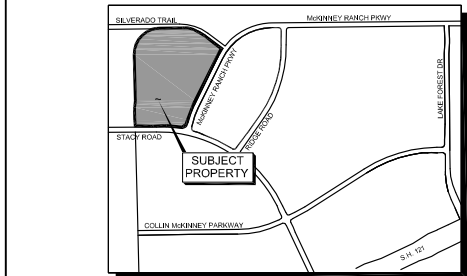


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VICINITY MAP
N.T.S.

Legend of Symbols & Abbreviations

1/2" IRF - 1/2" 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 LOT CORNERS
ARE A 5/8" IRON ROD WITH A CAP STAMPED
R.P.L.S. 5430.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE
SOUTH LINE OF F.M. 720 BEING N 89°21'05" E
RECORDED IN VOLUME 6074, PAGE 6221, D.R.C.C.T.

FLOOD STATEMENT:

ACCORDING TO MAP NO. 48085CO265 J, DATED
JUNE 2, 2009 OF THE NATIONAL FLOOD
INSURANCE RATE MAP PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, BY GRAPHIC SCALE
THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT
LOCATED IN A FLOOD PLAIN AREA. THIS FLOOD STATEMENT
SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

BARCELONA ADDITION
105 LOTS, BLOCKS B, D, E-G, I-Q
AND 6 COMMON AREAS
100.911 ACRES
EMBRACING A PORTION OF A TRACT OF LAND
DESCRIBED BY DEED TO TCI McKINNEY RANCH INC.
RECORDED IN VOLUME 6074, PAGE 6221, D.R.C.C.T.

SITUATED IN THE
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
IN THE
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

Owner: TCI McKINNEY RANCH, INC.
15700 State Highway 121
McKinney, TX 75035
(972) 747-9233
Surveyor: MADDOX SURVEYING
P.O. Box 2109
Fomey, Texas 75126
(972) 564-4416

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McKINNEY RANCH PARKWAY
(120 R.O.W.)
VOL. 2007, PG. 671, O.P.R.C.C.T.

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1
863,481 S.F.

MCKINNEY RANCH PARKWAY
(120' R.O.W.)
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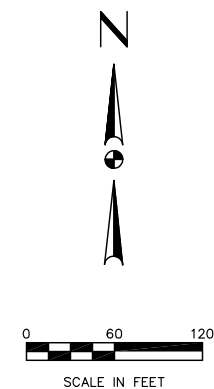
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SHEET 2 OF 4 03-25-2012

- * BLOCK J, LOTS 21-26 ARE ALL FRONT LOADED RESIDENTIAL LOTS WITH NO ACCESS TO THE FUTURE ALLEY TO BE INSTALLED WITH ADJACENT PHASES.
- * DRAINAGE, EROSION HAZARD SETBACKS, CHANNEL FLOWS FROM UPSTREAM, AND DETAILED DRAINAGE ANALYSIS HAS NOT BEEN PERFORMED AT THIS TIME. THE LOT COUNT MAY BE AFFECTED BY FINAL DESIGN OF ALL DRAINAGE SYSTEMS. ALL DRAINAGE SYSTEMS MUST COMPLY WITH THE CITY OF MCKINNEY STORMWATER MANAGEMENT ORDINANCE.



[illegible][illegible][illegible]

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SHEET 3 OF 4 03-25-2012

21.470 ACRES
PRISCO L.S.D.
(VOLUME 5249, PAGE 5257, D.R.C.C.T.)

F.M. 720
(VARIABLE-WIDTH R.O.W.)

STREET P
50' RIGHT-OF-WAY DEDICATION TO THE CITY OF MCKINNEY

STREET S
50' RIGHT-OF-WAY DEDICATION TO THE CITY OF MCKINNEY

STREET T
50' RIGHT-OF-WAY DEDICATION TO THE CITY OF MCKINNEY

STREET U
50' RIGHT-OF-WAY DEDICATION TO THE CITY OF MCKINNEY

STACY ROAD
(130' R.O.W.)
VOL. 2007, PG. 671, O.P.R.C.C.T.

McKINNEY RANCH PARKWAY
(120' R.O.W.)
VOL. 2007, PG. 671, O.P.R.C.C.T.

COMMON AREA 1
1,734 S.F.
(SEE DETAIL ON THIS SHT.)

COMMON AREA 1
2,134 S.F.
(SEE DETAIL ON THIS SHT.)

COMMON AREA 1
1,660 S.F.
(SEE DETAIL ON THIS SHT.)

COMMON AREA 1
40,201 S.F.

COMMON AREA 1, BLOCK N
N.T.S.

COMMON AREA 1, BLOCK O
N.T.S.

COMMON AREA 1, BLOCK P
N.T.S.

WELLSTONE AT CRAIG RANCH III

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PRELIMINARY-FINAL PLAT

SHEET 3 OF 4
03-25-2012

OWNER'S CERTIFICATE

STATE OF TEXAS}

COUNTY OF COLLIN}

WHEREAS WE, TCI McKinney RANCH, Inc., are the owners of a tract of land located in the George F. Lucas Survey, Abstract No. 540, embracing a portion of a called 420.49 acre tract of land described by deed to TCI McKinney Ranch, Inc. recorded in Volume 6074, Page 6221 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

Being a tract of land situated in the George F. Lucas Survey, Abstract No. 540, and being a portion of a called 420.49 acre tract of land described by deed to TCI McKinney Ranch, Inc. recorded in Volume 6074, Page 6221 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set at the intersection of F.M. 720, a variable width right-of-way with the southwest line of Silverado Trail, a 100 feet wide right-of-way, also for the beginning of a non-tangent curve to the right having a radius of 650.00 feet a central angle of 26 degrees 52 minutes 23 seconds, and a chord which bears South 66 degrees 31 minutes 13 seconds East, 302.08 feet;

THENCE along said non-tangent curve and the southwest line of said Silverado Trail, an arc distance of 304.87 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for corner;

THENCE South 53 degrees 05 minutes 15 seconds East continuing along the southwest line of said Silverado Trail, a distance of 696.06 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for the northerly end of the corner clip at the intersection of said Silverado Trail with the northwest line of McKinney Ranch Parkway a 120.00 feet wide right-of-way;

THENCE South 09 degrees 19 minutes 36 seconds East, along said corner clip and the northwest line of said McKinney Ranch Parkway, a distance of 21.66 feet to a 5/8 inch iron rod found at the beginning of a non-tangent curve to the left having a radius of 1560.00 feet, a central angle of 07 degrees 54 minutes 32 seconds, and a chord which bears South 30 degrees 12 minutes 15 seconds West, 215.16 feet;

THENCE along said non-tangent curve to the left, and said McKinney Ranch Parkway , an arc distance of 215.34 feet to a 5/8 inch iron rod found for corner;

THENCE South 26 degrees 14 minutes 59 seconds West, continuing along the northwest line of said McKinney Ranch Parkway, a distance of 1398.26 feet to a point for corner at the beginning of a curve to the left having a radius of 2060.00 feet, a central angle of 12 degrees 52 minutes 14 seconds, and a chord which bears South 19 degrees 48 minutes 52 seconds West, 461.78 feet;

THENCE along said curve to the left and the northwest line of said McKinney Ranch Parkway, an arc distance of 462.75 feet to a point for corner, at the beginning of a curve to the right having a radius of 345.94 feet, a central angle of 15 degrees 55 minutes 52 seconds, and a chord which bears South 21 degrees 20 minutes 36 seconds West, 95.88 feet;

THENCE along said curve to the right and said McKinney Ranch Parkway, an arc distance of 96.19 feet to the beginning of a curve to the right having a radius of 136.00 feet, a central angle of 58 degrees 10 minutes 10 seconds, and a chord which bears South 58 degrees 23 minutes 36 seconds West, 132.22 feet;

THENCE along last mentioned curve to the right and said McKinney Ranch Parkway, an arc distance of 138.07 feet to a point for corner lying on the north line of Stacy Road a 130.00 feet wide right-of-way, and also for the beginning of a curve to the right having a radius of 347.00 feet, a central angle of 11 degrees 37 minutes 58 seconds, and a chord which bears North 86 degrees 42 minutes 18 seconds West, 70.33 feet;

THENCE along last mentioned curve to the right and said the north line of said Stacy Road, an arc distance of 70.45 feet to the beginning of a curve to the left having a radius of 3575.00 feet, a central angle of 03 degrees 24 minutes 04 seconds, and a chord which bears North 82 degrees 35 minutes 21 seconds West, 212.17 feet;

THENCE along last mentioned curve to the left and the north line of said Stacy Road, an arc distance of 212.21 feet to a point for corner;

THENCE North 89 degrees 30 minutes 11 seconds West continuing along the north line of said Stacy Road, a distance of 140.11 feet to a the beginning of a curve to the left having a radius of 3565.00 feet, a central angle of 03 degrees 57 minutes 26 seconds, and a chord which bears North 88 degrees 30 minutes 41 seconds West, 246.19 feet;

THENCE along last mentioned curve to the left and the north line of said Stacy Road, an arc distance of 246.22 feet to a point for corner;

THENCE South 89 degrees 30 minutes 36 seconds West continuing along the north line of said Stacy Road, a distance of 516.91 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for corner lying on the west line of said 420.49 acre tract, and the east line of the aforementioned F.M. 720;

THENCE North 01 degree 19 minutes 21 seconds West along the west line of said 420.49 acre tract and the east line of said F.M. 720, a distance of 488.55 feet to a 5/8 inch iron rod found at the beginning of a non-tangent curve to the left having a radius of 749.61 feet a central angle of 13 degrees 16 minutes 18 seconds, and a chord which bears North 05 degrees 18 minutes 32 seconds East, 173.20 feet;

THENCE along said non-tangent curve to the left, the east line of said F.M. 720 and the west line of said 420.49 acre tract, an arc distance of 173.59 feet to a 5/8 inch iron rod found for corner;

THENCE North 01 degree 19 minutes 21 seconds West continuing along the east line of said F.M. 720 and the west line of said 420.49 acre tract, a distance of 1197.64 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the right having a radius of 676.19 feet a central angle of 90 degrees 43 minutes 00 second, and a chord which bears North 44 degrees 02 minutes 10 seconds East, 962.24 feet;

THENCE along last mentioned curve to the right and the common line of said F.M. 720 and said 420.49 acre tract, an arc distance of 1070.61 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set on the south line of said F.M. 720;

THENCE North 89 degrees 21 minutes 05 seconds East along the south line of said F.M. 720, a distance of 731.38 feet to the PLACE OF BEGINNING, and containing 4,395,677 square feet or 100.911 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 BARCELONA 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 _____, 2012.

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 _____, 2012.

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 _____, 2012.

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

STATE OF TEXAS}

COUNTY OF DALLAS}

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 _____, 2012.

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.
2. A homeowner's association shall be established for maintenance and ownership of all common areas. The establishment of the home owner's association shall be reviewed for approval by the City of McKinney.

~ LINE TABLE ~

LINE	BEARING	DISTANCE
L15	N 57°22'46" E	17.04
L16	S 46°19'21" E	21.21
L17	N 43°40'39" E	21.21
L18	N 43°40'39" E	21.21
L19	S 46°19'21" E	14.14
L20	N 44°29'04" E	21.24
L21	N 45°30'56" W	21.18
L22	S 44°02'22" W	14.05
L23	S 45°57'38" E	14.23
L24	S 44°29'04" W	21.24
L25	N 06°13'40" E	25.18
L30	S 44°34'03" W	21.21
L31	N 58°46'04" E	14.87
L33	S 44°07'21" W	21.62
L34	N 34°00'57" W	12.69
L35	N 53°07'54" E	16.09
L36	S 45°25'57" E	21.21
L37	S 46°19'21" E	14.14
L38	N 44°00'52" E	14.06
L39	S 37°50'44" E	12.04
L40	S 32°32'11" E	10.36
L41	N 56°23'45" E	15.28
L42	S 30°46'07" E	13.41
L43	N 67°53'19" E	7.47
L53	S 57°27'49" W	17.10
L54	S 46°19'21" E	14.14

~ CURVE TABLE ~

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	27.79	350.00	04°32'58"	S 23°58'30" W	27.78
C7	140.64	350.00	23°01'22"	S 10°11'20" W	139.69
C8	118.45	700.00	09°41'44"	N 86°28'29" W	118.31
C9	83.37	500.00	09°33'14"	S 21°28'22" W	83.28

OUTER STREET ROW

~ CURVE TABLE ~

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	183.81	50.00	210°37'56"	N 45°16'58" W	96.45
C2	145.30	50.00	166°29'59"	N 44°02'22" E	99.31
C3	144.89	50.00	166°01'36"	N 46°19'21" W	99.26
C4	111.98	50.00	128°19'08"	N 53°07'54" E	90.00
C3	156.37	50.00	179°10'58"	N 46°19'21" W	100.00
C4	146.55	50.00	167°56'15"	N 44°00'52" E	99.45

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