

REMAINDER TO: TCI MCKINNEY RANCH VOLUME 6074, PAGE 6221 O.P.R.C.C.T.

R- 2060.00
Δ- 11'51'29"
L- 426.34
CB- S19°18'28"W
CL- 425.58

R- 346.00
Δ+ 15°55'45"
L+ 96.19
CB- S 21°20'36"W
CL- 95.88

R- 136.00
Δ- 58°10'16"
L- 138.08
CB- S 58°23'36"W
CL- 132.22

R- 3542.87
Δ- 3°58'56"
L- 246.24
CB- N88°30'41"W
CL- 246.19

R- 3575.00
Δ- 3°24'03"
L- 212.19
CB- N82°35'21"W
CL- 212.16

R- 347.00
Δ- 11°37'57"
L- 70.45
CB- N86°42'18"W
CL- 70.33

PRELIMINARY-FINAL PLAT

STACY ROAD TOWNHOMES ADDITION
LOTS 1-14 BLOCK A, LOTS 1-16 BLOCK B
LOTS 1-18 BLOCK C,
LOTS 1-20 BLOCK D, LOTS 1-13 BLOCK E
3 COMMON AREAS

8.877 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.

SITUATED IN THE
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

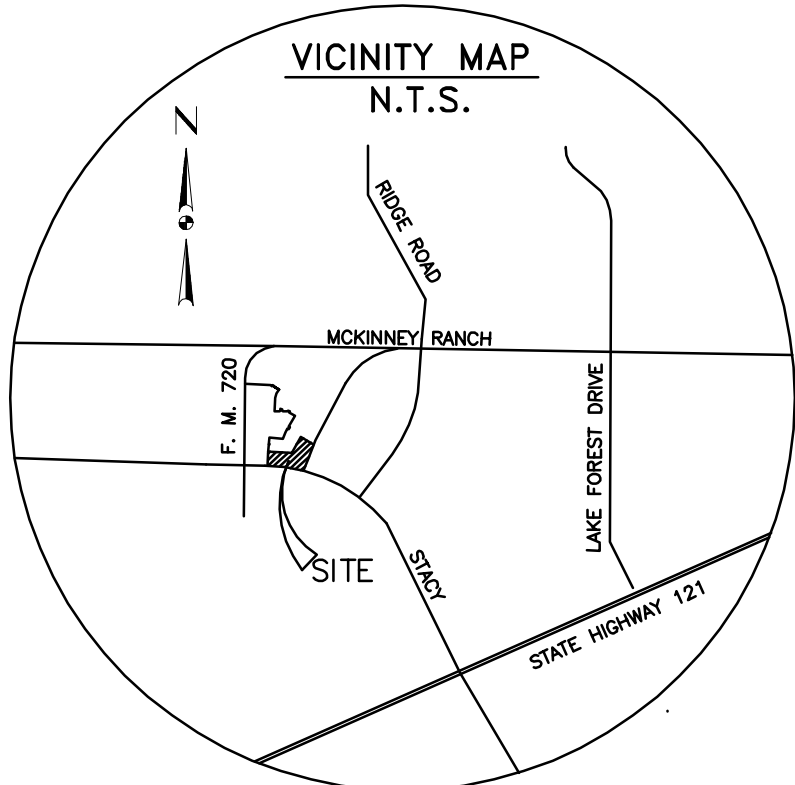
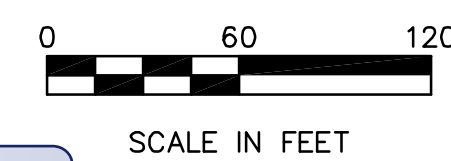
Notes

- 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.
- 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.
- Preliminary-Final plat for review purposes only.

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
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

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



RECEIVED
By Planning Department at 1:42 pm, Oct 17, 2014

OWNER'S DEDICATION

OWNER'S CERTIFICATE

STATE OF TEXAS}

COUNTY OF COLLIN}

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

BEGINNING at the southeast corner of Barcelona Addition, an addition to The City of McKinney, Texas and on the north line of Stacy Road, (a 130 feet wide right-of-way) recorded in Volume 2007, Page 671, of the Official Public Records of Collin County, Texas;

THENCE North 45 degrees 27 minutes 40 seconds West departing the north line of said Stacy Road, along the east line of said Barcelona Addition, a distance of 21.20 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 00 degrees 25 minutes 57 seconds West continuing along the east line eof said Barcelona Addition, a distance of 290.25 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 89 degrees 24 minutes 04 seconds East departing the east line of said Barcelona Addition, a distance of 532.69 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 25 degrees 45 minutes 03 seconds East a distance of 419.19 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 62 degrees 39 minutes 20 seconds East a distance of 309.38 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 12 degrees 46 minutes 25 seconds East a distance of 25.33 feet to a 5/8 inch iron rod found for corner on the west line of McKinney Ranch Parkway (a 120 feet wide right-of-way) recorded in Volume 2007, Page 671, of the Official Public Records of Collin County, Texas, said point also being the beginning of a curve to the left;

THENCE along said curve to the left and along the west line of said McKinney Ranch Parkway an arc length of 426.34 feet, a central angle of 11 degrees 51 minutes 29 seconds, a radius of 2060.00 feet, a chord which bears South 19 degrees 18 minutes 28 seconds West, a distance of 425.58 feet, to a 5/8 inch iron rod found at the beginning of a reverse curve to the right;

THENCE with said reverse curve right and along the west line of said McKinney Ranch Parkway an arc length of 96.19 feet, a central angle of 15 degrees 55 minutes 45 seconds, a radius of 346.00 feet, a chord which bears South 21 degrees 20 minutes 36 seconds West, a distance of 95.88 feet, to a 5/8 inch iron rod found at the beginning of a compound curve continuing the right;

THENCE with said compound curve right and along the west line of said McKinney Ranch Parkway, an arc length of 138.08 feet, a central angle of 58 degrees 10 minutes 16 seconds, a radius of 136.00 feet, a chord which bears South 58 degrees 23 minutes 36 seconds West, a distance of 132.22 feet, to a 5/8 inch iron rod found on the aforementioned north line of Stacy Road and at the beginning of a compound curve continuing to the right;

THENCE with said compound curve right and along the north line of said Stacy Road an arc length of 70.45 feet, a central angle of 11 degrees 37 minutes 57 seconds, a radius of 347.00 feet, a chord which bears North 86 degrees 42 minutes 18 seconds West, a distance of 70.33 feet, to a 5/8 inch iron rod found at the beginning of a reverse curve to the left;

THENCE with said reverse curve left and along the north line of said Stacy Road an arc length of 212.19 feet, a central angle of 03 degrees 24 minutes 03 seconds, a radius of 3575.00 feet, a chord which bears North 82 degrees 35 minutes 21 seconds West, a distance of 212.16 feet to a 5/8 inch iron rod found for corner;

THENCE North 89 degrees 30 minutes 11 seconds West a distance of 140.11 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the left;

THENCE along said curve to the left and along the north line of said Stacy Road an arc length of 246.24 feet, a central angle of 03 degrees 58 minutes 56 seconds, a radius of 3542.87 feet, a chord which bears North 88 degrees 30 minutes 41 seconds West, a distance of 246.19 feet to a 5/8 inch iron rod found;

THENCE South 89 degrees 29 minutes 51 seconds West a distance of 22.84 feet to THE POINT OF BEGINNING containing 386,672 Square Feet, or 8.877 Acres of land.

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 STACY ROAD TOWNHOMES 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 _____, 2014.

TCI McKinney RANCH INC.
Steven Shelley

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 _____, 2014.

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 _____, 2014.

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 _____, 2014.

Notary Public in and for the Sate of Texas

LINE TABLE		
LINE	LENGTH	BEARING
L1	96.82'	N89°24'04"E
L2	456.54'	N89°24'04"E
L3	188.45'	S00°25'57"E
L4	74.86'	N89°24'06"E
L5	125.98'	S89°30'11"E
L6	57.59'	S84°07'22"E
L7	154.47'	N89°24'06"E
L8	255.13'	S00°25'57"E
L9	273.91'	S00°25'57"E
L10	277.18'	S00°25'57"E
L11	285.41'	S00°25'57"E
L12	101.16'	N00°25'57"W
L13	181.45'	N00°25'57"W
L14	210.06'	N25°45'03"E
L15	72.00'	N89°34'03"E
L16	116.33'	N00°25'57"W
L17	35.36'	N34°37'10"E
L18	93.27'	N64°14'57"W
L19	77.72'	N64°14'57"W
L20	227.94'	N25°45'03"E
L21	14.12'	S45°30'56"E
L22	14.16'	N44°29'04"E
L23	7.24'	S46°56'49"E
L24	17.52'	S03°17'43"E
L25	78.39'	N89°24'06"E
L26	7.16'	N43°51'06"E
L27	17.52'	N86°12'19"E
L28	81.50'	N89°34'03"E
L29	101.94'	N34°37'10"E
L30	17.53'	N61°23'13"W
L31	7.25'	N17°49'05"W
L32	22.16'	N71°32'51"E
L33	22.12'	S16°45'18"E
L34	7.20'	S65°35'30"W
L35	17.40'	N67°07'54"W
L36	28.12'	N64°14'57"W
L37	17.56'	N28°36'33"E
L38	6.75'	N71°22'59"E
L39	79.17'	N89°24'04"E
L40	17.73'	S61°25'27"E
L41	8.88'	S23°25'19"E
L42	17.53'	N02°25'47"E
L43	7.79'	N45°54'55"E
L44	12.64'	S45°30'56"E
L45	7.24'	S43°11'00"W
L46	44.90'	S88°17'58"W
L47	13.04'	N44°29'04"E
L48	8.10'	S46°56'49"E
L49	17.13'	S03°17'43"E
L50	17.73'	N02°25'47"E
L51	7.13'	N45°54'55"E
L52	12.47'	S45°30'56"E
L53	7.24'	S46°56'49"E
L54	18.48'	S03°17'43"E
L55	24.55'	N84°07'22"W
L56	14.10'	N44°29'04"E
L57	34.29'	N89°30'11"W
L58	33.95'	S89°24'06"W
L59	16.58'	N02°25'47"E
L60	7.26'	N45°54'55"E
L61	14.19'	S45°30'56"E
L62	17.52'	N87°34'12"W
L63	7.16'	N44°43'00"W
L64	7.25'	N69°19'10"E
L65	17.53'	S67°06'42"E
L66	16.53'	S45°43'55"W

CURVE TABLE						
CURVE	Delta	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	12°25'54"	350.00'	75.94'	38.12'	N83°11'07"E	75.79'
C2	12°25'54"	350.00'	75.94'	38.12'	S83°11'07"W	75.79'
C3	90°09'57"	48.50'	76.32'	48.64'	S45°30'55"E	68.69'
C4	5°23'34"	261.50'	24.61'	12.32'	N76°04'03"W	24.60'
C5	16°07'54"	249.50'	70.25'	35.36'	S81°26'14"E	70.02'
C6	5°22'49"	250.50'	23.52'	11.77'	N86°48'46"W	23.51'
C7	6°28'32"	247.00'	27.92'	13.97'	S87°21'38"E	27.90'
C8	26°10'59"	350.00'	159.94'	81.39'	S12°39'33"W	158.56'
C9	90°00'00"	48.50'	76.18'	48.50'	N44°34'03"E	68.59'
C10	35°03'06"	250.00'	152.94'	78.95'	S17°05'37"W	150.57'
C11	98°52'07"	48.50'	83.69'	56.65'	N14°48'54"W	73.69'
C12	90°00'00"	48.50'	76.18'	48.50'	S19°14'57"E	68.59'
C13	17°13'37"	250.00'	75.17'	37.87'	N81°59'05"W	74.88'
C14	83°23'19"	40.00'	58.22'	35.63'	S22°33'18"E	53.21'
C15	26°20'58"	40.00'	18.40'	9.36'	N77°25'27"W	18.23'
C16	90°09'57"	40.00'	62.95'	40.12'	S45°30'55"E	56.65'
C17	97°15'51"	40.00'	67.90'	45.42'	N48°11'59"E	60.04'
C18	89°04'14"	40.00'	62.18'	39.36'	S44°58'04"E	56.11'
C19	94°03'06"	40.00'	65.66'	42.93'	N46°35'36"E	58.53'
C20	2°15'29"	235.50'	9.28'	4.64'	S85°15'06"E	9.28'
C21	28°59'05"	22.50'	11.38'	5.82'	S69°37'49"E	11.26'
C22	36°13'26"	22.50'	14.23'	7.36'	N72°23'06"E	13.99'
C23	90°09'57"	40.00'	62.95'	40.12'	S45°30'55"E	56.65'

Notes

- 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.
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- Preliminary-Final plat for review purposes only.

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STACY ROAD TOWNHOMES ADDITION
LOTS 1-14 BLOCK A, LOTS 1-16 BLOCK B
LOTS 1-18 BLOCK C,
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3 COMMON AREAS
8.877 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.

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GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
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OWNER:
TCI McKinney RANCH INC.
1800 VALLEY VIEW LANE STE. 300.
DALLAS, TEXAS 75234

SURVEYOR:
MADDOX SURVEYING
P.O. Box 2109
Fomey, Texas 75126
(972) 564-4416