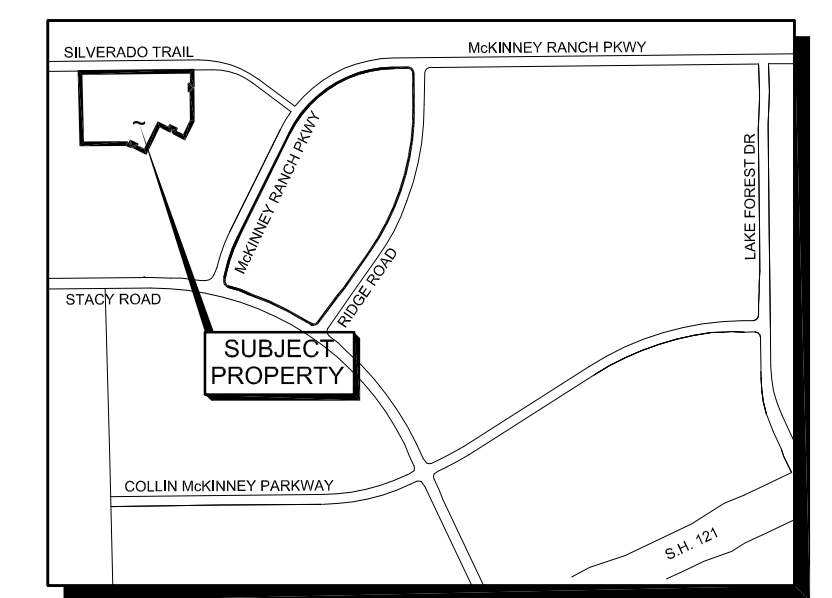
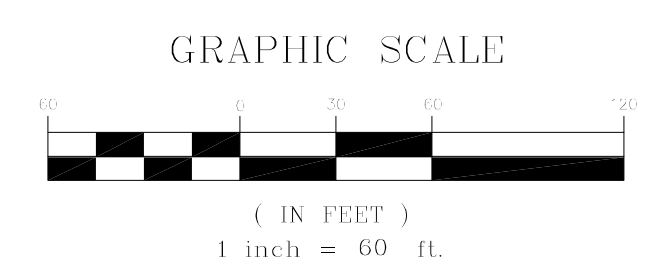


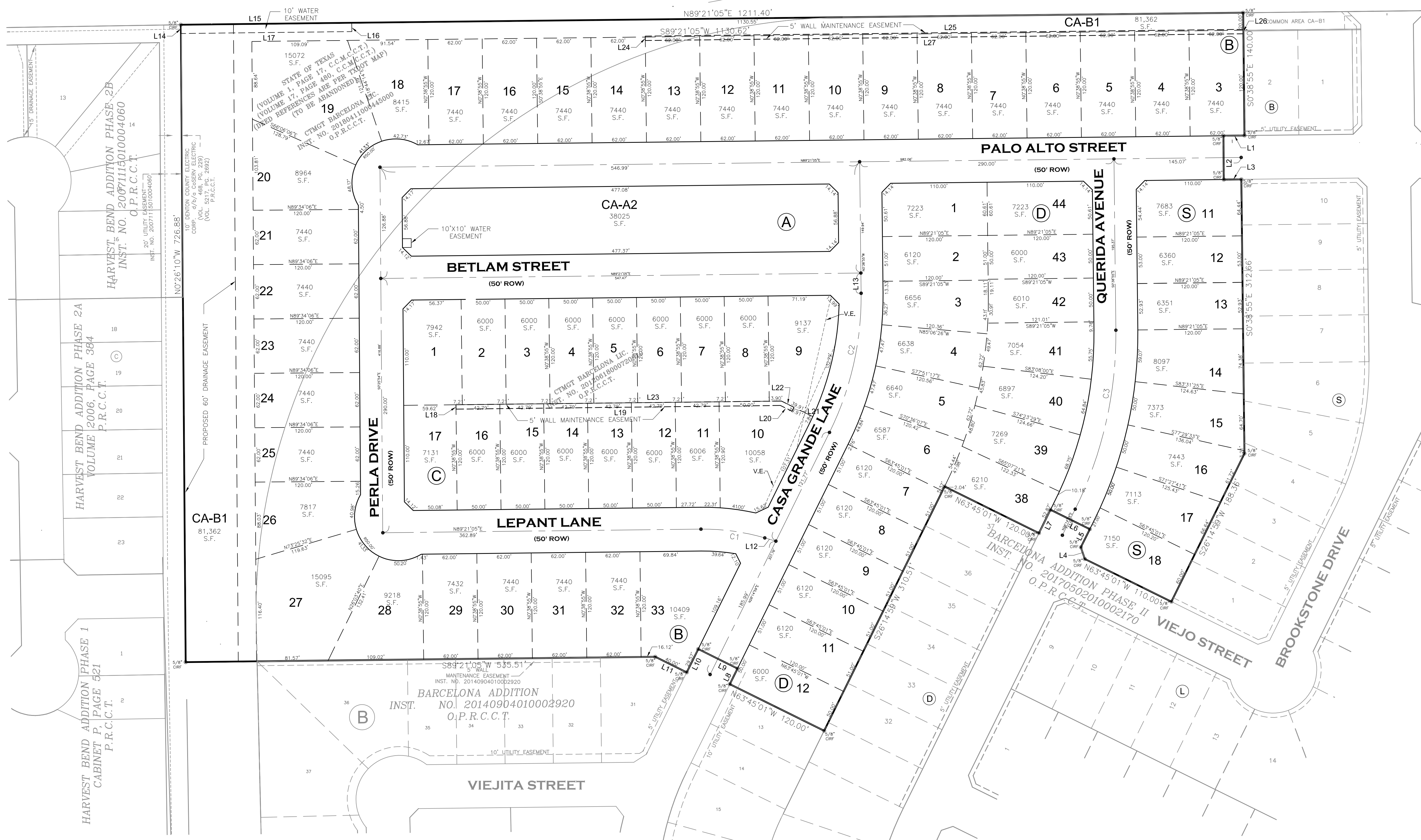
**SILVERADO TRAIL
(CALLED 100' R.O.W.)
INST. NO. 20060523010002200 O.P.R.C.C.T.
CABINET R, SLIDE 106 P.R.C.C.T.**



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
C1	73.73	250.00	16°53'54"	N82°11'58"W	37.14
C2	164.31	350.00	26°53'54"	N12°48'02"E	83.70
C3	211.26	450.00	26°53'54"	N12°48'02"E	107.61

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	24.04	S89° 21' 05"W	L14	10.00	S0° 34' 04"E
L2	50.00	S0° 29' 06"E	L15	194.90	S89° 21' 05"W
L3	20.00	N89° 21' 05"E	L16	10.00	N0° 38' 55"W
L4	14.14	N18° 45' 01"W	L17	194.91	N89° 21' 05"E
L5	23.00	N26° 14' 59"E	L18	5.00	S0° 38' 55"E
L6	50.00	N63° 45' 01"W	L19	369.91	N89° 21' 05"E
L7	29.62	S26° 14' 59"W	L20	14.80	S63° 45' 01"E
L8	20.00	N26° 14' 59"E	L21	5.00	N26° 14' 59"E
L9	50.00	N63° 45' 01"W	L22	16.00	N63° 45' 01"W
L10	29.57	S26° 14' 59"W	L23	371.11	S89° 21' 05"W
L11	40.00	N63° 45' 01"W	L24	5.00	N0° 38' 55"W
L12	13.20	S73° 45' 01"E	L25	682.00	N89° 21' 05"E
L13	23.06	S0° 38' 55"E	L26	5.00	S0° 38' 55"E
			L27	682.00	S89° 21' 05"W



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
 DNG = DRAINAGE EASEMENT
 S.S. = SANITARY SEWER EASEMENT
 WTR. = WATER EASEMENT
 V.E. = VISIBILITY EASEMENT
 C.C.F.# = COLLIN COUNTY FILING #
 --- = VISIBILITY EASEMENT
 --- = STREET NAME CHANGE

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. Barcelona McKinney Homeowners Association shall be responsible 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.

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
BARCELONA PHASE III
 75 SINGLE FAMILY LOTS
 2 COMMON AREAS
 BEING 19.104 ACRES IN THE
 GEORGE F. LUCAS SURVEY, ABSTRACT NO. A0540, TRACT 40
 COLLIN COUNTY, TEXAS
 PREPARED 4/19/18

OWNER:
 CTMGT BARCELONA, LLC
 1221 N. INTERSTATE 35E
 CARROLLTON, TX 75006
 (469) 440-2701

ENGINEER:
 SANCHEZ AND ASSOCIATES, LLC.
 2000 N MCDONALD STREET
 MCKINNEY, TEXAS 75071
 (469) 424-5900
 ATTN: CHRIS BLEVINS, PE

APPLICANT:
 SANCHEZ AND ASSOCIATES, LLC.
 2000 N MCDONALD STREET
 MCKINNEY, TEXAS 75071
 (469) 424-5900
 ATTN: CHRIS BLEVINS, PE

File: Final - Barcelona Phase III.dwg
 xref: 381DCK-REV1
 Plotted by: cgregory
 Thu, 19 Apr 2018 11:54pm
 Title: 19 Apr 2018 11:54pm
 Plot: 19 Apr 2018 11:54pm
 Page: 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS}

COUNTY OF COLLIN}

WHEREAS WE, CTMG Barcelona, LLC., are the owners of a tract of land located in the George F. Lucas Survey, Abstract No. 540, and being comprised of the remainder portion of a called 72,216 acre tract of land described by Special Warranty Deed with Vendor's Lien to CTMGT Barcelona LLC as recorded in Instrument Number 20120618000720610 of the Official Public Records of Collin County, Texas, and a 3,581 acre tract of land described by Deed with Vendor's Lien to CTMGT Barcelona LLC as recorded in Instrument Number 20180411000445000 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a plastic cap stamped "R.P.L.S. 5430" found on the east line of Harvest Bend Addition, Phase One, an addition to the City of McKinney, as recorded in Cabinet P, Page 521 of the Plat Records of Collin County, Texas, same being the southwest corner of said 3,581 acre tract;

THENCE North 00°26'10" West, along the east lines of said Harvest Bend Addition, Phase One, Harvest Bend Addition, Phase 2A, an addition to the City of McKinney, as recorded in Volume 2006, Page 384 of the Plat Records of Collin County, Texas, and Harvest Bend Addition, Phase 2B, an addition to the City of McKinney, as recorded in Instrument Number 20071115010004060 of the Official Public Records of Collin County, Texas, a distance of 726.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northeast corner of said Harvest Bend Addition, Phase 2B, also lying on the southerly R.O.W. line of Silverado Trail, a called 100 foot wide Right-of-Way, as dedicated by Cabinet R, Slide 106 of the Plat Records of Collin County Texas, Instrument Number 20060523010002200 of the Official Public Records of Collin County, Texas and the north R.O.W. line of FM 720 (abandoned) as shown on TxDOT Map;

THENCE North 89 degrees 21 minutes 05 seconds East, along the south Right-of-Way line of said Silverado Trail and the north line of said CTMGT Barcelona tract, a distance of 1211.40 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the most northerly northwest corner of Barcelona Addition Phase II, an addition to the City of McKinney, as recorded in Instrument Number 20170502010002170 of the Official Public Records of Collin County, Texas;

THENCE along a west line of said Barcelona Addition Phase II, the following courses and distances:

South 00 degrees 38 minutes 55 seconds East, a distance of 140.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 89 degrees 21 minutes 05 seconds West, a distance of 24.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 00 degrees 29 minutes 06 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 89 degrees 21 minutes 05 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 00 degrees 38 minutes 55 seconds East, a distance of 312.66 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found corner;

South 26 degrees 14 minutes 59 seconds West, a distance of 188.36 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner, said corner being a northwest corner of said Barcelona Addition Phase II;

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. Barcelona McKinney Homeowners Association shall be responsible 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.

OWNERS DEDICATION

CTMGT BARCELONA, LLC

STATE OF TEXAS}

COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, I, CTMGT BARCELONA, LLC, do hereby adopt this plat designating the herein above described property as BARCELONA PHASE III 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 _____, 2018. BY CTMGT BARCELONA, LLC.

MEHRDAD MOAYEDI Owner

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 MEHRDAD MOAYEDI, 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 _____ 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, _____, 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 _____ 2018.

Texas Registered Professional Land Surveyor No. ____

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 _____, 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 _____ 2018.

Notary Public in and for the State of Texas

Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, TANGENT. Rows C1, C2, C3.

Table with 3 columns: Line #, Length, Direction. Rows L1-L13.

Table with 3 columns: Line #, Length, Direction. Rows L14-L27.

FOR REVIEW PURPOSES ONLY
PRELIMINARY FINAL PLAT
BARCELONA PHASE III
75 SINGLE FAMILY LOTS
2 COMMON AREAS
BEING 19.104 ACRES IN THE
GEORGE F. LUCAS SURVEY, ABSTRACT NO. A0540, TRACT 40
COLLIN COUNTY, TEXAS
PREPARED 04/19/2018

OWNER:
CTMGT BARCELONA, LLC
1221 N. INTERSTATE 35E
CARROLLTON, TX 75006
(469) 440 - 2701

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CHRIS BLEVINS, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CHRIS BLEVINS, PE

Plot: 19_Abr_2018-11:56am Plotted By: cgregory File: Final - Barcelona Phase III.dwg xref: YBILES-REV1 Directory: G:\03034-Centurion American Development Group\008- Barcelona Phase 3\10-Prin\Plats