

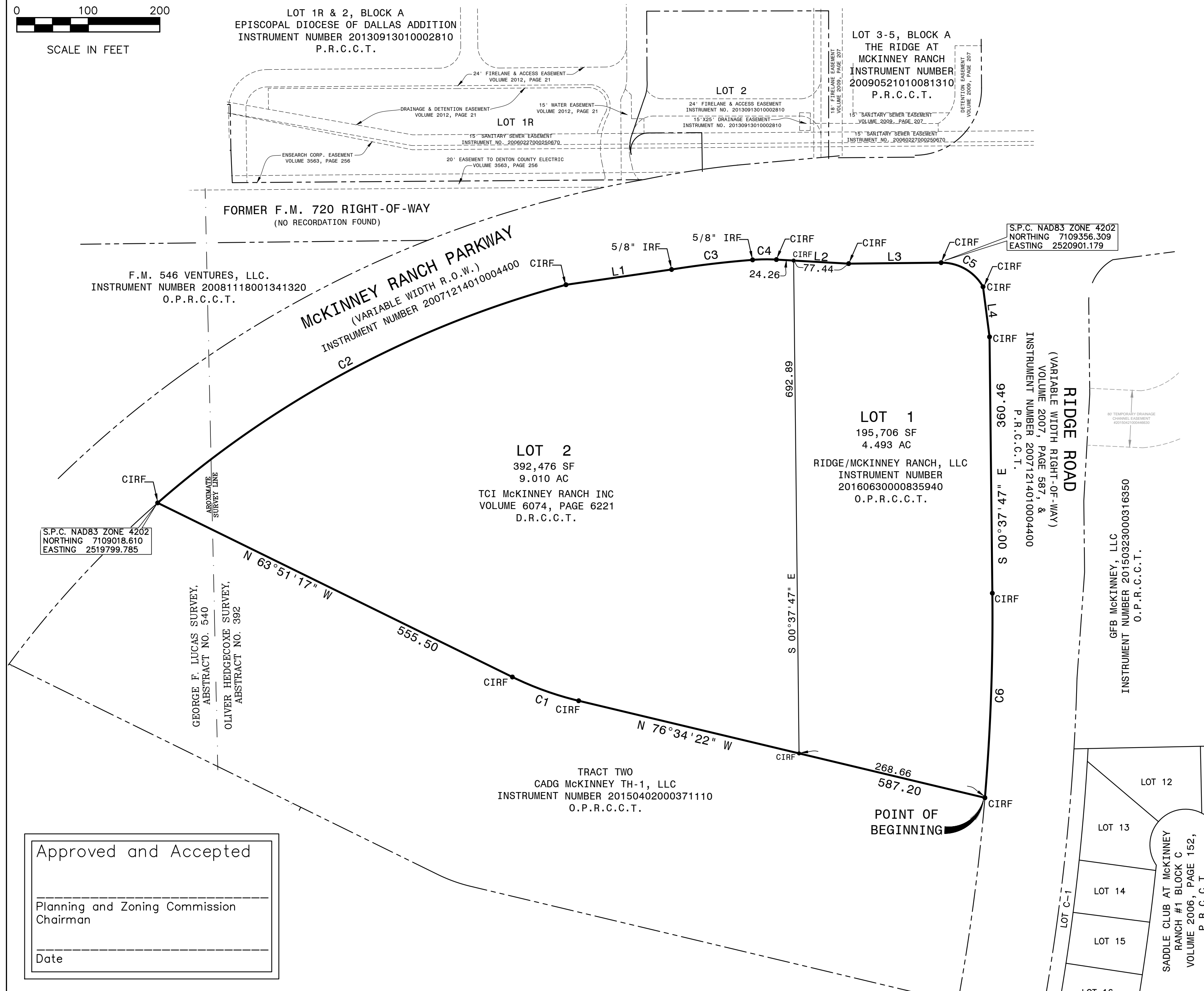
LEGEND OF SYMBOLS & ABBREVIATIONS

CIRF = 5/8" CAPPED IRON ROD FOUND STAMPED "R.P.L.S. 5430"
 IRF = IRON ROD FOUND
 (C.M.) = CONTROLLING MONUMENT
 SF = SQUARE FEET
 AC = ACRES
 NO. = NUMBER
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	450.04	12°37'58"	99.23	N 70°15'22" W	99.03
C2	1440.00	26°07'07"	656.44	N 61°53'29" E	650.77
C3	1430.00	4°35'53"	114.76	N 83°13'45" E	114.73
C4	250.00	7°40'35"	33.50	N 89°22'01" E	33.47
C5	67.00	60°58'48"	71.31	S 60°06'59" E	67.99
C6	3040.00	5°25'32"	287.86	S 02°04'59" W	287.76

- 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 AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
 - (2.) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 - (3.) CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT
 - (4.) A CONVEYANCE PLAT IS A MAP OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. LOTS CREATED BY A CONVEYANCE PLAT MAY NOT HAVE ALL NECESSARY PUBLIC UTILITIES AVAILABLE FOR IMMEDIATE USE. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED TO ANY LOT(S) CREATED BY A CONVEYANCE PLAT UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED AND A RECORD PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK. SELLING A PORTION OF PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, RECORD PLAT, MINOR PLAT OR MINOR REPLAT IS A VIOLATION OF THE CITY'S CODE OF ORDINANCES AND STATE LAW.
 - (5.) ACCORDING TO MAP NO. 48085C0265 J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

LINE	BEARING	DISTANCE
L1	N 81°45'27" E	150.00
L2	S 96°47'40" E	101.70
L3	N 89°23'30" E	130.00
L4	S 07°25'20" E	71.00



Approved and Accepted

Planning and Zoning Commission
 Chairman

Date

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 _____, 2016.

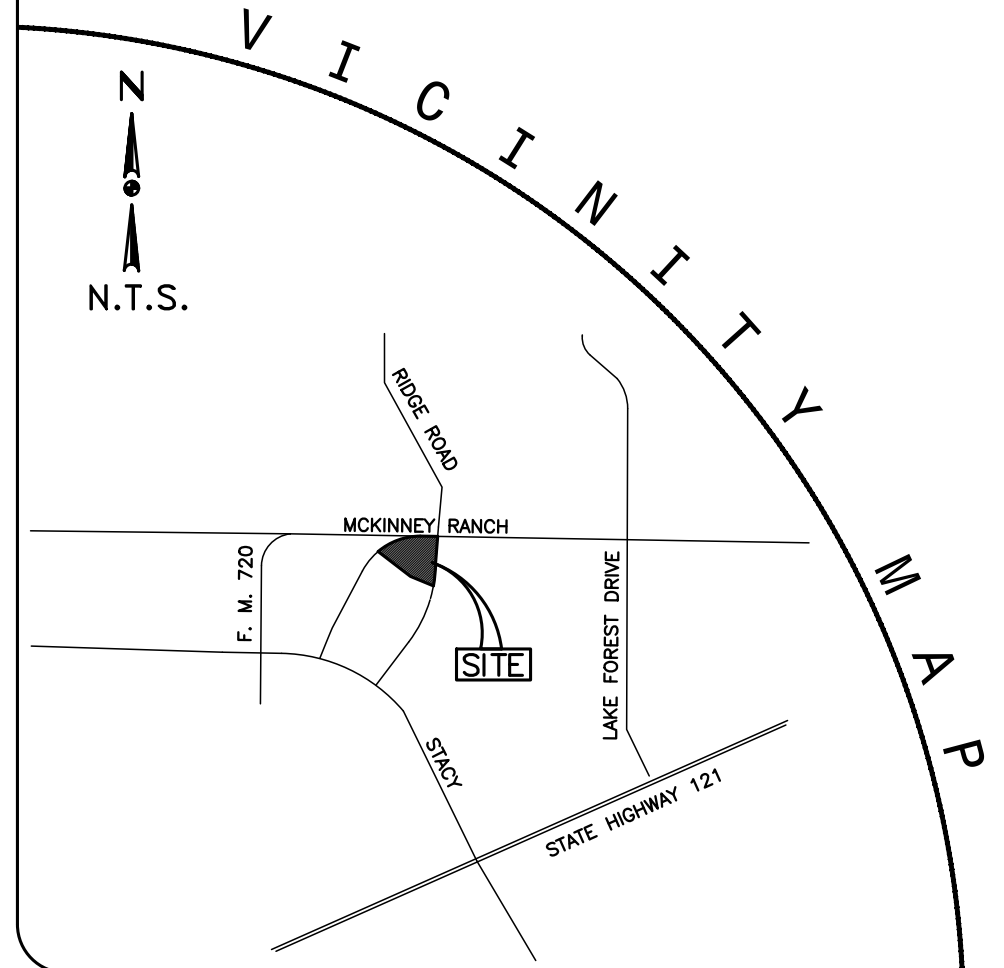
Brian J. Maddox
 Texas Registered Professional
 Land Surveyor No. 5430

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 _____, 2016.

Notary Public in and for the State of Texas



OWNERS DEDICATION

STATE OF TEXAS)
 COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, TCI MCKINNEY RANCH, INC AND RIDGE/MCKINNEY RANCH, LLC, do hereby adopt this conveyance plat designating the herein above described property as TCI MCKINNEY RANCH 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 _____, 2016.

TCI MCKINNEY RANCH, INC
 STEVEN SHELLEY
 REPRESENTATIVE

RIDGE/MCKINNEY RANCH, LLC
 JOSEPH H. BENTON, JR.
 REPRESENTATIVE

STATE OF TEXAS)
 COUNTY OF _____)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared STEVEN SHELLEY 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 _____, 2016.

Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF _____)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOSEPH H. BENTON, JR. for RIDGE/MCKINNEY RANCH, LLC, 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 _____, 2016.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

(STATE OF TEXAS)
 (COLLIN COUNTY)

WHEREAS TCI MCKINNEY RANCH, INC AND RIDGE/MCKINNEY RANCH, LLC, are the owners of a 13.503 acre tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392 and the George F. Lucas Survey, Abstract Number 540, same tract being all of a tract of land to RIDGE/MCKINNEY RANCH, LLC as recorded in Instrument Number 2016063000835940 of the Official Public Records of Collin County, Texas and a portion of a tract of land described by deed to TCI McKinney Ranch 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" found for the northeast corner of a tract of land called Tract Two to CADG McKinney TH-1, LLC, recorded in Instrument Number 20150402000371110 of the Official Public Records of Collin County, Texas, same being the southeast corner of said RIDGE/MCKINNEY RANCH Tract, said point also lying on the west right-of-way of Ridge Road, (a variable width right-of-way), recorded in Volume 2007, Page 587 and Instrument Number 20071214010004400 of the Plat Records of Collin County, Texas,

THENCE North 76 degrees 34 minutes 22 seconds west along the north line of said Tract Two and the south line of said RIDGE/MCKINNEY RANCH Tract, passing a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of said RIDGE/MCKINNEY RANCH Tract at a distance of 268.66 feet and continuing a total distance of 587.20 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right and continuing along the north line of said Tract Two having a radius of 450.04 feet, a central angle of 12 degrees 37 minutes 58 seconds, an arc length of 99.23 feet, a chord bearing of North 70 degrees 15 minutes 22 seconds West, a distance of 99.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 63 degrees 51 minutes 17 seconds west continuing along the north line of said Tract Two, a distance of 555.50 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said Tract Two, said point also lying on the southeast line of McKinney Ranch Parkway, (a variable width right-of-way), recorded in Instrument Number 20071214010004400 of said Official Records, said point also lying at the beginning of a curve to the right;

THENCE along the southeast right-of-way line of said McKinney Ranch Parkway, (a variable width right-of-way), the following courses and distance;

With said curve to the right having a radius of 1440.00 feet, a central angle of 26 degrees 07 minutes 07 seconds, an arc length of 656.44 feet, a chord bearing of North 61 degrees 53 minutes 29 seconds East, a distance of 650.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 81 degrees 45 minutes 27 seconds east, a distance of 150.00 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 1430.00 feet, a central angle of 04 degrees 35 minutes 53 seconds, an arc length of 114.76 feet, a chord bearing of North 83 degrees 13 minutes 45 seconds East a distance of 114.73 feet to a 5/8 inch iron rod found for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 250.00 feet, a central angle of 07 degrees 40 minutes 35 seconds, an arc length of 33.50 feet, a chord bearing of North 89 degrees 22 minutes 01 seconds East, a distance of 33.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 86 degrees 47 minutes 40 seconds east, passing a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said RIDGE/MCKINNEY RANCH Tract at a distance of 24.26 feet and continuing a total distance of 101.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 89 degrees 23 minutes 30 seconds east, a distance of 130.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 67.00 feet, a central angle of 60 degrees 58 minutes 48 seconds, an arc length of 71.31 feet, a chord bearing of South 60 degrees 06 minutes 59 seconds East, a distance of 67.99 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner lying on the aforementioned westright-of-way of Ridge Road, (a variable width right-of-way);

THENCE along the west right-of-way line of said Ridge Road, (a variable width right-of-way), the following courses and distance;

South 07 degrees 25 minutes 20 seconds east, a distance of 71.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 00 degrees 37 minutes 47 seconds east, a distance of 360.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

With said curve to the right having a radius of 3040.00 feet, a central angle of 05 degrees 25 minutes 32 seconds, an arc length of 287.86 feet, a chord bearing of South 02 degrees 04 minutes 59 seconds West, a distance of 287.76 feet to the POINT OF BEGINNING containing 588,182 square Feet, or 13.503 acres of land.

**CONVEYANCE PLAT
 TCI MCKINNEY RANCH ADDITION
 LOTS 1 & 2, BLOCK A
 13.503 ACRES**

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

Surveyor: MADDOX SURVEYING & MAPPING INC. P.O. Box 2109 Forney, Texas 75126 (972) 564-4416 Firm Reg. No. 10013200	Owner: TCI MCKINNEY RANCH INC 1603 Lyndon B Johnson Fwy, Suite 800 Dallas, Texas 75243 (469) 522-4200	Owner: RIDGE/MCKINNEY RANCH, LLC 4840 Heather Glen Trail, McKinney, Texas 75070	Engineer: SANCHEZ ADVISORY GROUP 2000 N. McDonald Avenue McKinney TX 75071 (469) 424-5900
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PURPOSE STATEMENT:
 THE PURPOSE OF THIS CONVEYANCE PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS.

July 27, 2016

1"=100'

SHEET 1 OF 1