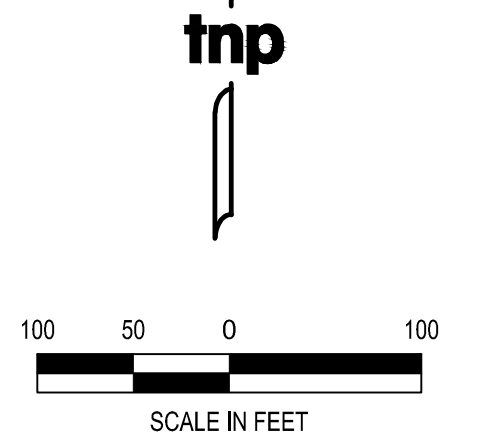


KASARLA, LLC
CALLED 29.87 AC
INST. 20210111000062610
O.P.R.C.C.T.

N 2519888.32
E 2519888.32



POINT OF BEGINNING

CUSTOMER INVESTMENTS, LLC
CALLED 137.37 AC
INST. NO. 201607200051310
O.P.R.C.C.T.

CUSTOMER INVESTMENTS, LLC
CALLED 100.00 AC
INST. NO. 201607200051310
O.P.R.C.C.T.

CUSTOMER INVESTMENTS, LLC
CALLED 100.00 AC
INST. NO. 201607200051310
O.P.R.C.C.T.

NOTES:

LEGEND

- (C.M.) - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- CRF - CAPPED IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- NTS - NOT TO SCALE
- VOL - VOLUME
- PG - PAGE
- INST - INSTRUMENT
- NO. - NUMBER
- AC - ACRES
- SF - SQUARE FEET
- F.U.E. - FRANCHISE UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- W.E. - WATER EASEMENT
- V.E. - VISIBILITY EASEMENT
- TELE PED - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHE - OVERHEAD ELECTRIC
- CMP - CORRUGATED METAL PIPE
- D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000152710.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS. MAP NO. 48085C0140J, EFFECTIVE DATE: JUNE 2, 2009. THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP. IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND AND THUS SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PRELIMINARY - FINAL PLAT
GOODMAN RANCH
4,422,316 SQUARE FEET
101.522 ACRES

275 SINGLE FAMILY LOTS
2 MULTI FAMILY LOTS
5 COMMON AREAS

TRACT 17, BEING A 50.054 ACRE TRACT OF LAND SITUATED IN THE S.W. CASH SURVEY, ABSTRACT 237, OFFICIAL PROPERTY RECORDS, CITY OF MCKINNEY COLLIN COUNTY, TEXAS.

TRACT 6, BEING A 51.469 ACRE TRACT OF LAND SITUATED IN THE S.W. CASH SURVEY, ABSTRACT 237, OFFICIAL PROPERTY RECORDS, CITY OF MCKINNEY COLLIN COUNTY, TEXAS.

OWNER:
HC MCKINNEY 3, LLC
8200 DOUGLAS AVE., SUITE 300
DALLAS, TX. 75225
ph. 972-850-7940

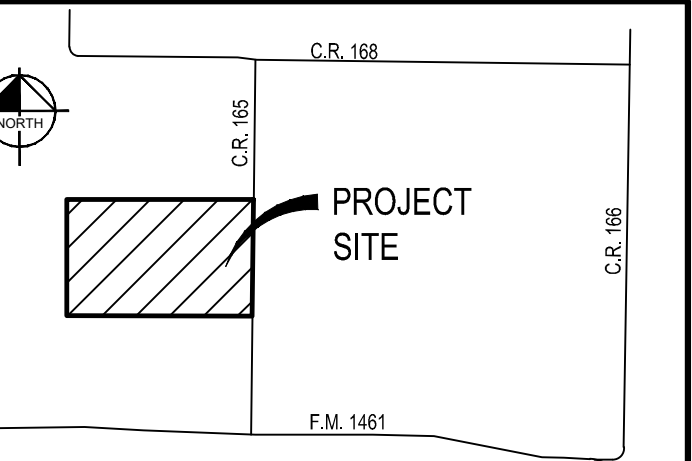


teague nail & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

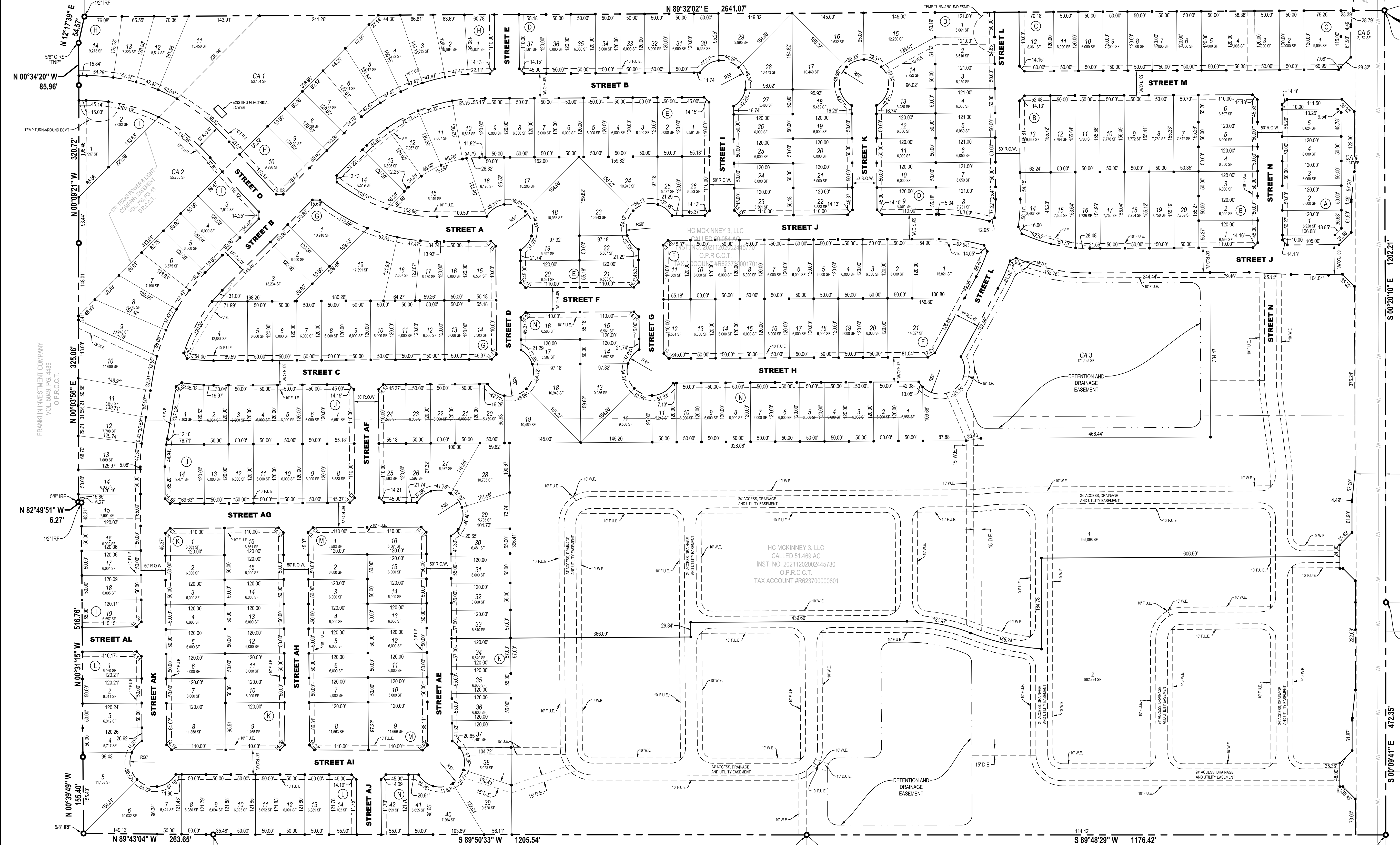
PROJECT INFORMATION
Project No.: HLH21202
Date: MAY 13, 2022
Drawn by: TNP
Scale: 1"=100'
SHEET 2 of 2

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



Drawing: T:\Projects\HLH21202\Envy\CD\Sheet\Sheet\Plate\HLH21202 - PRELIM PLAT.dwg, May 13, 2022 - 11:48am by gahner



FRANKLIN INVESTMENT COMPANY
VOL. 5493 PG. 4489
O.P.R.C.C.T.

FRANKLIN INVESTMENT COMPANY
VOL. 5493 PG. 4489
O.P.R.C.C.T.

FRANKLIN INVESTMENT COMPANY
VOL. 5493 PG. 4489
O.P.R.C.C.T.

FRANKLIN INVESTMENT COMPANY
VOL. 5493 PG. 4489
O.P.R.C.C.T.

Rk FRONTIER INVESTMENTS LLC
C/O SAI REVANTH KOLLI
CALLED 41.685 AC
INST. 20210830001755760
D.R.C.C.T.

HC MCKINNEY 3, LLC
CALLED 51.469 AC
INST. NO. 2021120202445730
O.P.R.C.C.T.
TAX ACCOUNT #R623700000601

TRACT II
CROSS CREEK JOINT VENTURE
CALLED 42.81 AC
VOL. 1995, PG. 981
D.R.C.C.T.

CUSTOMER INVESTMENTS, LLC
CALLED 100.00 AC
INST. NO. 201607200051310
O.P.R.C.C.T.

CUSTOMER INVESTMENTS, LLC
CALLED 100.00 AC
INST. NO. 201607200051310
O.P.R.C.C.T.

CUSTOMER INVESTMENTS, LLC
CALLED 100.00 AC
INST. NO. 201607200051310
O.P.R.C.C.T.

OWNERS CERTIFICATE

(STATE OF TEXAS)
(COUNTY OF COLLIN)

WHEREAS HC McKinney 3, LLC is the owner of a tract of land situated in the S.W. Cash Survey, Abstract No. 237 and being all of a called 50.054 acre tract of land described by deed to HC McKinney 3, LLC as recorded in Instrument Number 20211202002445770 of the Official Public Records of Collin County, Texas and all of a called 51.469 acre tract of land described by deed to HC McKinney 3, LLC as recorded in Instrument Number 20211202002445730 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a mag nail found in Country Road No. 165 (CR 165) for the northeast corner of said 50.054 acre tract, same being the southeast corner of a called 29.87 acre tract of land described by deed to Kasarla, LLC, as recorded by Instrument Number 20210111000062810 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 20 minutes 10 seconds East along the center of said CR 165 and the east line of said 50.054 acre tract and said 51.469 acre tract, a distance of 1202.21 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 09 minutes 41 seconds East continuing along the center of said CR 165 and along the east line of said 51.469 acre tract, a distance of 472.35 feet to a PK nail found for the southeast corner of said 51.469 acre tract, same being the northeast corner of a called 42.81 acre tract of land described by deed to Cross Creek Joint Venture (Tract II) as recorded in Volume 1985, Page 981 of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 48 minutes 29 seconds West along the south line of said 51.469 acre tract, same being the north line of said Tract II, a distance of 1176.42 feet to a 1/2 inch iron rod found for the northwest corner of said Tract II, same being the northeast corner of a called 42.81 acre tract of land described by deed to Cross Creek Joint Venture (Tract I) as recorded in Volume 1985, Page 981 of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 50 minutes 33 seconds West, continuing along the south line of said 51.469 acre tract, same being the north line of said Tract I, a distance of 1205.54 feet to a 5/8 inch iron rod found for the northwest corner of said Tract I, same being the eastern most northeast corner of a called 329.409 acre tract of land described by deed to Franklin Investment Company as recorded in Volume 5049, Page 4489 of the Official Public Records of Collin County, Texas;

THENCE North 89 degrees 43 minutes 04 seconds West along the south line of said 51.469 acre tract, same being the east line of said 329.409 acre tract, a distance of 263.65 feet to a 5/8 inch iron rod found for the southwest corner of said 51.469 acre tract, same being an east corner of said 329.409 acre tract;

THENCE along the west line of said 51.469 acre tract, same being the east line of said 329.409 acre tract the following courses and distances:

North 00 degrees 39 minutes 49 seconds West, a distance of 155.40 feet to a point for corner;

North 00 degrees 31 minutes 15 seconds West, a distance of 516.76 feet to a 1/2 inch iron rod found for corner;

North 82 degrees 49 minutes 51 seconds West, a distance of 6.27 feet to a 5/8 inch iron rod found for corner;

North 00 degrees 20 minutes 18 seconds West, a distance of 164.26 feet to a point for the northwest corner of said 51.469 acre tract, same being the southwest corner of the aforementioned 50.054 acre tract;

THENCE continuing along the east line of said 329.409 acre tract, same being the west line of said 50.054 acre tract the following courses and distances;

North 00 degrees 32 minutes 15 seconds West, a distance of 36.80 feet to a point for corner;

North 00 degrees 03 minutes 56 seconds East, a distance of 325.06 feet to a point for corner;

North 00 degrees 09 minutes 21 seconds West, a distance of 320.72 feet to a point for corner;

North 00 degrees 34 minutes 20 seconds West, a distance of 85.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 12 degrees 17 minutes 39 seconds East, a distance of 54.57 feet to a 1/2 inch iron rod found for the northwest corner of said 50.054 acre tract same being the southwest corner of said previously mentioned 29.87 acre tract;

THENCE North 89 degrees 32 minutes 02 seconds East departing the east line of said 329.409 acre tract and along the north line of said 50.054 acre tract and the south line of said 29.87 acre tract, a distance of 2841.07 feet to the POINT OF BEGINNING containing 4,422,316 square feet, or 101,522 acres of land.

OWNERS DEDICATION

(STATE OF TEXAS)
(COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, HC McKinney 3, LLC, do hereby adopt this record plat designating the herein above described property as GOODMAN RANCH HC McKinney 3, LLC is the owner of a tract of land situated in the S.W. Cash Survey, Abstract No. 237 and being all of a called 50.054 acre tract of land described by deed to HC McKinney 3, LLC as recorded in Instrument Number 20211202002445770 of the Official Public Records of Collin County, Texas and all of a called 51.469 acre tract of land described by deed to HC McKinney 3, LLC as recorded in Instrument Number 20211202002445730 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 _____, 2022.

HC McKinney 3, L.L.C.
a Texas limited liability company
By: _____
Name: _____

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 HC McKinney 3, 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 _____, 2022.

Notary Public in and for the State of Texas

APPROVED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE: _____

ATTEST

PLANNING AND ZONING COMMISSION SECRETARY
CITY OF MCKINNEY, TEXAS

DATE: _____

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-5.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-12.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-20.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-14.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-16.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-21.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-20.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-19.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-5.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-21.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-12.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-14.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-16.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 22-42.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-37.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-14.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-2.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-26.

Table with 4 columns: LOT NUMBER, BLOCK NAME, AREA (SQUARE FEET), AREA (ACRES). Rows 1-19.

GOODMAN RANCH LOT AREA CALCULATIONS
MEAN LOT AREA 7061.21 SF
MEDIAN LOT AREA 6000.00 SF

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AN WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

OWNER:
HC MCKINNEY 3, LLC
8200 DOUGLAS AVE., SUITE 300
DALLAS, TX. 75225
ph. 972-850-7940



teague nail & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: HLH21202
Date: MAY 13, 2022
Drawn By: TNP
Scale: 1"=100'

SHEET 2 of 2

PRELIMINARY - FINAL PLAT
GOODMAN RANCH
4,422,316 SQUARE FEET
101.522 ACRES

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