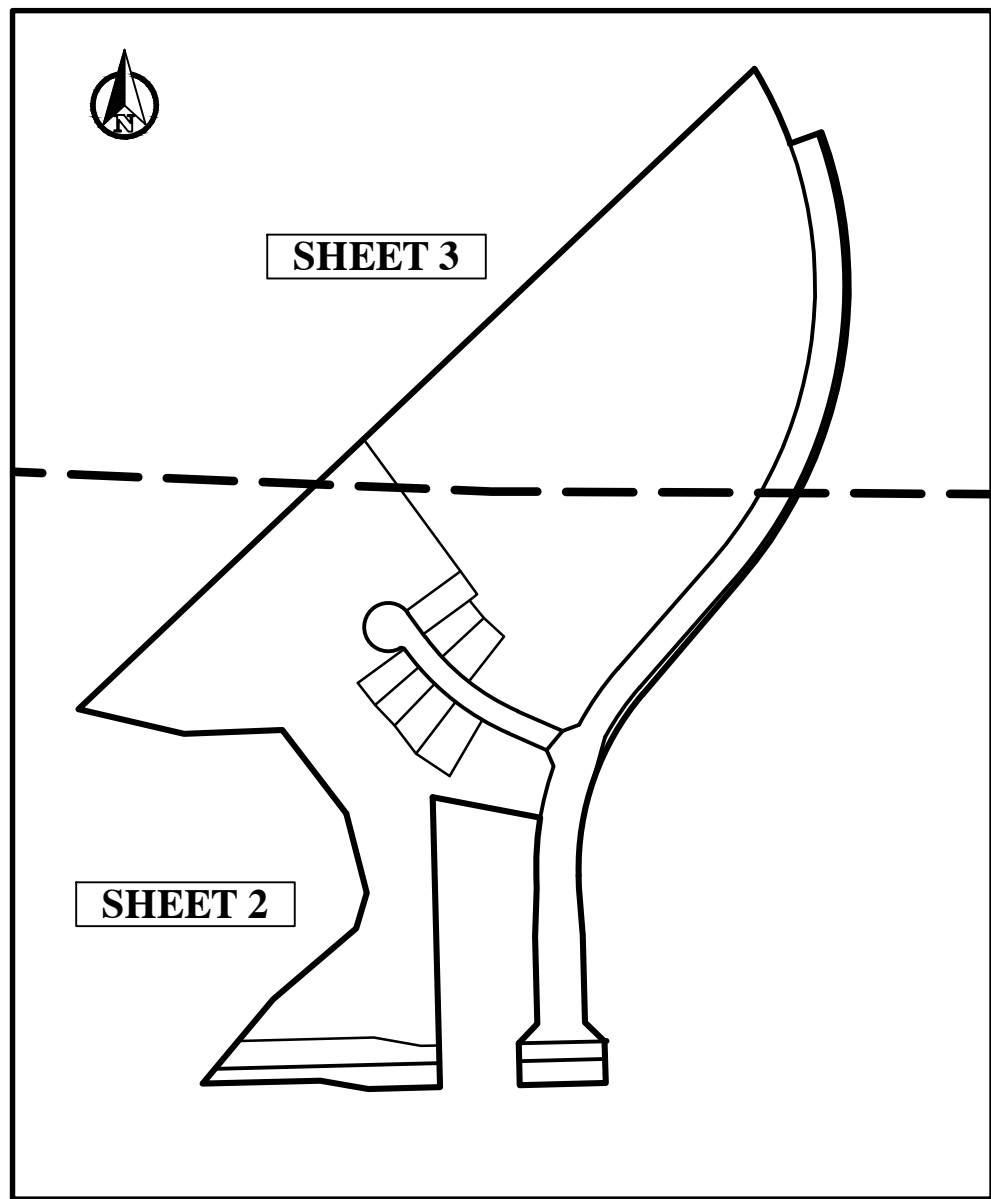
4. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum site requirements of the governing zoning district and the requirements of the subdivision ordinance.

5. All common areas shall be maintained by the property owners' association.

6. All private streets are located within Block GGG, Block GGG is herein dedicated as public Water, Sanitary Sewer, and Drainage easement.

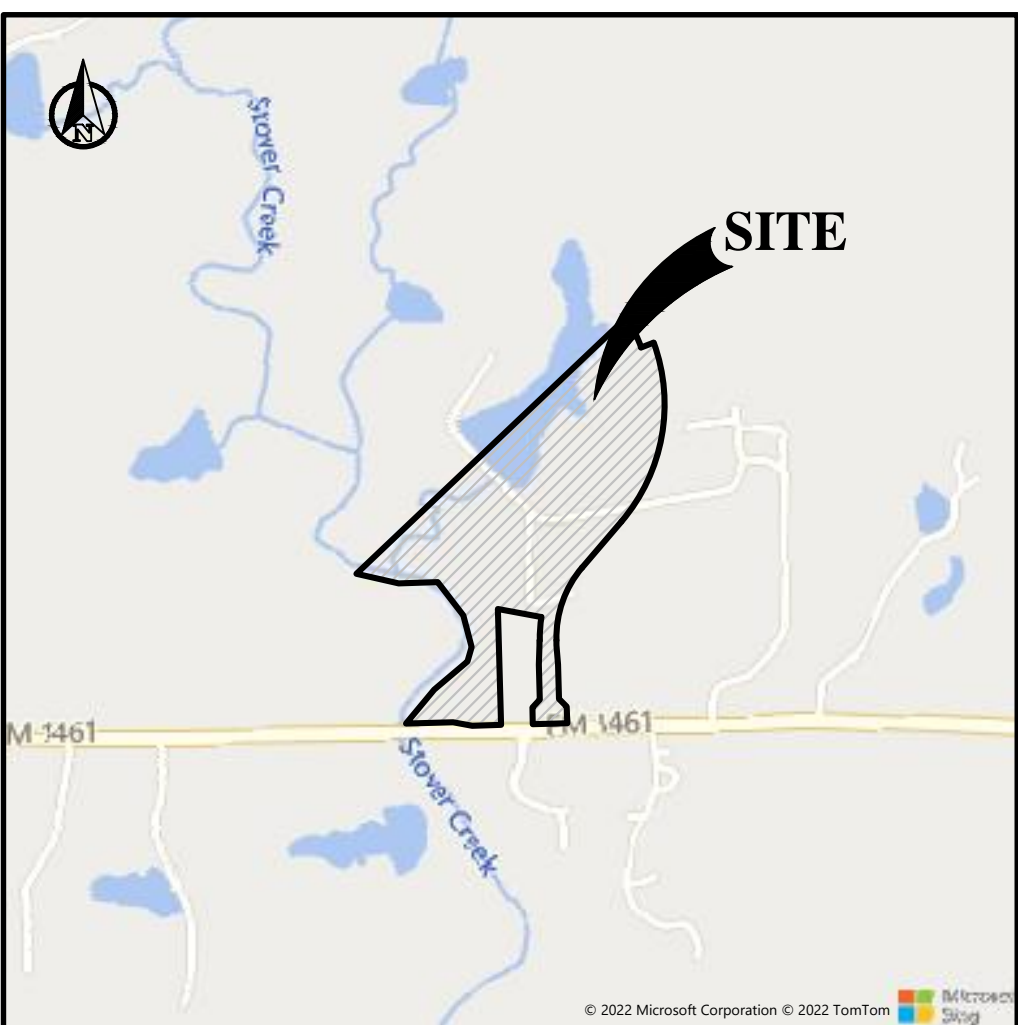
7. The streets have not been dedicated to the public for public access nor been accepted by the City as public improvements, and the streets shall be maintained by the property owners association within the subdivision. The streets shall always be open to emergency vehicles, public and private utility service personnel, the U.S. Postal Service and governmental employees in pursuit of their official duties.

8. All common areas dedicated via this plat are to be owned and maintained by the Aster Park Home Owner's Association. The HOA shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of any creeks located within said common areas, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.



KEY MAP
N.T.S.

SITE AREA SUMMARY	
GROSS AREA	32.036 ACRES
PUBLIC RIGHT-OF-WAY	4.163 ACRES
PRIVATE RIGHT-OF-WAY	0.618 ACRES
LOTS	1,244 ACRES
COMMON AREAS	26.010 ACRES



VICINITY MAP
N.T.S.

LEGEND	
o	1/2" CAPPED IRON ROD SET "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
R/W	RIGHT-OF-WAY
CA	COMMON AREA
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
—————	BOUNDARY
- - - - -	ADJOINERS
- - - - -	EASEMENTS
- - - - -	CENTERLINE
- - - - -	BUILDING LINE
- - - - -	ABSTRACT LINE
.....	FLOODPLAIN LINE
- - - - -	FLOODPLAIN, DRAINAGE, & EROSION HAZARD SETBACK EASEMENT

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

DEVELOPER:

OWNERS:
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-0152

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TdSurv Firm # 10021700

RECORD PLAT
OF
ASTER PARK, PHASE 1A

BEING
32.036 ACRES
SITUATED IN THE

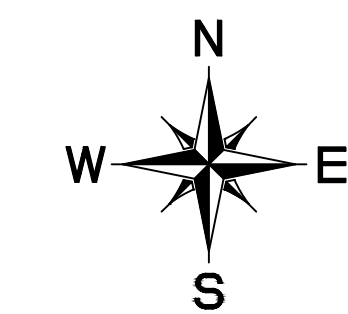
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

7 RESIDENTIAL LOTS, 6 COMMON AREAS
Date: January 2023

E:\107038 - Rock Creek Ranch\CCO\G\REL\PHASE 1A\107038-REL\PLAT\A-SHEETS.dwg

SEE SHEET 3

SEE SHEET 3



REMAINDER OF 428.025 ACRES
HT FM 1461 OWNER LP
INST. NO. 20211228002597540
D.R.C.C.T.

170' TEXAS POWER & LIGHT
COMPANY EASEMENT
VOL. 805, PG. 417
D.R.C.C.T.

FLOODPLAIN, DRAINAGE,
& EROSION HAZARD SETBACK
EASEMENT

CHARLES A. BURNS SURVEY
ABSTRACT NO. 109

BLOCK A
CA-A-2
680,087
SQ. FT.

BLOCK GGG
CA-GGG-17
28,908
SQ. FT.

BLOCK A
6,395
SQ. FT.

BLOCK A
6,582
SQ. FT.

BLOCK A
8,820
SQ. FT.

BLOCK A
CA-A-1
414,095
SQ. FT.

BLOCK HHH
ACCESS &
LANDSCAPE
EASEMENT
CA-HHH-4
15,297
SQ. FT.

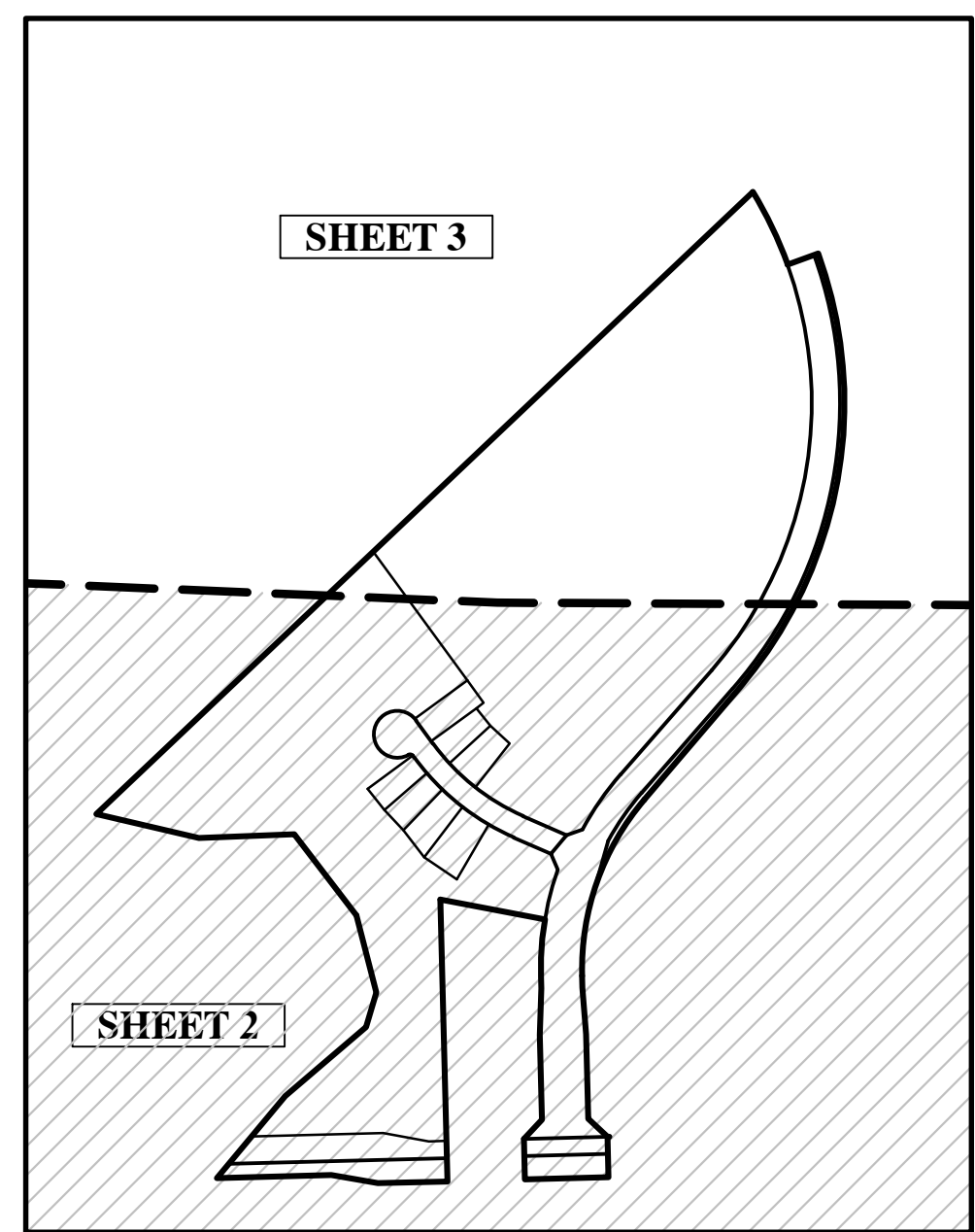
STOVER CREEK
S 87°48'30" W 204.24'

APPROXIMATE LOCATION OF
FLOODPLAIN ZONE "A" PER
FEMA MAP NO. 48085C0140J
DATE: 6/2/2009

CALLED 73.89% ACRES
HIJO, LTD. & SUTTON FIELD
INVESTMENTS, LLC
INST. NO. 20220310000389140
D.R.C.C.T.

REMAINDER OF 428.025 ACRES
HT FM 1461 OWNER LP
INST. NO. 20211228002597540
D.R.C.C.T.

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.



SEE SHEET 3 FOR LINE
& CURVE TABLES

OWNERS:
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TXEng Firm # F-2944 | TXSurv Firm # 10021700

RECORD PLAT
OF
ASTER PARK, PHASE 1A

BEING
32.036 ACRES
SITUATED IN THE

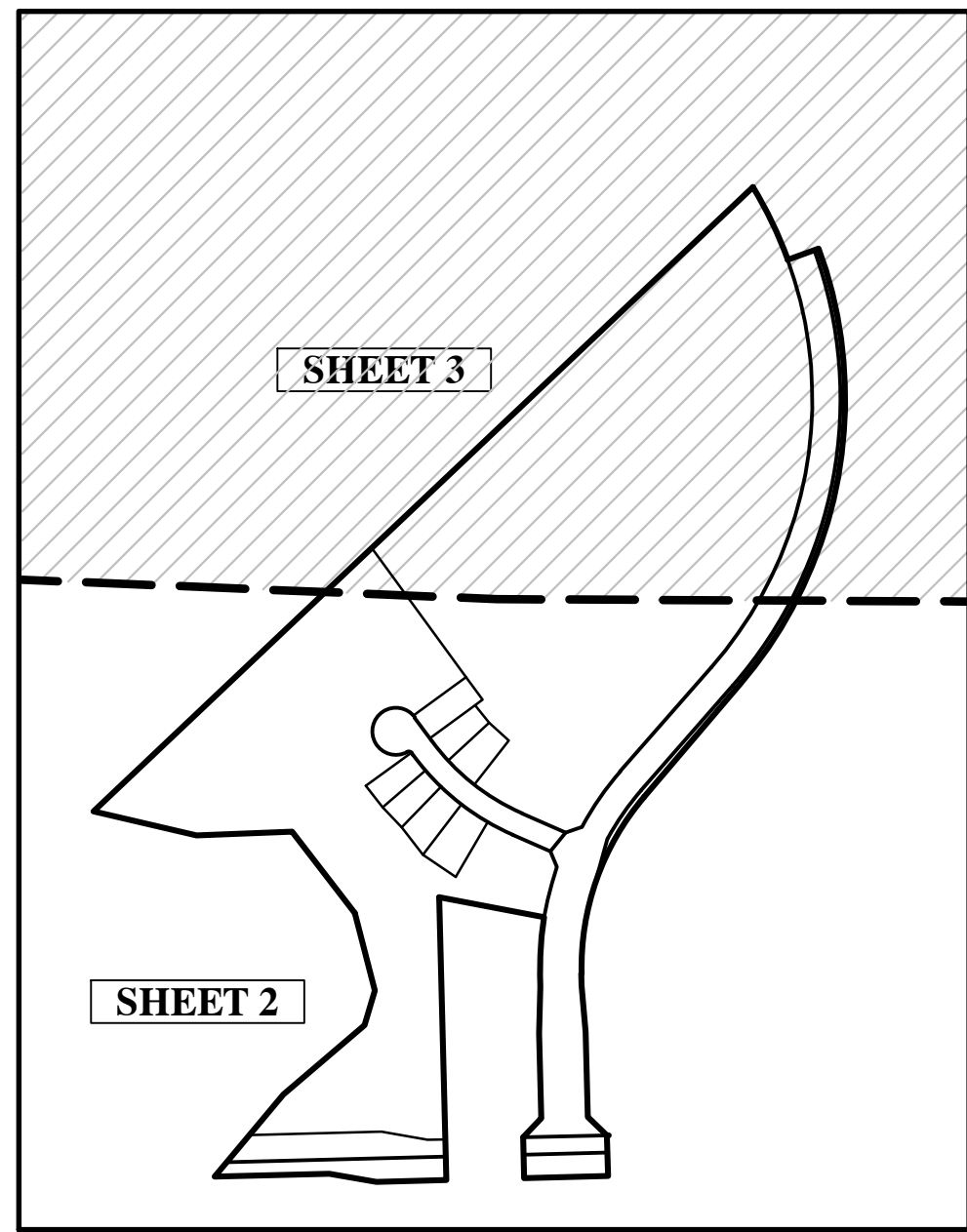
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

7 RESIDENTIAL LOTS, 6 COMMON AREAS
Date: December 2022

DEVELOPER:
Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-0152

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 and the requirements of the
subdivision ordinance.

ET:\0938 - Rock Creek Ranch\CGO\0938\PHASE 1A\19238-RT\PH1A\SHEETS.dwg



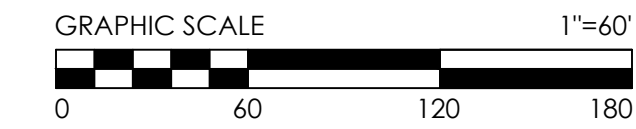
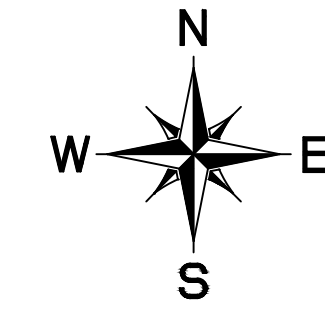
KEY MAP
N.T.S.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	648.00'	123.60'	10°55'45"	N03°58'58"E	123.42'
C2	500.00'	263.56'	30°12'07"	S51°15'08"E	260.52'
C3	604.00'	449.63'	42°39'08"	N19°50'40"E	439.32'
C4	900.00'	960.47'	61°08'43"	N10°35'53"E	915.54'
C5	930.00'	992.48'	61°08'43"	S10°35'53"W	946.05'
C6	988.50'	101.08'	5°51'31"	S38°14'29"W	101.03'
C7	570.00'	85.55'	8°35'57"	S31°00'45"W	85.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°28'54"E	25.00'
L2	S46°27'58"E	56.58'
L3	N43°32'02"E	56.55'
L4	N01°28'54"W	25.00'
L5	N53°50'56"E	25.00'
L6	S36°09'04"E	61.80'
L7	N70°20'30"E	36.39'
L8	N23°00'41"W	36.36'
L9	N00°00'00"E	34.97'
L10	S00°00'00"E	15.00'
L11	N88°32'59"E	59.92'
L12	S46°27'01"E	21.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	N88°32'59"E	153.44'
L14	S79°54'48"E	125.00'
L15	N88°32'59"E	36.21'
L16	N88°32'59"E	224.13'
L17	S35°18'43"W	17.77'
L18	N68°16'27"E	47.04'
L19	N87°10'12"E	70.70'
L20	S67°52'20"E	51.06'
L21	S54°02'31"E	52.53'
L22	N14°24'10"W	73.57'
L23	N21°40'20"E	14.89'
L24	N78°23'22"W	75.33'

LINE TABLE		
LINE #	BEARING	DISTANCE
L25	N51°12'35"W	40.52'
L26	N71°50'45"E	44.79'
L27	S85°48'01"E	52.26'
L28	N87°54'14"E	42.31'



CALLED 16.051 ACRES
HT FM 1461 TH OWNER LP
INST. NO. 20211228002597550
D.R.C.C.T.

POINT OF BEGINNING
CONTROLLING MONUMENT
TEXAS NORTH CENTRAL
ZONE 4202, NAD 83, FEET
N=7148786.5672
E=2516431.4536

R=870.00'
L=172.27'
Δ=11°20'42"
CB=S25°38'50"E
CL=171.99'

POINT OF COMMENCING
5/8" I.R.F.

CALLLED 51.469 ACRES
HC MCKINNEY 3, LLC
INST. NO. 20211202002445730
D.R.C.C.T.

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

CALLLED 42.81 ACRES
RK FRONTIER INVESTMENTS, LLC
INST. NO. 20210830001755740
D.R.C.C.T.

S. W. CASH SURVEY
ABSTRACT NO. 237

RECORD PLAT
OF
ASTER PARK, PHASE 1A

BEING
32.036 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
7 RESIDENTIAL LOTS, 6 COMMON AREAS
Date: December 2022

SHEET 3 of 3

REMAINDER OF 428.025 ACRES
HT FM 1461, OWNER LP
INST. NO. 20211228002597540
D.R.C.C.T.

170 TEXAS POWER & LIGHT
COMPANY EASEMENT
VOL. 805, PG. 417
D.R.C.C.T.

CHARLES A. BURNS SURVEY
ABSTRACT NO. 109

BLOCK A
CA-A-2
680,087
SQ. FT.

BLOCK HHH
ACCESS &
LANDSCAPE
EASEMENT
CA-HHH-4
15,827
SQ. FT.

IMPOUNDING WATER FLOWAGE EASEMENT
INST. NO. 2022000075125
D.R.C.C.T.

FLOODPLAIN, DRAINAGE, & EROSION
HAZARD SETBACK EASEMENT

BLOCK A
CA-A-1
414,095
SQ. FT.

SEE SHEET 2

SEE SHEET 2

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 and the requirements of the subdivision ordinance.

OWNERS:
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

DEVELOPER:
Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-0152

PREPARED BY:

GMcivil
Engineering & Surveying
2359 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700