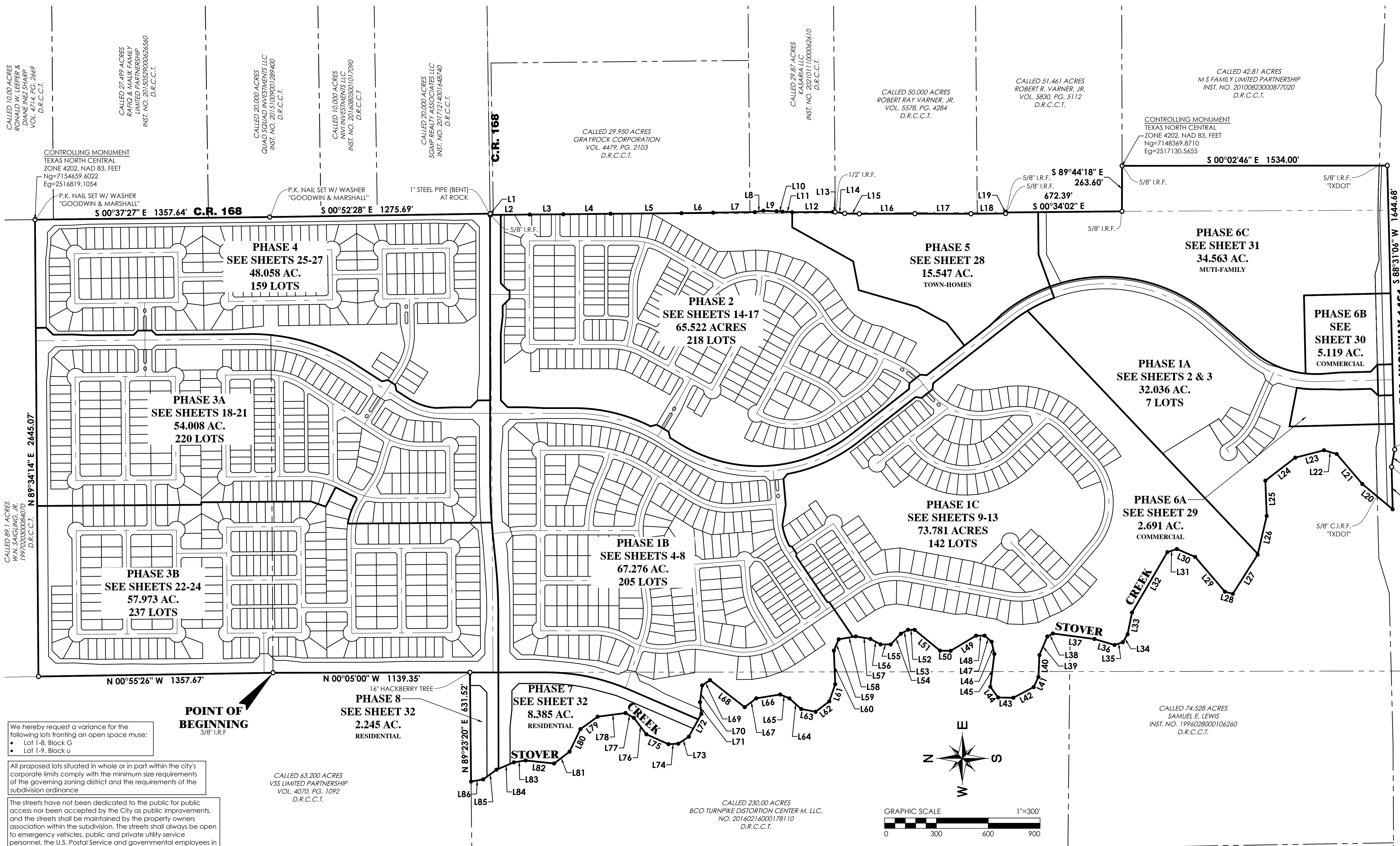




VICINITY MAP
N.T.S.

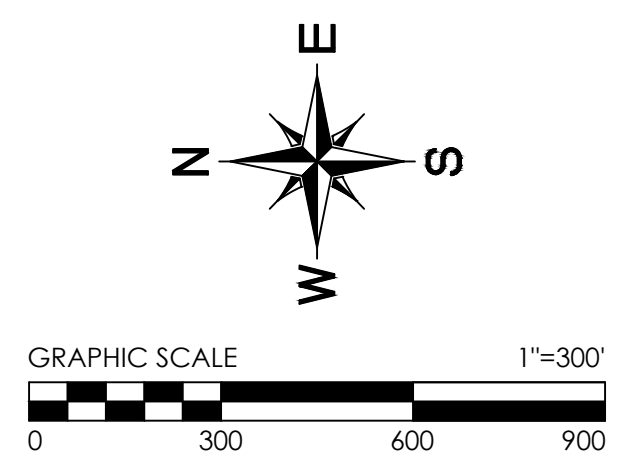
LEGEND	
SQ. FT.	SQUARE FOOT
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
R/W	RIGHT-OF-WAY
CA	COMMON AREA
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
•	CALCULATED POINT
○	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
---	BOUNDARY
---	ADJOINERS
---	EASEMENTS
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE
---	FLOODPLAIN LINE
---	FLOODPLAIN, DRAINAGE, & EROSION HAZARD SETBACK EASEMENT



We hereby request a variance for the following lots fronting an open space muse:
 • Lot 1-8, Block G
 • Lot 1-9, Block U

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 the requirements of the subdivision ordinance.

The streets have not been dedicated to the public for public access nor been accepted by the City as public improvements, and the streets shall be maintained by the private owners association within the subdivision. The streets shall always be open to emergency vehicles, public and private utility service personnel, the U.S. Postal Service and governmental employees in pursuit of their official duties.



BOUNDARY LINE TABLE	BOUNDARY LINE TABLE	BOUNDARY LINE TABLE	BOUNDARY LINE TABLE	BOUNDARY LINE TABLE	BOUNDARY LINE TABLE	BOUNDARY LINE TABLE														
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE			
L1	S83°22'13"W	7.10'	L15	S01°17'15"W	85.16'	L29	N49°25'52"E	265.25'	L43	N01°03'43"E	87.90'	L57	N09°48'38"E	86.05'	L71	S83°42'54"W	69.38'	L85	N36°05'33"W	95.51'
L2	S00°33'35"E	229.05'	L16	S00°09'03"E	320.72'	L30	N23°20'03"E	114.98'	L44	N53°52'26"E	76.69'	L58	N09°40'29"W	100.16'	L72	N61°10'01"W	150.21'	L86	N10°09'16"W	71.19'
L3	S00°26'54"E	194.25'	L17	S00°04'14"W	325.06'	L31	N18°10'41"W	57.78'	L45	S83°00'07"E	191.47'	L59	N66°35'23"W	71.00'	L73	N33°14'34"W	73.30'			
L4	S00°38'00"E	273.77'	L18	S00°22'38"E	200.66'	L32	N59°40'53"W	404.76'	L46	N77°26'07"E	72.32'	L60	S87°39'06"W	194.73'	L74	N02°44'35"W	56.73'			
L5	S00°28'00"E	410.28'	L19	S84°29'12"E	6.10'	L33	N78°23'27"W	128.67'	L47	N40°56'22"E	53.86'	L61	N71°01'08"W	105.08'	L75	N24°05'40"E	139.66'			
L6	S00°55'08"E	182.35'	L20	N39°50'27"E	228.98'	L34	N59°14'41"W	53.71'	L48	N00°03'08"E	49.57'	L62	N37°25'41"W	99.31'	L76	N52°45'55"E	119.55'			
L7	S00°44'00"E	241.30'	L21	N49°32'00"E	227.85'	L35	N18°04'41"W	50.45'	L49	N30°52'15"W	171.50'	L63	N10°44'31"E	84.48'	L77	N30°01'37"E	55.89'			
L8	S09°13'00"E	50.69'	L22	N16°28'43"E	77.14'	L36	N16°34'30"E	121.34'	L50	N01°00'53"E	61.31'	L64	N42°04'42"E	92.42'	L78	N07°27'05"W	162.48'			
L9	S02°11'20"W	76.70'	L23	N14°28'41"W	170.86'	L37	N07°30'56"E	242.53'	L51	N39°25'43"E	189.93'	L65	N22°30'52"E	58.14'	L79	N35°47'31"W	123.31'			
L10	S03°54'01"W	33.51'	L24	N37°32'24"W	219.03'	L38	N28°23'02"W	36.58'	L52	N00°51'01"E	38.21'	L66	N09°06'57"W	140.32'	L80	N64°19'28"W	144.71'			
L11	S03°30'31"W	56.66'	L25	S87°48'30"W	204.24'	L39	N67°01'46"W	116.77'	L53	N29°12'09"W	47.86'	L67	N37°24'45"W	84.01'	L81	N37°16'59"W	112.72'			
L12	S00°22'06"E	235.49'	L26	N76°52'20"W	230.17'	L40	N87°18'40"W	127.20'	L54	N46°34'25"W	85.23'	L68	N37°56'50"E	254.31'	L82	N06°04'32"E	165.18'			
L13	S00°30'13"W	13.28'	L27	N57°40'42"W	268.30'	L41	N64°58'24"W	64.12'	L55	N00°29'08"E	58.88'	L69	N33°42'49"W	54.78'	L83	N09°04'40"W	69.24'			
L14	S09°11'20"W	55.41'	L28	N14°55'37"E	47.69'	L42	N27°43'45"W	133.32'	L56	N28°15'31"E	66.52'	L70	N82°38'38"W	97.45'	L84	N22°59'28"W	108.98'			

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
 2800 Post Oak Boulevard, Suite 4800
 Houston, TX 77056

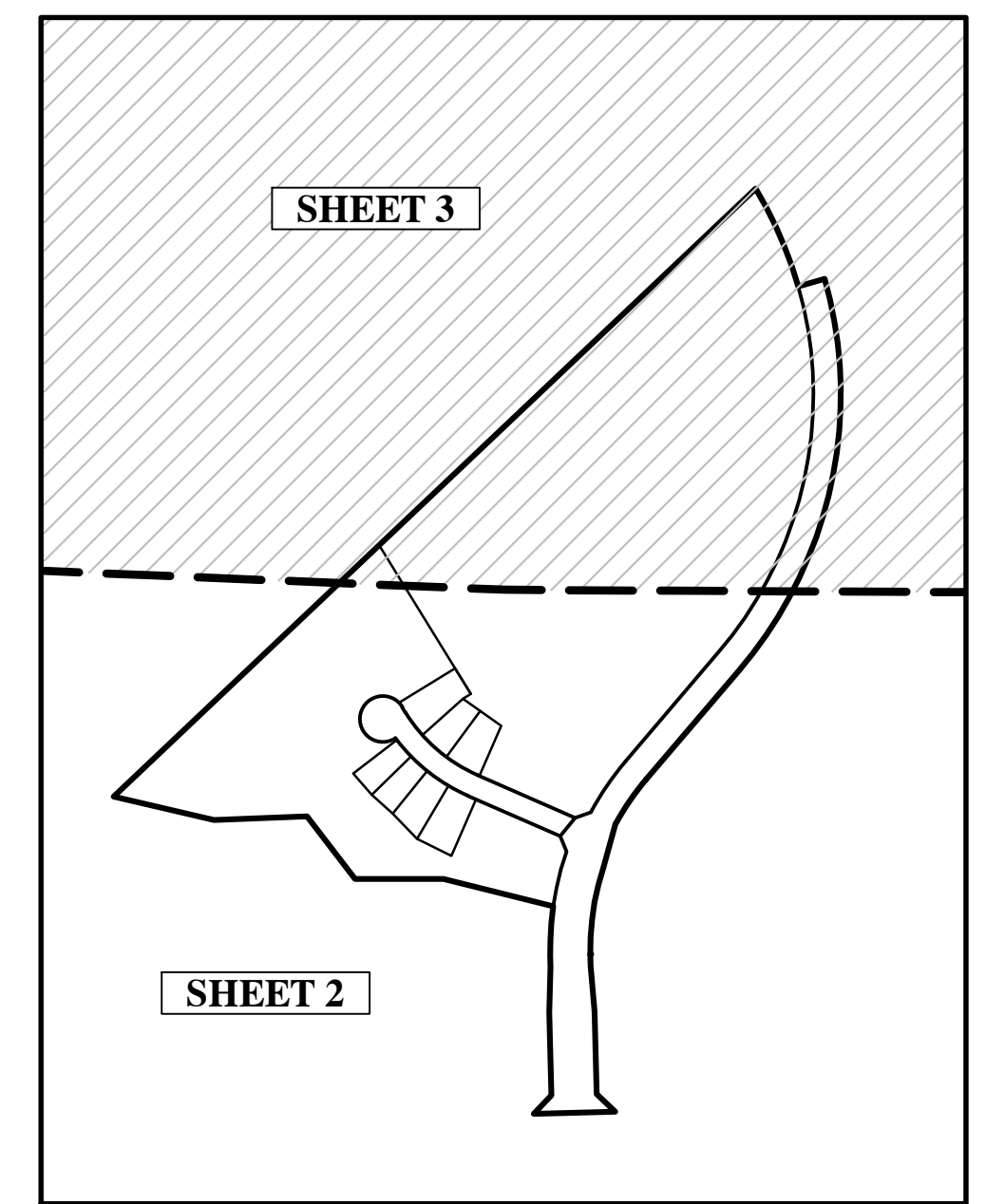
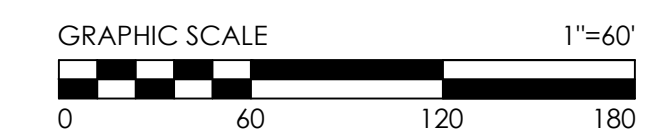
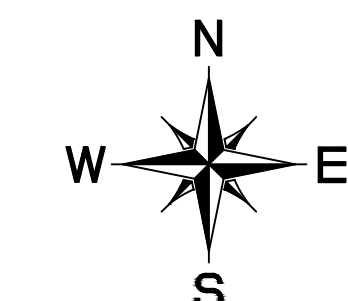
OWNERS:
STARNES CREEK VENTURE, LTD.
 8150 N. Central Expy, Suite 725
 Dallas, TX 75206

PREPARED BY:
GOODWIN AND MARSHALL INC.
 CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

DEVELOPER:
Hines
 2200 ROSS AVENUE, SUITE 4200 W
 DALLAS, TX 75201
 972-716-0152

2405 Mustang Drive, Grapevine, Texas 76051
 (817) 329-4375
 TxDwg Firm # F-2944 - TxDwg Firm # 10021700

CHARLES A. BURNS SURVEY, ABSTRACT No. 109
 BENJAMIN THAYER SURVEY, ABSTRACT No. 915
 COLEMAN WATSON SURVEY, ABSTRACT No. 945
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
 1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
 Date: April 2022



PHASE 1A KEY MAP
N.T.S.

SEE SHEET 2 FOR PHASE 1A
LINE & CURVE TABLE

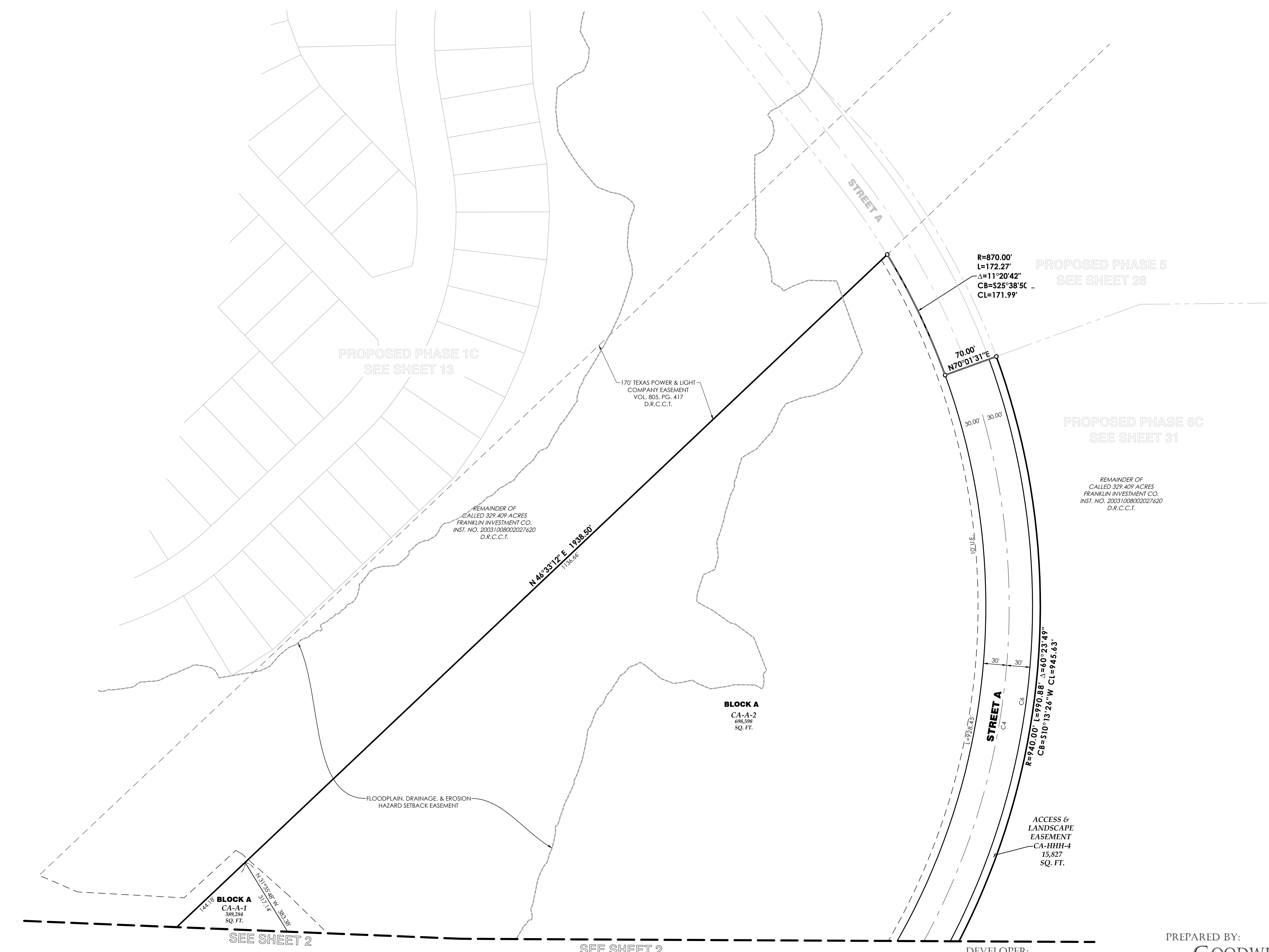
PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
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1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

SHEET 3 of 33

PREPARED BY:
GOODWIN AND MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2844 - TxSurv Firm # 10021700



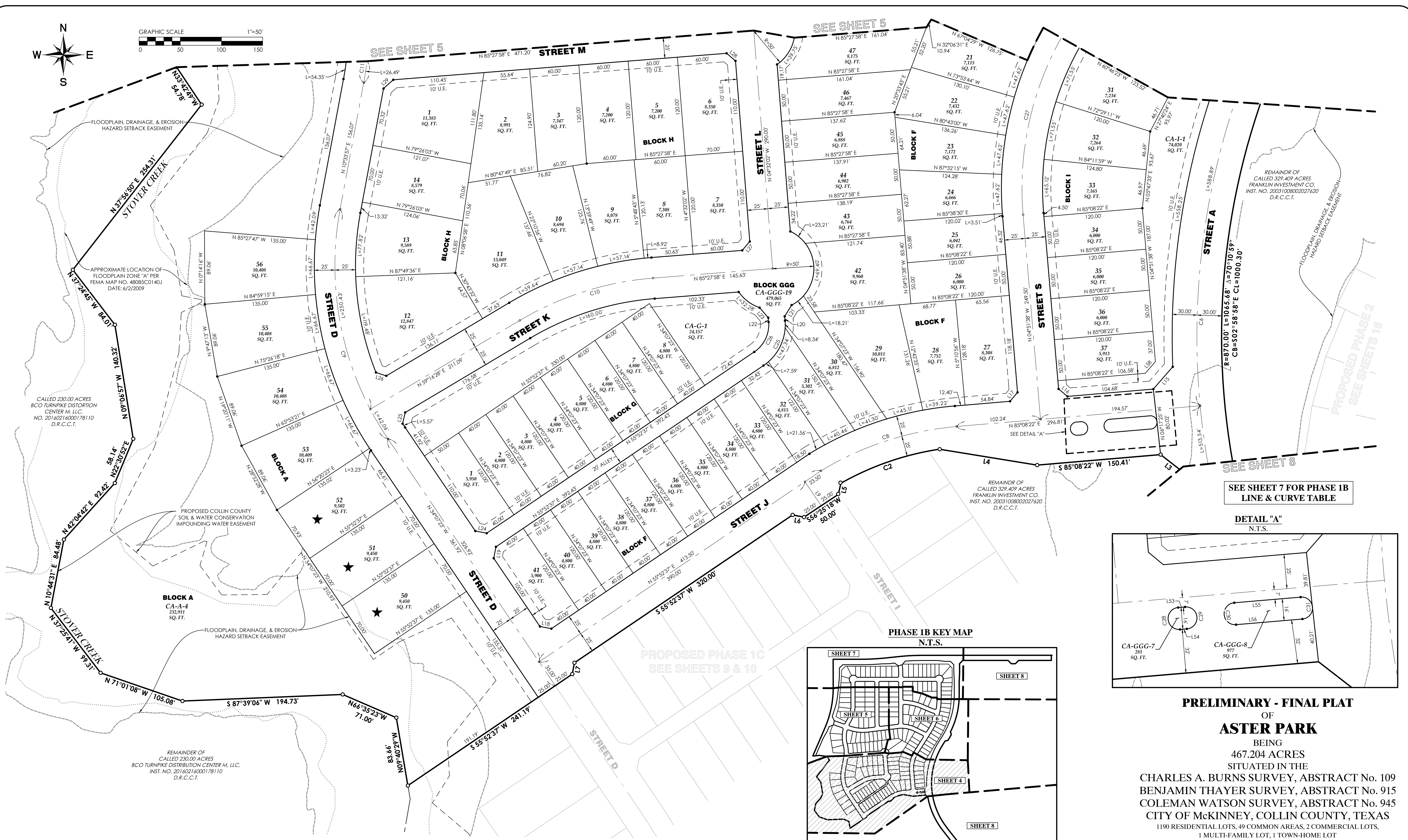
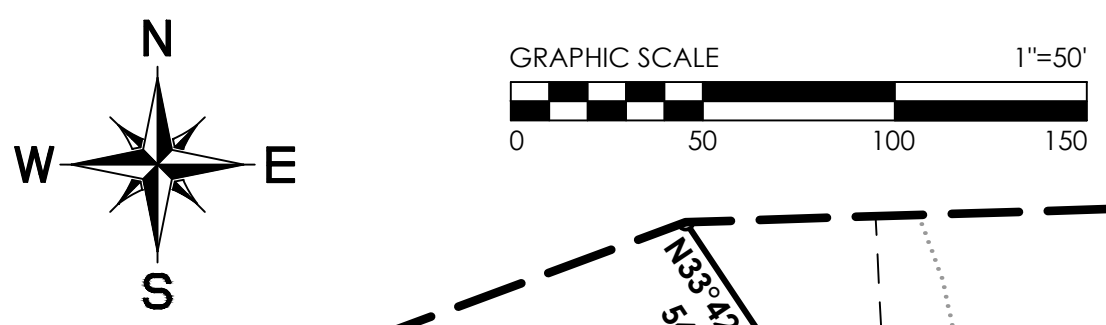
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OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNE'S CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



The proposed Collin County Soil & Water Conservation Impounding Water Easement has been shown based on proposed grading. Prior to recording a Plat for Lots 50-52, Block A documentation will be provided to the city of McKinney identifying that the proposed Collin County Soil & Water Conservation Impounding Water Easement is consistent with what has been approved by the District.

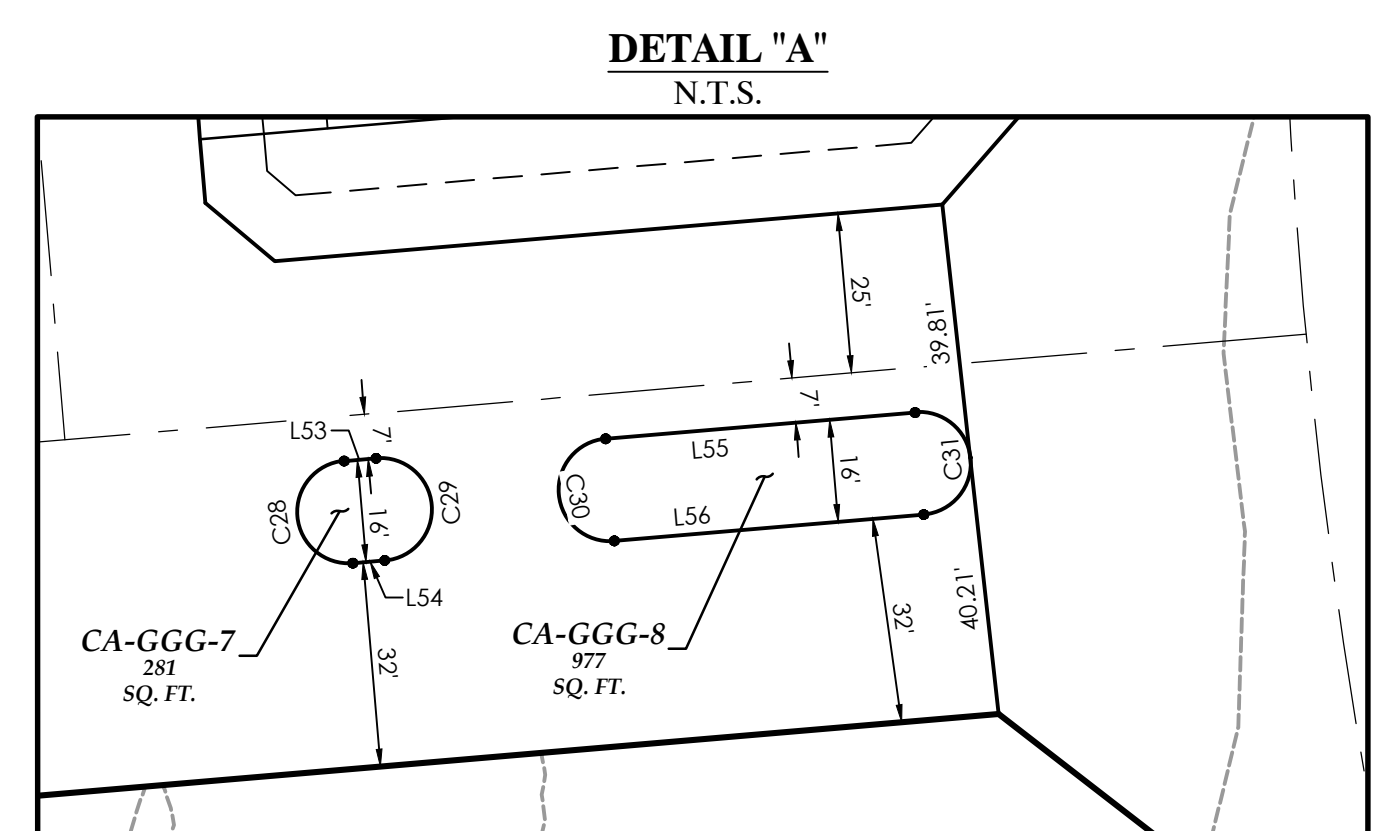
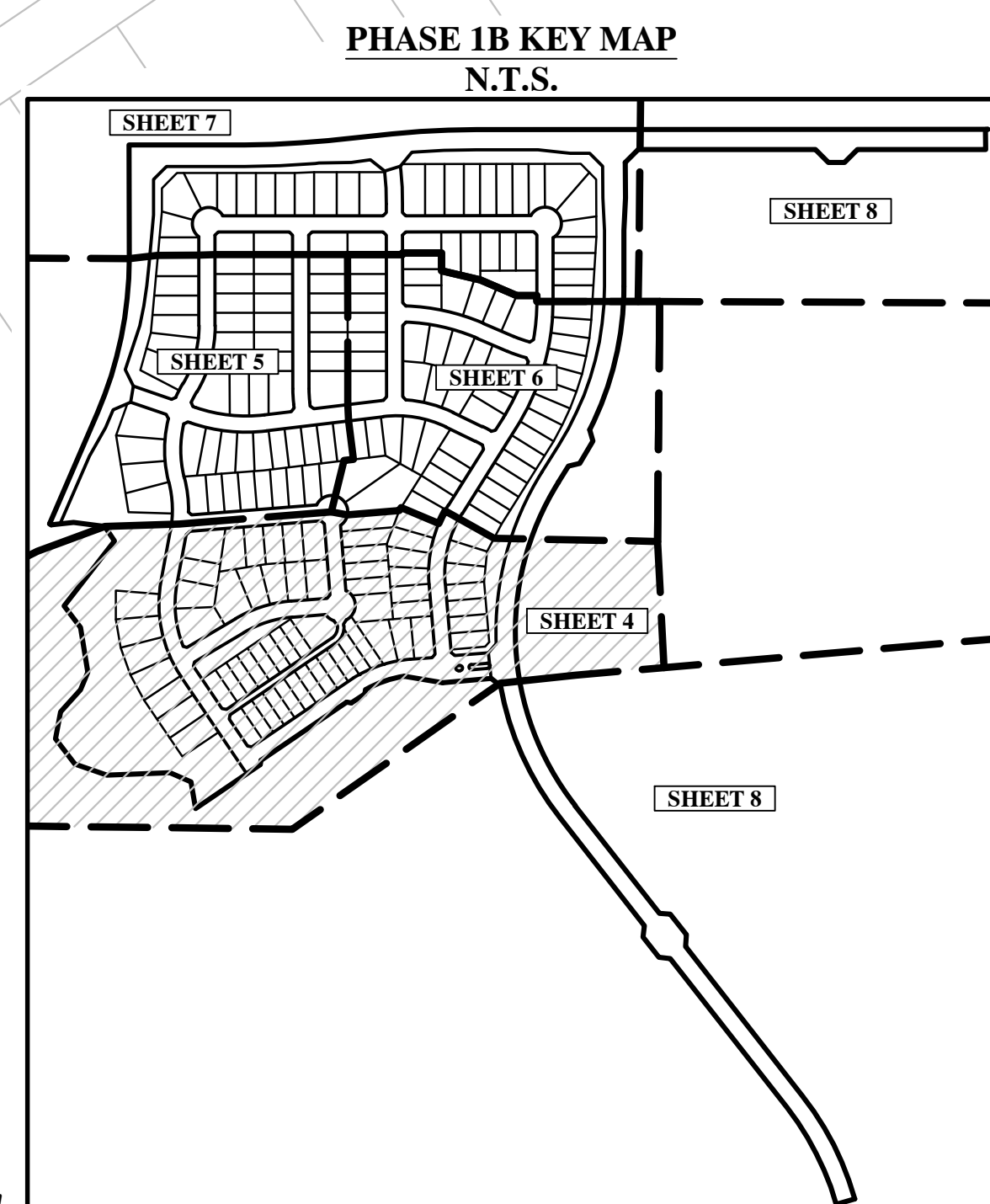
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HT FM 1461 OWNER LP
 2800 Post Oak Boulevard, Suite 4800
 Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
 8150 N. Central Expy, Suite 725
 Dallas, TX 75206

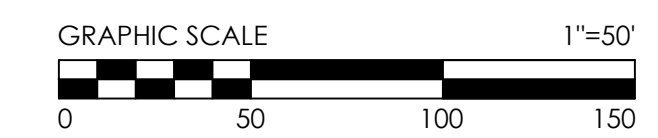
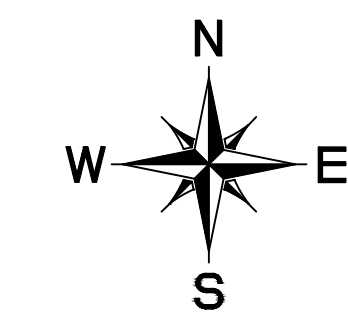
DEVELOPER:
Hines
 2200 ROSS AVENUE, SUITE 4200 W
 DALLAS, TX 75201
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"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



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 2405 Mustang Drive, Grapevine, Texas 76051
 (817) 329 - 4373
 T&E Firm # F-2844 - T&S Firm # 10021700

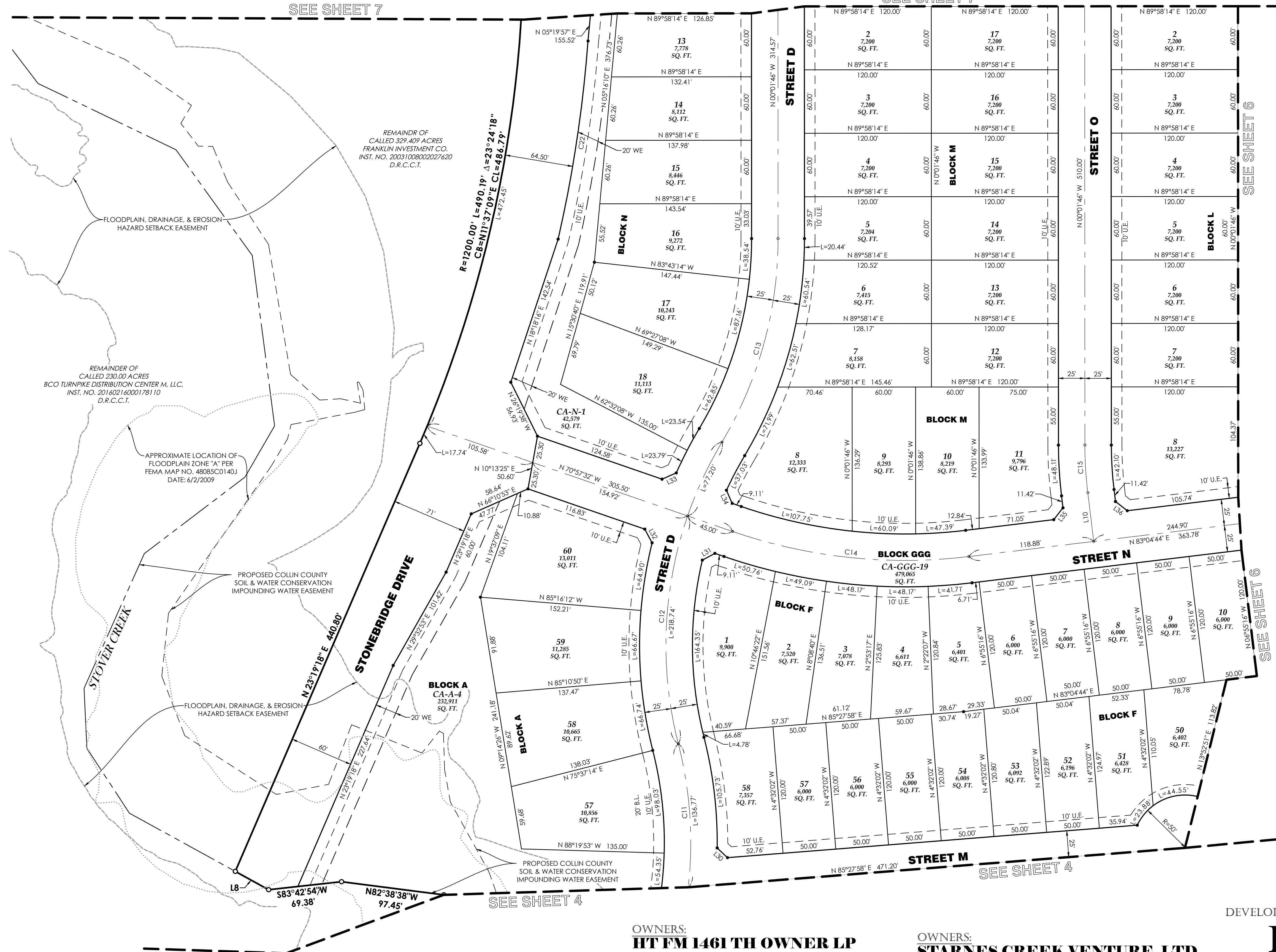


SEE SHEET 7

SEE SHEET 7

SEE SHEET 6

SEE SHEET 4



REMAINDER OF CALLED 329.409 ACRES FRANKLIN INVESTMENT CO. INST. NO. 20031008002027620 D.R.C.C.T.

REMAINDER OF CALLED 230.00 ACRES BCO TURNPIKE DISTRIBUTION CENTER M, LLC. INST. NO. 20160216000178110 D.R.C.C.T.

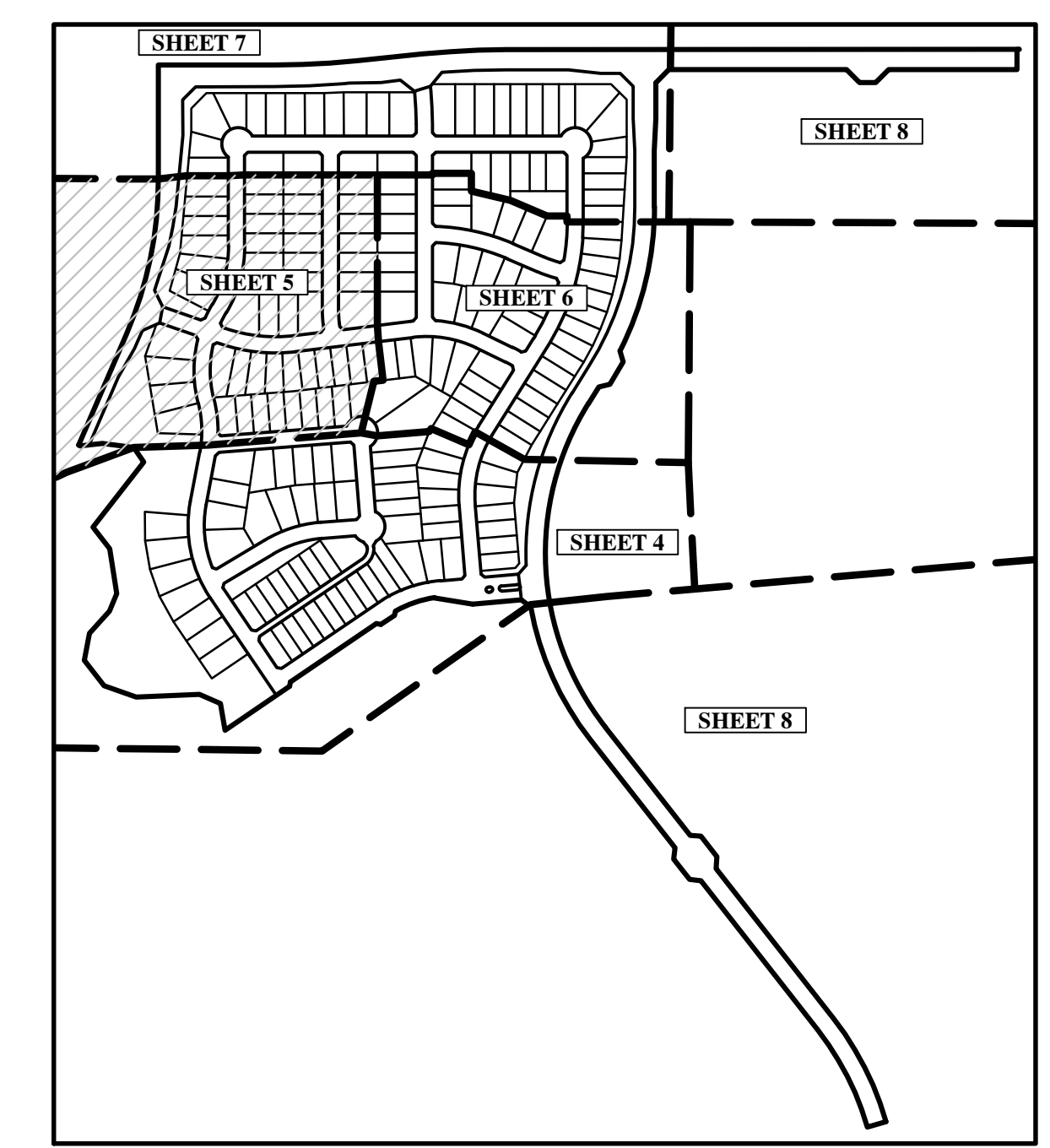
APPROXIMATE LOCATION OF FLOODPLAIN ZONE "A" PER FEMA MAP NO. 48085C0140J DATE: 6/2/2009

PROPOSED COLLIN COUNTY SOIL & WATER CONSERVATION IMPOUNDING WATER EASEMENT

FLOODPLAIN, DRAINAGE, & EROSION HAZARD SETBACK EASEMENT

PROPOSED COLLIN COUNTY SOIL & WATER CONSERVATION IMPOUNDING WATER EASEMENT

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 the requirements of the subdivision ordinance.



PHASE 1B KEY MAP N.T.S.

SEE SHEET 7 FOR PHASE 1B LINE & CURVE TABLE

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

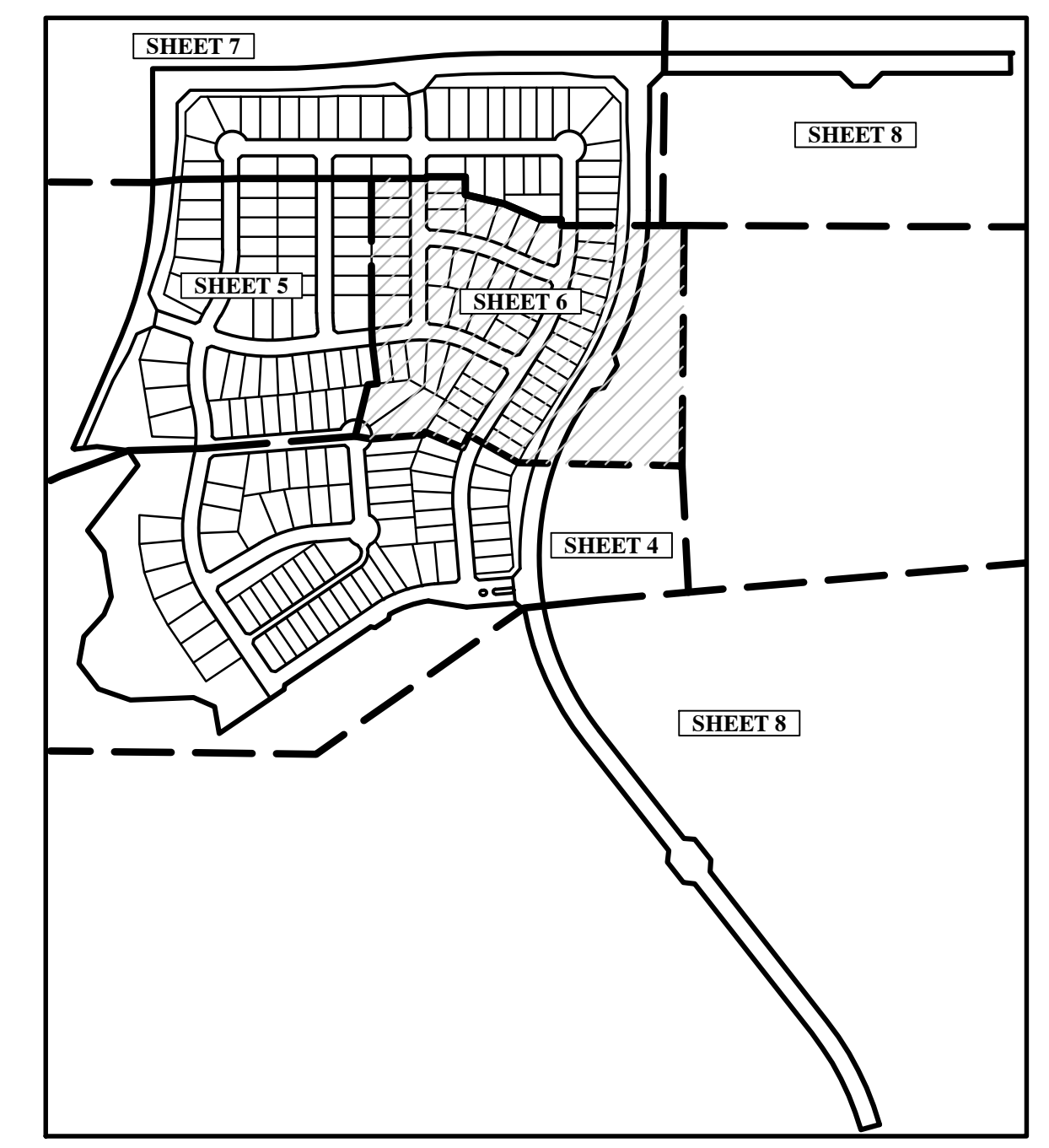
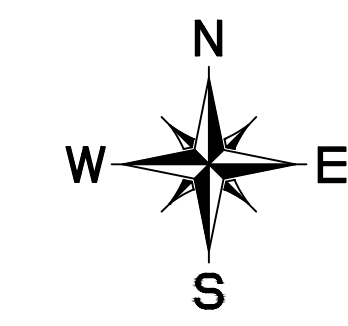
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HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



PHASE 1B KEY MAP
N.T.S.

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HT FM 1461 OWNER LP
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Houston, TX 77056

OWNERS:
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8150 N. Central Expy, Suite 725
Dallas, TX 75206

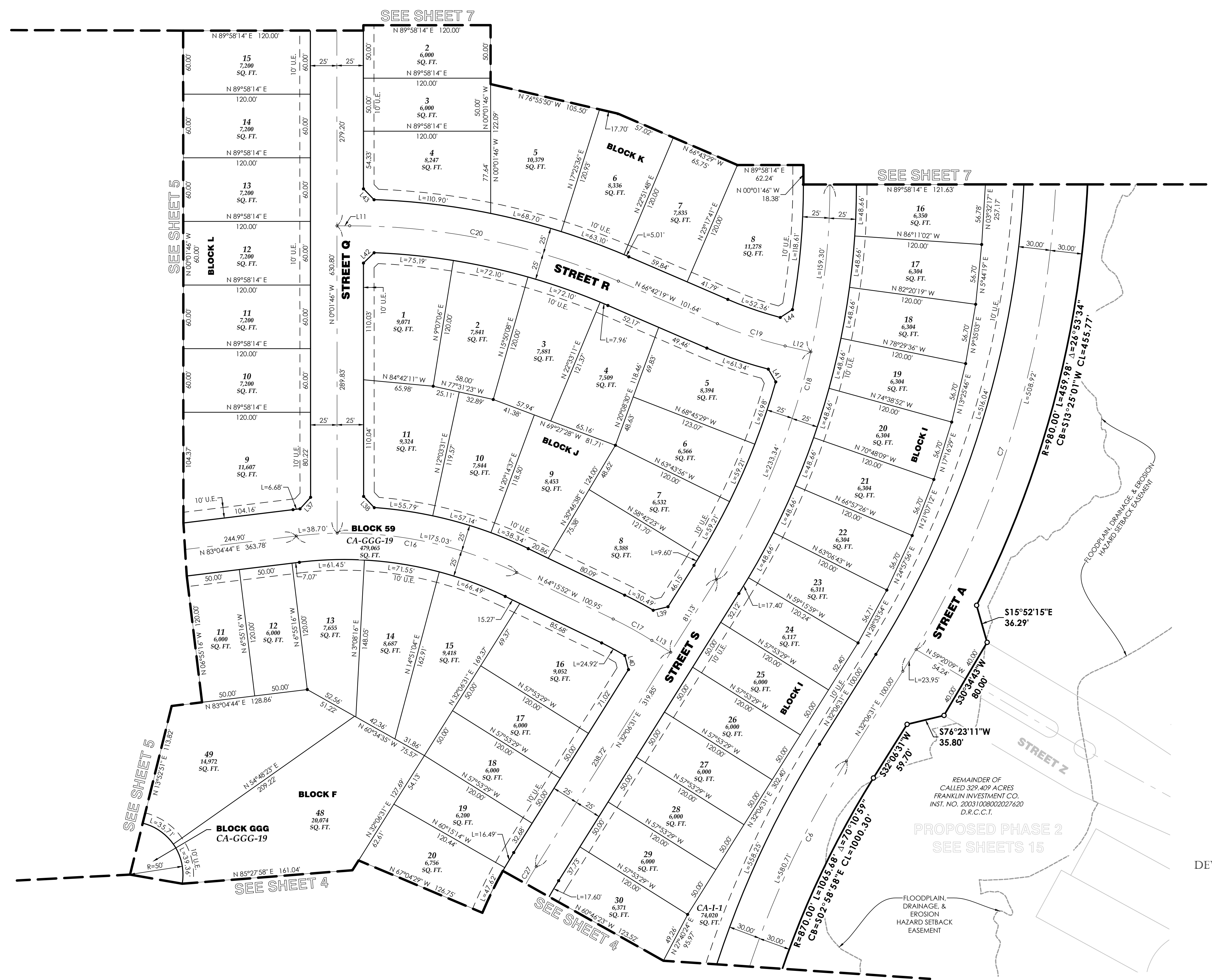
SEE SHEET 7 FOR PHASE 1B
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
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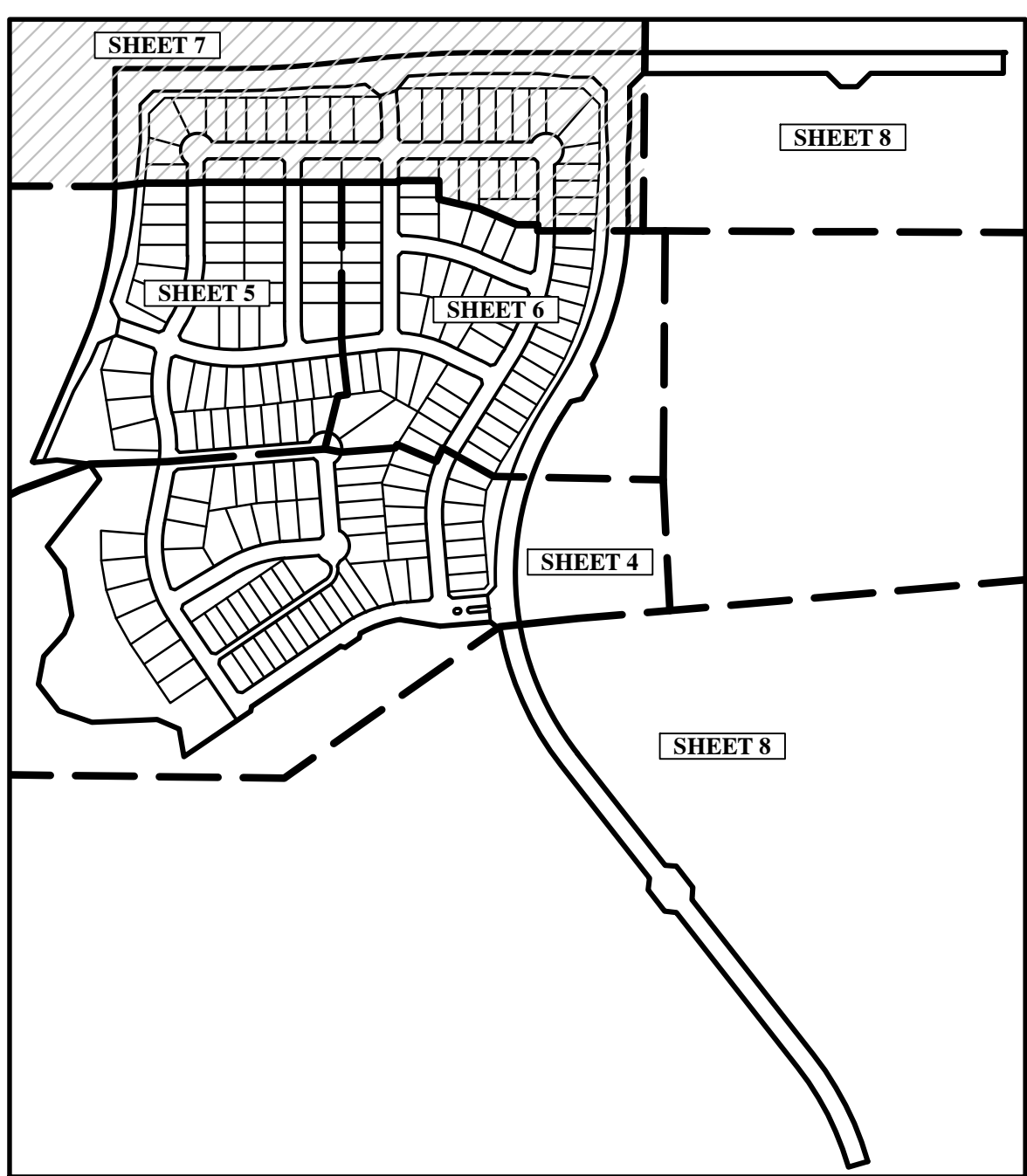
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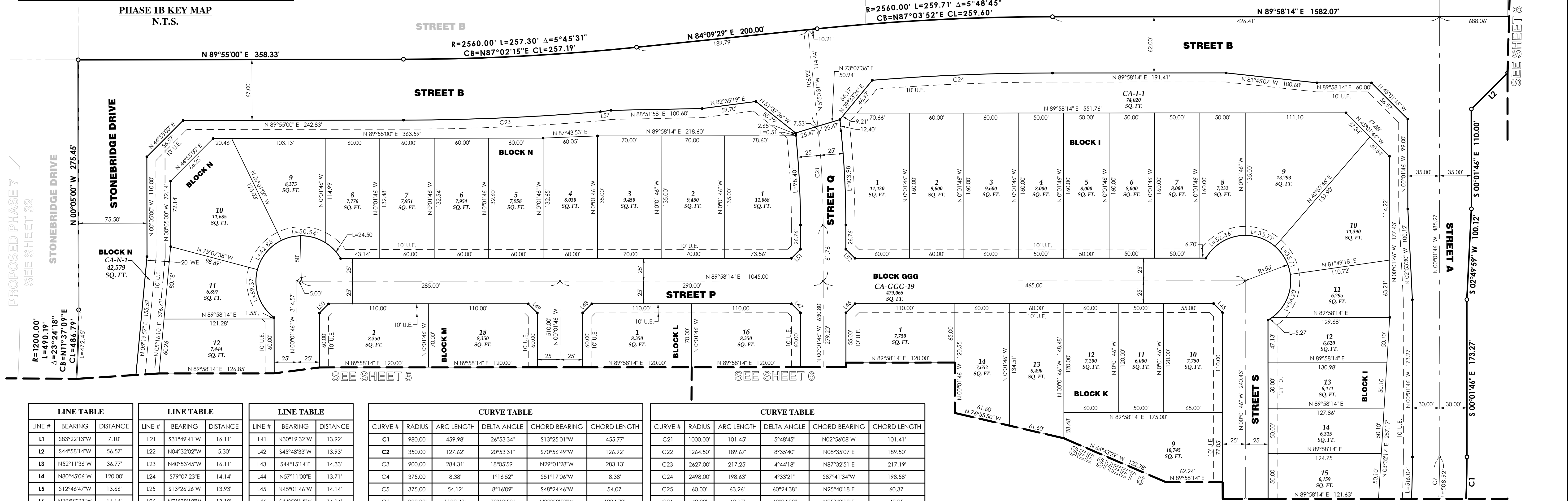
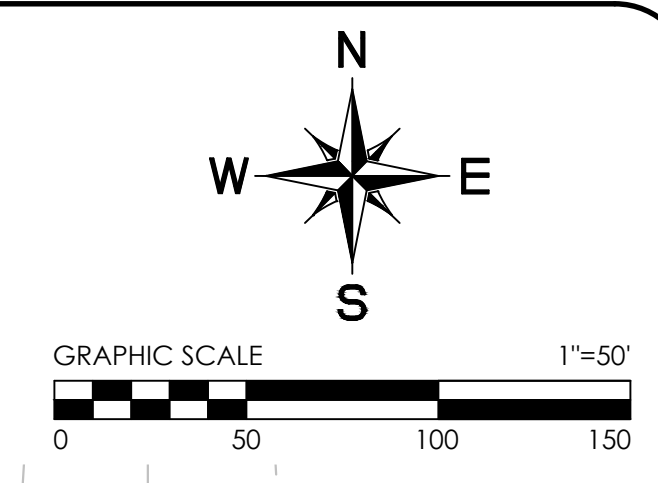
ET:\0958 - Rock Creek Ranch\COGO\PLAT\10238\PP1A1\10238.PPLAT.SHEETS.dwg



PHASE 1B KEY MAP
N.T.S.

OWNERS:
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HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206



LINE #	BEARING	DISTANCE
L1	S83°22'13"W	7.10'
L2	S44°58'14"W	56.57'
L3	N52°11'36"W	36.77'
L4	N80°45'06"W	120.00'
L5	S12°46'47"W	13.66'
L6	N79°07'23"W	14.14'
L7	S10°52'37"W	14.14'
L8	N61°01'01"W	35.91'
L9	S34°07'23"E	35.00'
L10	N06°55'16"W	46.42'
L11	N89°58'14"E	12.00'
L12	S76°59'25"E	25.00'
L13	S57°53'29"E	21.00'
L14	S51°56'15"W	47.51'
L15	N41°02'33"E	35.91'
L16	S49°51'38"E	14.14'
L17	N40°08'22"E	14.14'
L18	S79°07'23"E	14.14'
L19	S10°52'37"W	14.14'
L20	S04°32'02"E	5.30'

LINE #	BEARING	DISTANCE
L21	S31°49'41"W	16.11'
L22	N04°32'02"W	5.30'
L23	N40°53'45"W	16.11'
L24	S79°07'23"E	14.14'
L25	S13°26'47"W	13.93'
L26	N71°38'18"W	13.10'
L27	S40°27'58"W	14.14'
L28	S49°32'02"E	14.14'
L29	N48°00'58"E	15.88'
L30	S46°31'35"E	13.38'
L31	S61°35'02"W	13.52'
L32	N28°06'31"W	14.66'
L33	N66°11'28"E	14.66'
L34	S23°30'05"E	13.52'
L35	N38°04'44"E	14.14'
L36	S51°55'14"E	14.14'
L37	N42°21'40"E	14.77'
L38	S43°20'20"E	14.55'
L39	N76°27'50"E	14.30'
L40	N14°38'54"W	13.70'

LINE #	BEARING	DISTANCE
L41	N30°19'32"W	13.92'
L42	S45°48'33"W	13.93'
L43	S44°51'14"E	14.33'
L44	N57°11'00"E	13.71'
L45	N45°01'46"W	14.14'
L46	S44°58'14"W	14.14'
L47	N45°01'46"W	14.14'
L48	S44°58'14"W	14.14'
L49	N45°01'46"W	14.14'
L50	S44°58'14"W	14.14'
L51	N44°58'14"E	14.14'
L52	S45°01'46"E	14.14'
L53	N85°08'22"E	5.00'
L54	S85°08'22"W	5.00'
L55	N85°08'22"E	48.51'
L56	S85°08'22"W	48.51'
L57	S82°35'19"W	11.65'
L58	N41°02'33"E	18.69'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	980.00'	459.98'	26°53'34"	S13°25'01"W	455.77'
C2	350.00'	127.62'	20°53'31"	S70°56'49"W	126.92'
C3	900.00'	284.31'	18°05'59"	N29°01'28"W	283.13'
C4	375.00'	8.38'	1°16'52"	S51°17'06"W	8.38'
C5	375.00'	54.12'	8°16'09"	S48°24'46"W	54.07'
C6	900.00'	1102.43'	70°10'59"	N02°58'58"W	1034.79'
C7	950.00'	532.87'	32°08'16"	N16°02'23"E	525.91'
C8	382.10'	174.83'	26°12'55"	N71°54'22"E	173.30'
C9	375.00'	292.49'	44°41'20"	N11°46'43"W	285.13'
C10	375.00'	171.42'	26°11'30"	S72°22'13"W	169.94'
C11	375.00'	163.27'	24°56'43"	N01°54'24"W	161.98'
C12	375.00'	295.93'	45°12'55"	N08°13'42"E	288.31'
C13	375.00'	202.01'	30°51'55"	N15°24'12"E	199.58'
C14	500.00'	226.56'	25°57'44"	S83°56'24"E	224.63'
C15	375.00'	45.11'	6°53'30"	N03°28'31"E	45.08'
C16	375.00'	213.74'	32°39'23"	S80°35'34"E	210.85'
C17	375.00'	41.71'	6°22'23"	S61°04'41"E	41.69'
C18	700.00'	392.64'	32°08'16"	N16°02'23"E	387.51'
C19	375.00'	67.32'	10°17'06"	S71°50'52"E	67.22'
C20	640.00'	260.53'	23°19'27"	S78°22'02"E	258.74'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	1000.00'	101.45'	5°48'45"	N02°56'08"W	101.41'
C22	1264.50'	189.67'	8°35'40"	N08°35'07"E	189.50'
C23	2627.00'	217.25'	4°44'18"	N87°32'51"E	217.19'
C24	2498.00'	198.63'	4°33'21"	S87°41'34"W	198.58'
C25	60.00'	63.26'	60°24'38"	N25°40'18"E	60.37'
C26	40.00'	42.17'	60°24'38"	N25°40'18"E	40.25'
C27	375.00'	241.96'	36°58'09"	N13°37'26"E	237.79'
C28	8.00'	25.13'	180°00'00"	N04°51'38"W	16.00'
C29	8.00'	25.13'	180°00'00"	S04°51'38"E	16.00'
C30	8.00'	25.13'	180°00'00"	N04°51'38"W	16.00'
C31	8.00'	25.13'	180°00'00"	S04°51'38"E	16.00'

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 829-4373
T:Eng Firm # F-2944 - T:Surv Firm # 10021700

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

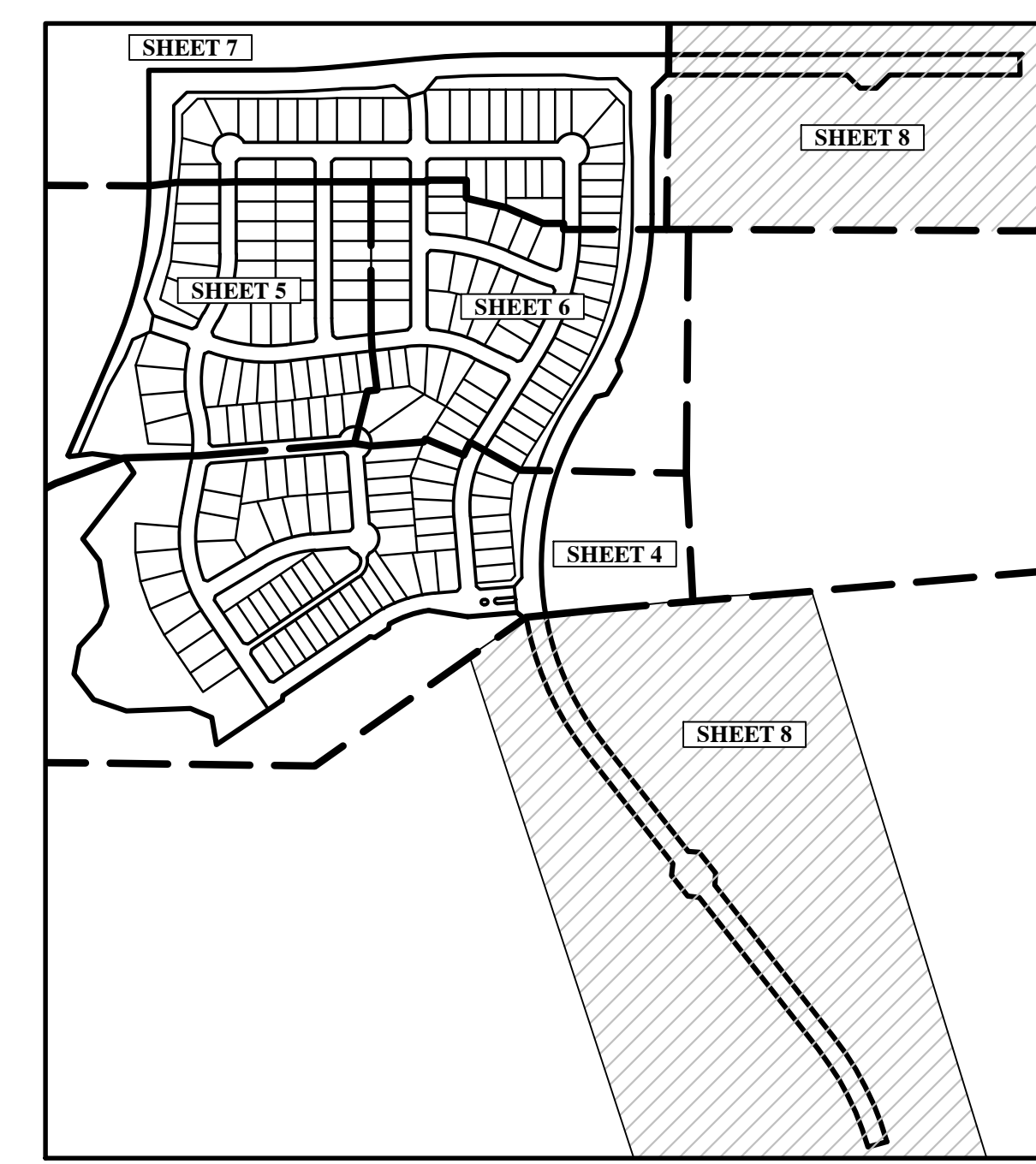
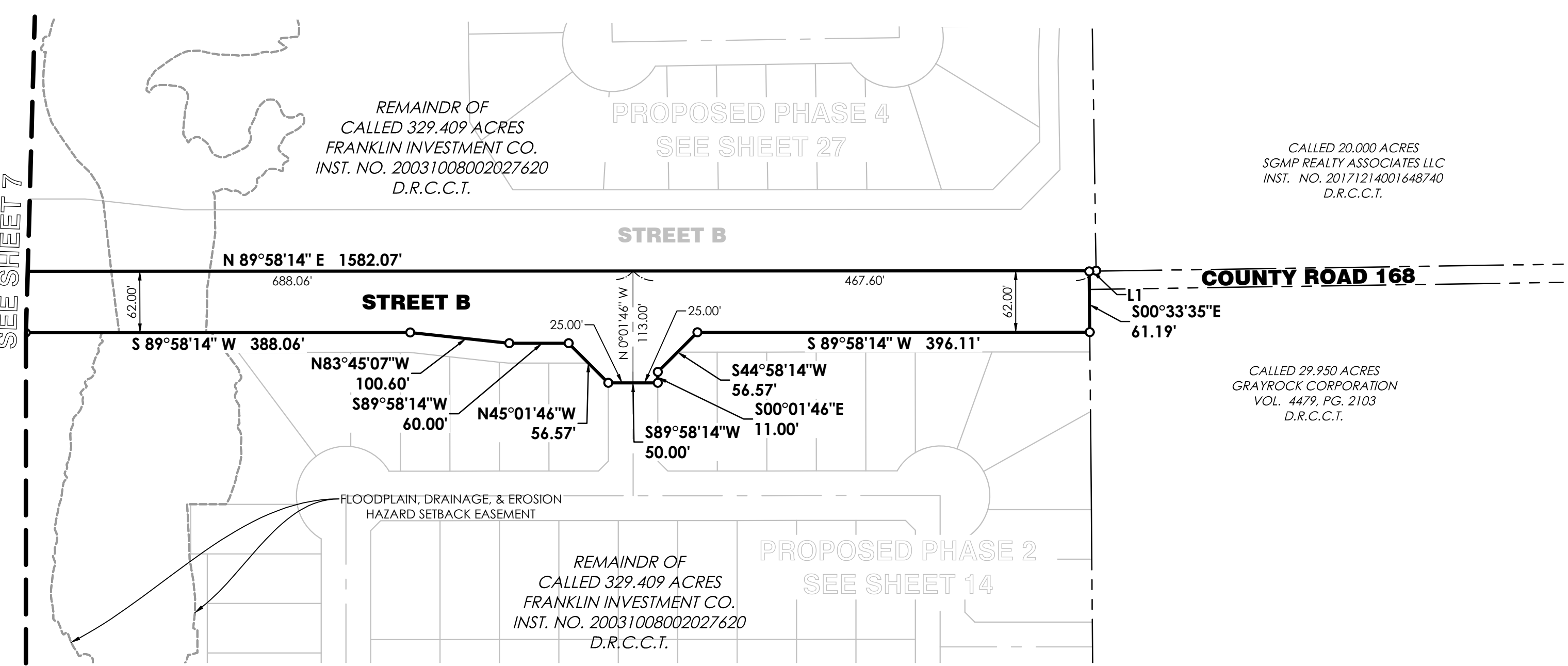
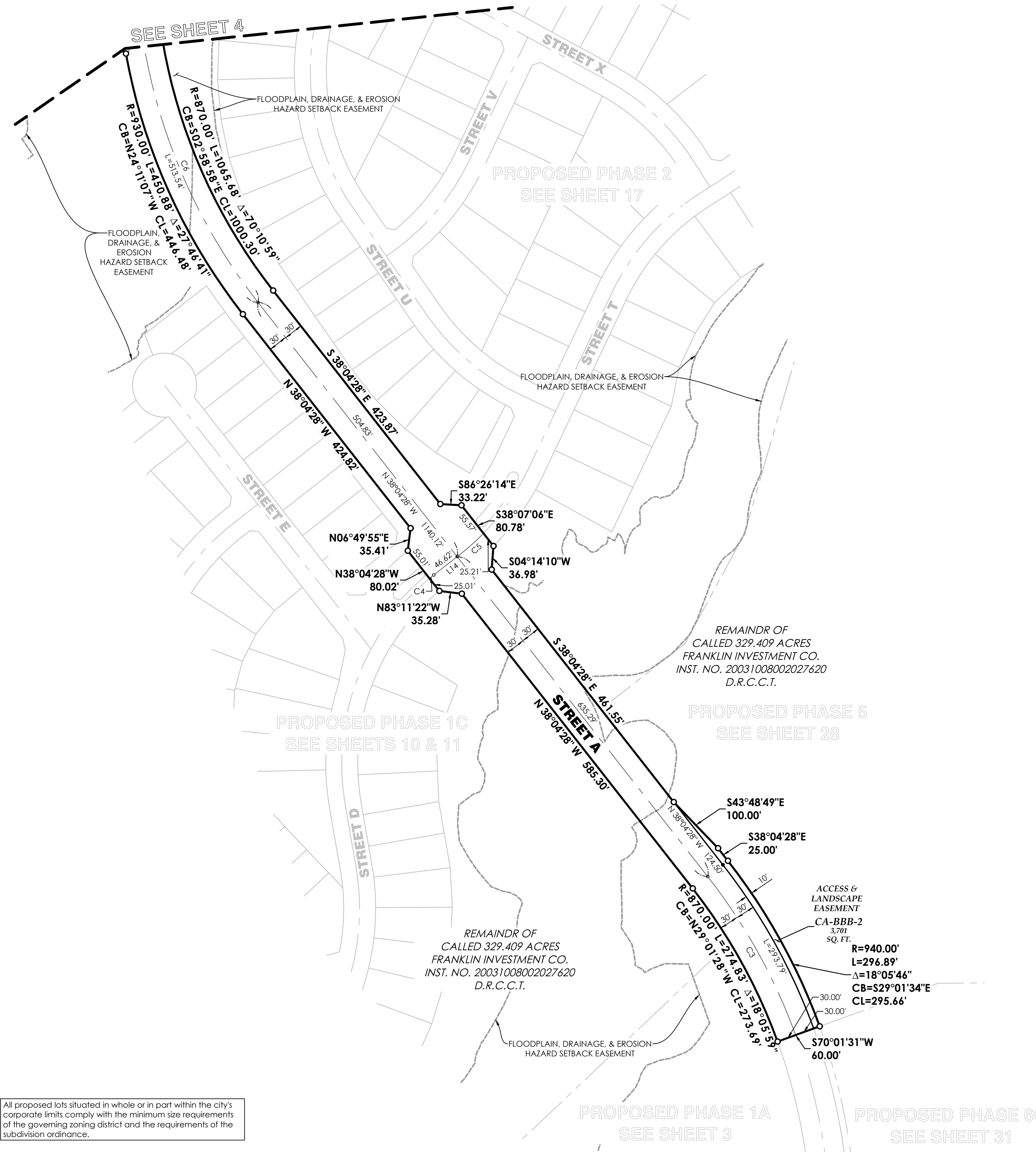
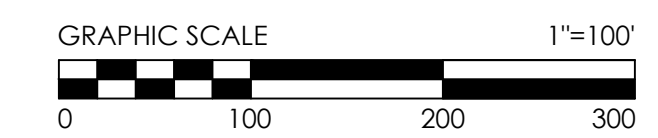
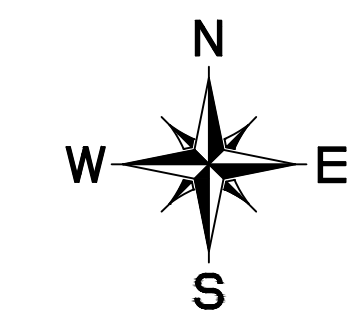
PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE

CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

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 the requirements of the subdivision ordinance.



PHASE 1B KEY MAP
N.T.S.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

SEE SHEET 7 FOR PHASE 1B
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
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Date: April 2022

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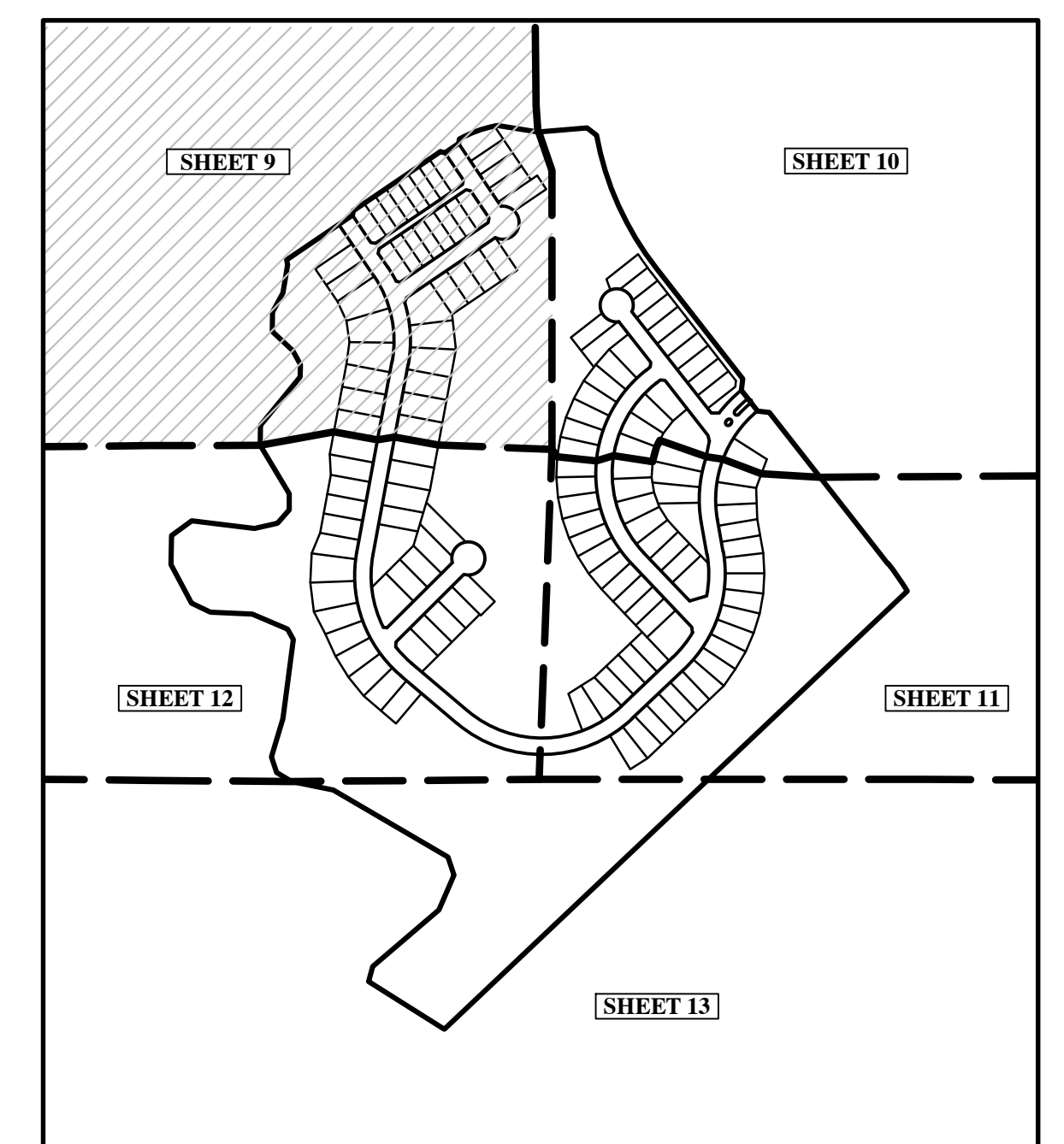
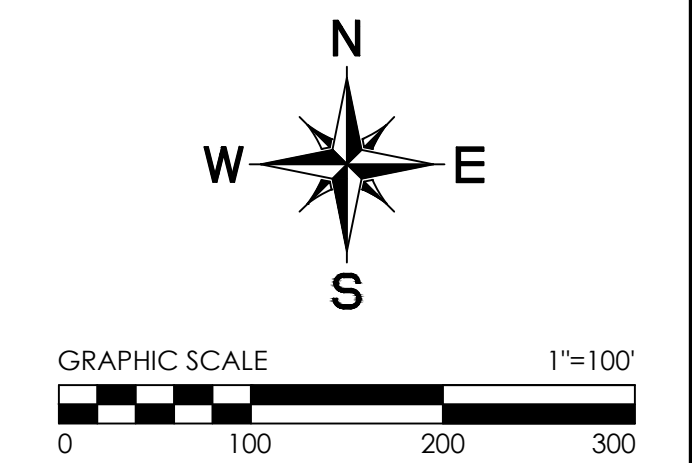
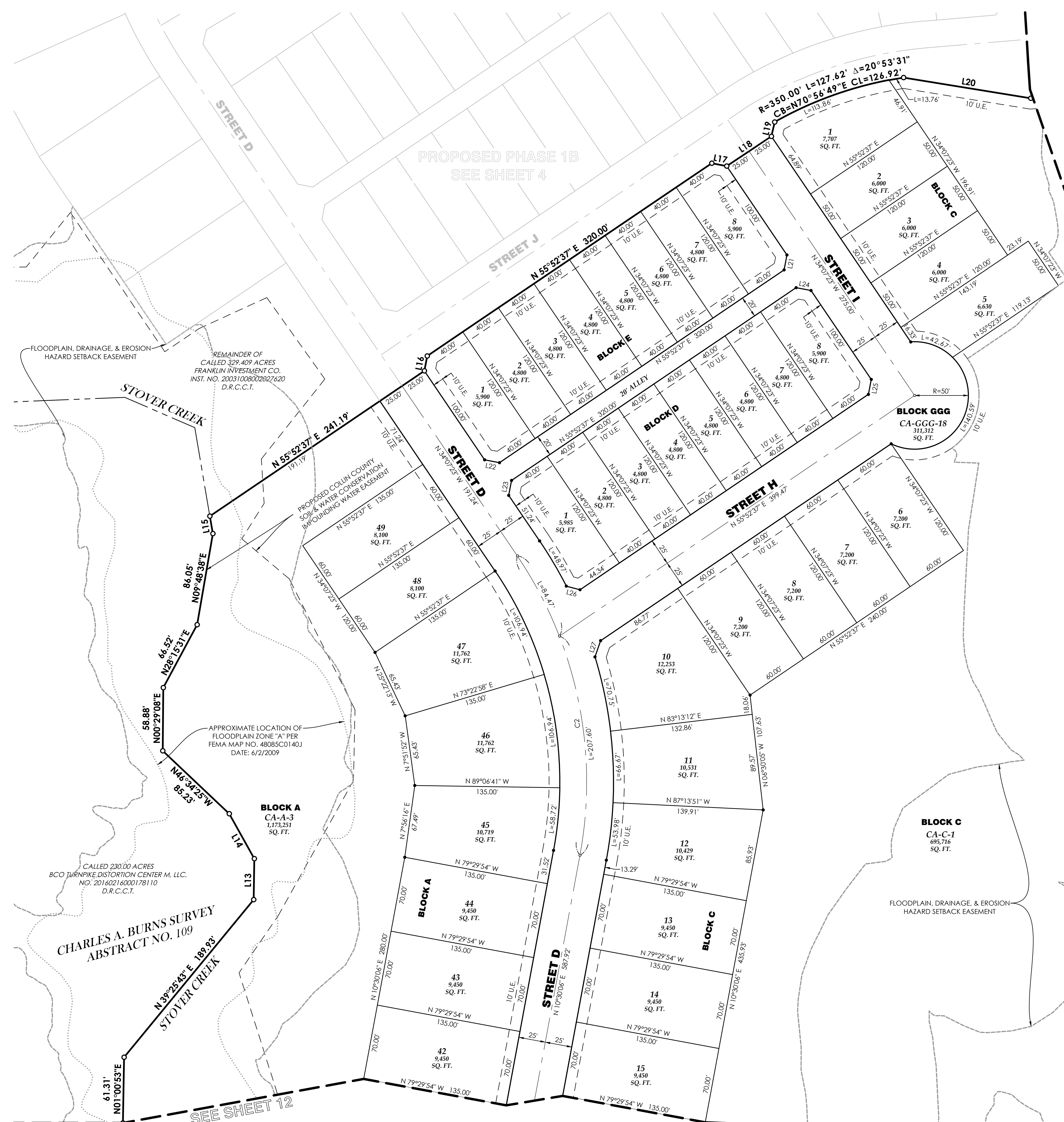
"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(617) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

10/19/2022 - Rock Creek Ranch COGO P-PLAT 10/19/2022 PPLAT SHEETS.dwg



PHASE 1C KEY MAP
N.T.S.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy. Suite 725
Dallas, TX 75206

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
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TxEng Firm # F-2944 - TxSurv Firm # 10021700

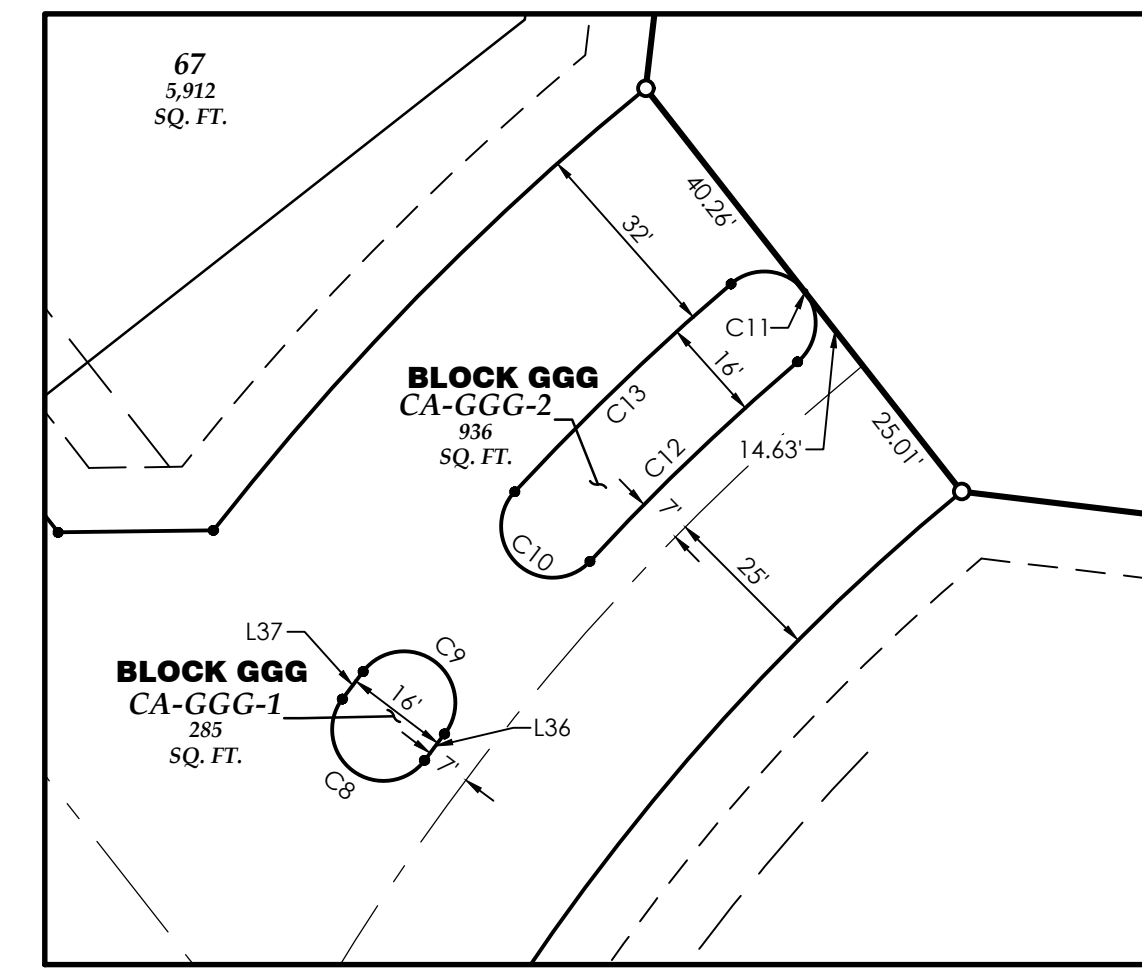
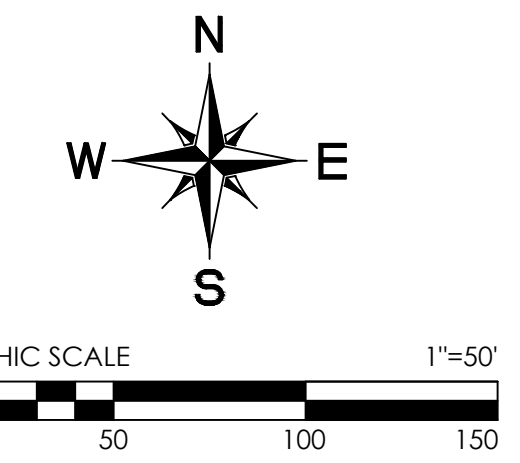
SEE SHEET 13 FOR PHASE 1C
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
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COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

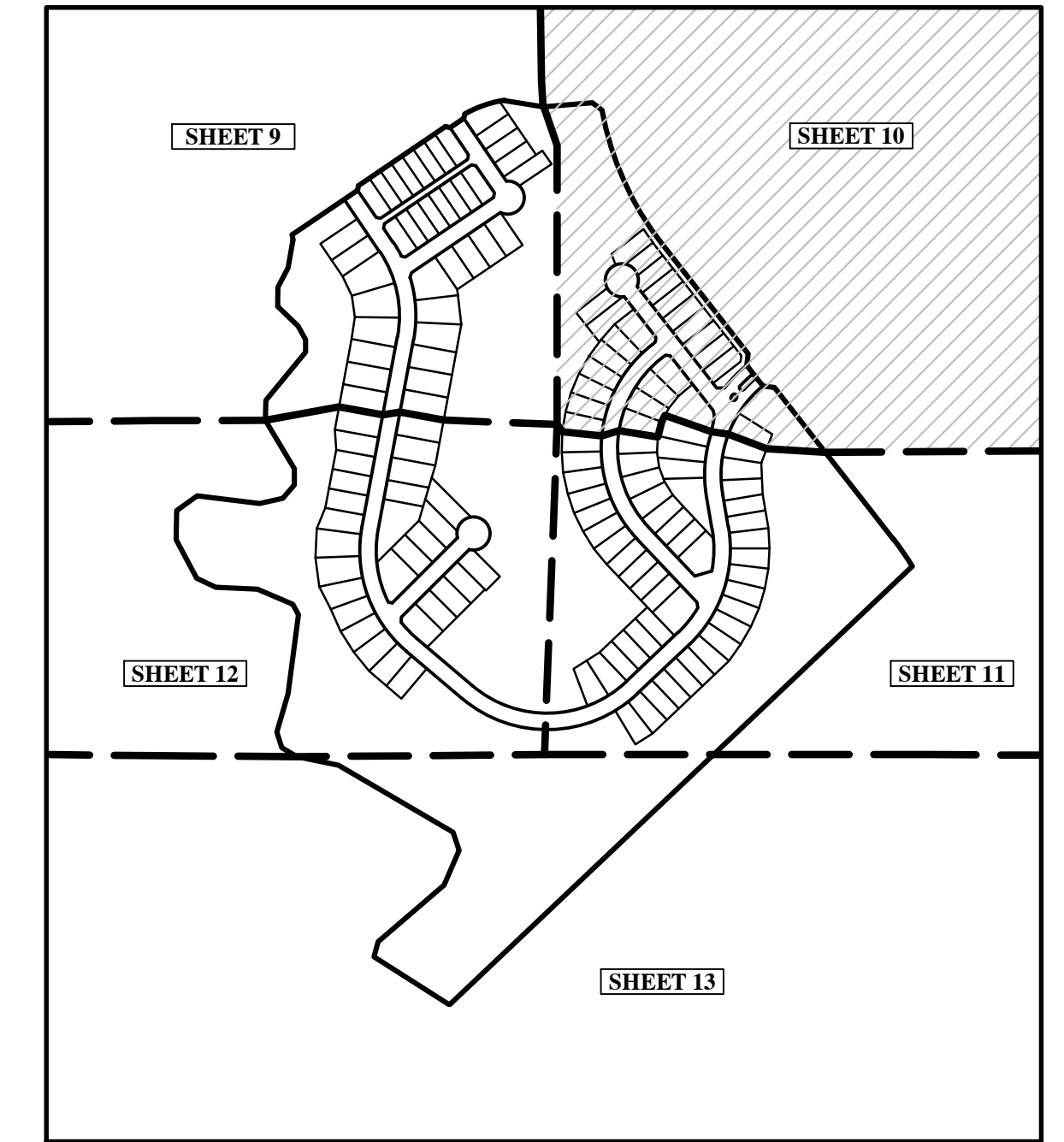
DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

Date: April 2022 SHEET 9 of 33

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 the requirements of the subdivision ordinance.



DETAIL "A"
N.T.S.



PHASE 1C KEY MAP
N.T.S.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

**SEE SHEET 13 FOR PHASE 1C
LINE & CURVE TABLE**

DEVELOPER:

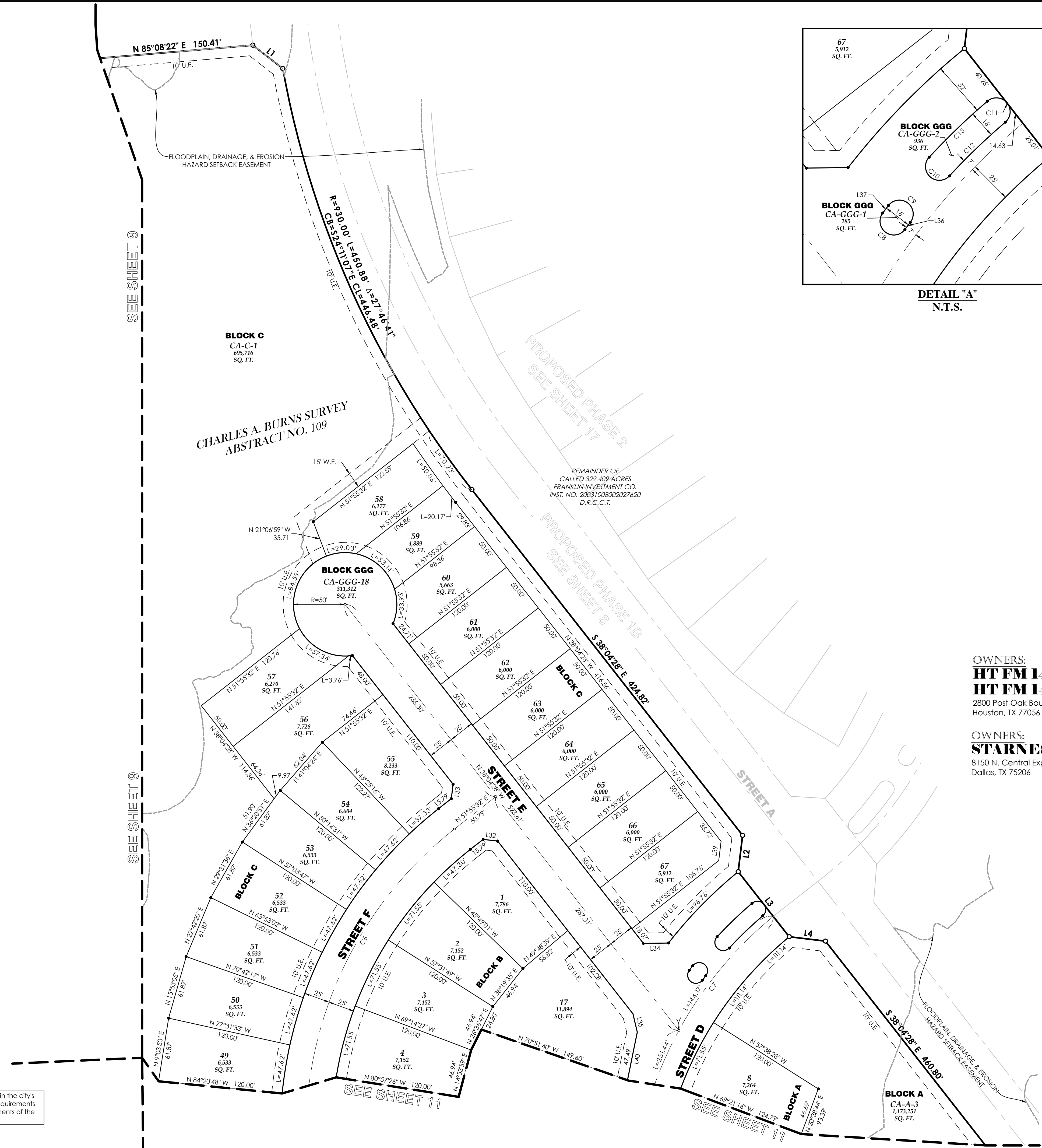
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

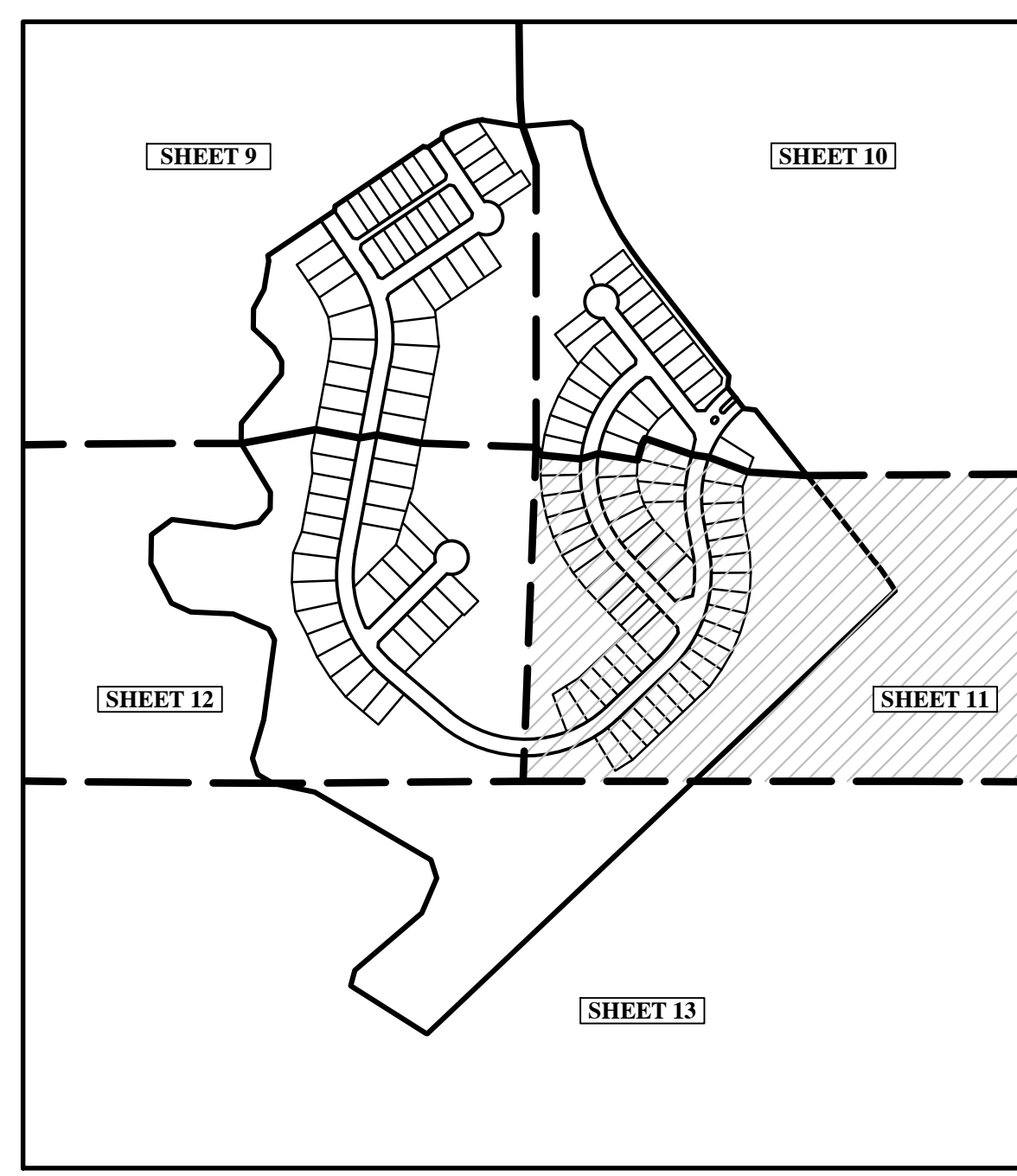
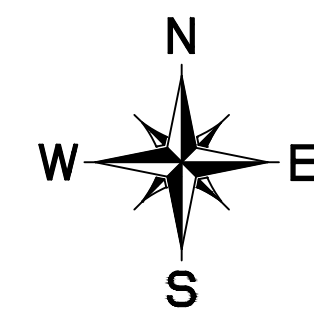
PRELIMINARY - FINAL PLAT
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"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

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E:\19298 - Rock Creek Ranch\COGOV\FPLAT\19298\FPLAT10.DWG



PHASE 1C KEY MAP
N.T.S.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

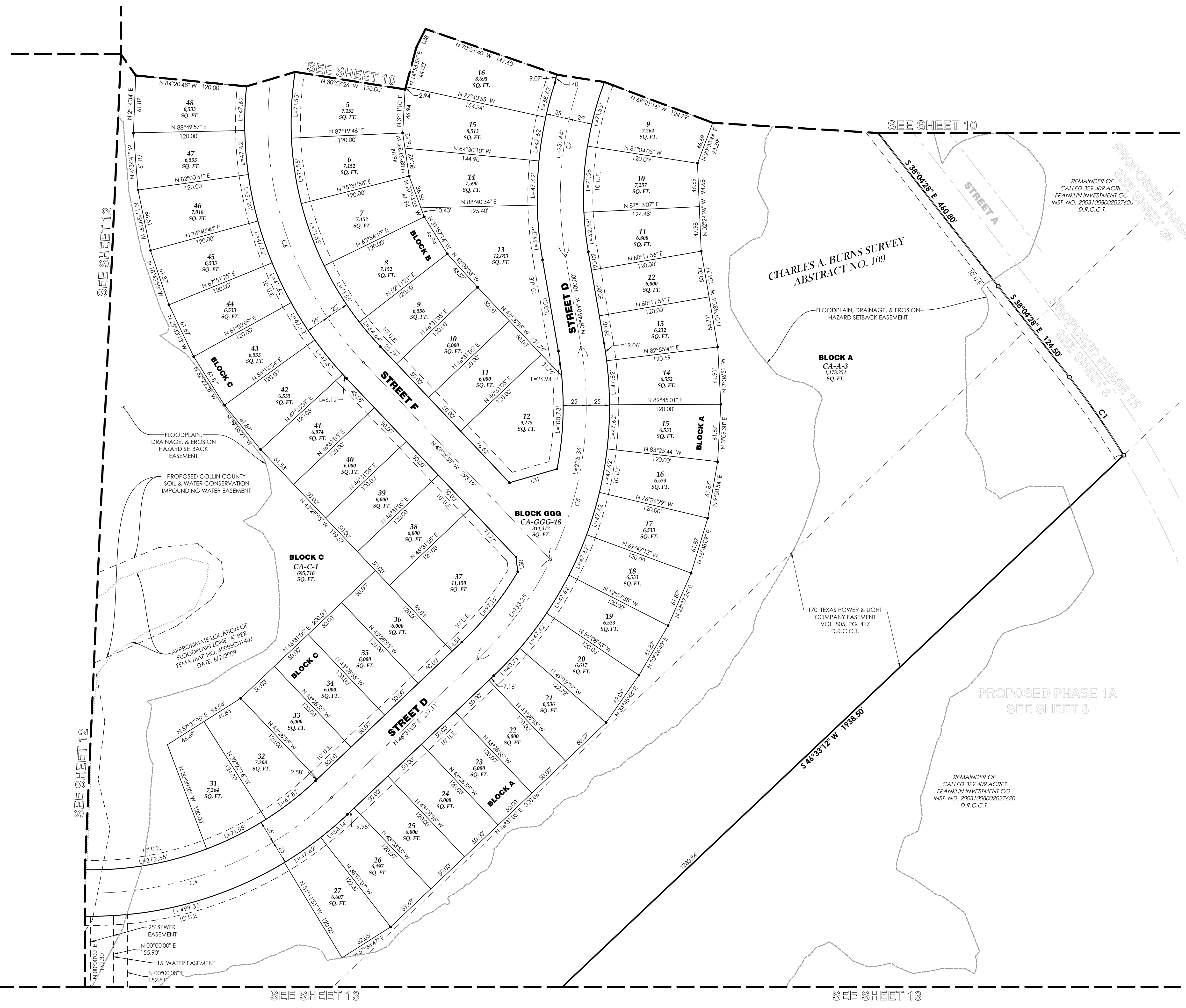
DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

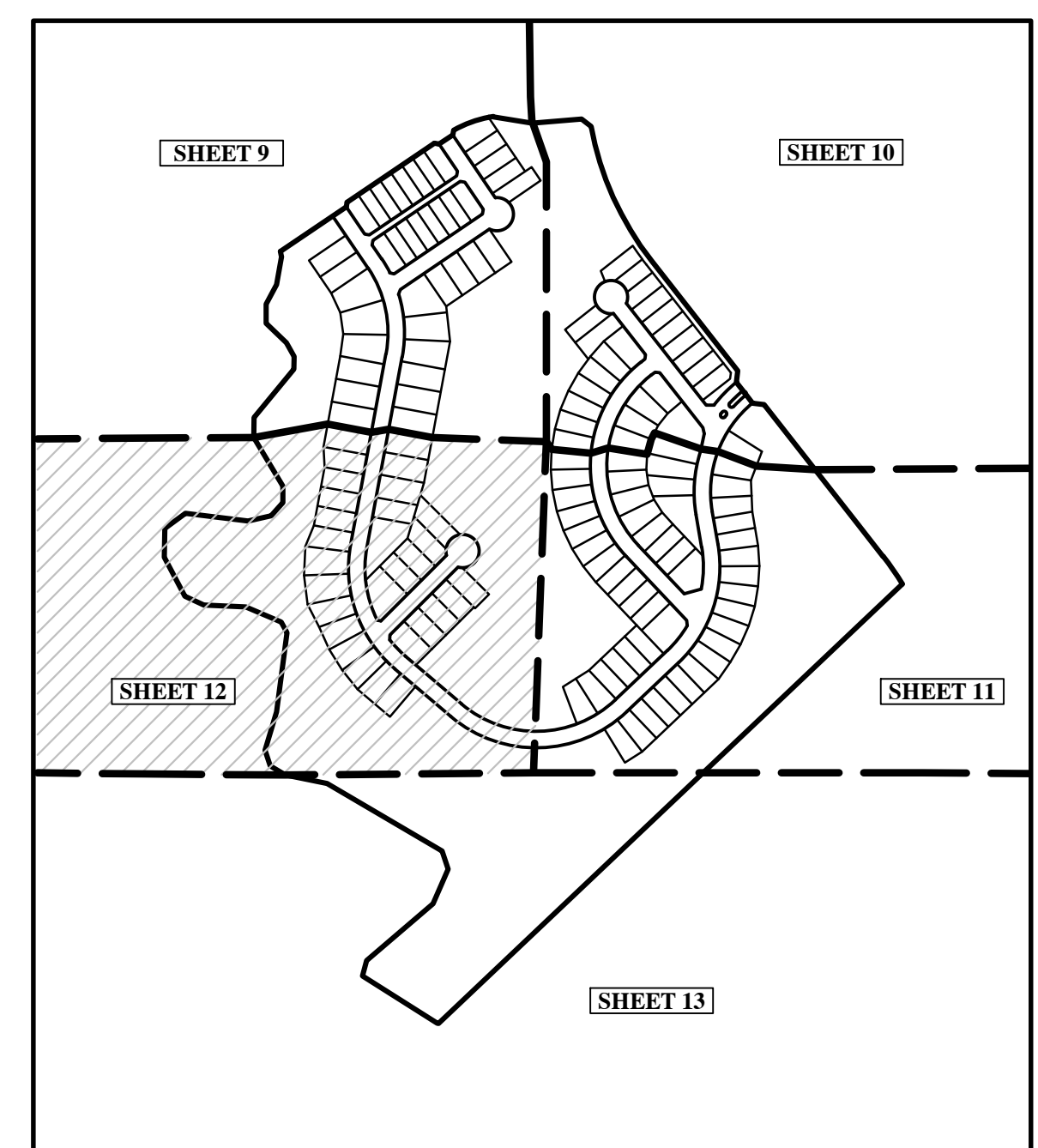
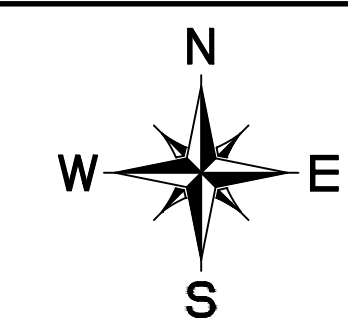
PREPARED BY:
GOODWIN AND MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

SEE SHEET 13 FOR PHASE 1C
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
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N.T.S.

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HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

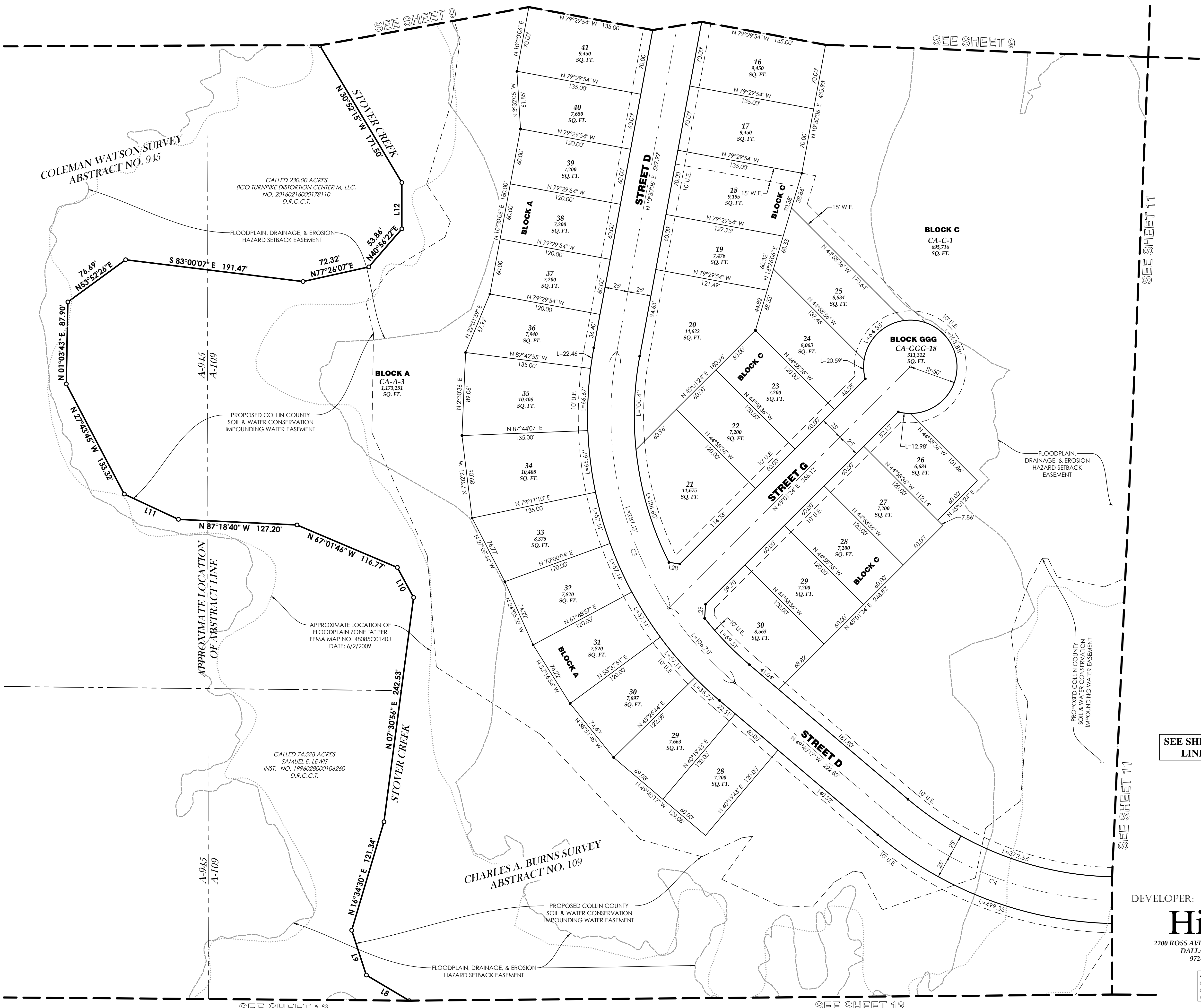
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CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSuv Firm # 10021700

SEE SHEET 13 FOR PHASE 1C
LINE & CURVE TABLE

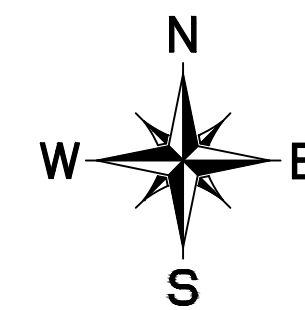
PRELIMINARY - FINAL PLAT
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DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

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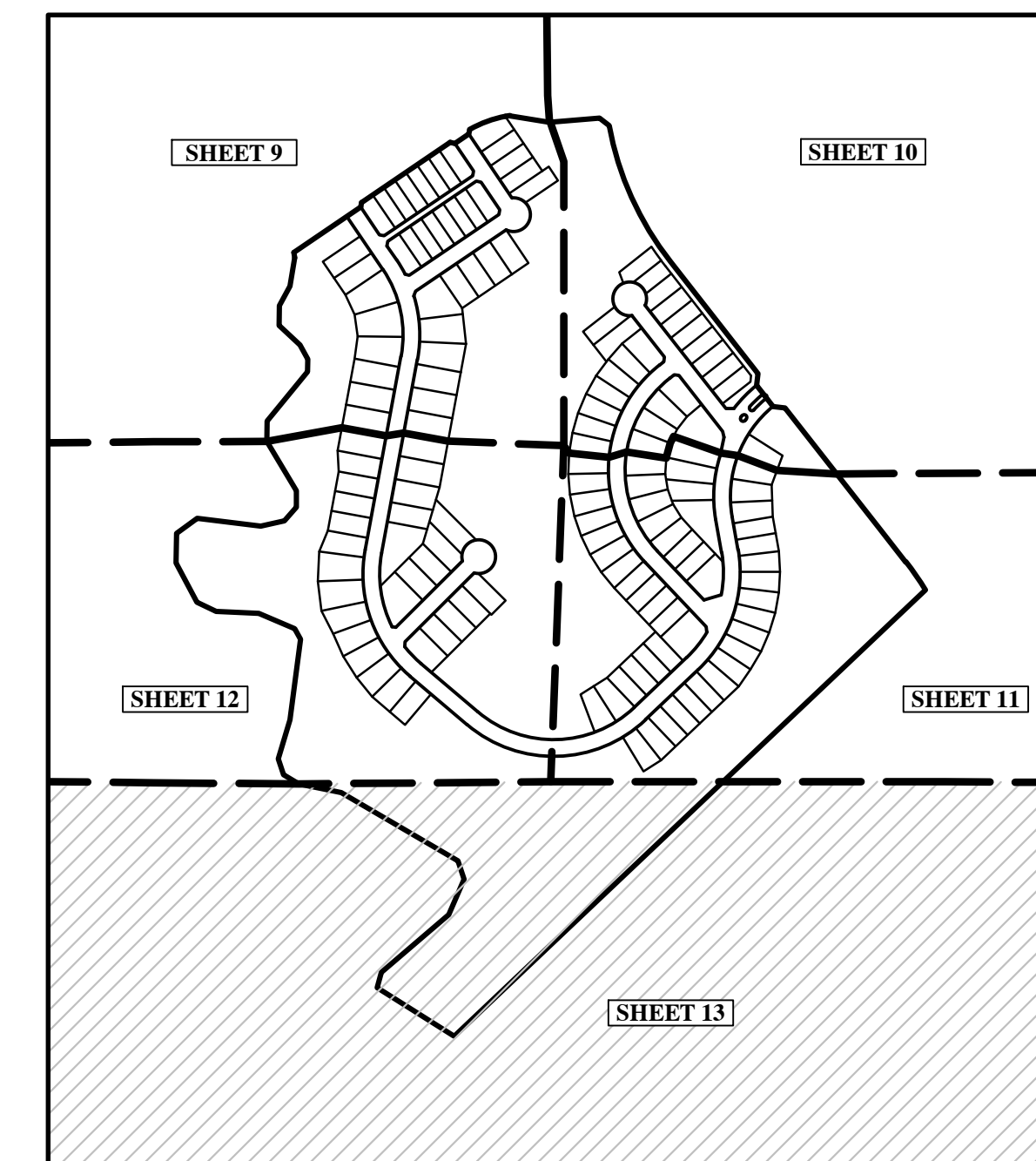
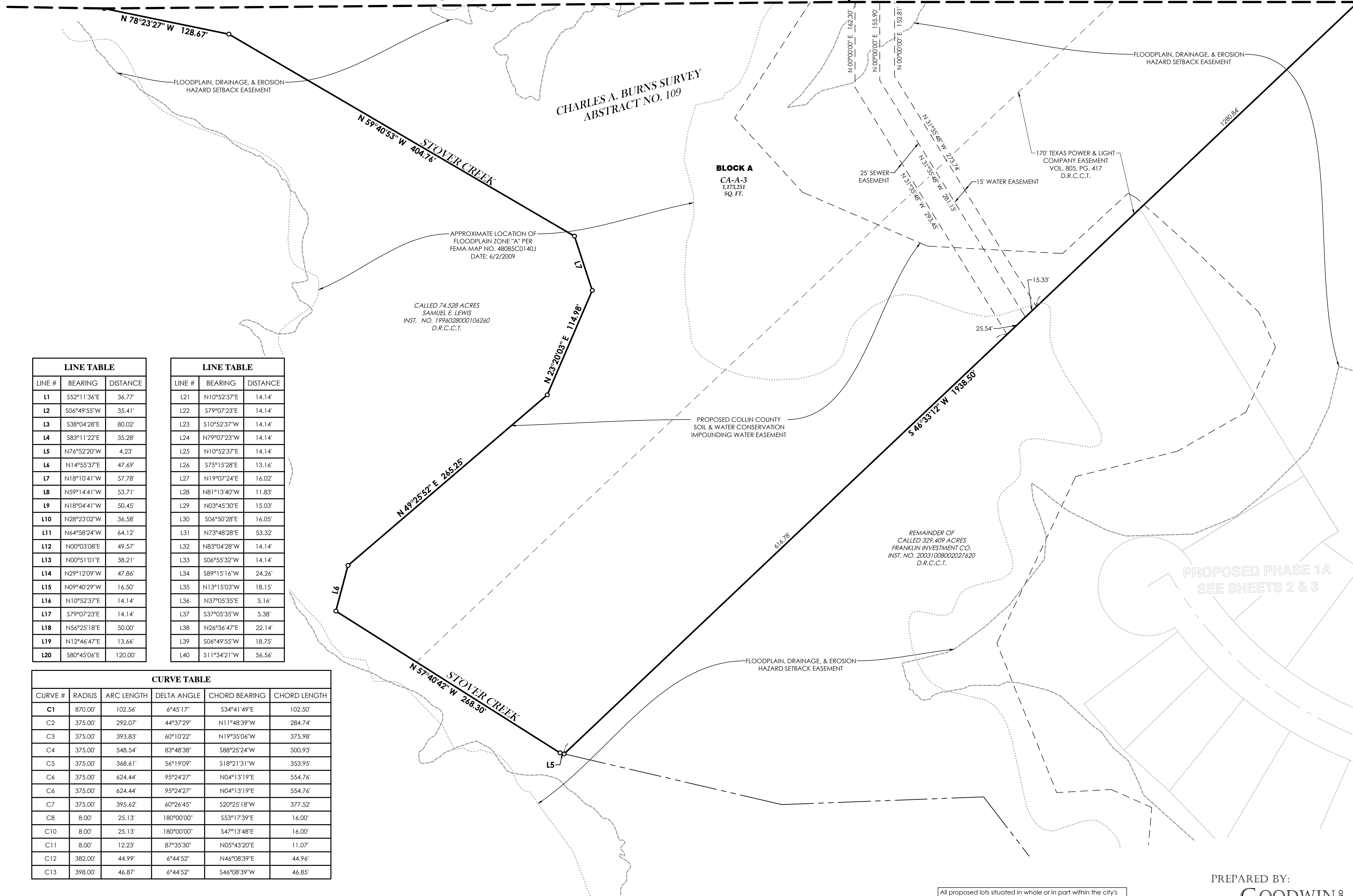


ET:\0788 - Rock Creek Ranch\COGO\PLAT\0958\FINAL\0958.FPLAT.SHEETS.dwg



SEE SHEET 12

SEE SHEET 11



PHASE 1C KEY MAP
N.T.S.

LINE #	BEARING	DISTANCE
L1	S52°11'36"E	36.77'
L2	S06°49'55"W	35.41'
L3	S38°04'28"E	80.02'
L4	S83°11'22"E	35.28'
L5	N76°52'20"W	4.23'
L6	N14°55'37"E	47.69'
L7	N18°10'41"W	57.78'
L8	N59°14'41"W	53.71'
L9	N18°04'41"W	50.45'
L10	N28°23'02"W	36.58'
L11	N64°58'24"W	64.12'
L12	N00°03'08"E	49.57'
L13	N00°51'01"E	38.21'
L14	N29°12'09"W	47.86'
L15	N09°40'29"W	16.50'
L16	N10°52'37"E	14.14'
L17	S79°07'23"E	14.14'
L18	N56°25'18"E	50.00'
L19	N12°46'47"E	13.66'
L20	S80°45'06"E	120.00'

LINE #	BEARING	DISTANCE
L21	N10°52'37"E	14.14'
L22	S79°07'23"E	14.14'
L23	S10°52'37"W	14.14'
L24	N79°07'23"W	14.14'
L25	N10°52'37"E	14.14'
L26	S75°15'28"E	13.16'
L27	N19°07'24"E	16.02'
L28	N81°13'40"W	11.83'
L29	N03°45'30"E	15.03'
L30	S06°50'28"E	16.05'
L31	N73°48'28"E	53.32'
L32	N83°04'28"W	14.14'
L33	S06°55'32"W	14.14'
L34	S89°15'16"W	24.26'
L35	N13°15'03"W	18.15'
L36	N37°05'35"E	5.16'
L37	S37°05'35"W	5.38'
L38	N26°36'47"E	22.14'
L39	S06°49'55"W	18.75'
L40	S11°34'21"W	56.56'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	870.00'	102.56'	6°45'17"	S34°41'49"E	102.50'
C2	375.00'	292.07'	44°37'29"	N11°48'39"W	284.74'
C3	375.00'	393.83'	60°10'22"	N19°35'06"W	375.98'
C4	375.00'	548.54'	83°48'38"	S88°25'24"W	500.93'
C5	375.00'	368.61'	56°19'09"	S18°21'31"W	353.95'
C6	375.00'	624.44'	95°24'27"	N04°13'19"E	554.76'
C7	375.00'	395.62'	60°26'45"	S20°25'18"W	377.52'
C8	8.00'	25.13'	180°00'00"	S53°17'39"E	16.00'
C10	8.00'	25.13'	180°00'00"	S47°13'48"E	16.00'
C11	8.00'	12.23'	87°35'30"	N05°43'20"E	11.07'
C12	382.00'	44.99'	6°44'52"	N46°08'39"E	44.96'
C13	398.00'	46.87'	6°44'52"	S46°08'39"W	46.85'

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:

Hines

2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE

CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

Date: April 2022

SHEET 13 of 33

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 the requirements of the subdivision ordinance.

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

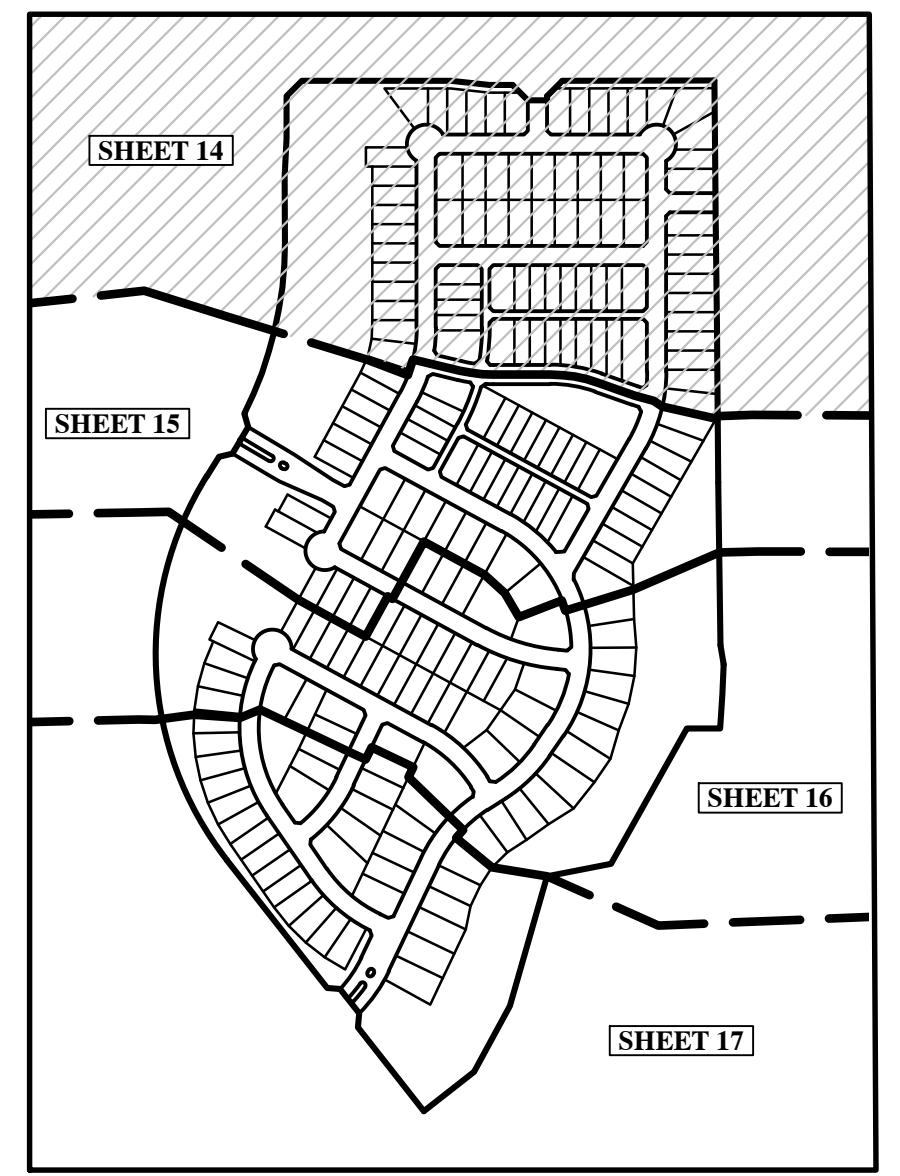
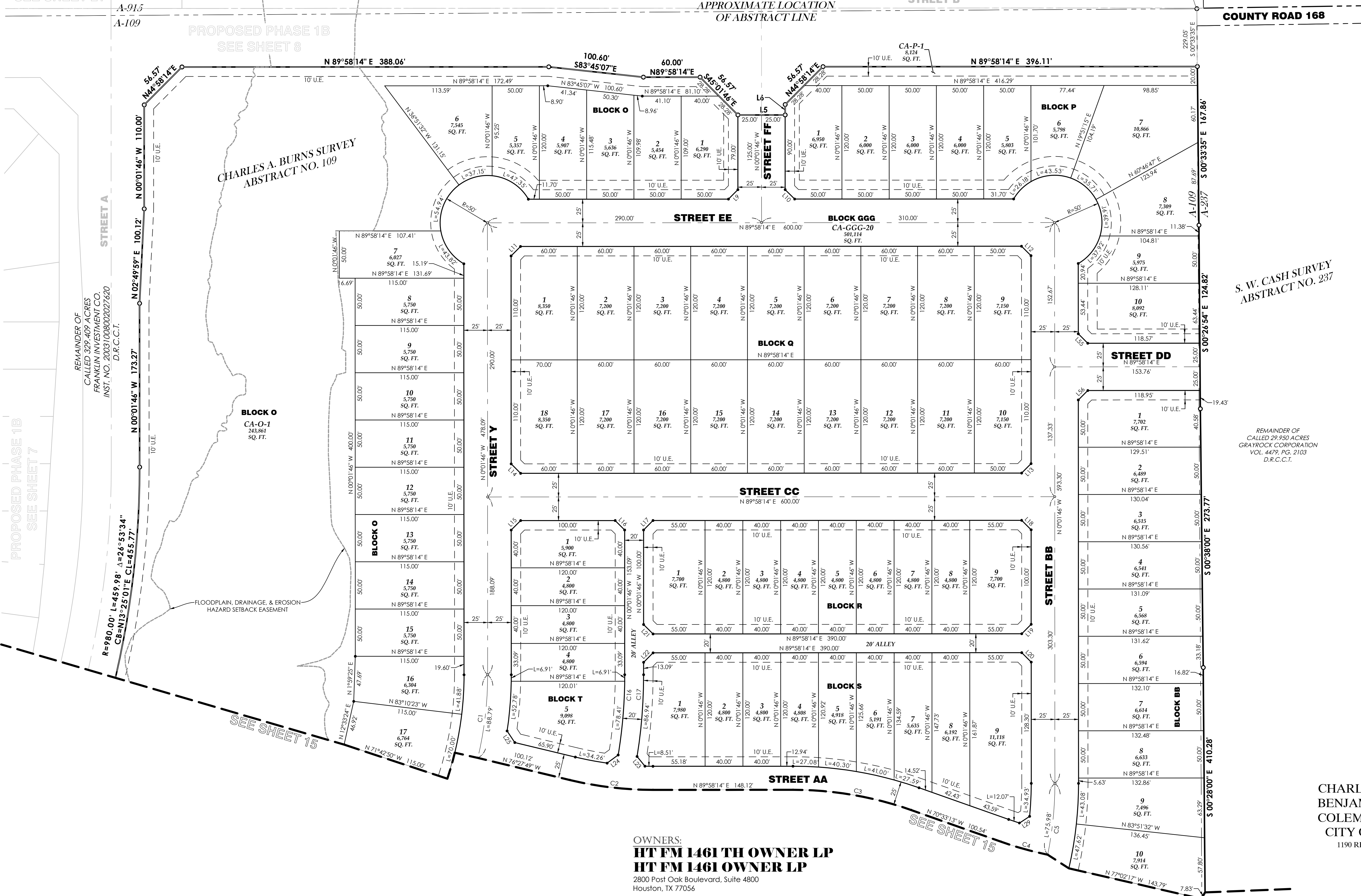
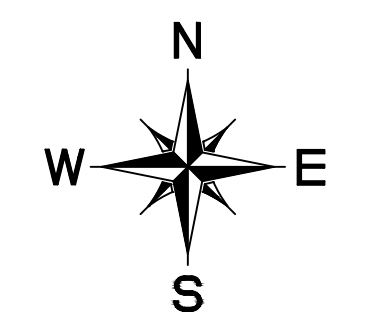
PROPOSED
PHASE 3A
SEE SHEET 21

PROPOSED PHASE 1B
SEE SHEET 7

PROPOSED PHASE 1B
SEE SHEET 8

PROPOSED PHASE 4
SEE SHEET 27

REMAINDER OF
CALLED 20.000 ACRES
SGMP REALTY ASSOCIATES LLC
INST. NO. 20171214001648740
D.R.C.C.T.



PHASE 2 KEY MAP
N.T.S.

S. W. CASH SURVEY
ABSTRACT NO. 237

REMAINDER OF
CALLED 29.950 ACRES
GRAYROCK CORPORATION
VOL. 4479, PG. 2103
D.R.C.C.T.

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

SEE SHEET 17 FOR PHASE 2
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE

CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

Date: April 2022

SHEET 14 of 33

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

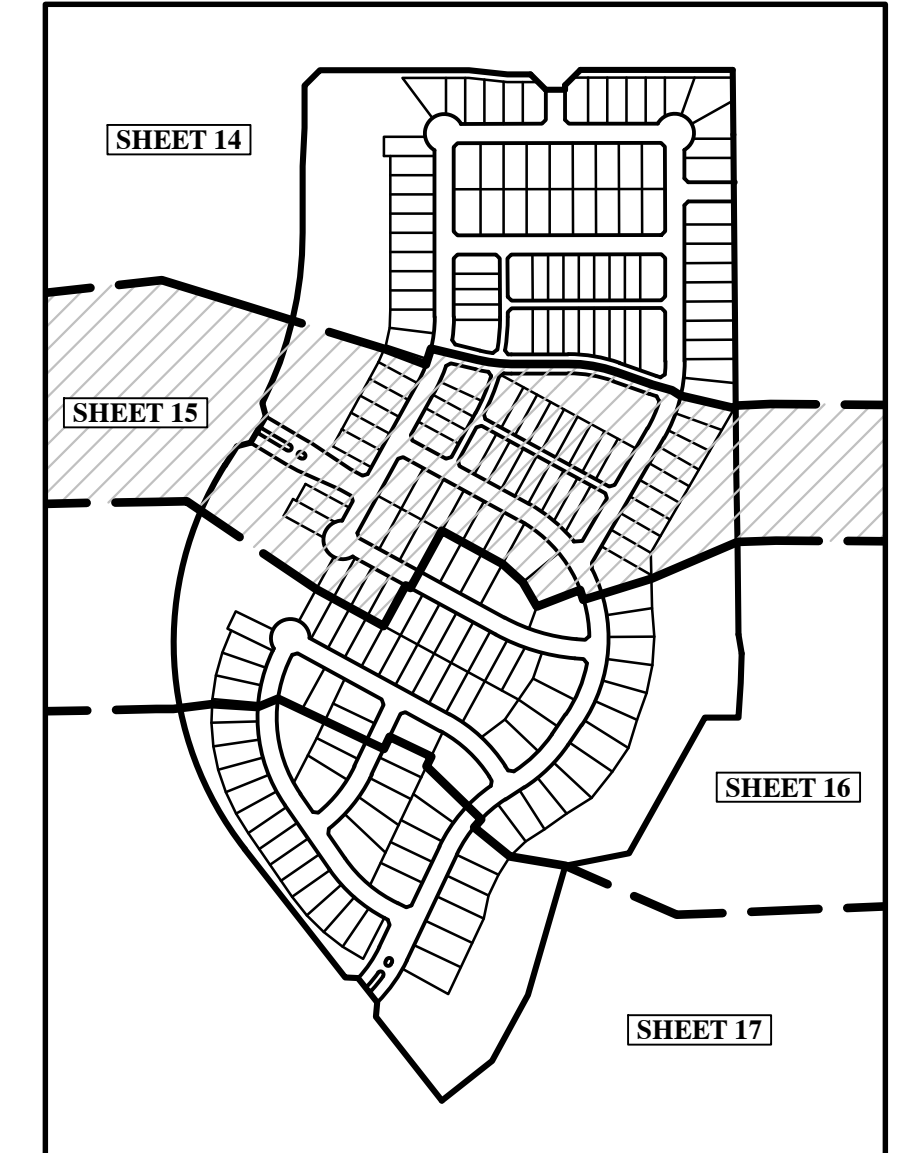
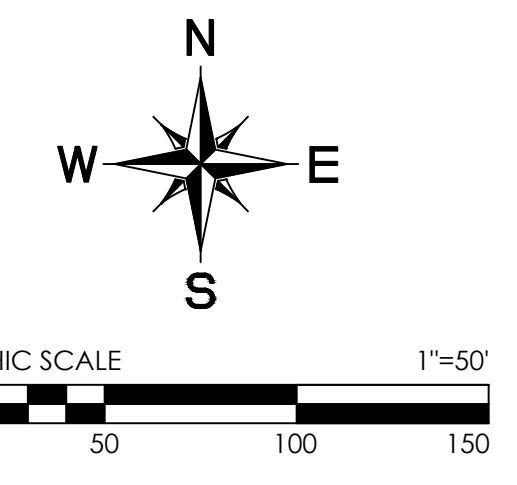
OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:

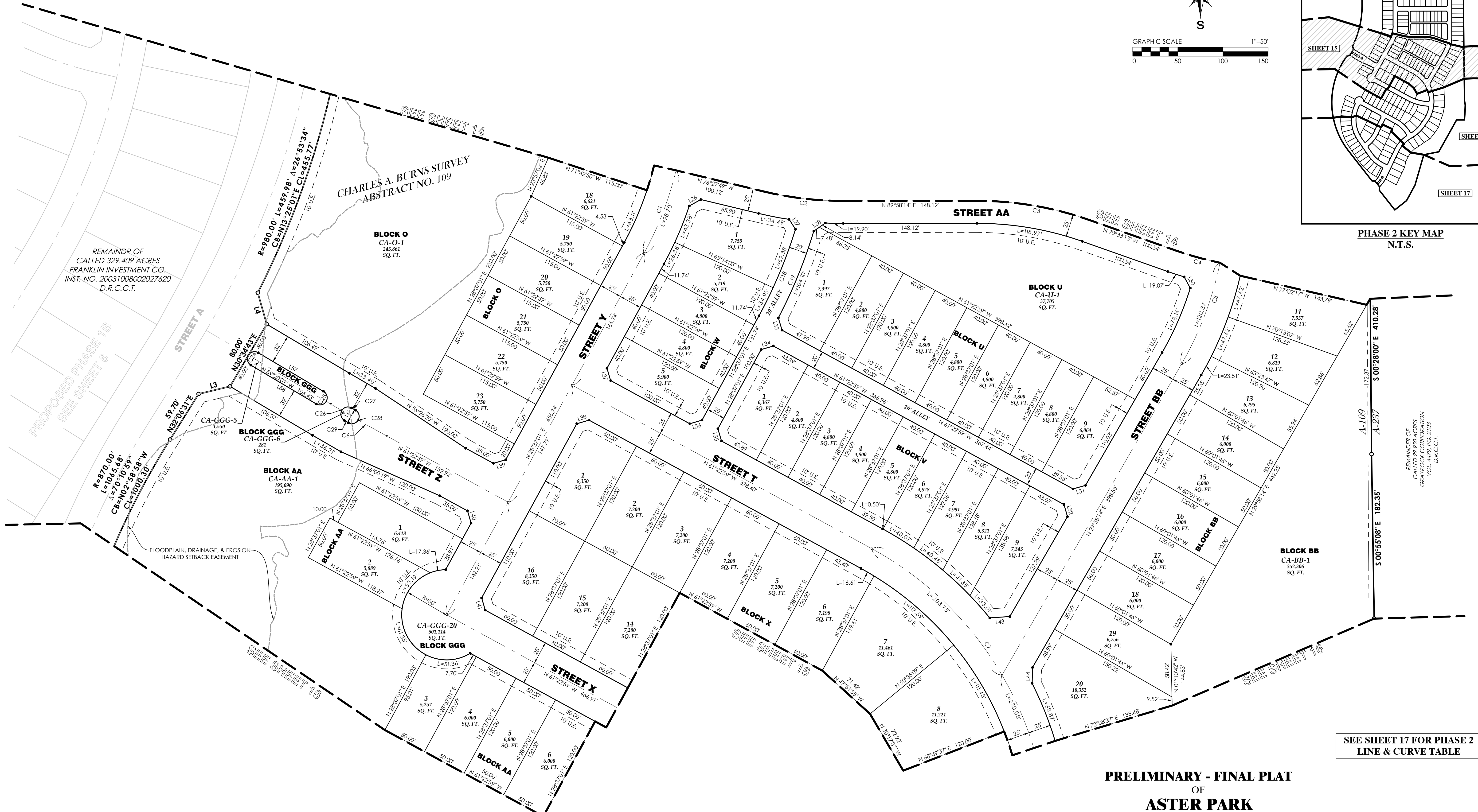
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

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"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



PHASE 2 KEY MAP
N.T.S.



REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

FLOODPLAIN, DRAINAGE, & EROSION
HAZARD SETBACK EASEMENT

REMAINDER OF
CALLED 200.000 ACRES
GRAYCO, 4475 PG. 2103
D.R.C.C.T.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
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8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN AND MARSHALL
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(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

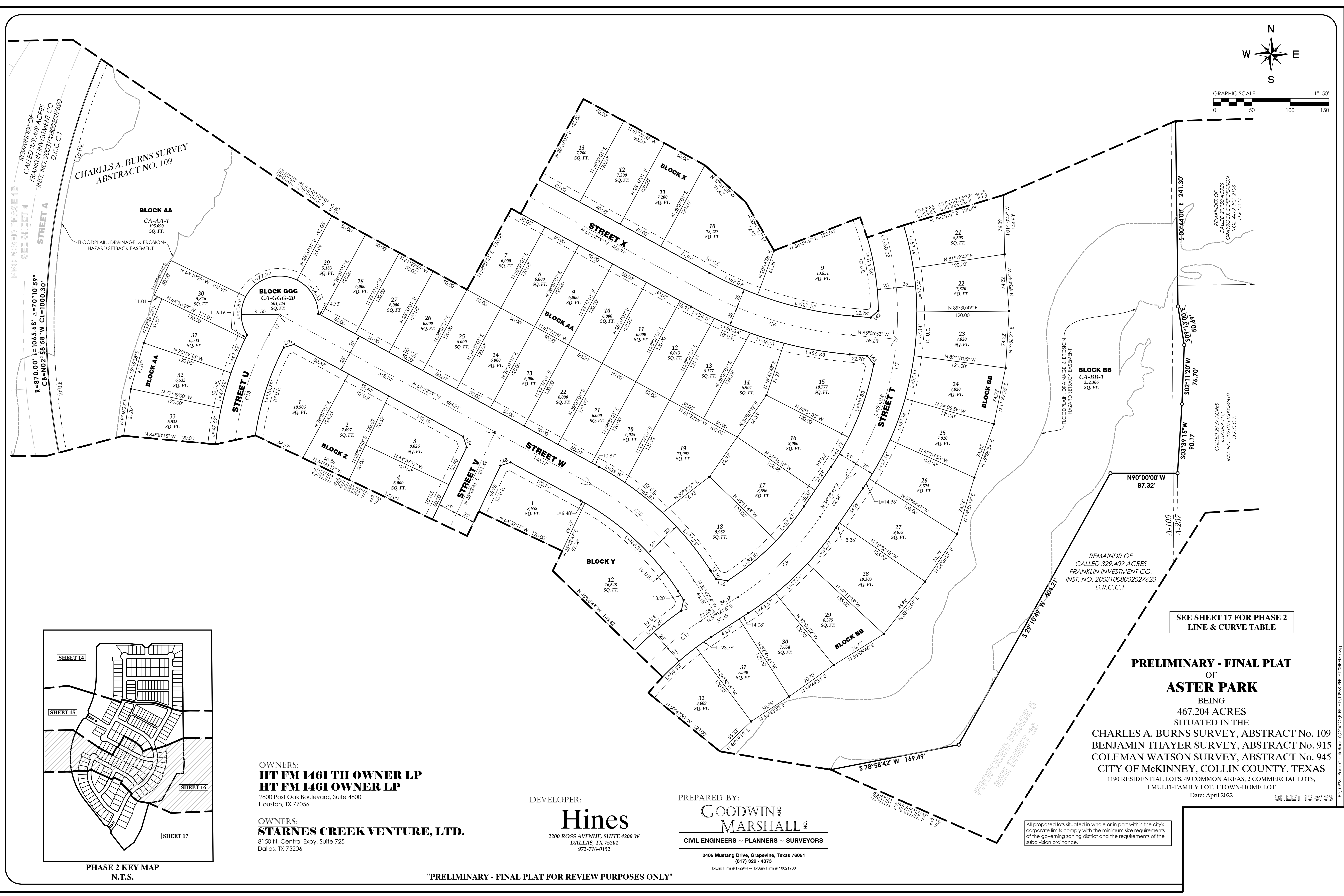
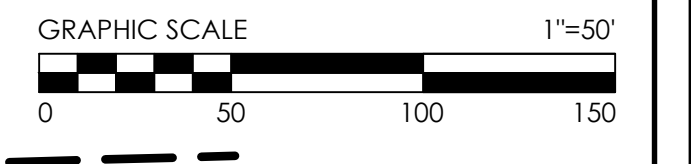
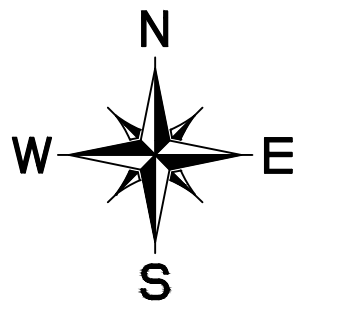
PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

SEE SHEET 17 FOR PHASE 2
LINE & CURVE TABLE

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

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 the requirements of the subdivision ordinance.

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REMAINDER OF CALLED 329.409 ACRES FRANKLIN INVESTMENT CO. INST. NO. 20031008002027420 D.R.C.C.T.

CHARLES A. BURNS SURVEY ABSTRACT NO. 109

BLOCK AA CA-AA-1 195,090 SQ. FT.

BLOCK GGG CA-GGG-20 591,114 SQ. FT.

BLOCK X

SEE SHEET 15

BLOCK BB CA-BB-1 353,306 SQ. FT.

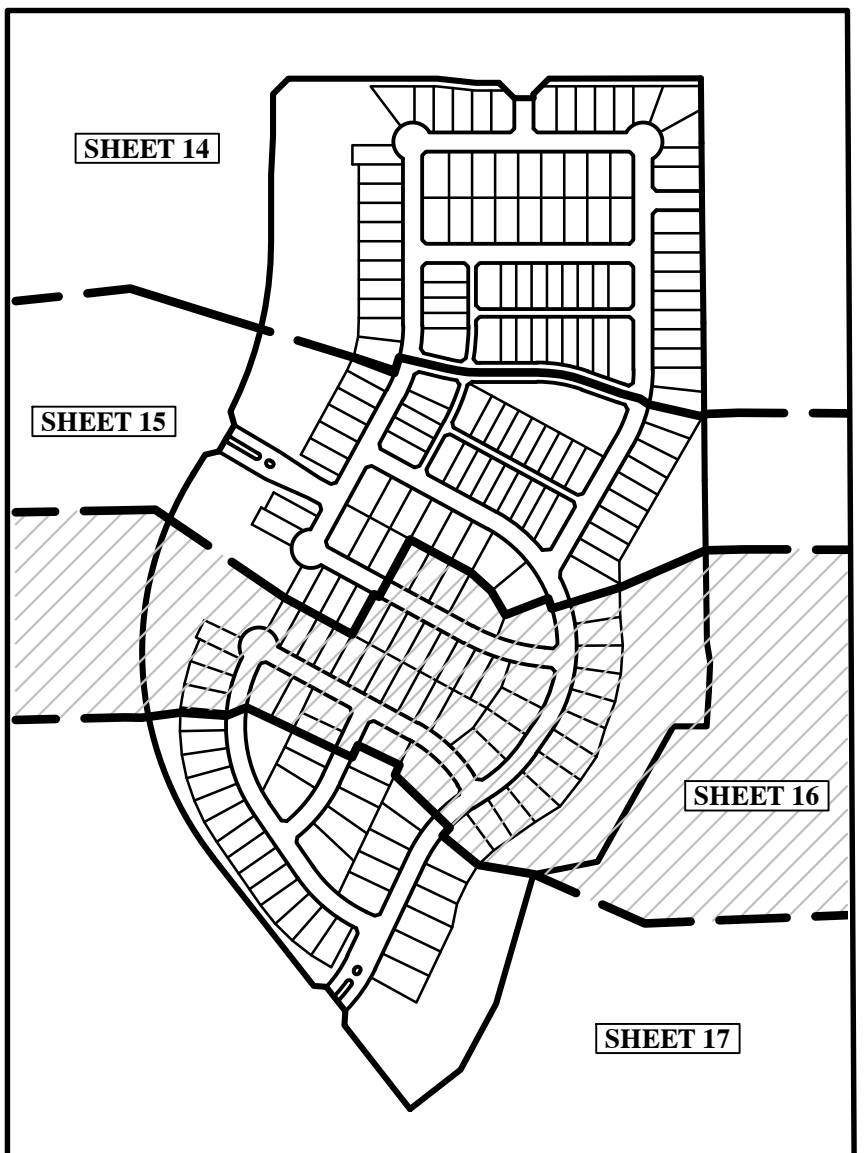
REMAINDER OF CALLED 29.987 ACRES KASARIA LLC INST. NO. 202101100002610 D.R.C.C.T.

REMAINDER OF CALLED 329.409 ACRES FRANKLIN INVESTMENT CO. INST. NO. 20031008002027420 D.R.C.C.T.

SEE SHEET 17 FOR PHASE 2 LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT OF ASTER PARK

BEING 467.204 ACRES SITUATED IN THE CHARLES A. BURNS SURVEY, ABSTRACT No. 109 BENJAMIN THAYER SURVEY, ABSTRACT No. 915 COLEMAN WATSON SURVEY, ABSTRACT No. 945 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS, 1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022



PHASE 2 KEY MAP N.T.S.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

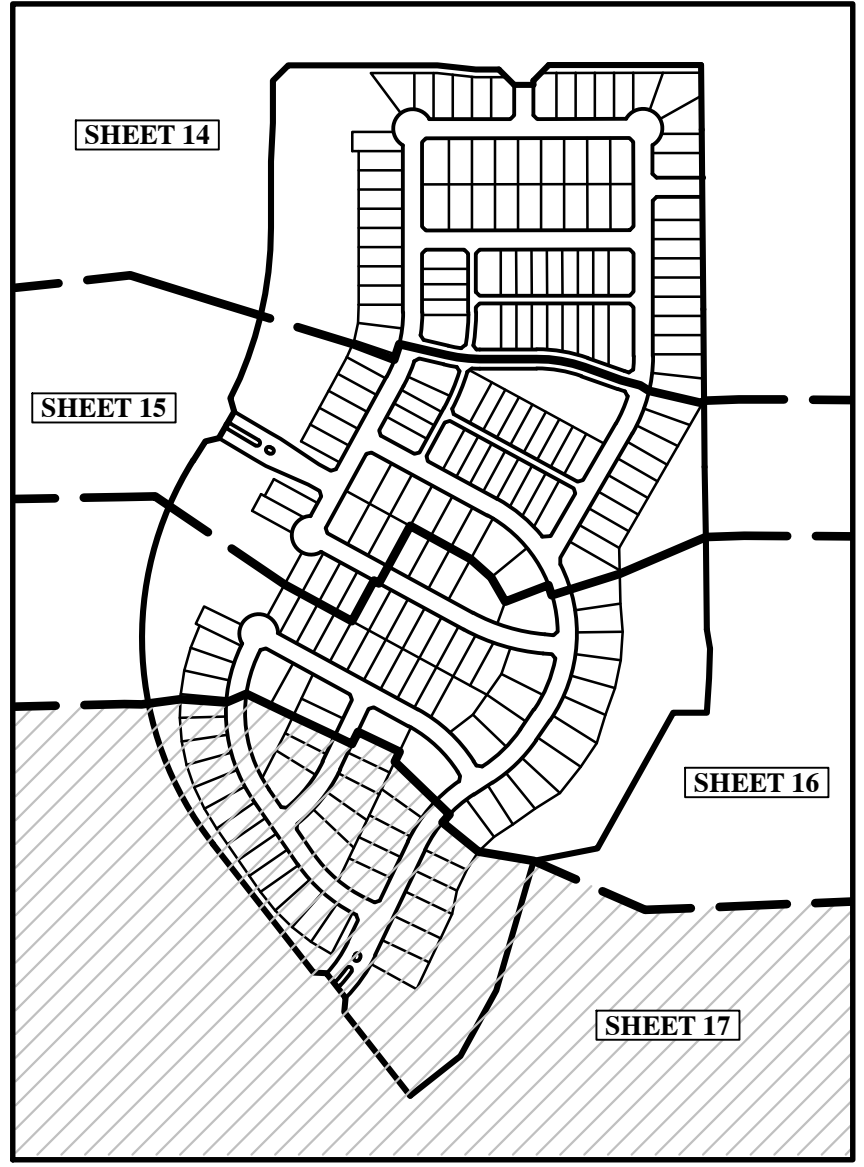
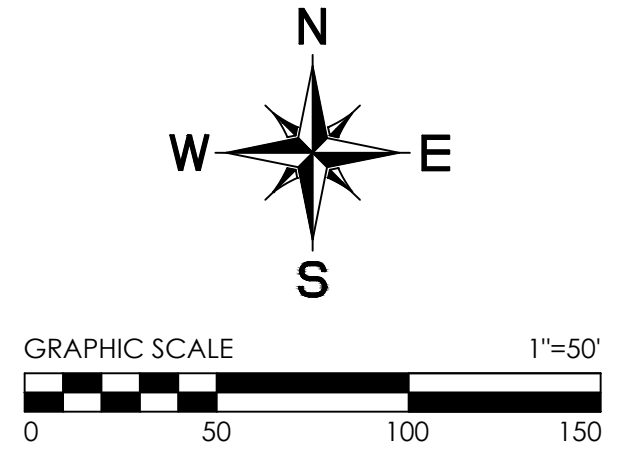
OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN AND MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2844 - TxSurv Firm # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

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 the requirements of the subdivision ordinance.



LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N04°14'01"E	36.98'	L30	N28°49'18"W	14.10'
L2	N84°26'14"W	33.22'	L31	N74°17'38"E	14.31'
L3	N76°23'11"E	35.80'	L32	N15°42'22"W	13.97'
L4	N15°52'15"W	36.29'	L33	N16°33'51"W	14.19'
L5	N89°58'14"E	50.00'	L34	N73°37'01"E	14.14'
L6	N00°01'46"W	11.00'	L35	N16°22'59"W	14.14'
L7	S28°37'01"W	30.10'	L36	N73°37'01"E	14.14'
L8	N55°22'43"E	5.95'	L37	N16°22'59"W	14.14'
L9	N44°58'14"E	14.14'	L38	N73°37'01"E	14.14'
L10	N45°01'46"W	14.14'	L39	N73°37'01"E	14.14'
L11	N44°58'14"E	14.14'	L40	N16°22'59"W	14.14'
L12	N45°01'46"W	14.14'	L41	N16°22'59"W	14.14'
L13	N44°58'14"E	14.14'	L42	N47°26'41"E	13.52'
L14	N45°01'46"W	14.14'	L43	N86°08'24"E	22.27'
L15	N44°58'14"E	14.14'	L44	N01°16'01"E	17.54'
L16	N45°01'46"W	14.14'	L45	N37°38'27"W	13.52'
L17	N44°58'14"E	14.14'	L46	N81°25'09"W	15.14'
L18	N45°01'46"W	14.14'	L47	N11°36'16"E	14.30'
L19	N44°58'14"E	14.14'	L48	N71°59'52"E	13.74'
L20	N45°01'46"W	14.14'	L49	N18°00'08"W	14.54'
L21	N45°01'46"W	14.14'	L50	N73°31'07"E	14.12'
L22	N44°58'14"E	14.14'	L51	N81°35'28"W	13.65'
L23	N39°02'47"W	13.18'	L52	N08°39'19"E	14.56'
L24	N53°30'56"E	14.48'	L53	N70°22'43"E	14.14'
L25	N33°36'48"W	14.66'	L54	N19°30'54"W	14.17'
L26	N60°41'10"E	14.66'	L55	N45°01'46"W	14.14'
L27	N32°46'29"W	13.03'	L56	N44°58'14"E	14.14'
L28	N54°51'03"E	15.61'	L57	N59°20'09"W	84.29'
L29	N56°34'47"E	12.84'	L58	S59°20'09"E	84.29'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	375.00'	187.49'	28°38'46"	N14°17'38"E	185.54'
C2	375.00'	88.79'	13°33'56"	N83°14'47"W	88.58'
C3	375.00'	127.47'	19°28'33"	N80°17'29"W	126.86'
C4	375.00'	51.49'	7°52'00"	N74°29'13"W	51.45'
C5	375.00'	196.35'	30°00'00"	S14°58'14"W	194.11'
C6	2000.00'	71.47'	2°02'51"	N60°21'34"W	71.46'
C7	375.00'	626.87'	95°46'44"	S13°29'37"E	556.39'
C8	500.00'	206.95'	23°42'54"	N73°14'24"W	205.48'
C9	375.00'	149.54'	22°50'51"	S45°49'10"W	148.55'
C10	375.00'	187.36'	28°37'35"	S47°04'12"E	185.42'
C11	375.00'	208.55'	31°51'53"	S41°18'39"W	205.88'
C12	375.00'	196.35'	30°00'00"	S40°22'43"W	194.11'
C13	375.00'	413.89'	63°14'18"	S03°00'08"E	393.20'
C14	375.00'	196.35'	30°00'00"	S49°37'17"E	194.11'
C15	375.00'	123.70'	18°53'59"	S34°49'42"W	123.14'
C16	520.00'	85.31'	9°23'59"	N04°40'14"E	85.21'
C17	540.00'	86.94'	9°13'27"	N04°34'58"E	86.84'
C18	520.00'	104.33'	11°29'44"	N22°52'09"E	104.16'
C19	540.00'	104.10'	11°02'45"	N22°13'03"E	103.94'
C20	8.00'	25.13'	180°00'00"	N47°19'42"W	16.00'
C21	352.00'	44.01'	7°09'49"	N39°05'24"E	43.98'
C22	8.00'	25.13'	180°00'00"	S54°29'31"E	16.00'
C23	368.00'	46.01'	7°09'49"	S39°05'24"W	45.98'
C24	8.00'	25.13'	180°00'00"	S30°39'51"W	16.00'
C25	8.00'	25.13'	180°00'00"	N30°39'51"E	16.00'
C26	8.00'	25.15'	180°08'34"	S29°58'06"W	16.00'
C27	1992.00'	4.98'	0°08'36"	N60°01'55"W	4.98'
C28	8.00'	25.15'	180°08'34"	N29°58'04"E	16.00'
C29	2008.00'	4.98'	0°08'32"	S60°01'55"E	4.98'
C30	8.00'	25.13'	180°00'00"	S61°05'25"E	16.00'
C31	368.00'	5.11'	0°47'45"	S29°18'28"W	5.11'
C32	8.00'	25.13'	180°00'00"	N60°17'40"W	16.00'
C33	352.00'	4.89'	0°47'45"	N29°18'28"E	4.89'

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

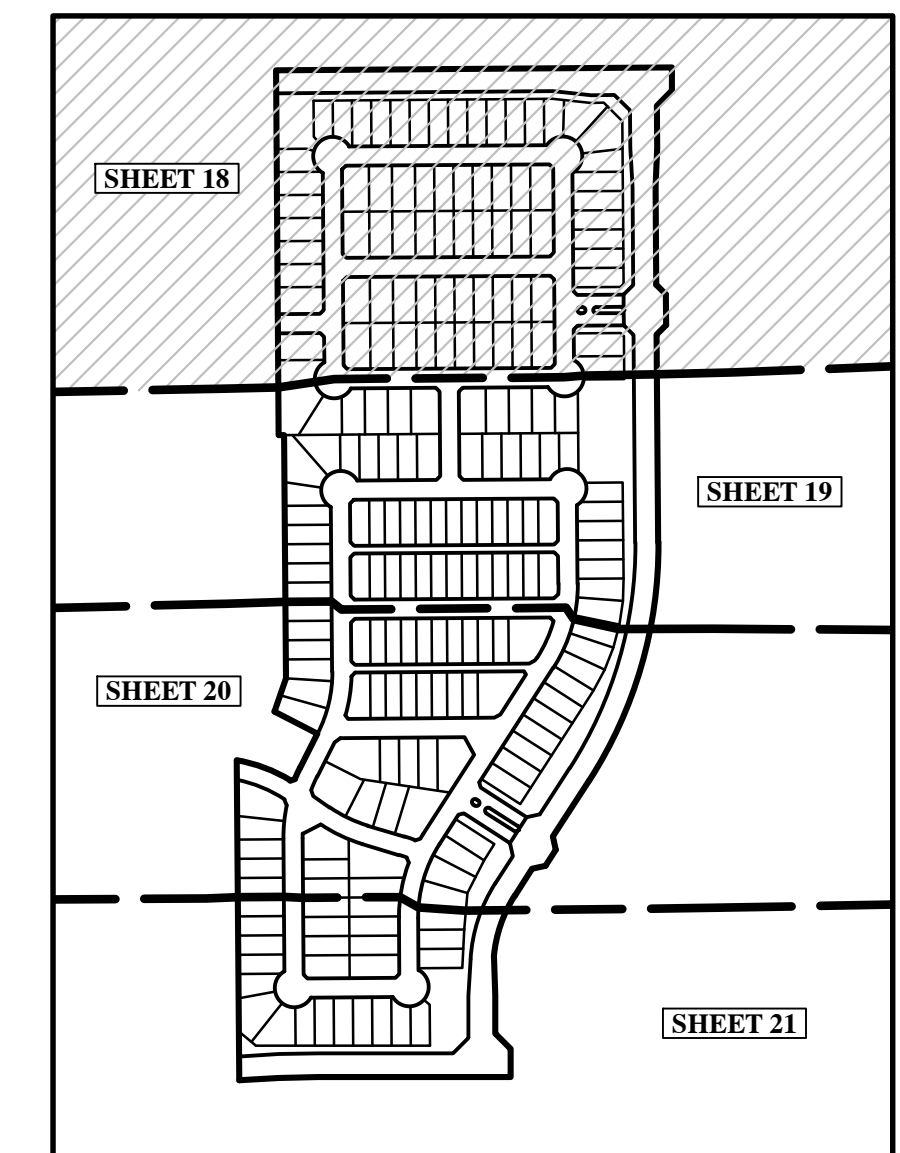
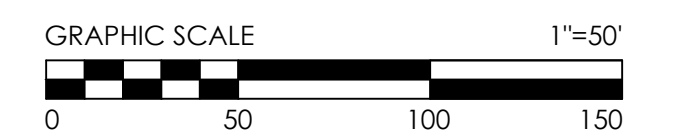
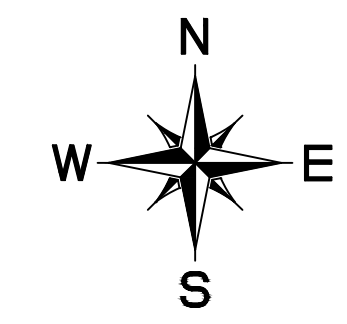
PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

PREPARED BY:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

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 the requirements of the subdivision ordinance.

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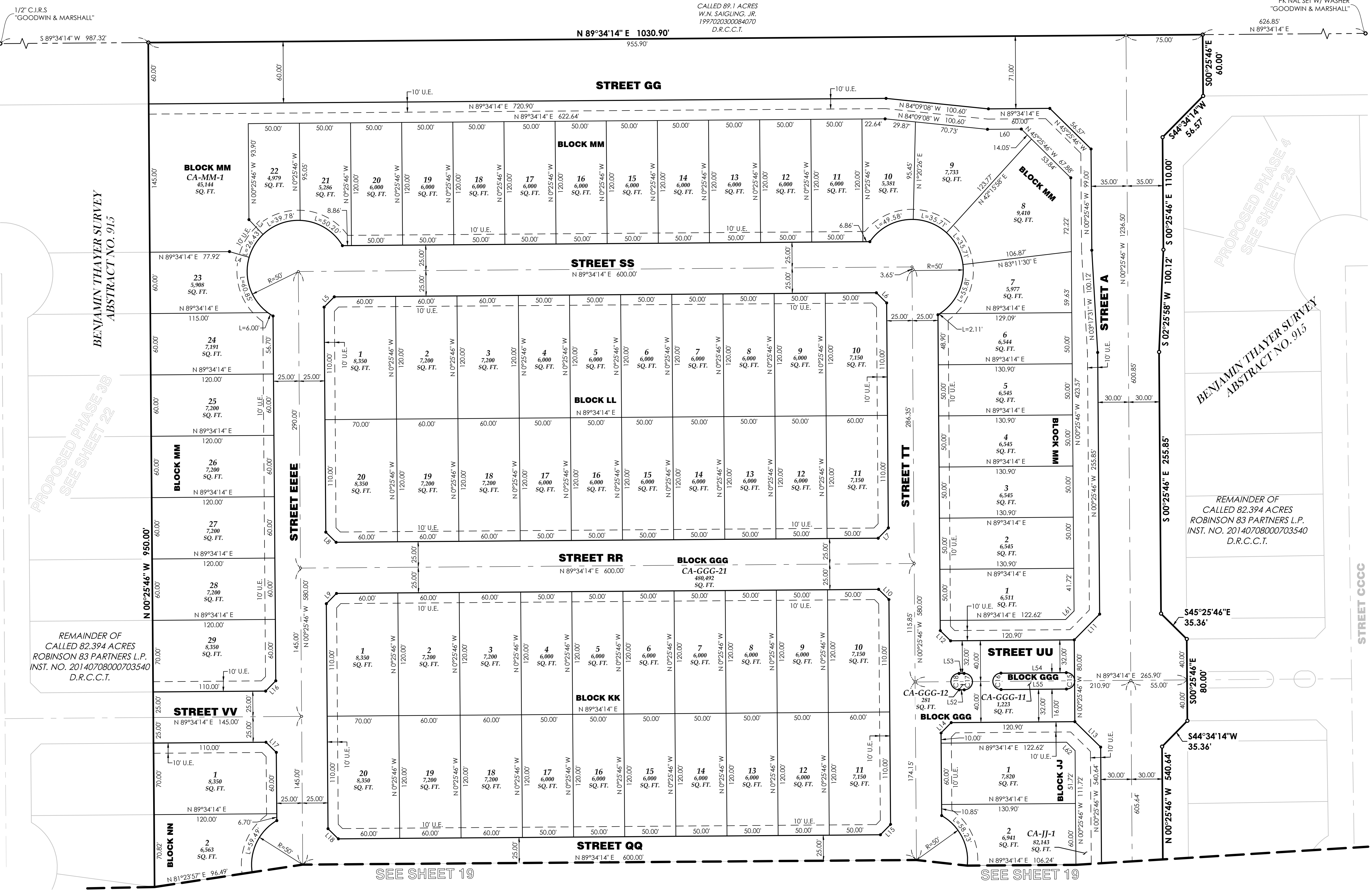
PHASE 3A KEY MAP
N.T.S.

SEE SHEET 21 FOR PHASE 3A
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE

CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022



BENJAMIN THAYER SURVEY
ABSTRACT NO. 915

PROPOSED PHASE 3B
SEE SHEET 22

REMAINDER OF
CALLED 82.394 ACRES
ROBINSON 83 PARTNERS L.P.
INST. NO. 201-40708000703540
D.R.C.C.T.

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 the requirements of the subdivision ordinance.

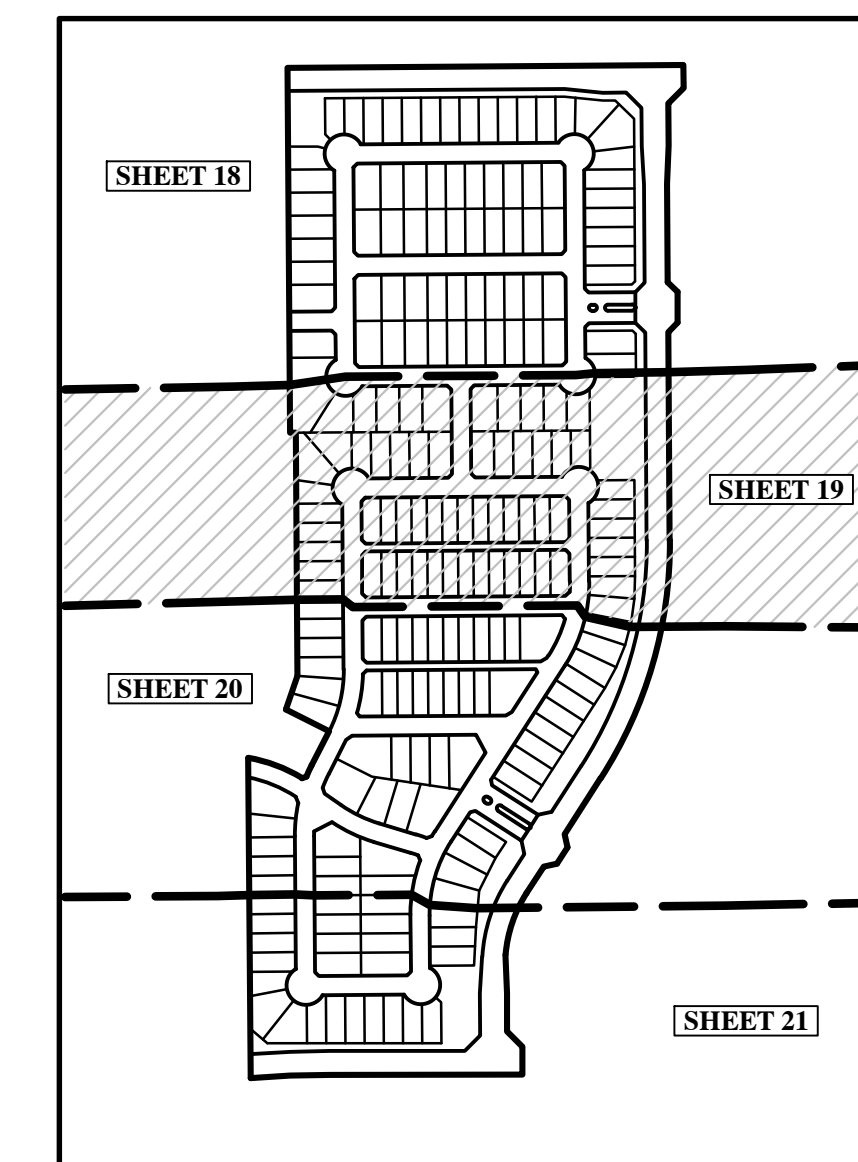
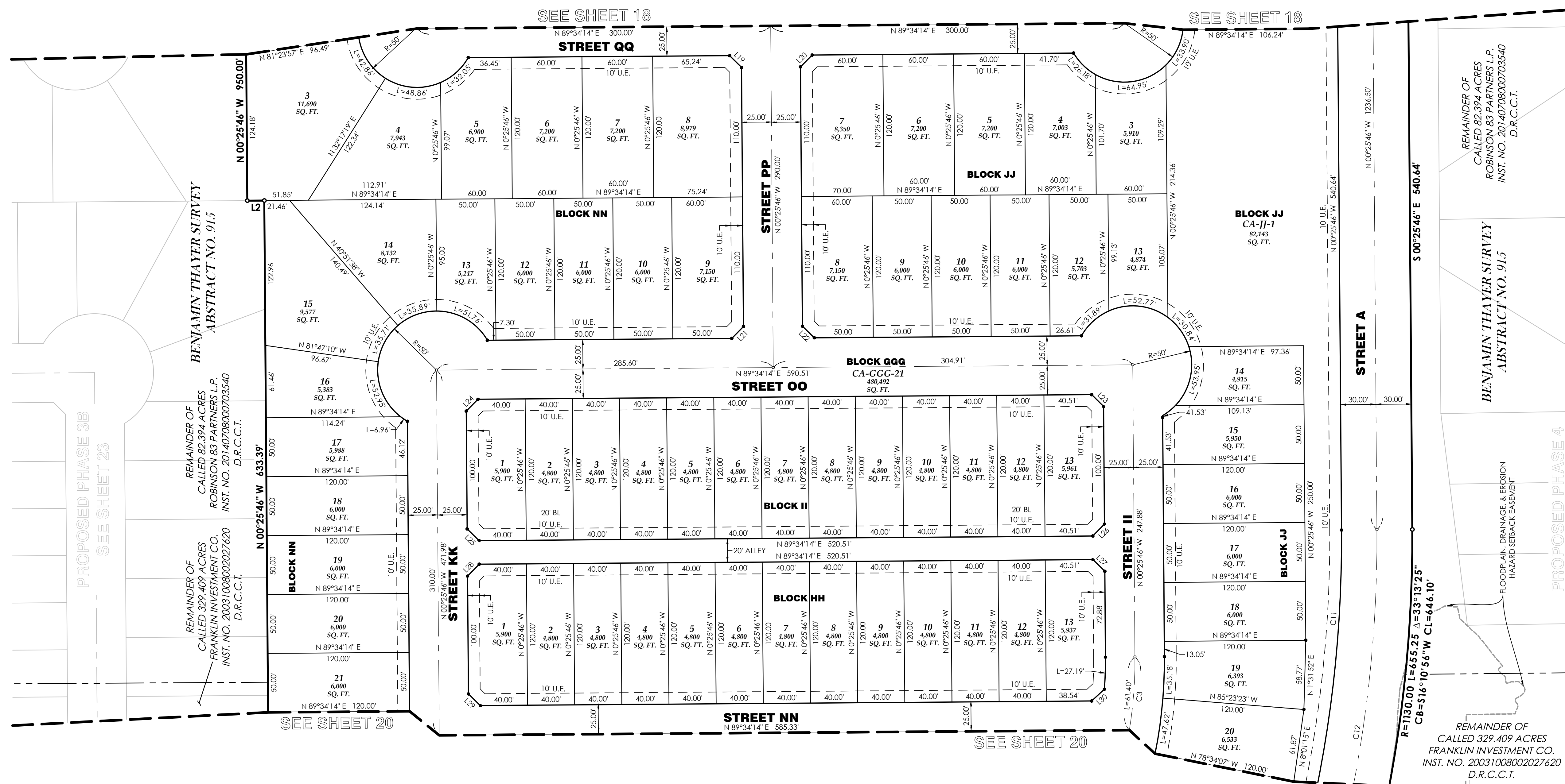
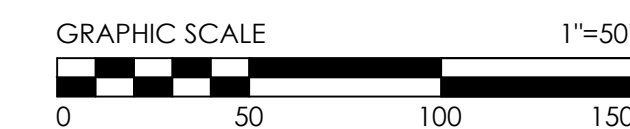
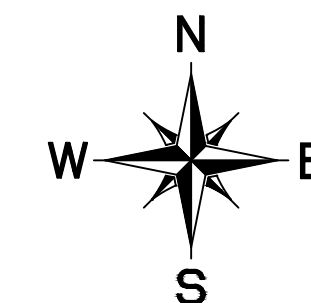
DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expwy, Suite 725
Dallas, TX 75206

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 328-4375
TxEng Firm # F-2844 - TxSurv Firm # 10021700



PHASE 3A KEY MAP
N.T.S.

SEE SHEET 21 FOR PHASE 3A
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

SHEET 19 of 33

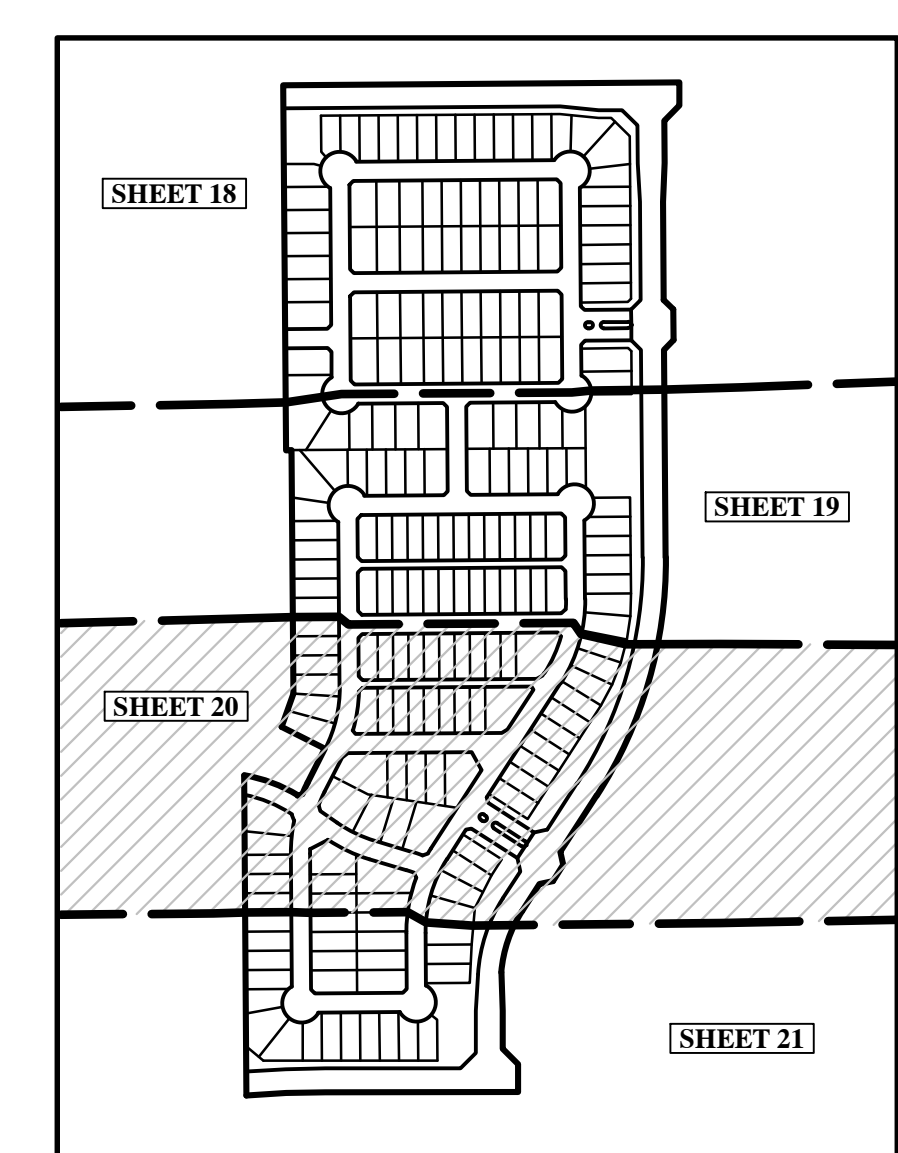
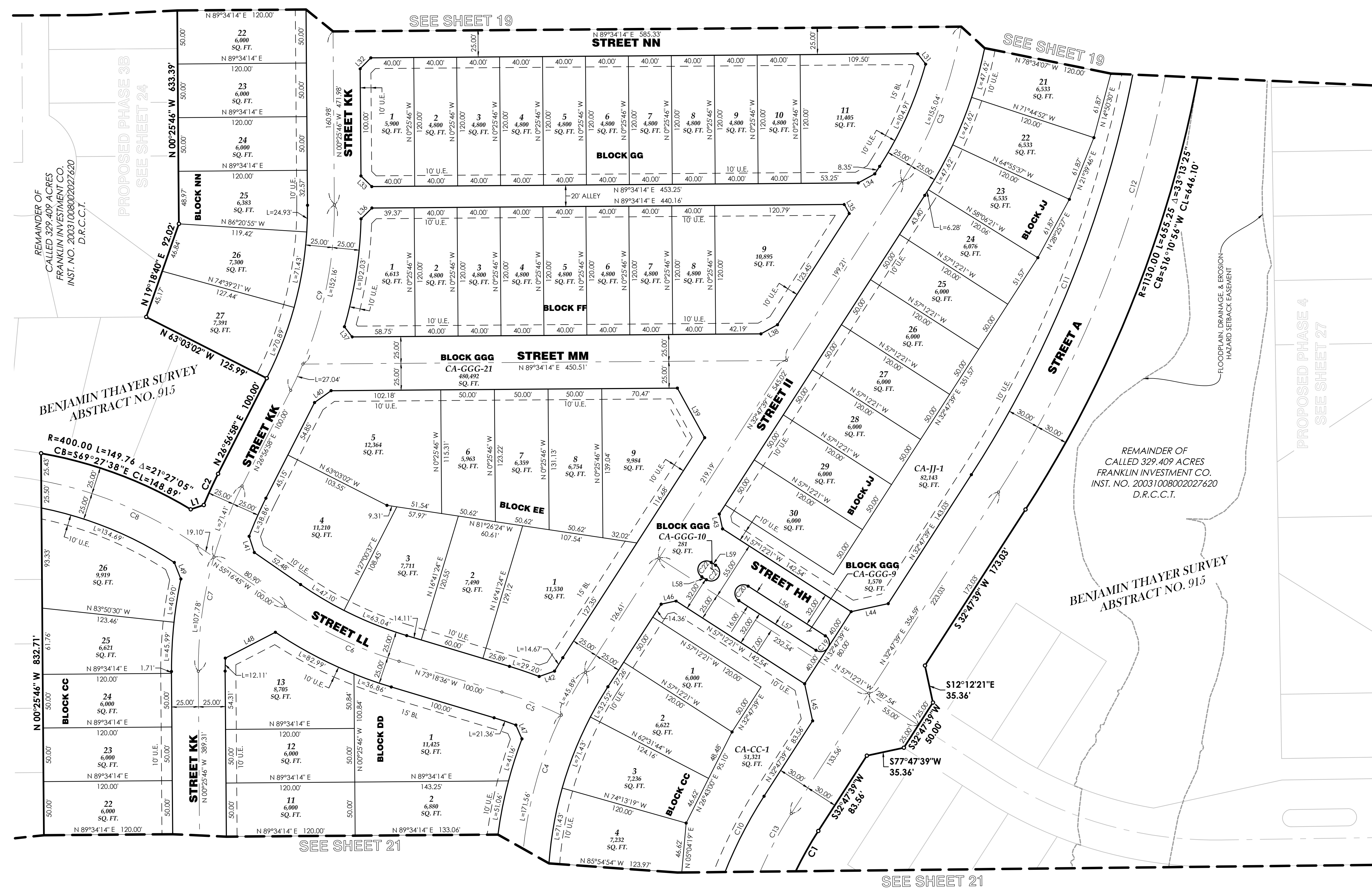
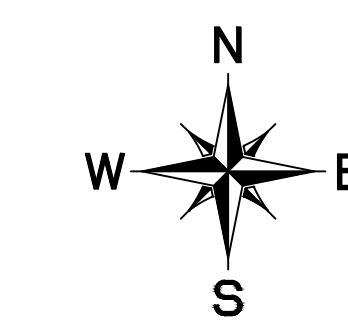
All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

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HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75204

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700



PHASE 3A KEY MAP
N.T.S.

SEE SHEET 21 FOR PHASE 3A
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
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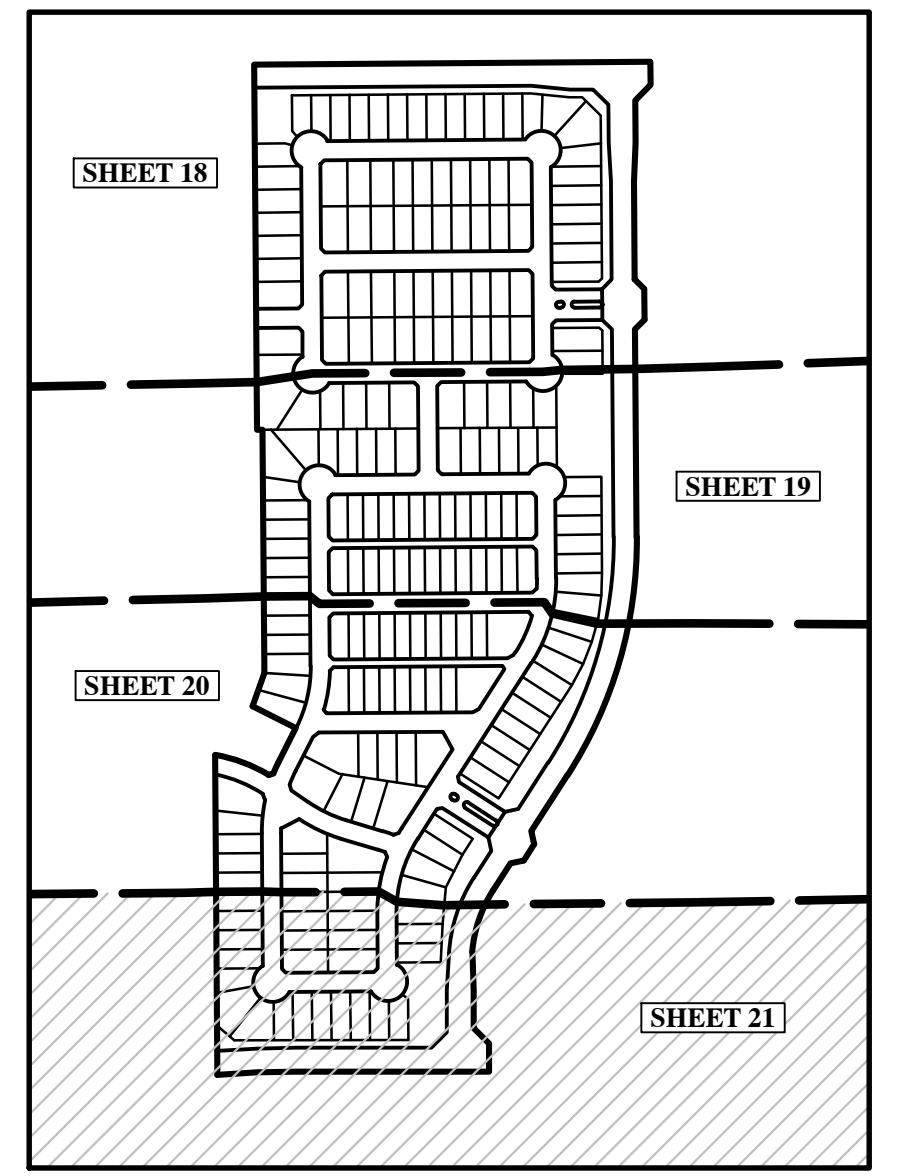
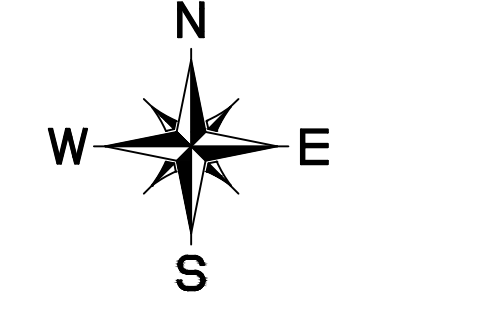
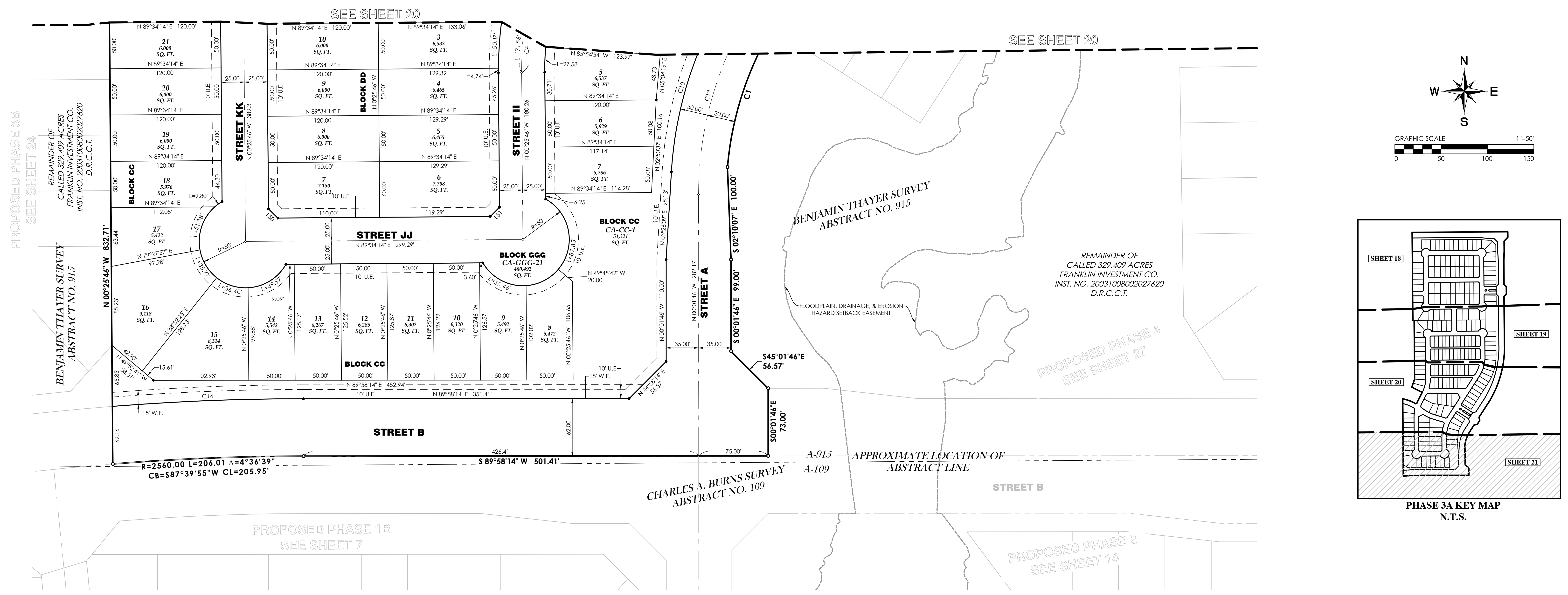
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HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
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2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2844 - TxSurv Firm # 10021700



PHASE 3A KEY MAP
N.T.S.

LINE #	BEARING	DISTANCE
L1	N71°48'45"E	12.81'
L2	S89°34'14"W	14.40'
L3	N43°32'34"W	20.00'
L4	N73°49'41"W	20.00'
L5	N44°34'14"E	14.14'
L6	N45°25'46"W	14.14'
L7	N44°34'14"E	14.14'
L8	N45°25'46"W	14.14'
L9	N44°34'14"E	14.14'
L10	N45°25'46"W	14.14'
L11	N44°34'14"E	35.36'
L12	N45°25'46"W	14.14'
L13	N45°25'46"W	35.36'
L14	N44°34'14"E	14.14'
L15	N44°34'14"E	14.14'
L16	N44°34'14"E	14.14'
L17	N45°25'46"W	14.14'
L18	N45°25'46"W	14.14'
L19	N45°25'46"W	14.14'
L20	N44°34'14"E	14.14'
L21	N44°34'14"E	14.14'

LINE #	BEARING	DISTANCE
L22	N45°25'46"W	14.14'
L23	N45°25'46"W	14.14'
L24	N44°34'14"E	14.14'
L25	N45°25'46"W	14.14'
L26	N44°34'14"E	14.14'
L27	N45°25'46"W	14.14'
L28	N44°34'14"E	14.14'
L29	N45°25'46"W	14.14'
L30	N47°12'18"E	14.78'
L31	N37°48'50"W	12.14'
L32	N44°34'14"E	14.14'
L33	N45°25'46"W	14.14'
L34	N61°10'56"E	17.59'
L35	N28°49'04"W	9.51'
L36	N45°08'41"E	14.28'
L37	N36°49'55"W	11.87'
L38	N61°10'56"E	17.59'
L39	N28°49'02"W	52.78'
L40	N54°17'27"E	18.93'
L41	N17°45'17"W	15.86'
L42	N70°46'57"E	15.14'

LINE #	BEARING	DISTANCE
L43	N12°12'21"W	14.14'
L44	N77°47'39"E	35.36'
L45	N12°12'21"W	35.36'
L46	N77°47'39"E	14.14'
L47	N23°48'58"W	14.10'
L48	N62°42'19"E	52.55'
L49	N21°33'45"W	16.52'
L50	N45°25'46"W	14.14'
L51	N44°34'14"E	14.14'
L52	N89°34'14"E	5.00'
L53	S89°34'14"W	5.00'
L54	S89°34'14"W	63.90'
L55	N89°34'14"E	63.90'
L56	N57°12'21"W	85.54'
L57	S57°12'21"E	85.54'
L58	S57°12'21"E	5.00'
L59	N57°12'21"W	5.00'
L60	N89°34'14"E	33.10'
L61	N44°34'14"E	11.72'
L62	S45°25'46"E	11.72'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00'	170.71'	27°56'47"	S18°49'16"W	169.03'
C2	400.00'	32.04'	4°35'23"	N24°39'17"E	32.03'
C3	375.00'	217.45'	33°13'25"	N16°10'56"E	214.42'
C4	375.00'	217.45'	33°13'25"	N16°10'56"E	214.42'
C5	375.00'	59.51'	9°05'33"	N68°45'50"W	59.45'
C6	375.00'	118.01'	18°01'51"	N64°17'41"W	117.52'
C7	375.00'	179.20'	27°22'45"	N13°15'36"E	177.50'
C8	375.00'	158.49'	24°12'58"	N67°23'14"W	157.32'
C9	375.00'	179.20'	27°22'45"	N13°15'36"E	177.50'
C10	410.00'	210.08'	29°21'30"	N18°06'54"E	207.79'
C11	1070.00'	620.45'	33°13'25"	N16°10'56"E	611.80'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	1100.00'	637.85'	33°13'25"	N16°10'56"E	628.95'
C13	380.00'	217.69'	32°49'25"	N16°22'57"E	214.73'
C14	2622.00'	206.43'	4°30'39"	N87°42'55"E	206.38'
C15	8.00'	25.13'	180°00'00"	N00°25'46"W	16.00'
C16	8.00'	25.13'	180°00'00"	S00°25'46"E	16.00'
C17	8.00'	25.13'	180°00'00"	N00°25'46"W	16.00'
C18	8.00'	25.13'	180°00'00"	S00°25'46"E	16.00'
C19	8.00'	25.13'	180°00'00"	N32°47'39"E	16.00'
C20	8.00'	25.13'	180°00'00"	S32°47'39"W	16.00'
C21	8.00'	25.13'	180°00'00"	N32°47'39"E	16.00'
C22	8.00'	25.13'	180°00'00"	S32°47'39"W	16.00'

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
467.204 ACRES
SITUATED IN THE

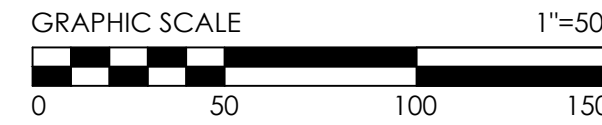
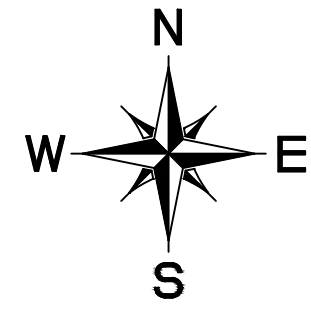
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN AND MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2844 - TxSurv Firm # 10021700

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 the requirements of the subdivision ordinance.

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



CALLED 89.1 ACRES
W.N. SAKLING, JR.
1997020300084070
D.R.C.C.T.

N 89°34'14" E 987.32'

N 89°34'14" E 1657.75'

P.K. NAIL W/WASHER
"GOODWIN & MARSHALL"

STREET GG

BENJAMIN THAYER SURVEY
ABSTRACT NO. 915

COLEMAN WATSON SURVEY
ABSTRACT NO. 945

CALLED 63.200 ACRES
VSS LIMITED PARTNERSHIP
VOL. 4070, PGS. 1092
D.R.C.C.T.

STONEBRIDGE DRIVE (G4D)

APPROXIMATE LOCATION
OF ABSTRACT LINE

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 the requirements of the subdivision ordinance.

A-915

N 00°55'26" W 1357.67'

N 00°55'26" W 165.06'

N 00°55'26" W 535.87'

N 00°55'26" W 107.26'

N 61°42'12" E 114.02'

N 22°44'02" E 107.26'

N 89°34'14" E 88.11'

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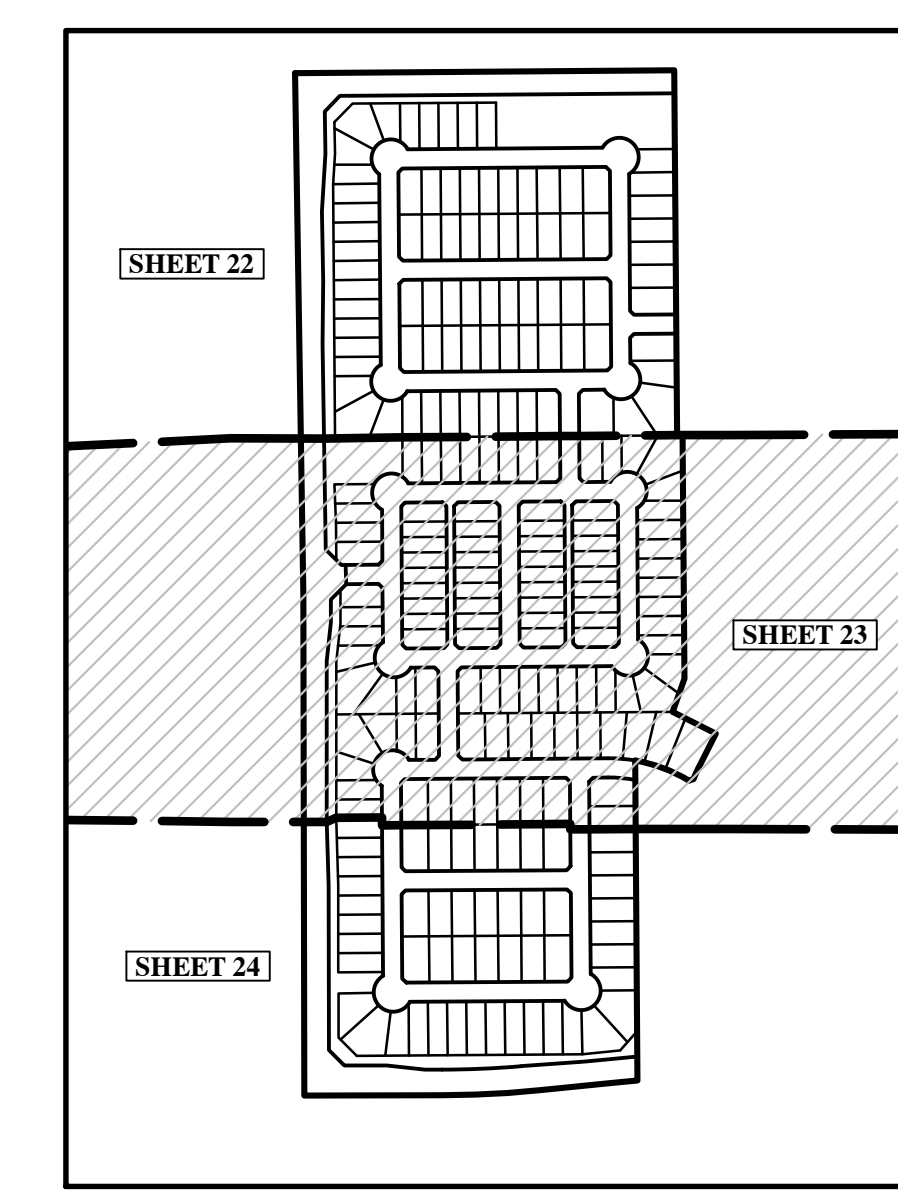
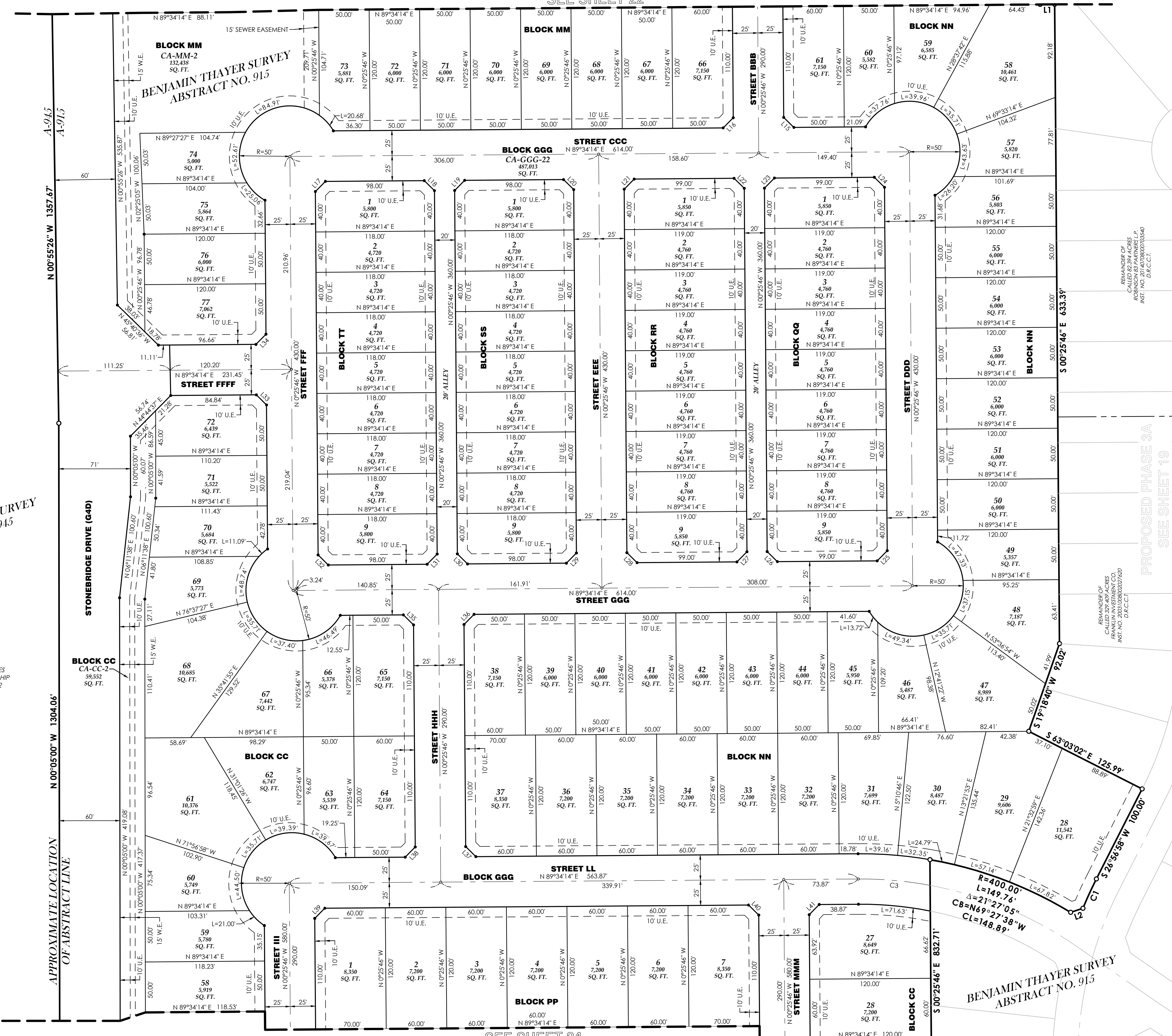
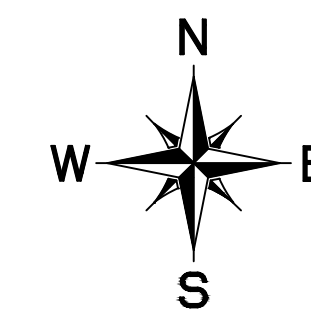
N 89°34'14" E 110.00'

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N 89°34'14" E 110.00'

SEE SHEET 22



PHASE 3B KEY MAP N.T.S.

DEVELOPER:

Hines

2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2844 - TxSurv Firm # 10021700

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

SHEET 23 of 33

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

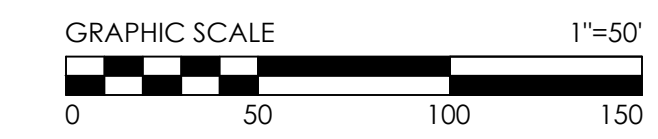
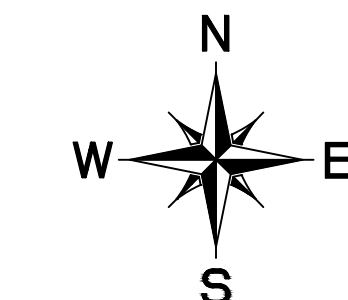
OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

SEE SHEET 24

SEE SHEET 22 FOR PHASE 3B
LINE & CURVE TABLE

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

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 the requirements of the subdivision ordinance.

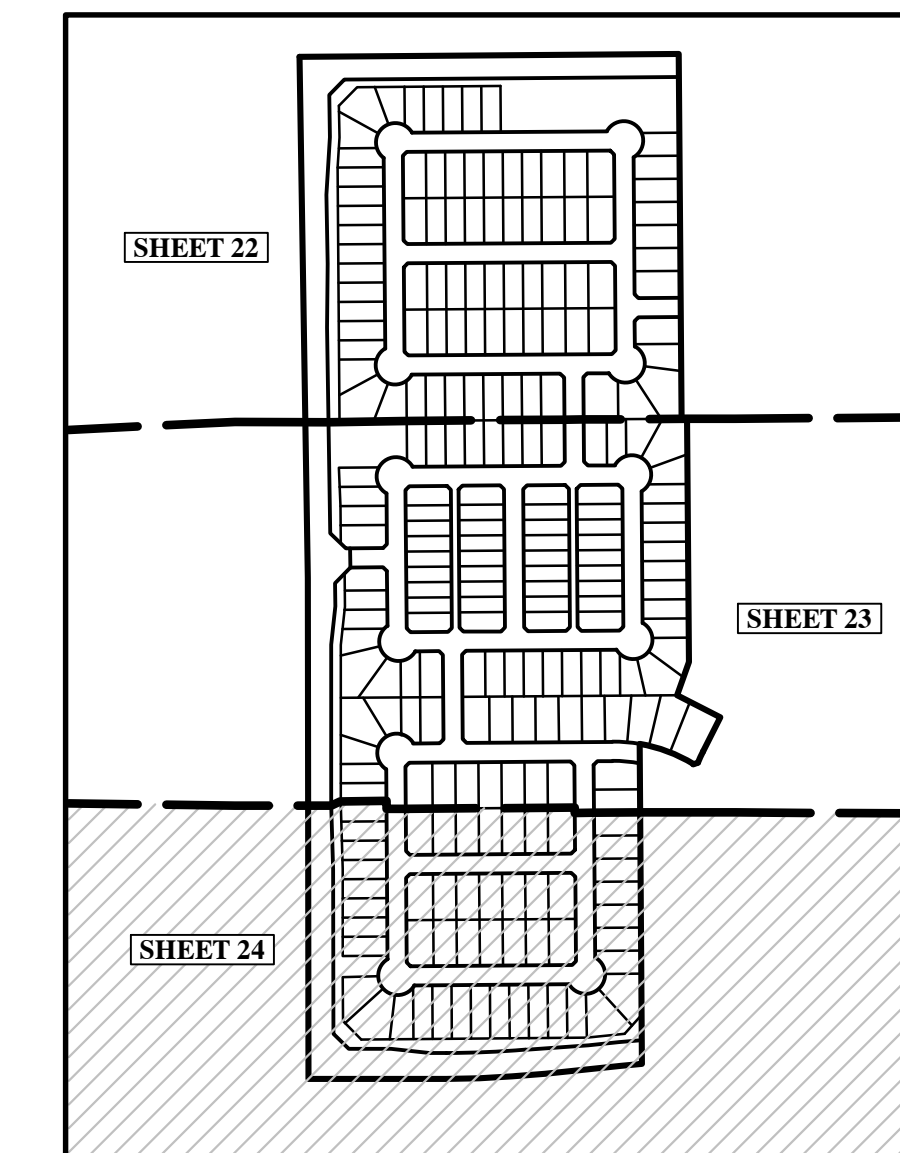


COLEMAN WATSON SURVEY
ABSTRACT NO. 945

CALLED 63.200 ACRES
VSS LIMITED PARTNERSHIP
VOL. 4070, PG. 1092
D.R.C.C.T.

BENJAMIN THAYER SURVEY
ABSTRACT NO. 915

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20351088002027620
D.R.C.C.T.



PHASE 3B KEY MAP
N.T.S.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

SHEET 24 of 33

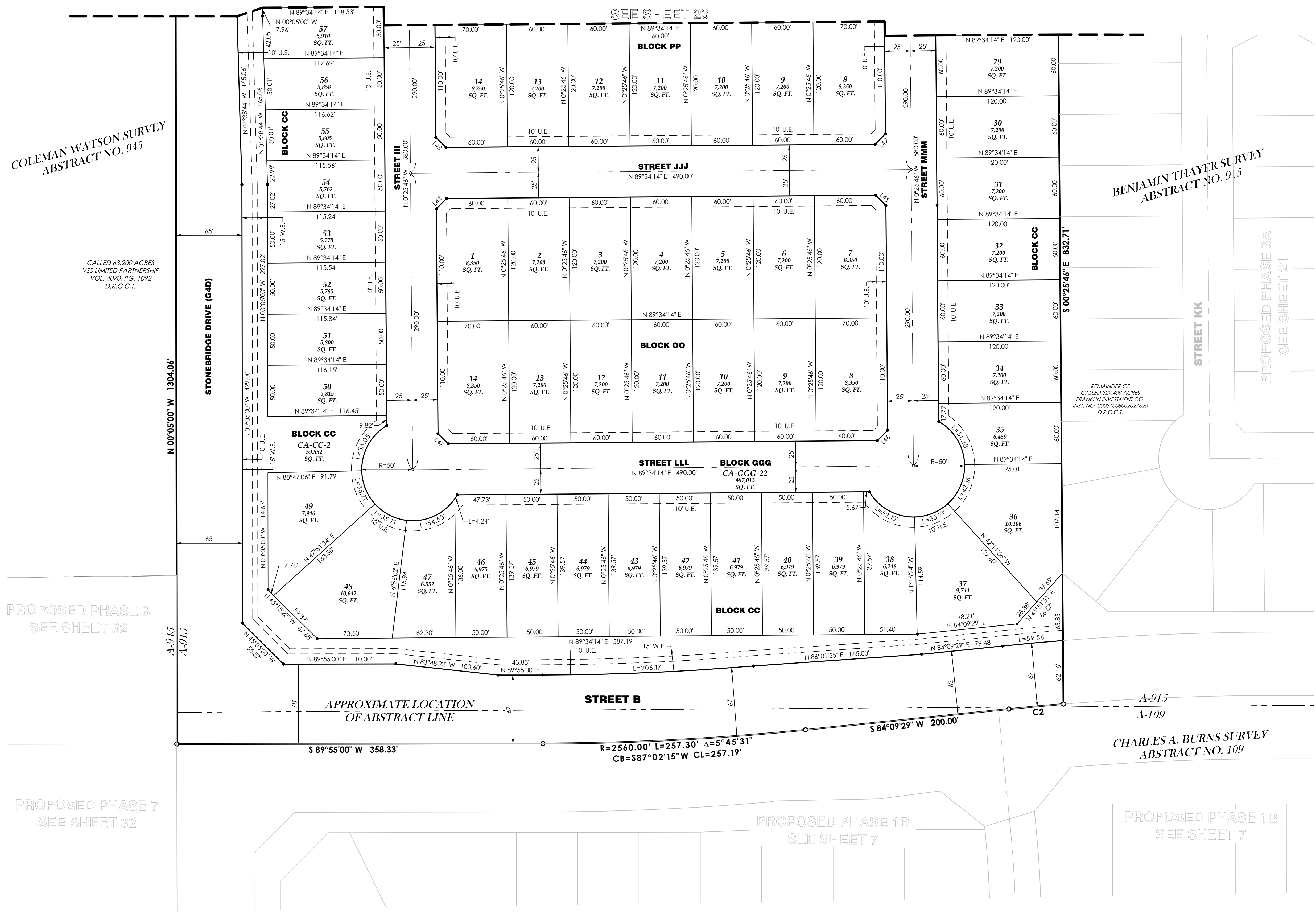
PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

SEE SHEET 22 FOR PHASE 3B
LINE & CURVE TABLE

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

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PROPOSED PHASE 8
SEE SHEET 32

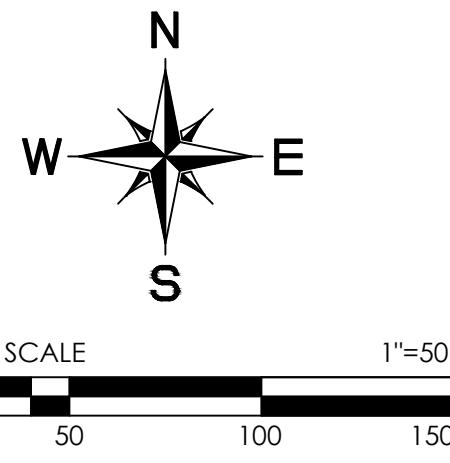
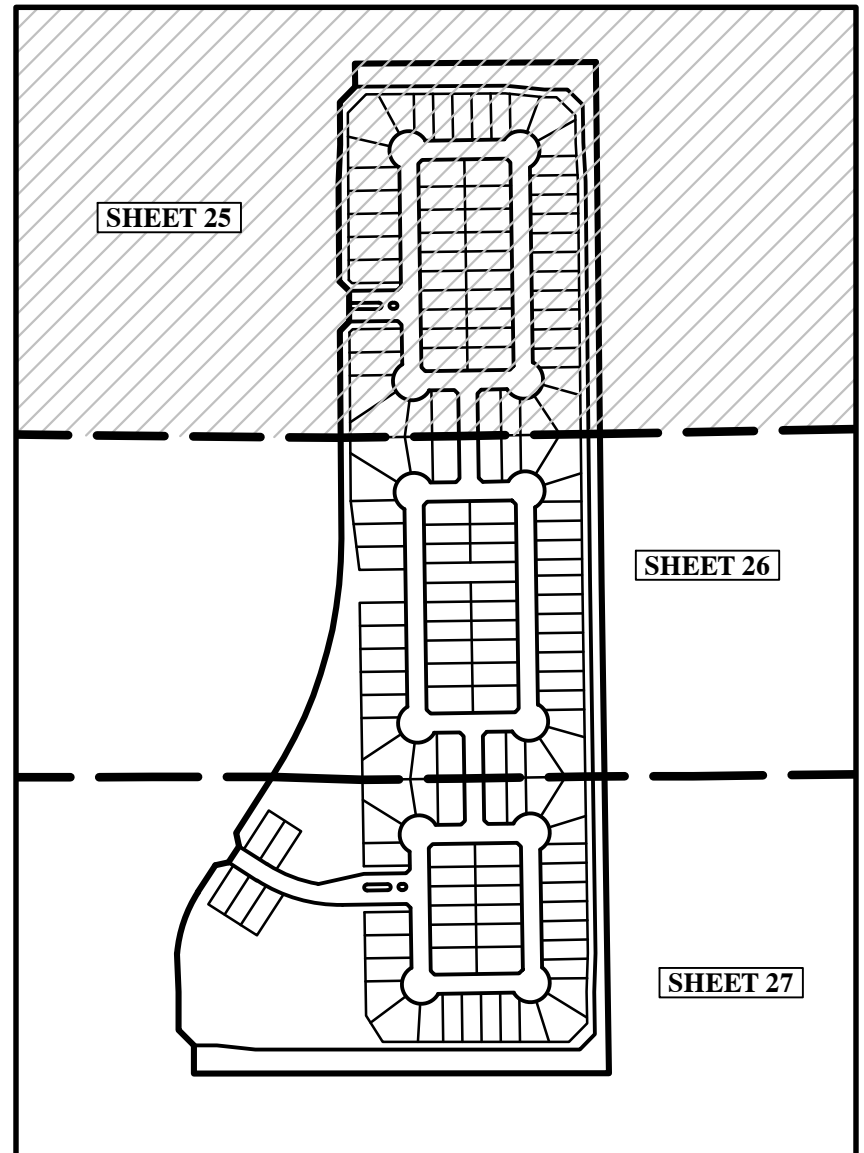
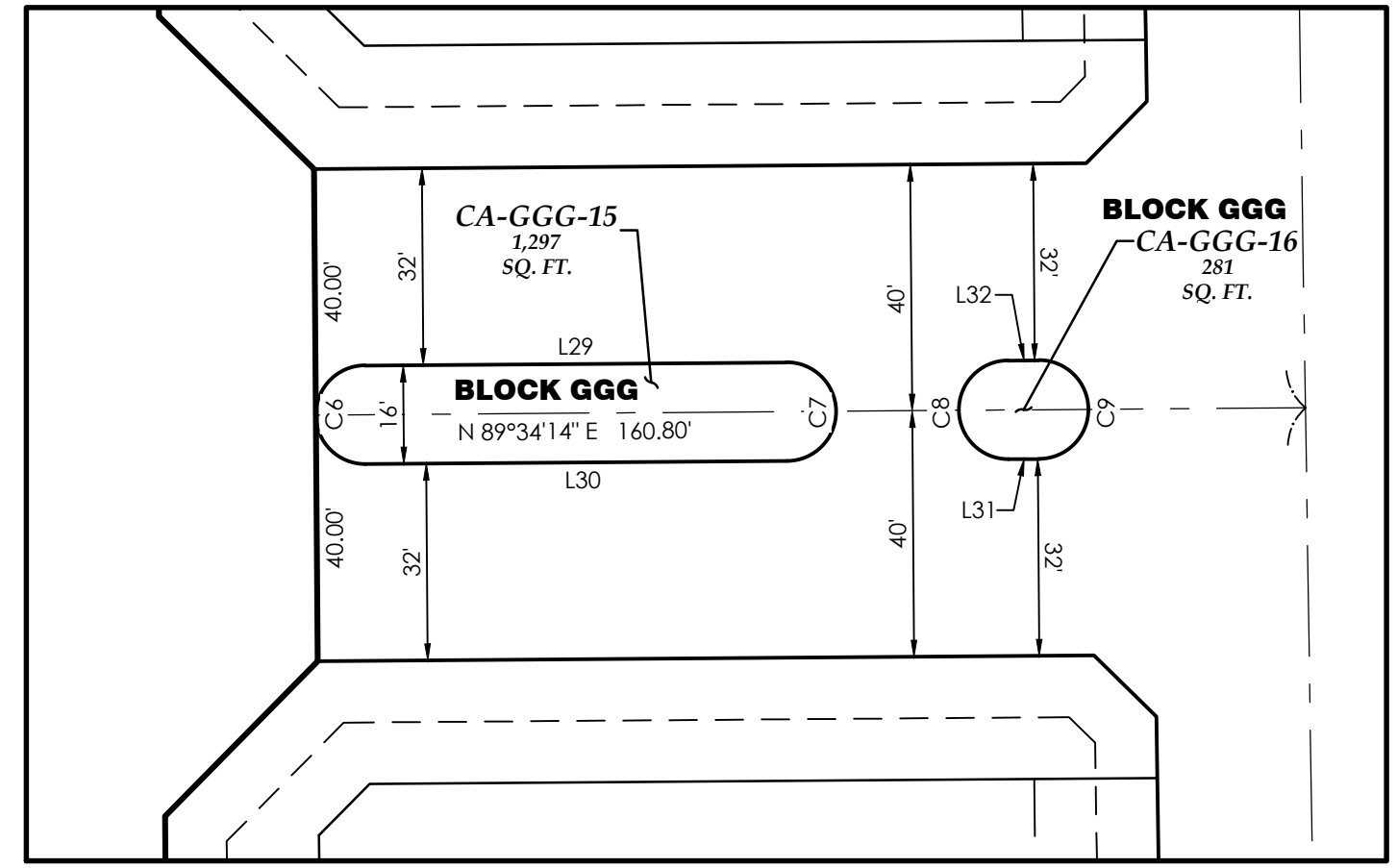
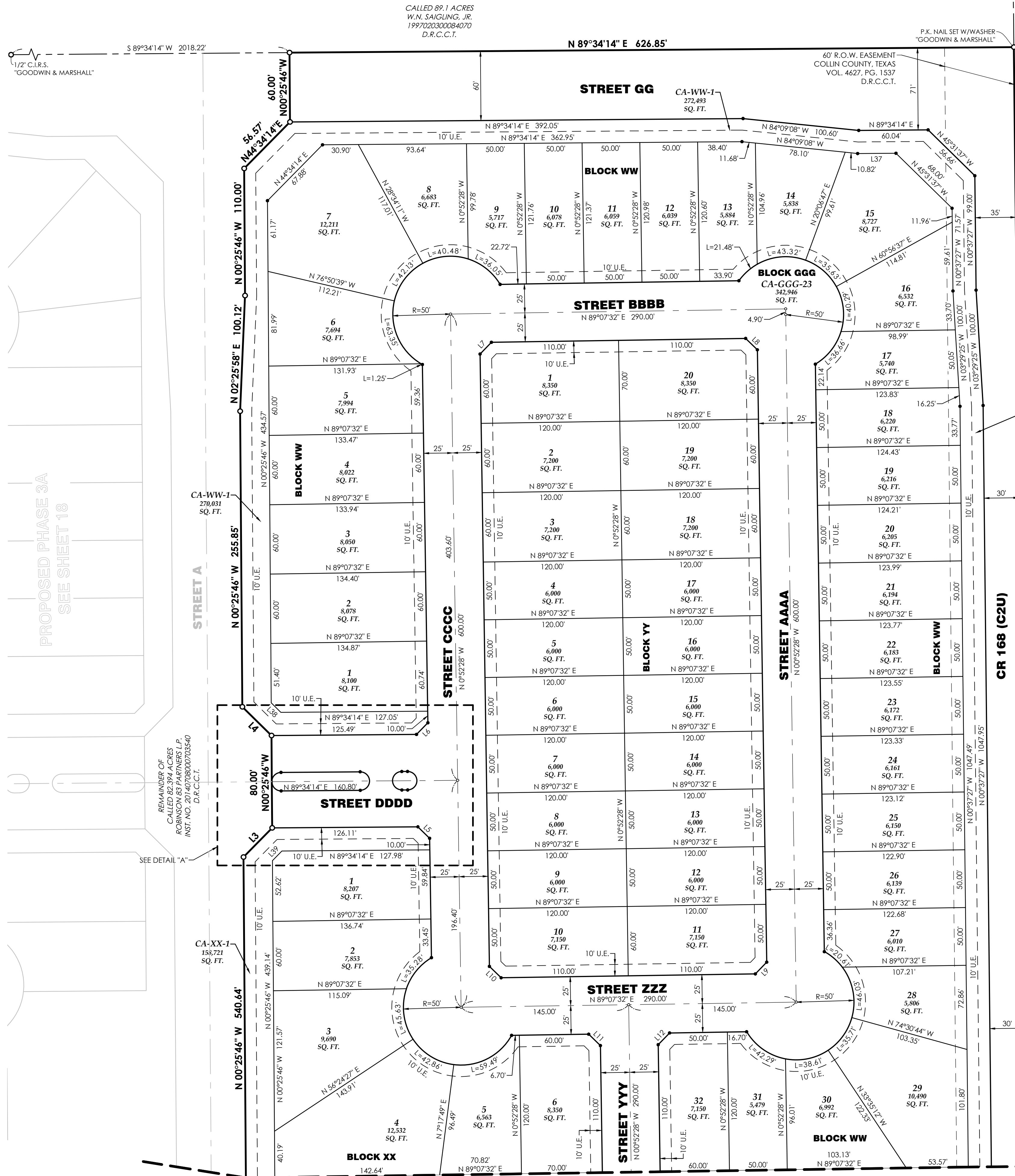
PROPOSED PHASE 7
SEE SHEET 32

PROPOSED PHASE 1B
SEE SHEET 7

PROPOSED PHASE 1B
SEE SHEET 7

PROPOSED PHASE 3A
SEE SHEET 21

CHARLES A. BURNS SURVEY
ABSTRACT NO. 109



OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

SEE SHEET 26 FOR PHASE 4
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

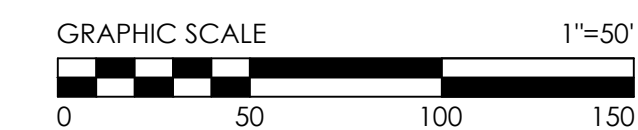
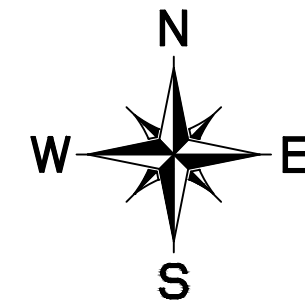
PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

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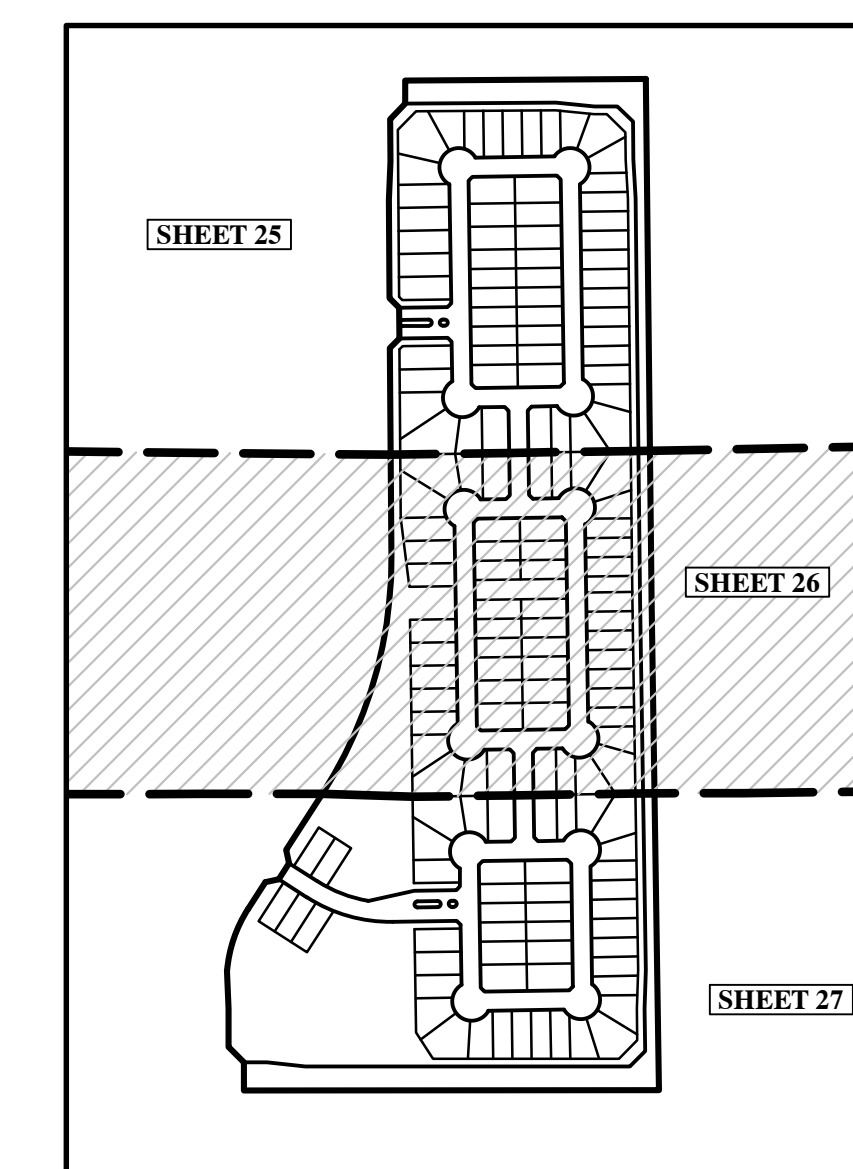
"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N77°47'39"E	35.36'
L2	N12°12'21"W	35.36'
L3	N44°34'14"E	35.36'
L4	N45°25'46"W	35.36'
L5	S45°39'07"E	14.20'
L6	S44°20'53"W	14.09'
L7	S44°07'32"W	14.14'
L8	N45°52'28"W	14.14'
L9	N44°07'32"E	14.14'
L10	S45°52'28"E	14.14'
L11	S45°52'28"E	14.14'
L12	N44°07'32"E	14.14'
L13	S44°07'32"W	14.14'
L14	N45°52'28"W	14.14'
L15	N44°07'32"E	14.14'
L16	S45°52'28"E	14.14'
L17	S44°07'32"W	14.14'
L18	N45°52'28"W	14.14'
L19	S45°52'28"E	14.14'
L20	N44°07'32"E	14.14'
L21	N45°52'28"W	14.14'
L22	S44°07'32"W	14.14'
L23	S44°07'32"W	14.14'
L24	N45°52'28"W	14.14'
L25	N44°07'32"E	14.14'
L26	S45°52'28"E	14.14'
L27	S45°52'28"E	14.14'
L28	S44°07'32"W	14.14'
L29	S89°34'14"W	68.49'
L30	N89°34'14"E	68.49'
L31	N89°34'14"E	5.00'
L32	S89°34'14"W	5.00'
L33	S89°07'32"W	5.00'
L34	N89°07'32"E	5.00'
L35	S89°07'32"W	53.00'
L36	N89°07'32"E	53.00'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	375.89'	228.22'	34°47'10"	S73°27'38"E	224.73'
C2	8.00'	12.57'	90°00'00"	S44°07'32"W	11.31'
C3	8.00'	12.57'	90°00'00"	N45°52'28"W	11.31'
C4	8.00'	12.57'	90°00'00"	S44°07'32"W	11.31'
C5	8.00'	12.57'	90°00'00"	N44°07'32"E	11.31'
C6	8.00'	25.13'	180°00'00"	S00°25'46"E	16.00'
C7	8.00'	25.13'	180°00'00"	N00°25'46"W	16.00'
C8	8.00'	25.13'	180°00'00"	S00°25'46"E	16.00'
C9	8.00'	25.13'	180°00'00"	N00°25'46"W	16.00'



PHASE 4 KEY MAP
N.T.S.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

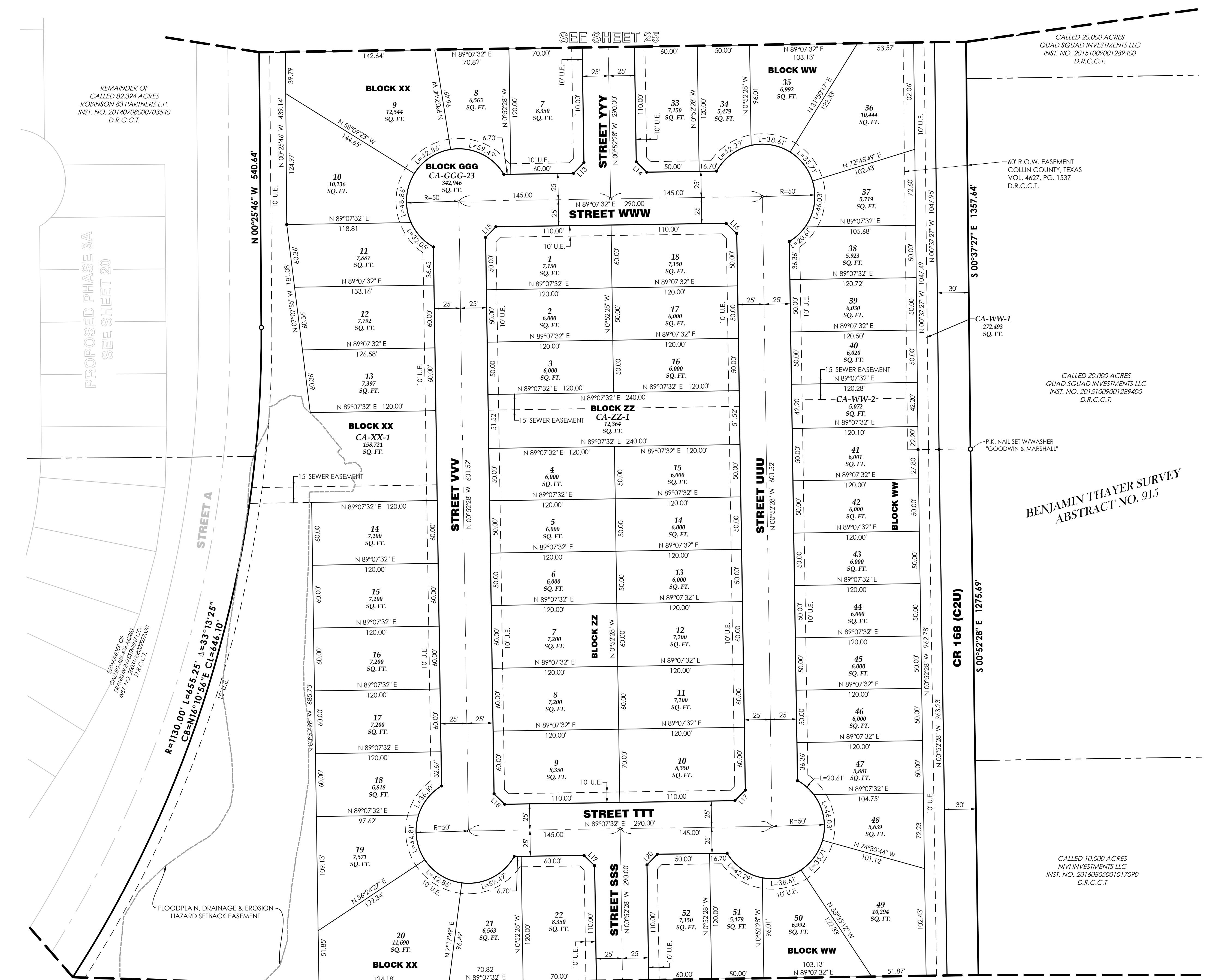
DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2844 - TxSurv Firm # 10021700

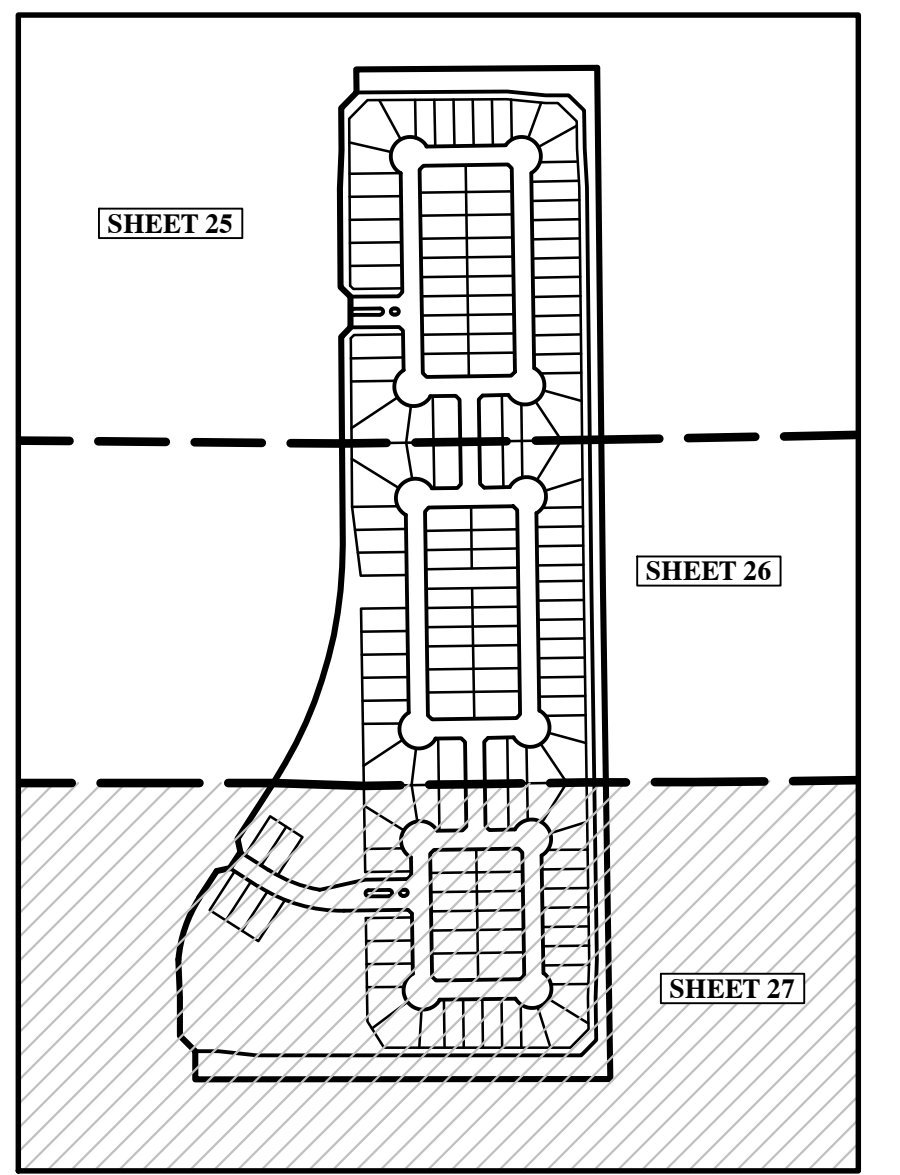
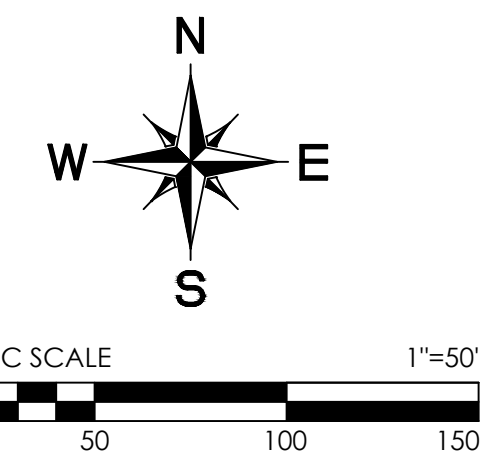
PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

SHEET 26 of 33



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 the requirements of the subdivision ordinance.

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



PHASE 4 KEY MAP
N.T.S.

SEE SHEET 26 FOR PHASE 4
LINE & CURVE TABLE

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:

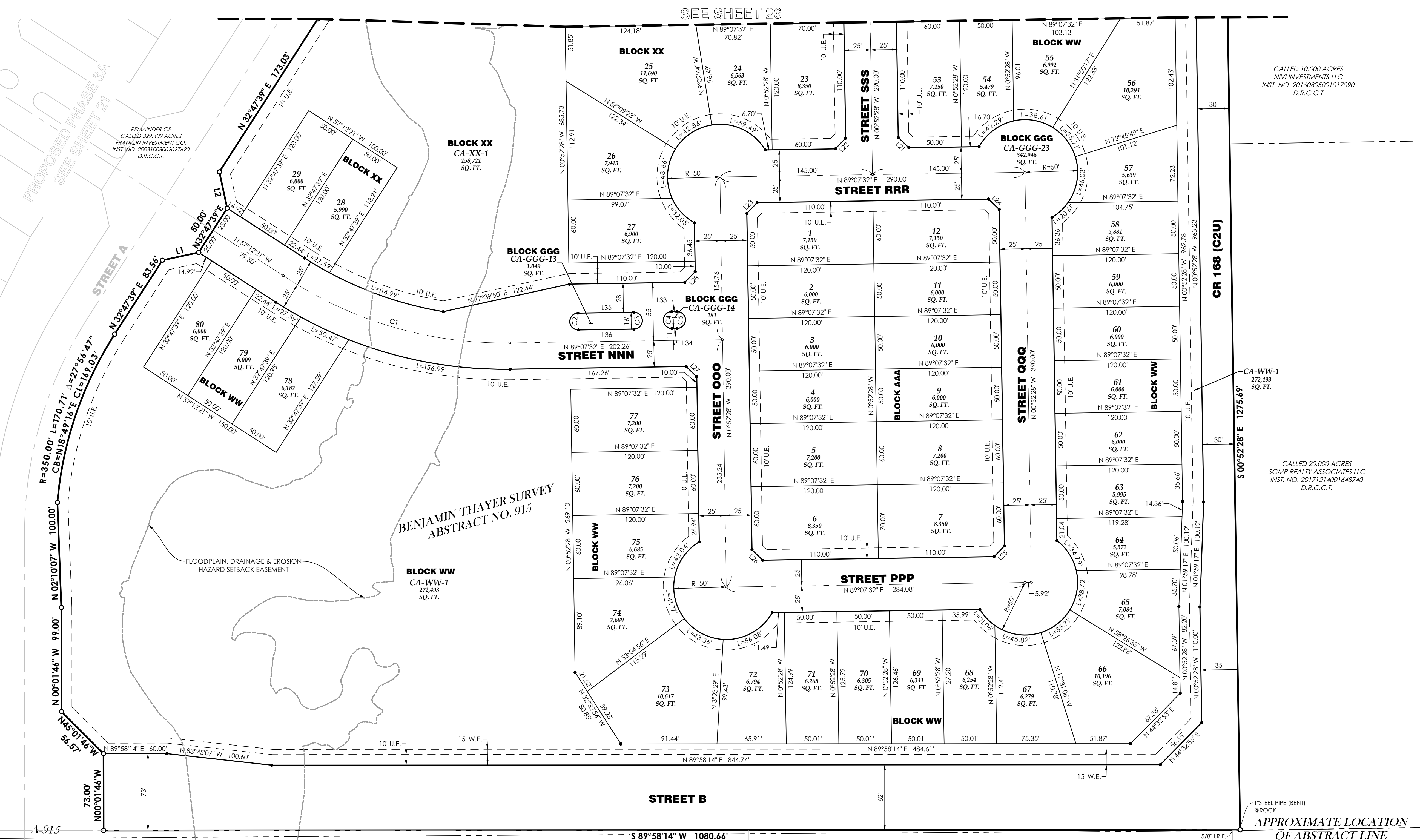
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN AND MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2844 - TxSurv Firm # 10021700

PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

SHEET 27 of 33



REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

REMAINDER OF
CALLED 29.950 ACRES
GRAYROCK CORPORATION
VOL. 4479, PG. 2103
D.R.C.C.T.

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

REMAINDER OF
CALLED 29.950 ACRES
GRAYROCK CORPORATION
VOL. 4479, PG. 2103
D.R.C.C.T.

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

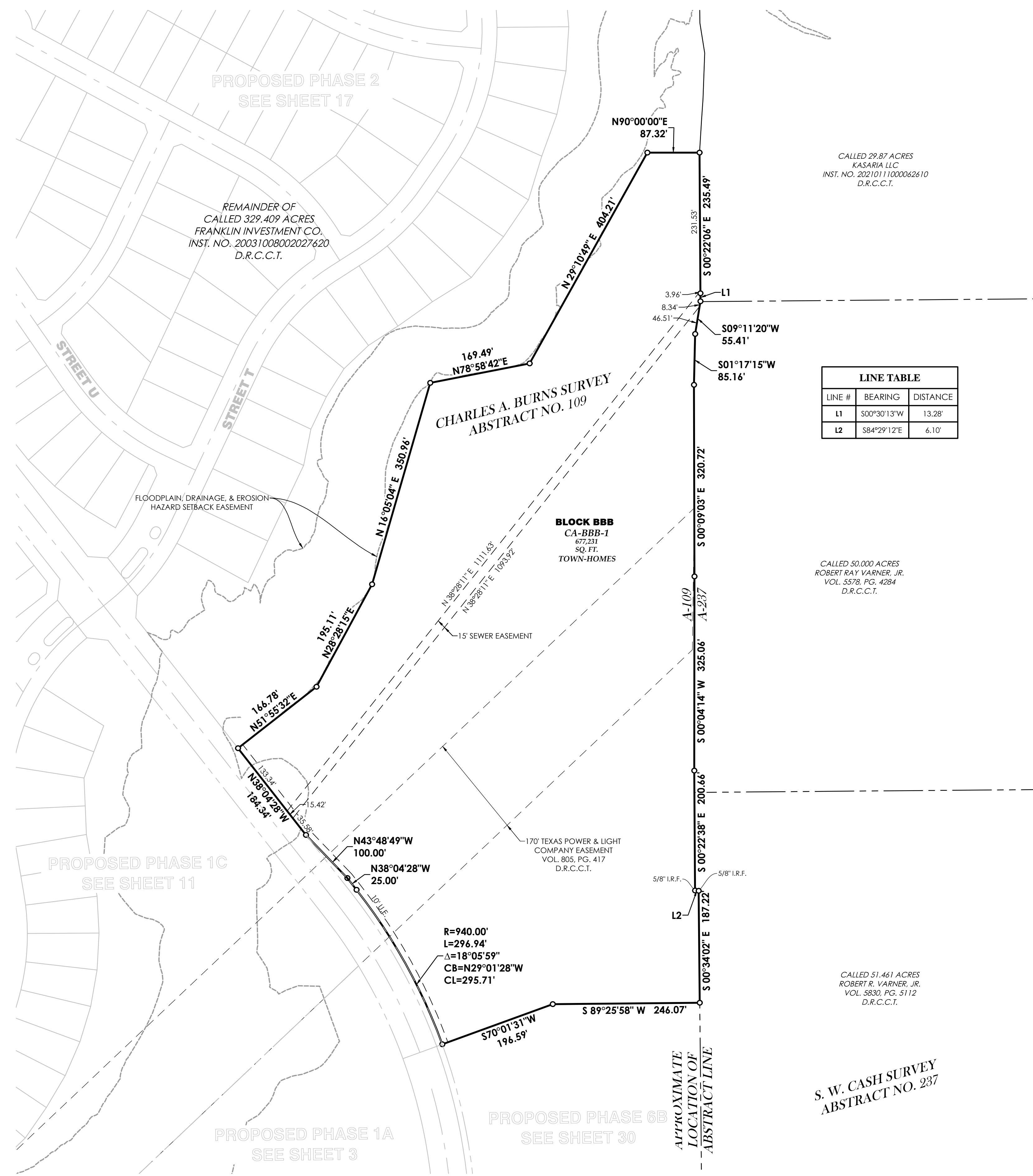
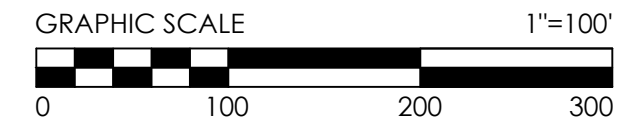
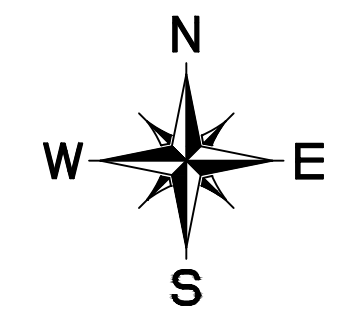
PROPOSED PHASE 2
SEE SHEET 14

PROPOSED PHASE 2
SEE SHEET 14

PROPOSED PHASE 1B
SEE SHEET 8

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

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 the requirements of the
subdivision ordinance.



CALLED 29.87 ACRES
KASARIA LLC
INST. NO. 20210111000022610
D.R.C.C.T.

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

CALLED 50,000 ACRES
ROBERT RAY VARNER, JR.
VOL. 5578, PG. 4284
D.R.C.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°30'13"W	13.28'
L2	S84°29'12"E	6.10'

CALLED 51.461 ACRES
ROBERT R. VARNER, JR.
VOL. 5830, PG. 5112
D.R.C.C.T.

S. W. CASH SURVEY
ABSTRACT NO. 237

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

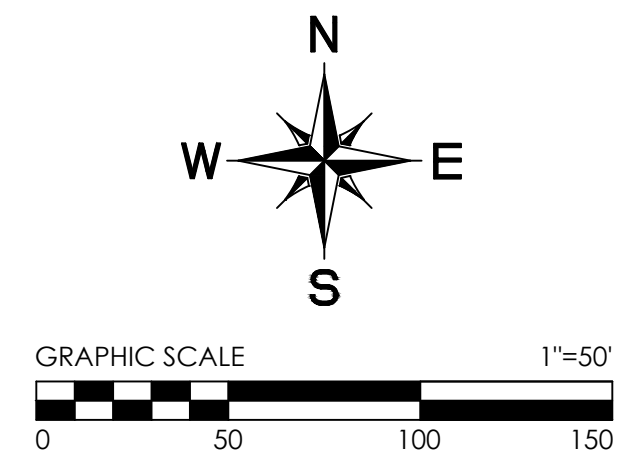
All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

PREPARED BY:
GOODWIN AND MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

EV:\0938 - Rock Creek Ranch\COGO\PLAT\0938\FINAL\0938.FPLAT.SHEETS.dwg



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	648.00'	123.60'	10°55'45"	S03°58'58"W	123.42'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°28'54"E	25.00'
L2	S43°32'02"W	56.55'

CALLED 74.528 ACRES
SAMUEL E. LEWIS
INST. NO. 1996028000106260
D.R.C.C.T.

FLOODPLAIN, DRAINAGE, & EROSION
HAZARD SETBACK EASEMENT

APPROXIMATE LOCATION OF
FLOODPLAIN ZONE "A" PER
FEMA MAP NO. 48085C0140J
DATE: 6/2/2009

PARCEL #82
CALLED 2.779 ACRES
STATE OF TEXAS
INST. NO. 20210427000846710
D.R.C.C.T.

PARCEL #85
PROPOSED TXDOT R/W
CSJ#1973-01-018

F.M. HIGHWAY 1461
PUBLIC VARIABLE WIDTH R/W

A-109
A-816

APPROXIMATE LOCATION
OF ABSTRACT LINE

CALLED 46.84 ACRES
STAUFFER FAMILY TRUST
INST. NO. 20140516000488540
D.R.C.C.T.

CALLED 11.026 ACRES
CLP MANAGEMENT, INC.
INST. NO. 20170207000168970
D.R.C.C.T.

THOMAS STALLCUP SURVEY
ABSTRACT NO. 846

PROPOSED PHASE 1A
SEE SHEET 2

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

PROPOSED PHASE 6C
SEE SHEET 31

PROPOSED PHASE 6B
SEE SHEET 30

PROPOSED COLLIN COUNTY
SOIL & WATER CONSERVATION
IMPOUNDING WATER EASEMENT

COMMERCIAL
BLOCK DDD
CA-DDD-1
102,796
SQ. FT.

CHARLES A. BURNS SURVEY
ABSTRACT NO. 109

N 88°32'59" E 166.00'
FUTURE R/W CA-DDD-2
6124
SQ. FT.

N 88°31'06" E 166.00'

S 88°31'06" W 166.00'

PARCEL #85
PROPOSED TXDOT R/W
CSJ#1973-01-018

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:

Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

PREPARED BY:

**GOODWIN AND
MARSHALL**
CIVIL ENGINEERS - PLANNERS - SURVEYORS

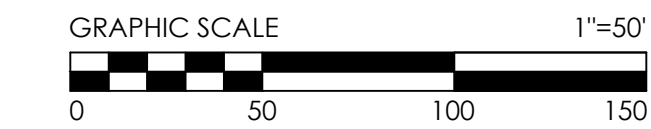
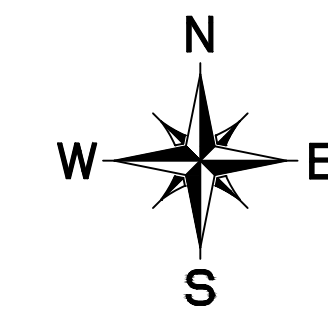
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

Date: April 2022

SHEET 29 of 33

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

E:\10958 - Block Creek Ranch\COGO\FINAL\10958\FINAL SHEETS.DWG



PROPOSED PHASE 6C
SEE SHEET 31

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

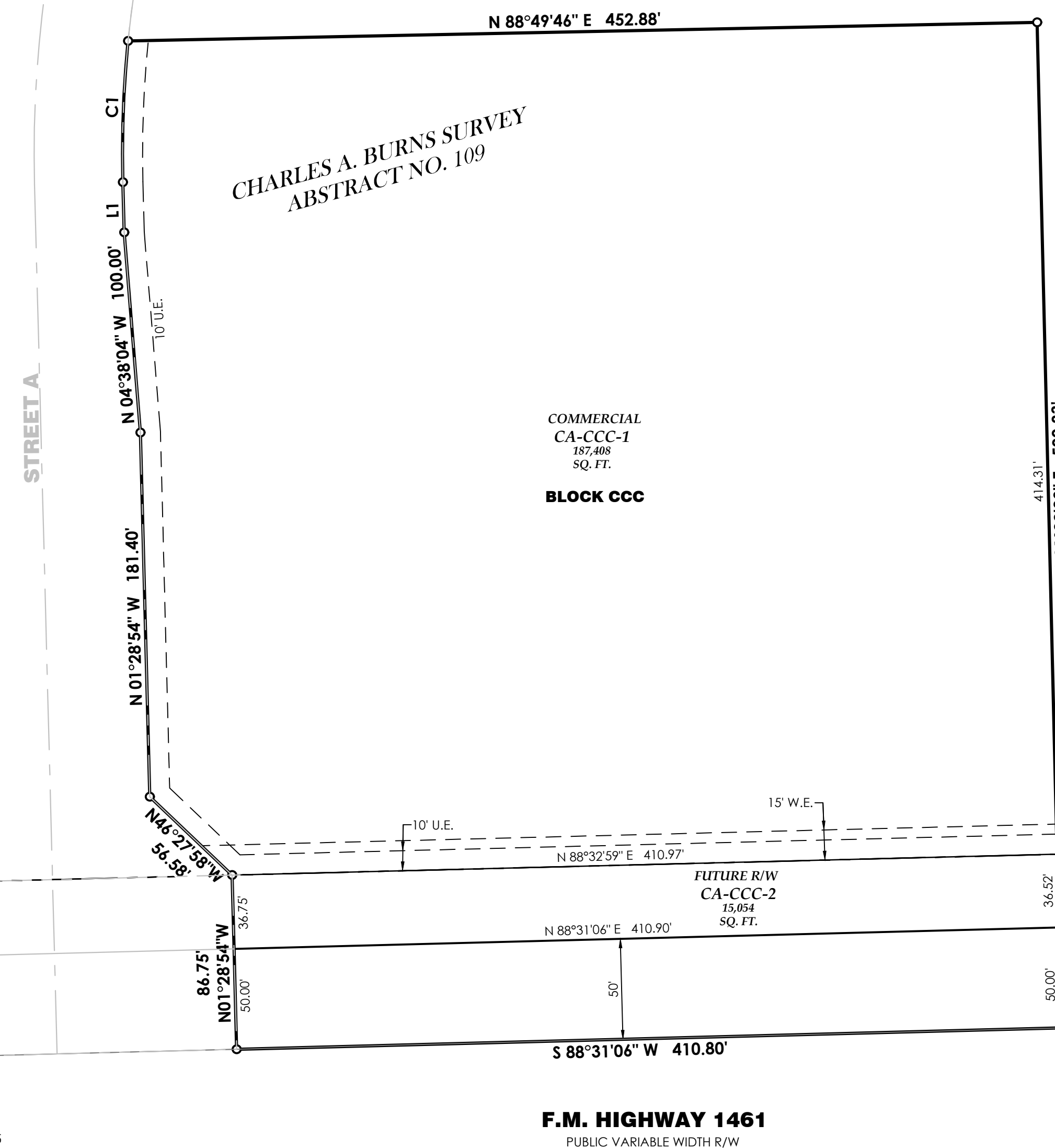
PROPOSED PHASE 1A
SEE SHEET 2

PROPOSED PHASE 6A
SEE SHEET 29

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	560.00'	70.44'	7°12'25"	S02°07'25"W	70.39'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N01°28'54"W	25.02'

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 the requirements of the subdivision ordinance.



OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:

Hines

2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE

CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

Date: April 2022

SHEET 30 of 33

PREPARED BY:

**GOODWIN &
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TxEng Firm # F-2944 - TxSurv Firm # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

PROPOSED PHASE 1C
SEE SHEET 13

PROPOSED PHASE 5
SEE SHEET 28

PROPOSED PHASE 1A
SEE SHEET 3

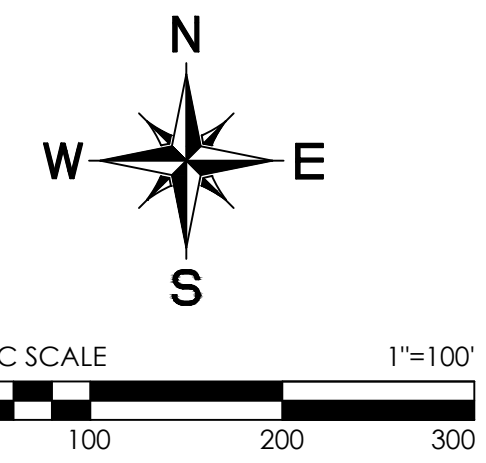
REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

PROPOSED PHASE 6A
SEE SHEET 29

PROPOSED PHASE 6B
SEE SHEET 30

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	560.00'	339.11'	34°41'43"	N23°04'29"E	333.95'
C2	940.00'	990.88'	60°23'49"	N10°13'26"E	945.63'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°32'59"W	112.32'
L2	N74°23'38"W	85.23'
L3	S88°32'59"W	237.71'
L4	N89°40'06"W	141.80'
L5	N87°53'11"W	167.70'



CALLED 51.461 ACRES
ROBERT R. VARNER, JR.
VOL. 5830, PG. 5112
D.R.C.C.T.

S. W. CASH SURVEY
ABSTRACT NO. 237

CALLED 42.81 ACRES
M S FAMILY LIMITED PARTNERSHIP
INST. NO. 20100823000877020
D.R.C.C.T.

MULTI-FAMILY
CA-HHH-1
1,436,329
SQ. FT.
BLOCK HHH

CHARLES A. BURNS SURVEY
ABSTRACT NO. 109

APPROXIMATE LOCATION
OF ABSTRACT LINE

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 the requirements of the subdivision ordinance.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
467.204 ACRES
SITUATED IN THE

CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

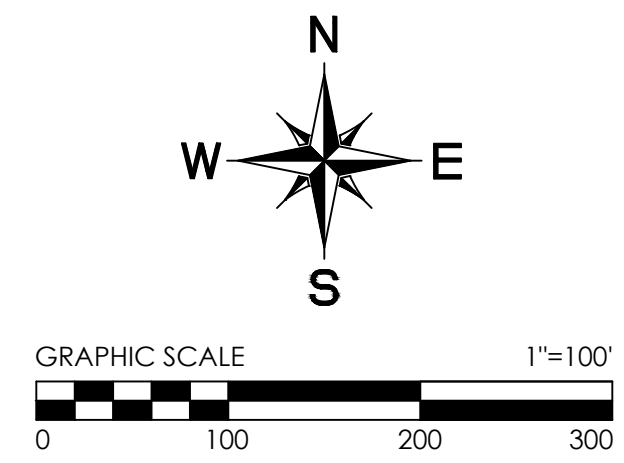
SHEET 31 of 33

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN AND MARSHALL P.C.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



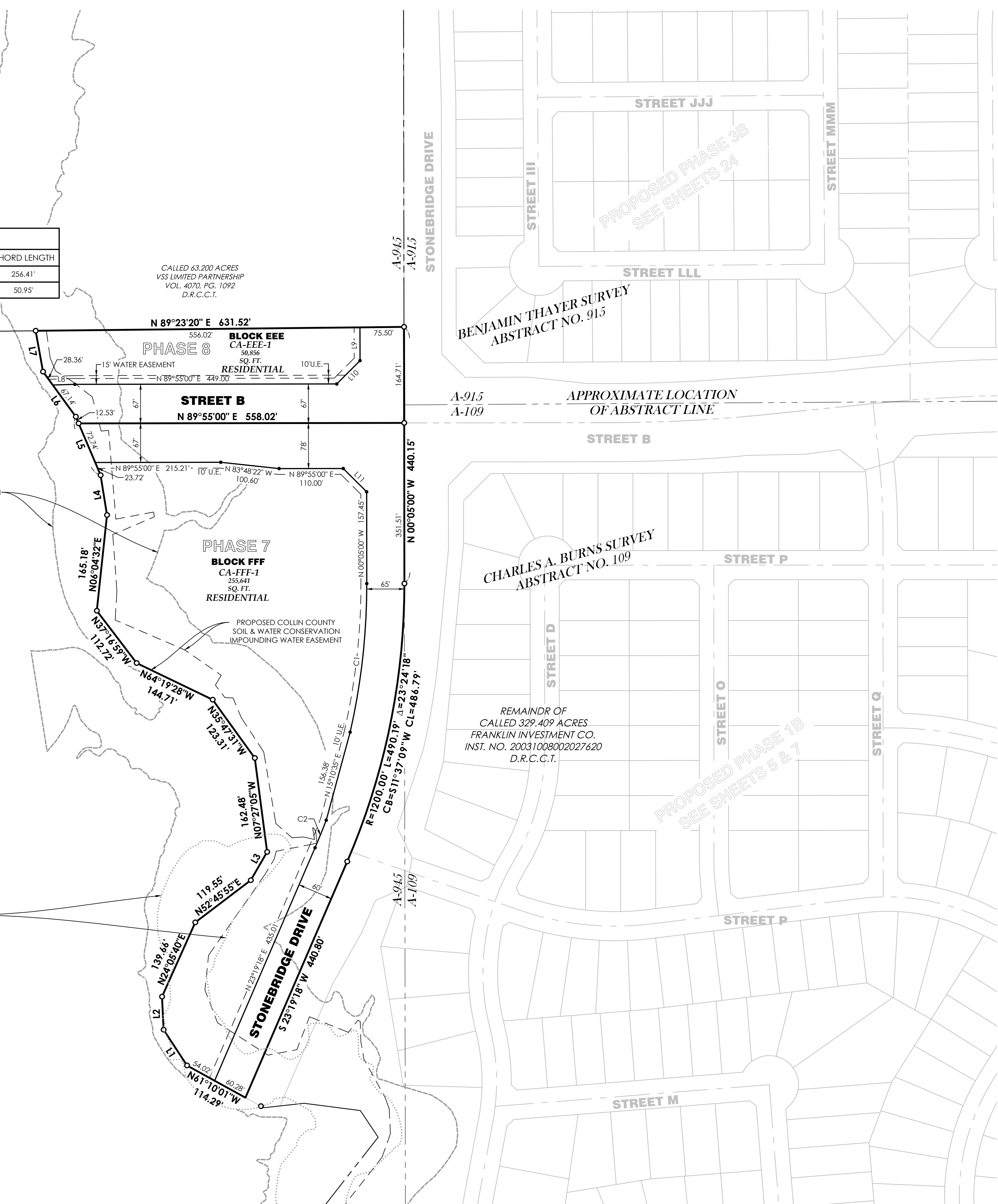
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1135.50'	256.96'	12°57'57"	N06°23'58"E	256.41'
C2	1140.00'	50.96'	2°33'40"	N22°02'28"E	50.95'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N33°14'34"W	73.30'
L2	N02°44'35"W	56.73'
L3	N30°01'37"E	55.89'
L4	N09°04'40"W	69.24'
L5	N22°59'28"W	108.98'
L6	N36°05'33"W	95.51'
L7	N10°09'16"W	71.19'
L8	N88°10'52"E	37.89'
L9	N00°05'00"W	57.01'
L10	N44°55'00"E	56.57'
L11	N45°05'00"W	56.57'

COLEMAN WATSON SURVEY
ABSTRACT NO. 945

CALLED 230.00 ACRES
BCO TURNPIKE DISTORTION CENTER M, LLC.
NO. 20160216000178110
D.R.C.C.T.

APPROXIMATE LOCATION OF
FLOODPLAIN ZONE "A" PER
FEMA MAP NO. 48085C0140J
DATE: 6/2/2009



CALLED 63.200 ACRES
VSS LIMITED PARTNERSHIP
VOL. 4070, PG. 1092
D.R.C.C.T.

BENJAMIN THAYER SURVEY
ABSTRACT NO. 915

REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

PROPOSED PHASE 1B
SEE SHEETS 5 & 7

PROPOSED PHASE 3B
SEE SHEETS 24

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 the requirements of the subdivision ordinance.

OWNERS:
HT FM 1461 TH OWNER LP
HT FM 1461 OWNER LP
2800 Post Oak Boulevard, Suite 4800
Houston, TX 77056

OWNERS:
STARNES CREEK VENTURE, LTD.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

PREPARED BY:
GOODWIN & MARSHALL
INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

SHEET 32 of 33

OWNER'S CERTIFICATE

All that certain lot, tract, or parcel of land, situated in a portion of the Charles A. Burns Survey, Abstract No. 109, the Benjamin Thayer Survey, Abstract No. 915, Coleman Watson Survey, Abstract No. 945, City of McKinney, Collin County, Texas, being part of that certain called 329.409 acre tract described in a deed to Franklin Investment Company recorded in Instrument No. 20031008002027620 of the Deed Records of Collin County, Texas (DRCC), all of that certain called 411.974 net acre tract described in a deed to HT FM 1461 Owner LP recorded in Instrument No. 20211228002597540 (DRCC), and all of that certain called 16.051 acre tract described in a deed to HT FM 1461 TH Owner LP recorded in Instrument No. 20211228002597550 (DRECT), and being more completely described as follows, to-wit:

BEGINNING at a 3/8" iron rod found in the West line of said 411.974 net acre tract, and being in the East line of a called 63.200 acre tract described in a deed to VSS Limited Partnership recorded in Volume 4070, Page 1092 (DRCC);

THENCE North 00 deg. 55 min. 26 sec. West along the West line of said 411.974 net acre tract and the East line of said 63.200 acre tract, a distance of 1,357.67 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the Northwest corner of said 411.974 net acre tract;

THENCE North 89 deg. 34 min. 14 sec. East along the North line of said 411.974 net acre tract, a distance of 2,645.07 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the Northeast corner of same and being in the centerline of County Road 168;

THENCE South 00 deg. 37 min. 27 sec. East along the East line of said 411.974 net acre tract and said centerline, a distance of 1,357.64 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL";

THENCE South 00 deg. 52 min. 28 sec. East along the East line of said 411.974 net acre tract and said centerline, a distance of 1,275.69 feet to a 1" steel pipe (bent) at rock for an angle point in said County Road 168;

THENCE in a southerly direction along the East line of said 411.974 net acre tract and along an established fence line the following ten (10) courses;

South 83 deg. 22 min. 13 sec. West, a distance of 7.10 feet to a 5/8" iron rod found;

South 00 deg. 33 min. 35 sec. East, a distance of 229.05 feet;

South 00 deg. 26 min. 54 sec. East, a distance of 194.25 feet;

South 00 deg. 38 min. 00 sec. East, a distance of 273.77 feet;

South 00 deg. 28 min. 00 sec. East, a distance of 410.28 feet;

South 00 deg. 55 min. 08 sec. East, a distance of 182.35 feet;

South 00 deg. 44 min. 00 sec. East, a distance of 241.30 feet;

South 09 deg. 13 min. 00 sec. East, a distance of 50.69 feet;

South 02 deg. 11 min. 20 sec. West, a distance of 76.70 feet;

South 03 deg. 54 min. 01 sec. West, a distance of 33.51 feet;

THENCE South 03 deg. 30 min. 31 sec. West, a distance of 56.66 feet to the Northeast corner of called 16.051 acre tract;

THENCE in a southerly direction along the East line of said 16.051 acre tract and along an established fence line the following seven (7) courses;

South 00 deg. 22 min. 06 sec. East, a distance of 235.49 feet;

South 00 deg. 30 min. 13 sec. West, a distance of 13.28 feet to a 1/2" iron rod found;

South 09 deg. 11 min. 20 sec. West, a distance of 55.41 feet;

South 01 deg. 17 min. 15 sec. West, a distance of 85.16 feet;

South 00 deg. 09 min. 03 sec. East, a distance of 320.72 feet;

South 00 deg. 04 min. 14 sec. West, a distance of 325.06 feet;

South 00 deg. 22 min. 38 sec. East, a distance of 200.66 feet to a 5/8" iron rod found for an ell corner of said 16.051 acre tract;

THENCE South 84 deg. 29 min. 12 sec. East along the North line of said 16.051 acre tract, a distance of 6.10 feet to a 5/8" iron rod found for an ell corner of same;

THENCE South 00 deg. 34 min. 02 sec. East along the East line of said 16.051 acre tract and the East line of said 329.409 acre tract, at 233.92 feet pass the Southeast corner of said 16.051 acre tract, continue a total distance of 672.39 feet to a 5/8" iron rod found for an ell corner of said 329.409 acre tract and the Southeast corner of a called 51.461 acre tract described in a deed to Robert R. Varner, Jr. recorded in Volume 5830, Page 5112 (DRCC);

THENCE South 89 deg. 44 min. 18 sec. East along the North line of said 329.409 acre tract and the South line of said 51.461 acre tract, a distance of 263.60 feet 5/8" iron rod found for an ell corner of said 329.409 acre tract and the Northwest corner of a called 42.81 acre tract described in a deed to M S Family Limited Partnership recorded in Instrument No. 20100823000877020 (DRCC);

THENCE South 00 deg. 02 min. 46 sec. East along the East line of said 329.409 acre tract and the West line of said 42.81 acre tract, at 1,487.70 feet pass a 5/8" capped iron rod found stamped "TXDOT" in the proposed North right-of-way line of F. M. Highway 1461, being the Northeast corner of Parcel No. 85 as shown in the TXDOT Right-of-Way Map CSJ #1973-01-018, continue a total distance of 1,534.00 feet to a 1/2" iron rod found for the Southeast corner of said 329.409 acre tract, the Southwest corner of said 42.81 acre tract and being in the current North right-of-way line of F.M. Highway 1461 (variable width right-of-way);

THENCE South 88 deg. 31 min. 06 sec. West along the South line of said 329.409 acre tract, the South line of said 411.974 net acre tract and said current North right-of-way line of F.M. Highway 1461, at 1,150.41 feet pass the Southeast corner of said 4.11.974 net acre tract, continue in total a distance of 1,644.68 feet to a point in said North right-of-way line, from which a concrete monument found (leaning) bears North 17 deg. 20 min. 55 sec. East - 0.76 feet;

THENCE North 80 deg. 10 min. 18 sec. West, along said South line and North right-of-way line, a distance of 101.98 feet to a concrete monument found for a point in said North right-of-way line;

OWNER'S CERTIFICATE CONT...

THENCE South 88 deg. 31 min. 06 sec. West, along said South line and North right-of-way line, a distance of 245.15 feet to the Southwest corner of said 411.974 net acre tract and being in the centerline of Stover Creek;

THENCE in a northerly direction along the West line of said 411.974 net acre tract, the West line of said 52.385 acre tract, and the centerline of said Stover Creek the following sixty-seven (67) courses:

North 39 deg. 50 min. 27 sec. East, at a distance of 116.06 feet pass a 5/8" capped iron rod found stamped "TXDOT" for the Northwest corner of said Parcel No. 85, continue in total a distance of 228.98 feet;

North 49 deg. 32 min. 00 sec. East, a distance of 227.85 feet;

North 16 deg. 28 min. 43 sec. East, a distance of 77.14 feet;

North 14 deg. 28 min. 41 sec. West, a distance of 170.86 feet;

North 37 deg. 32 min. 24 sec. West, a distance of 219.03 feet;

South 87 deg. 48 min. 30 sec. West, a distance of 204.24 feet;

North 76 deg. 52 min. 20 sec. West, a distance of 230.17 feet;

North 57 deg. 40 min. 42 sec. West, a distance of 268.30 feet;

North 14 deg. 55 min. 37 sec. East, a distance of 47.69 feet;

North 49 deg. 25 min. 52 sec. East, a distance of 265.25 feet;

North 23 deg. 20 min. 03 sec. East, a distance of 114.98 feet;

North 18 deg. 10 min. 41 sec. West, a distance of 57.78 feet;

North 59 deg. 40 min. 53 sec. West, a distance of 404.76 feet;

North 78 deg. 23 min. 27 sec. West, a distance of 128.67 feet;

North 59 deg. 14 min. 41 sec. West, a distance of 53.71 feet;

North 18 deg. 04 min. 41 sec. West, a distance of 50.45 feet;

North 16 deg. 34 min. 30 sec. East, a distance of 121.34 feet;

North 07 deg. 30 min. 56 sec. East, a distance of 242.53 feet;

North 28 deg. 23 min. 02 sec. West, a distance of 36.58 feet;

North 67 deg. 01 min. 46 sec. West, a distance of 116.77 feet;

North 87 deg. 18 min. 40 sec. West, a distance of 127.20 feet;

North 64 deg. 58 min. 24 sec. West, a distance of 64.12 feet;

North 27 deg. 43 min. 45 sec. West, a distance of 133.32 feet;

North 01 deg. 03 min. 43 sec. East, a distance of 87.90 feet;

North 53 deg. 52 min. 26 sec. East, a distance of 76.69 feet;

South 83 deg. 00 min. 07 sec. East, a distance of 191.47 feet;

North 77 deg. 26 min. 07 sec. East, a distance of 72.32 feet;

North 40 deg. 56 min. 22 sec. East, a distance of 53.86 feet;

North 00 deg. 03 min. 08 sec. East, a distance of 49.57 feet;

North 30 deg. 52 min. 15 sec. West, a distance of 171.50 feet;

North 01 deg. 00 min. 53 sec. East, a distance of 61.31 feet;

North 39 deg. 25 min. 43 sec. East, a distance of 189.93 feet;

North 00 deg. 51 min. 01 sec. East, a distance of 38.21 feet;

North 29 deg. 12 min. 09 sec. West, a distance of 47.86 feet;

North 46 deg. 34 min. 25 sec. West, a distance of 85.23 feet;

North 00 deg. 29 min. 08 sec. East, a distance of 58.88 feet;

North 28 deg. 15 min. 31 sec. East, a distance of 66.52 feet;

North 09 deg. 48 min. 38 sec. East, a distance of 86.05 feet;

North 09 deg. 40 min. 29 sec. West, a distance of 100.16 feet;

North 66 deg. 35 min. 23 sec. West, a distance of 71.00 feet;

South 87 deg. 39 min. 06 sec. West, a distance of 194.73 feet;

North 71 deg. 01 min. 08 sec. West, a distance of 105.08 feet;

North 37 deg. 25 min. 41 sec. West, a distance of 99.31 feet;

North 10 deg. 44 min. 31 sec. East, a distance of 84.48 feet;

North 42 deg. 04 min. 42 sec. East, a distance of 92.42 feet;

North 22 deg. 30 min. 52 sec. East, a distance of 58.14 feet;

North 09 deg. 06 min. 57 sec. West, a distance of 140.32 feet;

North 37 deg. 56 min. 50 sec. East, a distance of 254.31 feet;

North 33 deg. 42 min. 49 sec. West, a distance of 54.78 feet;

North 82 deg. 38 min. 38 sec. West, a distance of 97.45 feet;

South 83 deg. 42 min. 54 sec. West, a distance of 69.38 feet;

North 61 deg. 10 min. 01 sec. West, a distance of 150.21 feet;

OWNER'S CERTIFICATE CONT...

North 33 deg. 14 min. 34 sec. West, a distance of 73.30 feet;

North 02 deg. 44 min. 35 sec. West, a distance of 56.73 feet;

North 24 deg. 05 min. 40 sec. East, a distance of 139.66 feet;

North 52 deg. 45 min. 55 sec. East, a distance of 119.55 feet;

North 30 deg. 01 min. 37 sec. East, a distance of 55.89 feet;

North 07 deg. 27 min. 05 sec. West, a distance of 162.48 feet;

North 35 deg. 47 min. 31 sec. West, a distance of 123.31 feet;

North 64 deg. 19 min. 28 sec. West, a distance of 144.71 feet;

North 37 deg. 16 min. 59 sec. West, a distance of 112.72 feet;

North 06 deg. 04 min. 32 sec. East, a distance of 165.18 feet;

North 09 deg. 04 min. 40 sec. West, a distance of 69.24 feet;

North 22 deg. 59 min. 28 sec. West, a distance of 108.98 feet;

North 36 deg. 05 min. 33 sec. West, a distance of 95.51 feet;

North 10 deg. 09 min. 16 sec. West, a distance of 71.19 feet to the most westerly Northwest corner of said 411.974 net acre tract and being in the South line of said 63.200 acre tract;

THENCE North 89 deg. 23 min. 20 sec. East along the North line of said 411.974 net acre tract and the South line of said 63.200 acre tract, a distance of 631.52 feet to a 16" Hackberry Tree for an ell corner of said 411.974 net acre tract, the Southeast corner of said 63.200 acre tract, from which a 3/8" iron rod found bears South 00 deg. 27 min. 21 sec. West - 133.82 feet;

THENCE North 00 deg. 05 min. 00 sec. West along the West line of said 411.974 net acre tract and the East line of said 63.200 acre tract, a distance of 1,139.35 feet to the **POINT OF BEGINNING**, containing 20,351,409 square feet or 467,204 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Franklin-Bates Ranch, Inc., a Texas Corporation, HT FM 1461 TH Owner LP, and HT FM 1461 Owner LP, do hereby adopt this record plat designating the herein above described property as **ASTER PARK**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the 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 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 building, 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 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 this the _____ day of _____, 20__.

STARNES CREEK VENTURE, LTD. a Texas limited partnership, f/k/a/ Franklin Investment Company II, successor in interest to Franklin Investment Company

By: Franklin-Bates Ranch, Inc., a Texas corporation its general partner

By: John C. Franklin, President

WITNESS MY HAND this the _____ day of _____, 20__.

HT FM 1461 TH Owner LP

By: HT FM 1461 TH GP LLC, its general partner

By: HT FM 1461 LP, its sole member

By: Hines FM 1461 Associates LP, its general partner

By: Hines Investment Management Holdings Limited Partnership, its sole member

By: _____ Name: Rob Witte Title: Sr. Managing Director

WITNESS MY HAND this the _____ day of _____, 20__.

HT FM 1461 Owner LP

By: HT FM 1461 GP LLC, its general partner

By: HT FM 1461 LP, its sole member

By: Hines FM 1461 Associates LP, its general partner

By: Hines Investment Management Holdings Limited Partnership, its sole member

By: _____ Name: Rob Witte Title: Sr. Managing Director

STATE OF TEXAS:))SS COUNTY OF COLLIN:)

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John C. Franklin, President of Franklin-Bates Ranch, Inc., a Texas Corporation, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS:))SS COUNTY OF COLLIN:)

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Rob Witte, Sr. Managing Director of HT FM 1461 TH Owner LP, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS:))SS COUNTY OF COLLIN:)

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Rob Witte, Sr. Managing Director of HT FM 1461 Owner LP, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission expires: _____

Approved _____ Planning & Zoning Commission Chairman City of McKinney, Texas Date _____ Attest _____ Planning & Zoning Commission Secretary City of McKinney, Texas Date _____

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 the requirements of the subdivision ordinance.

PRELIMINARY - FINAL PLAT

OF

ASTER PARK

BEING

467.204 ACRES

SITUATED IN THE

CHARLES A. BURNS SURVEY, ABSTRACT No. 109

BENJAMIN THAYER SURVEY, ABSTRACT No. 915

COLEMAN WATSON SURVEY, ABSTRACT No. 945

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS, 1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

Date: April 2022

SHEET 33 of 33

DEVELOPER:

Hines

2200 ROSS AVENUE, SUITE 4200 W DALLAS, TX 75201

972-716-0152

PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051 (817) 329 - 4373

TxEng Firm # F-2944 ~ TxSurv Firm # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

EV10938 - Hines, Creek Ranch, COGOV, PLAT 0938, FINAL SHEETS.dwg