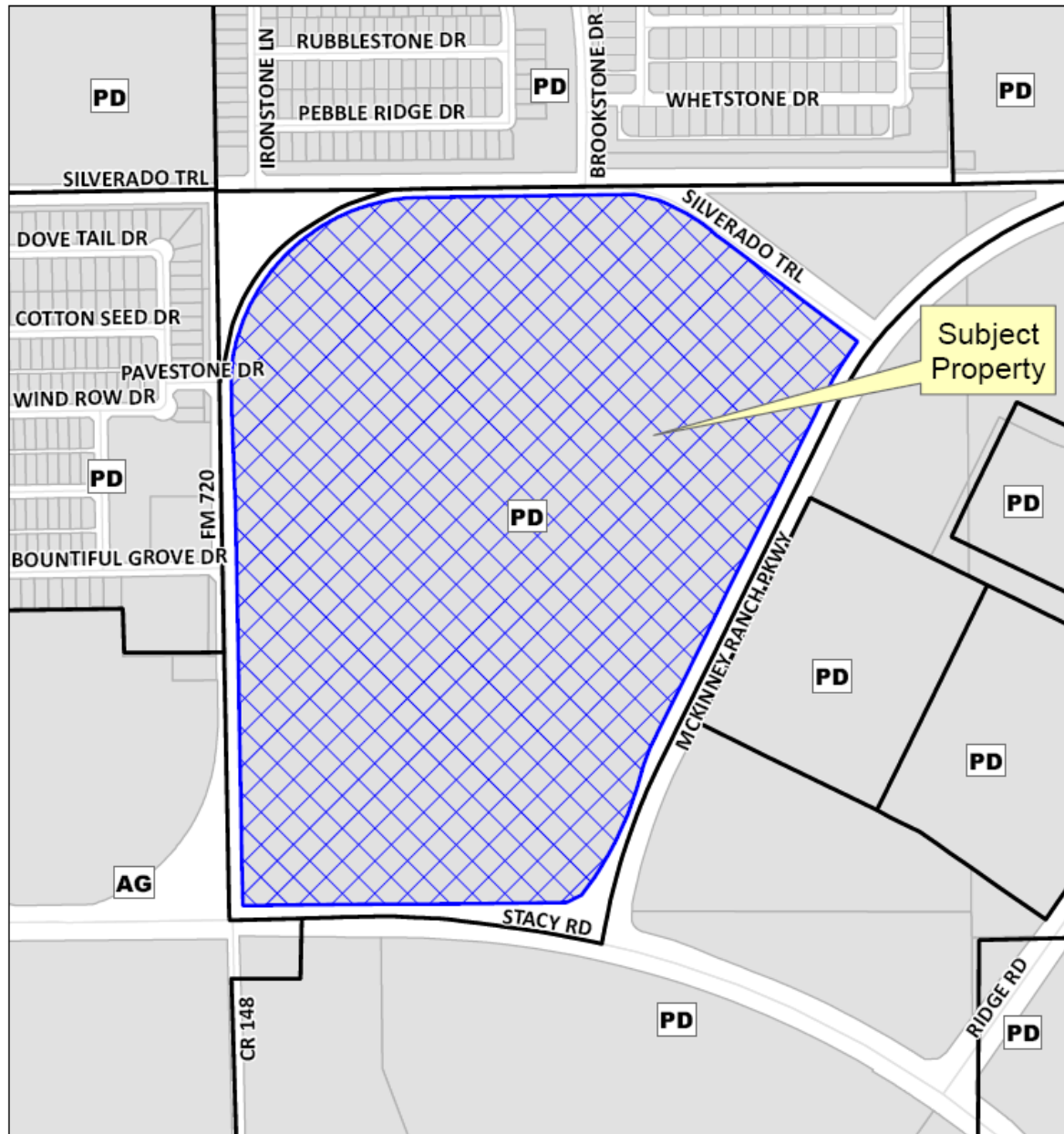


Case No. 12-074PF

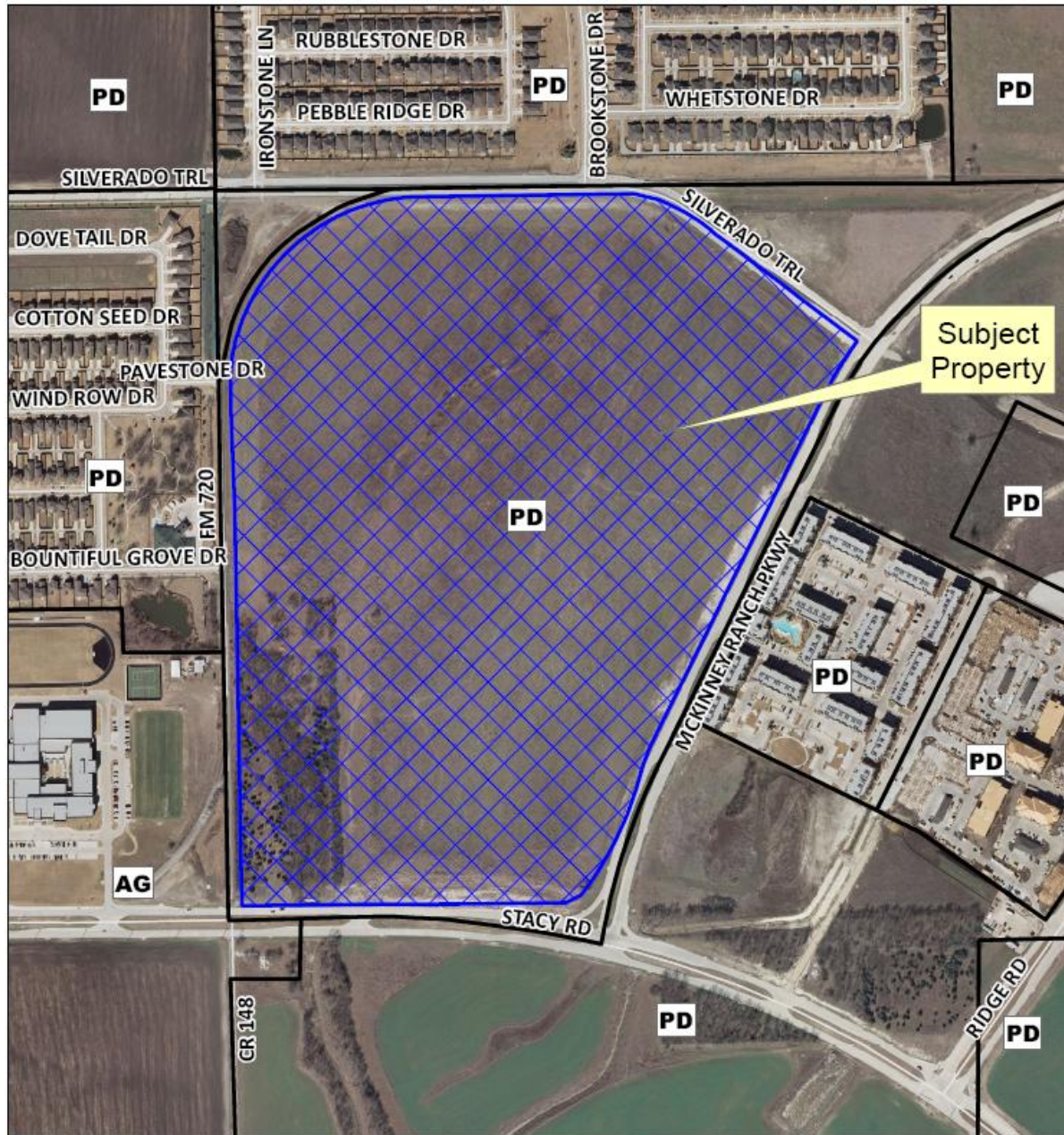
Barcelona Addition



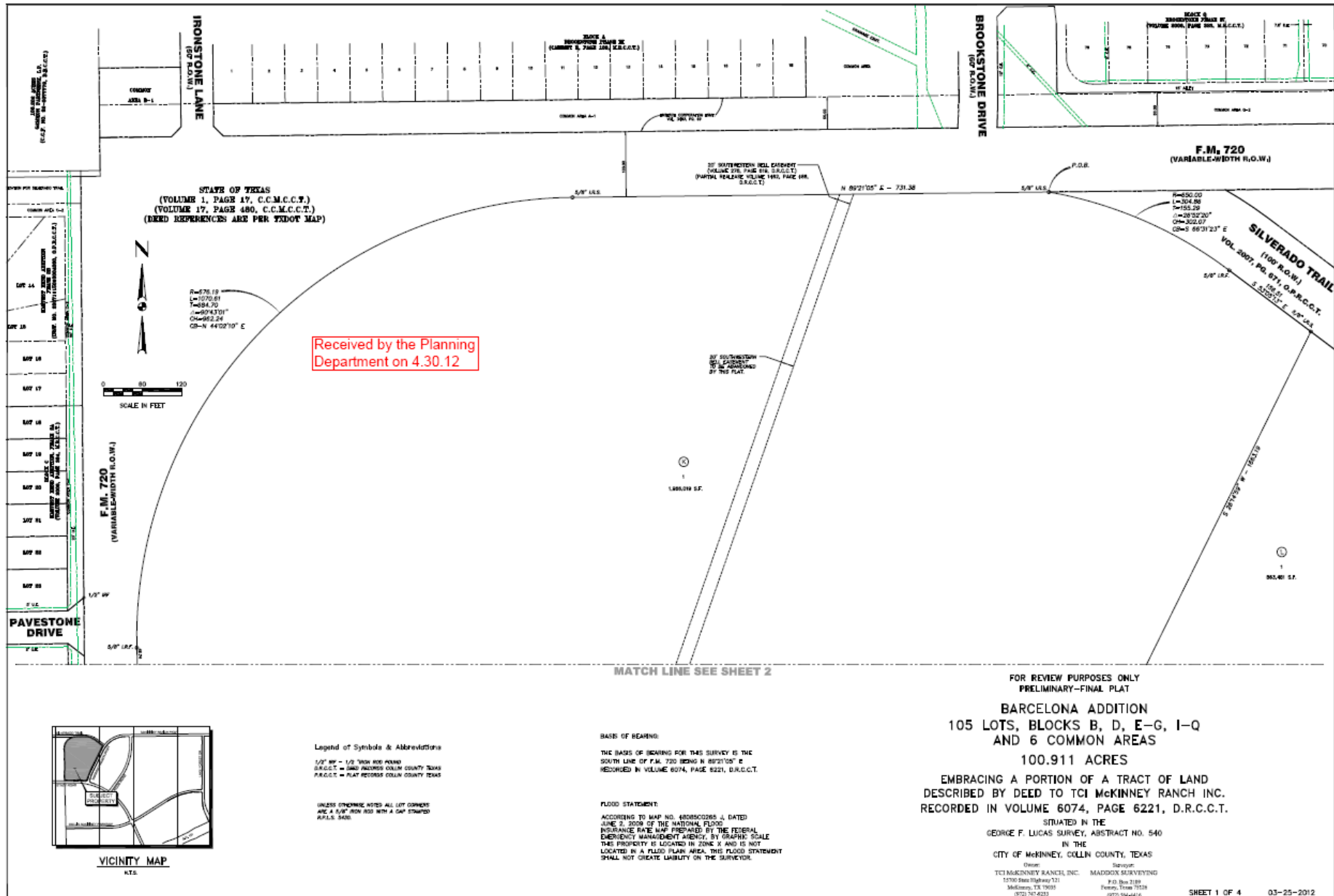
Location Map



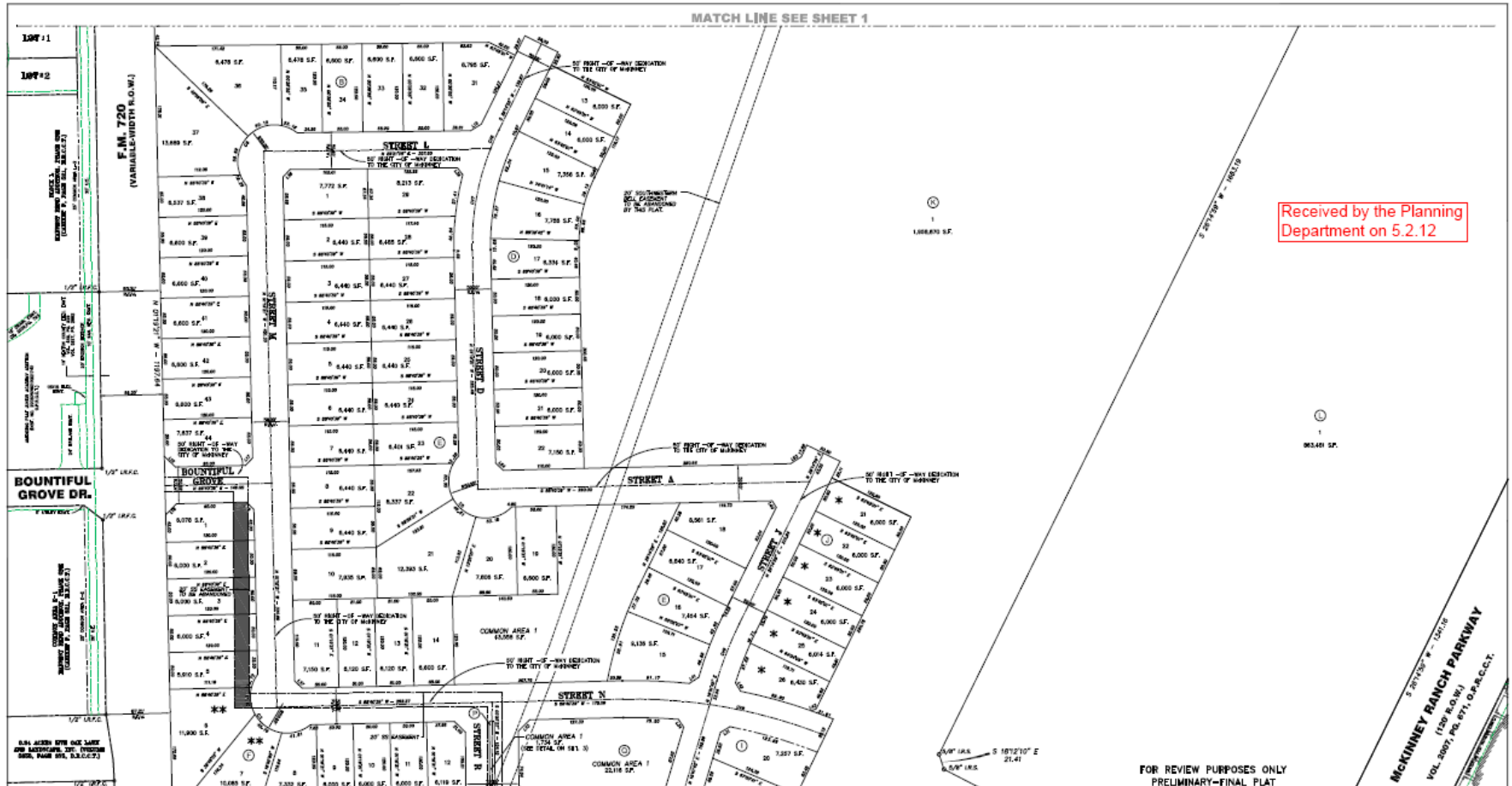
Aerial Exhibit



Proposed Plat



Proposed Plat



Received by the Planning
Department on 5.2.12

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.

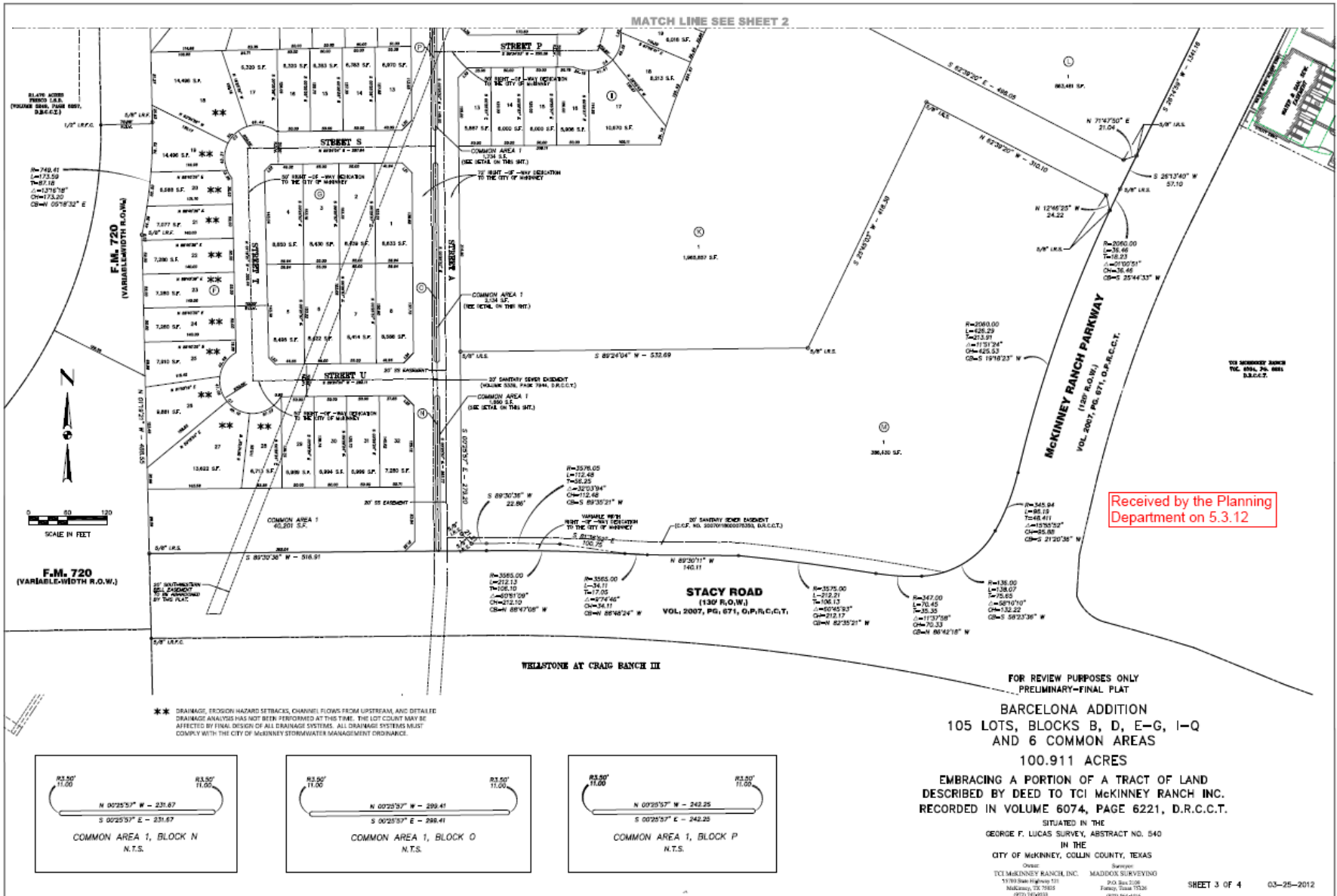
SITUATED IN THE
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: TCI MCKINNEY RANCH, INC. Surveyor: MADDOX SURVEYING
11100 Shaw Highway 151 P.O. Box 1208
McKinney, TX 75065 Fairview, Texas 75126
(972) 7445553 (972) 3644425

- * BLOCKS & LOTS 21-28 ARE ALL FRONT LOADED; RESIDENTIAL LOTS WITH NO ACCESS TO THE FUTURE ALLEY TO BE INSTALLED WITH ADJACENT PHASES.
- ** DRAINAGE, EROSION HAZARD SEBACKS, 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.

0 60 120
SCALE IN FEET

Proposed Plat



Proposed Plat

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS 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 certain 400.49 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 certain 400.49 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 and a 5/8 inch lot and with cap stamped R.P.L.S. 5400 set at the intersection of F.M. 720, a certain north-south line with the southeast line of Lakewood Trail, a 100 feet wide right-of-way, due to the bearings of a north-south line to the right having a value of 893.55 feet a central angle of 20 degrees 15 minutes 23 seconds, and a chord which bears South 56 degrees 15 minutes 15 seconds East, 552.08 feet.

THENCE along said north-south line and the southeast line of said Lakewood Trail, an arc distance of 304.87 feet to a 5/8 inch lot and with cap stamped R.P.L.S. 5400 set on the corner.

THENCE South 53 degrees 05 minutes 10 seconds East continuing along the southeast line of said Lakewood Trail, a distance of 692.02 feet to a 5/8 inch lot and with cap stamped R.P.L.S. 5400 set on the northeast end of a corner chip at the intersection of said Lakewood Trail with the northeast line of McKinney Ranch Parkway a 130.00 feet wide right-of-way.

THENCE South 28 degrees 16 minutes 30 seconds East, along said corner chip and the northeast line of said McKinney Ranch Parkway, a distance of 21.87 feet to a 5/8 inch lot and found at the beginning of a north-south line to the lot having a value of 1060.00 feet, a central angle of 27 degrees 51 minutes 30 seconds, and a chord which bears South 20 degrees 12 minutes 15 seconds West, 275.16 feet.

THENCE along said north-south line to the left, and said McKinney Ranch Parkway, an arc distance of 212.24 feet to a 5/8 inch lot and found for corner.

THENCE North 28 degrees 16 minutes 30 seconds West, continuing along the northeast line of said McKinney Ranch Parkway, a distance of 108.26 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 21 minutes 10 seconds, and a chord which bears South 19 degrees 40 minutes 50 seconds West, 491.70 feet.

THENCE along said curve to the left and the northeast 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 1451.61 feet, a central angle of 18 degrees 40 minutes 50 seconds, and a chord which bears North 25 degrees 20 minutes 36 seconds West, 25.88 feet.

THENCE along said curve to the right and said McKinney Ranch Parkway, an arc distance of 80.19 feet to the beginning of a curve to the right having a radius of 1360.00 feet, a central angle of 18 degrees 10 minutes 10 seconds, and a chord which bears South 50 degrees 23 minutes 30 seconds West, 152.32 feet.

THENCE along said north-south line to the right and said McKinney Ranch Parkway, an arc distance of 130.07 feet to a point for corner along the north line of Stacy Road a 100.00 feet wide right-of-way, and due to the bearings of a curve to the right having a radius of 301.00 feet, a central angle of 17 degrees 07 minutes 30 seconds, and a chord which bears North 66 degrees 02 minutes 18 seconds West, 253.33 feet.

THENCE along said north-south line to the right and said Stacy Road, an arc distance of 50.40 feet to the beginning of a curve to the left having a radius of 2035.00 feet, a central angle of 22 degrees 54 minutes 04 seconds, and a chord which bears North 82 degrees 35 minutes 21 seconds West, 515.77 feet.

THENCE along said north-south line 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 68 degrees 10 minutes 11 seconds West continuing along the north line of said Stacy Road, a distance of 183.17 feet to the beginning of a curve to the left having a radius of 2060.00 feet, a central angle of 22 degrees 54 minutes 04 seconds, and a chord which bears North 82 degrees 35 minutes 21 seconds West, 515.77 feet.

THENCE along said north-south line to the left and the north line of said Stacy Road, an arc distance of 246.22 feet to a point for corner.

THENCE North 68 degrees 10 minutes 11 seconds West continuing along the north line of said Stacy Road, a distance of 288.10 feet to a 5/8 inch lot and with cap stamped R.P.L.S. 5400 set on the corner (set on the east line of said 400.49 acre tract, and the east line of the aforementioned F.M. 720).

THENCE North 01 degree 10 minutes 01 seconds West along the east line of said 400.49 acre tract and the east line of said F.M. 720, a distance of 488.68 feet to a 5/8 inch lot and found at the beginning of a north-south line to the left having a value of 1060.00 feet, a central angle of 17 degrees 07 minutes 16 seconds, and a chord which bears North 19 degrees 18 minutes 10 seconds East, 173.30 feet.

THENCE along said north-south line to the left, the east line of said F.M. 720, and the east line of said 400.49 acre tract, an arc distance of 113.08 feet to a 5/8 inch lot and found for corner.

THENCE North 01 degree 10 minutes 21 seconds West continuing along the east line of said F.M. 720 and the east line of said 400.49 acre tract, a distance of 1185.61 feet to a 5/8 inch lot and found for corner at the beginning of a curve to the right having a radius of 276.16 feet a central angle of 22 degrees 43 minutes 30 seconds, and a chord which bears North 44 degrees 52 minutes 10 seconds East, 955.24 feet.

THENCE along said north-south line to the right and the common line of said F.M. 720 and said 400.49 acre tract, an arc distance of 1070.50 feet to a 5/8 inch lot and with cap stamped R.P.L.S. 5400 set on the north line of said F.M. 720.

THENCE North 68 degrees 10 minutes 01 seconds East along the north line of said F.M. 720, a distance of 731.20 feet to the PLACE OF BEGINNING, and continuing a 1,360.07 square feet or 100.00 acre of land.

OWNER'S DECLARATION

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, in addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to public use forever, that 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, fence, wall, tree, or other improvements or structure, which in any way may interfere with the construction, maintenance, or efficiency of its respective systems and said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining, and willing to or removing all or parts of it's respective systems, without the necessity, or penalty, or provision, the permission of anyone.

This plat approved subject to all existing 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 State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

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Notary Public in and for the State of Texas

LINE TABLE

LINE	BEARING	DISTANCE
113	N. 27°24'48" E.	17.84
118	S. 48°18'21" E.	21.21
117	N. 43°40'59" E.	21.21
118	N. 43°40'59" E.	21.21
119	S. 48°18'21" E.	14.14
120	N. 44°20'54" E.	21.24
121	N. 49°30'58" W.	21.18
122	S. 44°52'22" W.	14.69
123	S. 48°18'21" E.	14.23
124	S. 44°52'22" W.	21.24
125	N. 50°17'00" E.	26.18
130	S. 42°54'03" W.	21.21
121	N. 50°48'30" E.	14.87
133	S. 44°52'22" W.	21.82
134	N. 54°02'27" W.	12.89
135	N. 53°01'22" E.	18.89
136	S. 42°54'03" E.	21.21
137	S. 48°18'21" E.	14.14
138	N. 44°20'54" E.	14.68
139	S. 37°30'44" E.	12.04
140	S. 32°52'11" E.	10.38
141	N. 38°15'40" E.	13.23
142	S. 30°48'07" E.	13.41
143	N. 07°40'18" E.	7.47
144	S. 30°22'48" W.	17.10
145	S. 48°18'21" E.	14.14

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C6	27.76	146.00	S 33°06'50" W	27.76
C7	140.84	350.00	S 19°11'25" W	139.89
C8	118.46	700.00	S 09°41'44" W	118.31
C9	85.37	500.00	S 21°28'22" W	85.38

OUTER STREET ROW CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	183.81	80.00	S 10°39'56" W	86.46
C2	148.30	80.00	S 18°29'58" W	86.31
C3	144.89	80.00	S 48°19'11" W	86.38
C4	111.88	80.00	S 12°19'08" E	80.00
C5	186.37	80.00	S 17°19'08" E	106.00
C6	148.30	80.00	N 22°02'24" E	86.38

Received by the Planning Department on 4.30.12

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 homeowner's association shall be reviewed for approval by the City of McKinney.

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.

SUBMITTED BY
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540

IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Dated: _____
TCI MCKINNEY RANCH, INC. MADDOX SURVEYING
15700 State Highway 721 P.O. Box 1199
McKinney, TX 75039 Farmers, Texas 75138
(972) 747-4223 (972) 264-4416

Staff Recommendation

Staff recommends denial of the proposed preliminary-final plat because the requirements of the Zoning Ordinance and governing PD have not been satisfied.