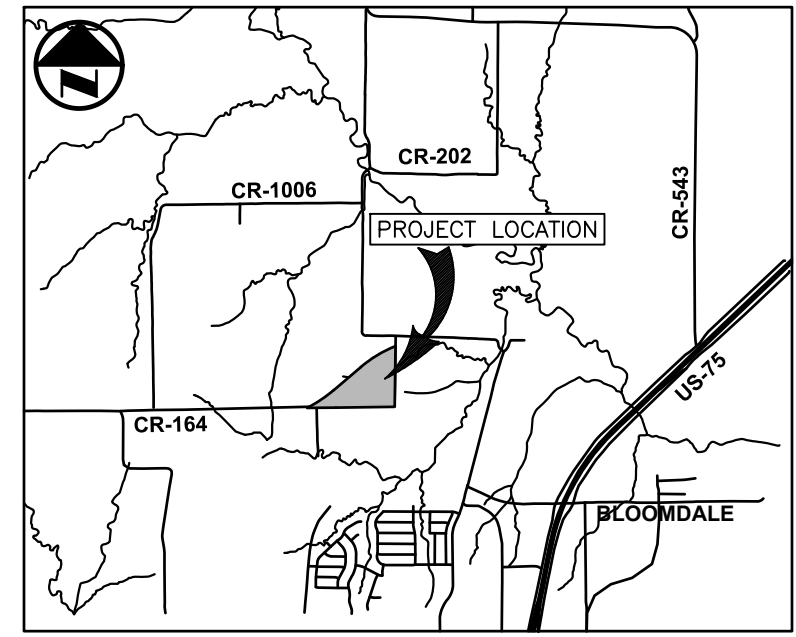
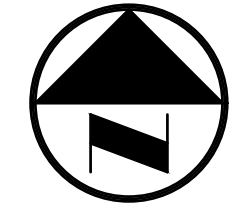


GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on May 13, 2021 with an applied combined scale factor of 1.000152710.
- The floodplain boundaries are not shown hereon. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0145J with Map Revised June 2, 2009 and Map Number 48085C0260K with Map Revised June 7, 2017. Subject property is also subject to LOMR 11-06-473P with an effective date of December 21, 2012.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.



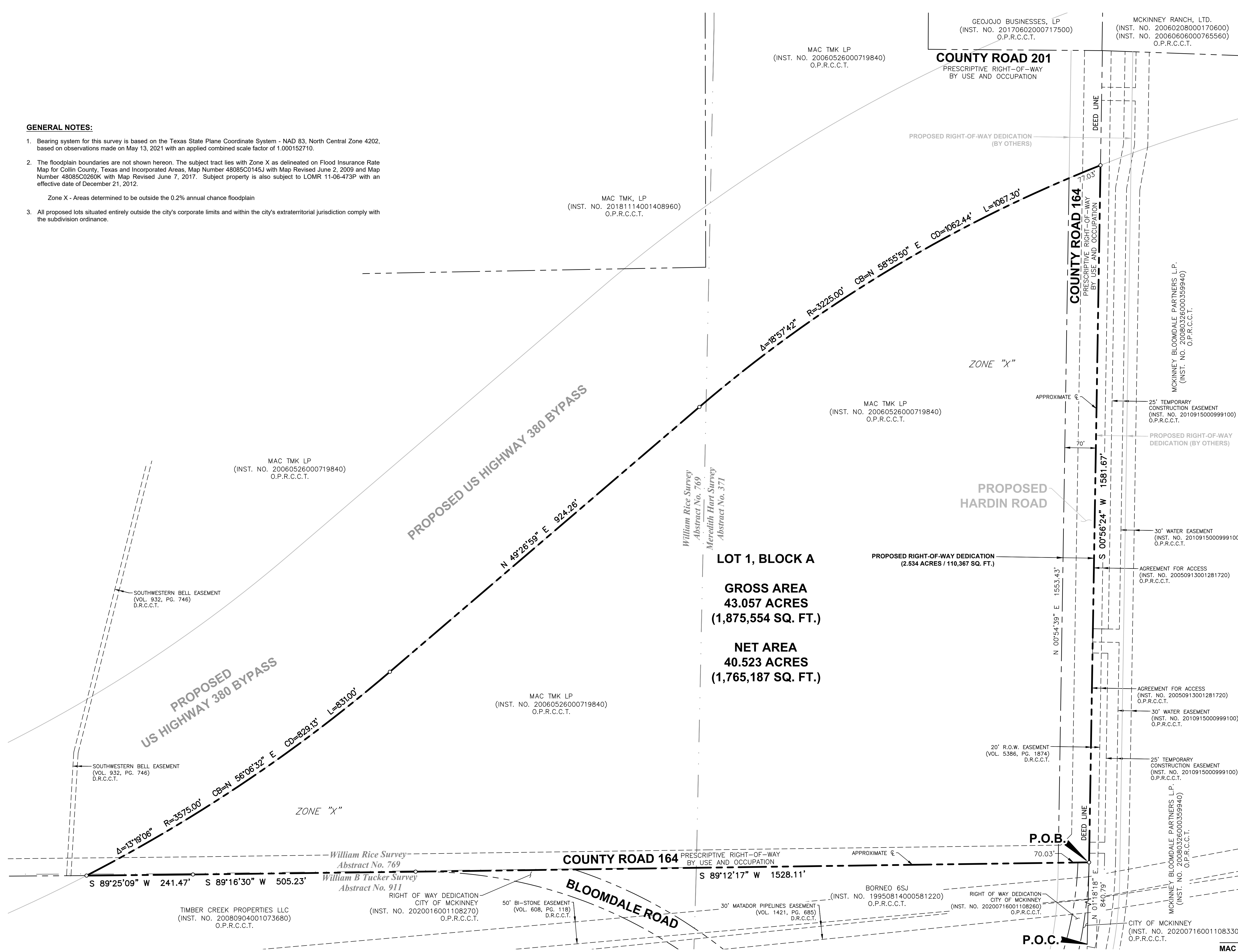
VICINITY MAP
(NOT TO SCALE)



0 50 100 200
SCALE: 1" = 100'

LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
INST.	INSTRUMENT
NO.	NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
---	PROPERTY LINE
---	EXISTING EASEMENT



PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT
MCKINNEY HORIZONS ADDITION
 1 LOT
 LOT 1, BLOCK A
 BEING 43.057 ACRES SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 367 AND THE WILLIAM RICE SURVEY, ABSTRACT NO. 769
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 AUGUST 2021
 SHEET 1 OF 2

OWNER
MAC TMK, LP
 2600 Eldorado Parkway
 Suite 210
 McKinney, TX 75070

SURVEYOR
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953
 Copyright 2021
 Contact: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\Wymme_Jackson\8884-01-McK_Horiz_Hardin_Bldg\5704_CAD\8884-01_PL1T02.dwg 2021-08-02-14:27 london

OWNER'S CERTIFICATE:

WHEREAS, MAC TMK, LP is the owner of a 43.057-acre tract of land situated in the Meredith Hart Survey, Abstract No. 371 and the William Rice Survey, Abstract No. 769, Collin County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to MAC TMK, LP as recorded in Instrument No. 20060526000719840 of the Official Public Records of Collin County, Texas; said 43.057-acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a point for corner in the centerline of Bloomdale Road (a variable-width right-of-way); said point being the southeast corner of that certain tract of land described in General Warranty Deed to the City of McKinney as recorded in Instrument No. 20200716001108330 of said Official Public Records and the northeast corner of that certain tract of land described in Correction Special Warranty Deed (with Joinder of Grantee) to Timber Creek Properties LLC as recorded in Instrument No. 20080904001073680 of said Official Public Records;

THENCE, North 01 degrees 18 minutes 18 seconds East, with the east line of said City of McKinney tract and the west line of that certain tract of land described in Special Warranty Deed to McKinney Bloomdale Partners, LP as recorded in Instrument No. 20080326000359940 of said Official Public Records, a distance of 840.49 feet to the POINT OF BEGINNING in the approximate centerline of County Road 164 (a prescriptive right-of-way by use and occupation); said point being the north corner of said City of McKinney tract, the northeast corner of that certain tract of land described in Special Warranty Deed to the City of McKinney as recorded in Instrument No. 20200716001108260 of said Official Public Records, the southeast corner of said MAC TMK tract, and in the west line of said McKinney Bloomdale Partners tract;

THENCE, South 89 degrees 12 minutes 17 seconds West, departing the west line of said McKinney Bloomdale Partners tract and with the approximate centerline of said County Road 164, the south line of said MAC TMK tract and the north line of the second-referenced City of McKinney tract, the north line of that certain tract of land described in Special Warranty Deed to Borneo 6SJ as recorded in Instrument No. 19950814000581220 of said Official Public Records and the north line of that certain tract of land described in Special Warranty Deed to the City of McKinney as recorded in Instrument No. 20200716001108270 of said Official Public Records, a distance of 1,528.11 feet to a point for corner, said point being the westernmost northwest corner of the third-referenced City of McKinney tract and in the north line of said Timber Creek Properties tract;

THENCE, South 89 degrees 16 minutes 30 seconds West, continuing with the approximate centerline of said County Road 164, the south line of said MAC TMK tract and with the north line of said Timber Creek Properties tract, a distance of 505.23 feet to a point for corner;

THENCE, South 89 degrees 25 minutes 09 seconds West, continuing with the approximate centerline of said County Road 164, the south line of said MAC TMK tract and the north line of said Timber Creek Properties tract, a distance of 241.47 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, departing the approximate centerline of said County Road 164, the south line of said MAC TMK tract and the north line of said Timber Creek Properties tract, into and across said MAC TMK tract the following three (3) calls:

In a northeasterly direction with said curve to the left, having a central angle of 13 degrees 19 minutes 06 seconds, a radius of 3,575.00 feet, a chord bearing of North 56 degrees 06 minutes 32 seconds East, a chord distance of 829.13 feet, and an arc length of 831.00 feet to a point for corner at the end of said curve;

North 49 degrees 26 minutes 59 seconds East, a distance of 924.26 feet to a point for corner; said point being the beginning of a tangent curve to the right;

In a northeasterly direction with said curve to the right, having a central angle of 18 degrees 57 minutes 42 seconds, a radius of 3,225.00 feet, a chord bearing of North 58 degrees 55 minutes 50 seconds East, a chord distance of 1,062.44 feet, and an arc length of 1,067.30 feet to a point for corner at the end of said curve in the approximate centerline of said County Road 164; said point being in the east line of said MAC TMK tract and in the west line of said McKinney Bloomdale Partners tract;

THENCE, South 00 degrees 56 minutes 24 seconds West, with the approximate centerline of said County Road 64, the east line of said MAC TMK tract and the west line of said McKinney Bloomdale Partners tract, a distance of 1,581.67 feet to the POINT OF BEGINNING;

CONTAINING: 43.057 acres or 1,875,554 square feet of land, more or less.

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, Gregory Mark Peace, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting Rules and Regulations of the City of McKinney, Collin County, Texas.

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, release date August 2, 2021.

Gregory Mark Peace, RPLS No. 6608 [Date]



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2021.

Notary Public in and for the State of Texas

My Commission Expires On:

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, MAC TMK, LP, does hereby adopt this record plat designating the hereinabove described property as MCKINNEY HORIZONS ADDITION, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets and alleys, the easements as shown, for mutual use and accommodation to 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 buildings, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of 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 any time, of 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 _____, 2021.

MAC TMK, LP,
a Texas limited partnership

By: MAC TMK, LP

By: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2021.

Notary Public in and for the State of Texas

My Commission Expires On:

PRELIMINARY-FINAL PLAT FOR
REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT
MCKINNEY HORIZONS ADDITION
1 LOT
LOT 1, BLOCK A
BEING 43.057 ACRES SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 367 AND THE
WILLIAM RICE SURVEY, ABSTRACT NO. 769
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
AUGUST 2021
SHEET 2 OF 2

OWNER
MAC TMK, LP
2600 Eldorado Parkway
Suite 210
McKinney, TX 75070

SURVEYOR
BGE, Inc.
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Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953



Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com