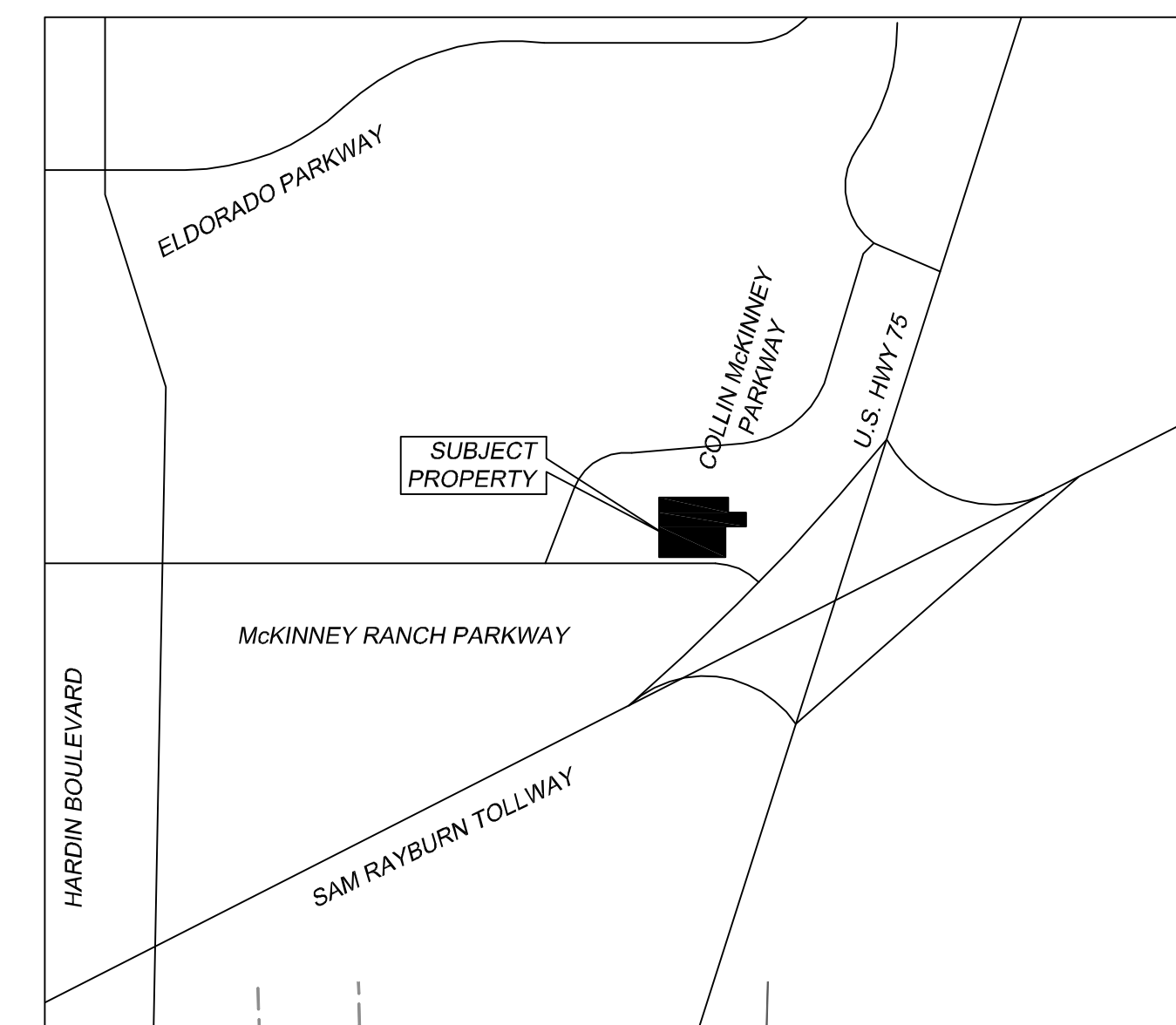


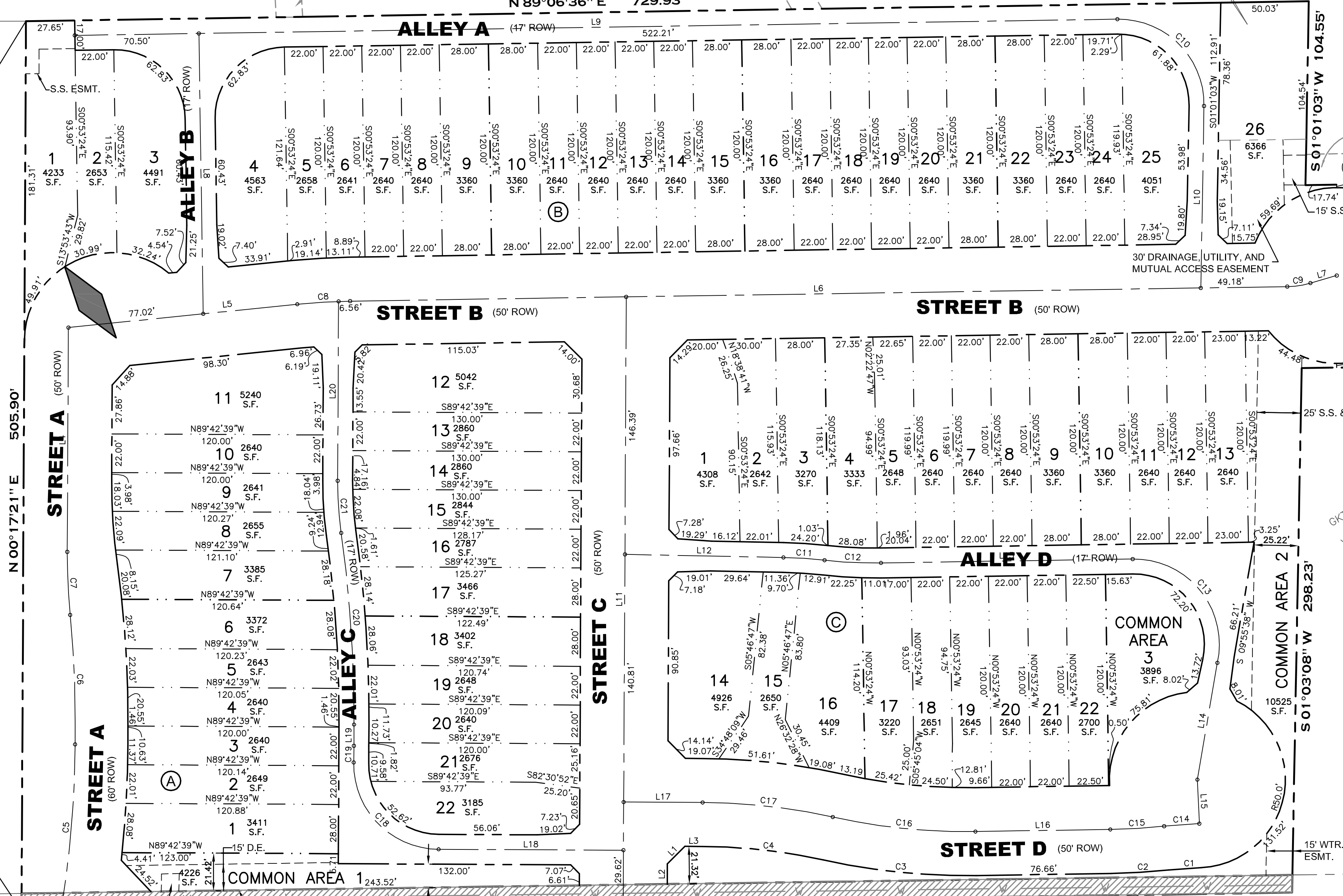
CURVE TABLE					
CURVE	Delta	RADIUS	TANGENT	CHORD DIRECTION	LENGTH
C1	3°17'35"	325.00'	9.34'	S85°44'21"W	18.68'
C2	5°01'02"	375.00'	16.43'	N86°36'05"E	32.84'
C3	13°23'01"	375.00'	44.00'	S84°11'54"E	87.60'
C4	12°12'15"	325.00'	34.74'	N83°36'31"W	69.23'
C5	9°03'28"	600.00'	47.53'	N04°49'05"E	94.85'
C6	6°39'03"	634.73'	36.88'	N02°10'07"W	73.68'
C7	5°52'52"	350.00'	17.98'	S02°39'04"E	35.93'
C8	4°55'38"	350.00'	15.06'	S88°38'47"W	30.10'
C9	15°17'38"	50.00'	6.71'	N81°27'47"E	13.35'
C10	91°54'27"	48.50'	50.14'	N44°56'11"W	77.80'
C11	5°21'49"	250.00'	11.71'	N86°12'02"W	23.40'
C12	7°22'17"	250.00'	16.10'	S87°12'16"E	32.16'
C13	103°25'12"	48.50'	61.43'	N39°10'48"W	87.54'
C14	3°17'35"	350.00'	10.06'	S85°44'21"W	20.12'
C15	5°01'02"	350.00'	15.33'	N86°36'05"E	30.65'
C16	13°23'01"	350.00'	41.06'	S84°11'54"E	81.76'
C17	12°12'15"	350.00'	37.42'	N83°36'31"W	74.55'
C18	9°04'26"	48.50'	49.11'	S44°21'11"E	76.79'
C19	0°42'56"	758.50'	4.74'	N00°38'49"E	9.47'
C20	8°15'20"	758.50'	54.74'	N03°50'19"W	109.29'
C21	8°15'20"	206.50'	14.90'	S03°50'19"E	29.75'

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.14'	S45°17'21"W
L2	11.52'	S00°17'21"W
L3	9.88'	N89°42'39"W
L4	127.53'	N00°17'21"E
L5	130.77'	N84°10'58"E
L6	532.81'	N89°06'36"E
L7	15.57'	N73°48'58"E
L8	159.41'	N00°53'24"W
L9	592.71'	N89°06'36"E
L10	103.44'	S01°01'03"W
L11	344.21'	S00°17'21"W
L12	90.13'	S88°52'57"E
L13	143.13'	N89°06'36"E
L14	67.38'	S09°41'15"W
L15	25.00'	S02°36'51"E
L16	76.66'	S89°06'36"W
L17	44.88'	N89°42'39"W
L18	105.06'	N89°42'39"W
L19	12.09'	N00°17'21"E
L20	101.93'	N00°17'21"E



FIELD NOTES:
 Being an 8.847 acre tract of land situated in the E.D. McCoy Survey, Abstract No. 577, also being the same tract of land described by deed to Texoma National Bank recorded in Instrument Number 2010800200795230 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:
 BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5111" found for the most easterly northeast corner of said Texoma tract, also for the southeast corner of Lot 1, Block 9, The Estates of Eldorado Addition recorded in Volume 2008, Page 710 of the Plat Records of Collin County, Texas, also lying on the west line of Lot 1, Block A, Courtney Dealership Addition recorded in Cabinet O, Page 487 of the Plat Records of Collin County, Texas;
 THENCE South 01 degrees 05 minutes 05 seconds West, along the common line of said Texoma tract and said Courtney Dealership Addition, a distance of 104.29 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northeast corner of Lot 3, Block A, PBK McKinney Addition recorded in Volume 2009, Page 341 of the Plat Records of Collin County, Texas;
 THENCE South 89 degrees 11 minutes 05 seconds West, along the north line of said PBK McKinney Addition, a distance of 210.28 feet to a 1/2 inch iron rod found for the northwest corner of same, also for an ell corner of said Texoma tract;
 THENCE South 01 degrees 03 minutes 08 seconds West, along the common line of said PBK McKinney Addition and Texoma tract, passing the southwest corner of said Addition at a distance of 273.15, and continuing for a total distance of 298.23 feet to a 1/2 inch iron rod found for the most southerly southeast corner of said Texoma tract, also lying on the north line of McKinney Ranch Parkway, a variable width right-of-way;
 THENCE South 89 degrees 10 minutes 02 seconds West, along the south line of said Texoma tract and the north line of said McKinney Ranch Parkway, a distance of 722.35 feet to a 1/2 inch iron rod found for the southwest corner of said Texoma tract, also for the southeast corner of a tract of land described by deed to Justin S. McCarty, Jr, a remainder of a called 24.78 acre tract recorded in C.C. Number 95-0002-007 of the Deed Records of Collin County, Texas;
 THENCE North 00 degrees 17 minutes 21 seconds East, along the common line of said Texoma tract and said McCarty tract, a distance of 505.90 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5111" found for the northwest corner of said Texoma tract and the northeast corner of said McCarty tract, also lying on a southerly line of the aforementioned The Estates at Eldorado Addition;
 THENCE North 89 degrees 06 minutes 36 seconds East, along a common line of said Texoma tract and said Estates at Eldorado Addition, a distance of 729.93 feet to a 1/2 inch iron rod found for the northwest corner of 0.09 acre tract described by deed to William H. Taylor and Joan Tyler recorded in Volume 1011, Page 335 of the Deed Records of Collin County, Texas;
 THENCE South 01 degree 01 minute 03 seconds West, a distance of 104.55 feet to a 1/2 inch iron rod found for an ell corner of said Texoma tract, also lying on the south line of the aforementioned The Estates at Eldorado Addition;
 THENCE North 89 degrees 06 minutes 58 seconds East, along the common line of said Estates at Eldorado Addition and Texoma tract, a distance of 209.62 feet to the POINT OF BEGINNING, and containing 899,295 square feet or 8.937 acres of land.

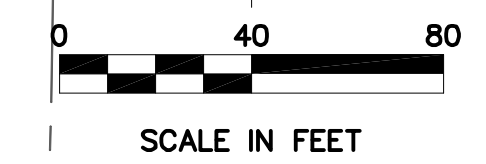
LAUREN F KING TRUSTEE AND JUSTIN S MCCARTY JR
 003-48168-97
 CURRENT USE: VACANT



26 6366 S.F.
 27 8002 S.F.
 28 7994 S.F.

GKT ROSE COTTAGE LLC & LSBB HOLDINGS LLC
 VOLUME 4493, PAGE 5987
 (DRCC)

Legend of Symbols & Abbreviations
 5/8" IRF - 5/8" IRON ROD FOUND
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
 UNLESS OTHERWISE NOTED ALL CORNERS LABELED
 5/8" IRF ARE A 5/8" IRON ROD WITH A CAP STAMPED
 R.P.L.S. 5430.
BASIS OF BEARING:
 THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.



PRELIMINARY-FINAL PLAT
GATEWAY TOWNHOMES
ADDITION
 LOTS 1-22, BLOCK A
 LOTS 1-28, BLOCK B
 LOTS 1-22, BLOCK C
 3 COMMON AREAS
 8.937 ACRES

BEING AN 8.937 ACRE TRACT OF LAND SITUATED IN THE E.D. MCCOY SURVEY, ABSTRACT NO. 577

IN THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER:
 WILLIAM H & JOAN D TAYLOR
 2604 WEST POINT
 MCKINNEY, TEXAS

OWNER:
 FIRST TEXOMA NATIONAL BANK
 P.O. BOX 300
 DURANT, OKLAHOMA 74702
 (580) 920-3941

SURVEYOR:
 MADDOX SURVEYING
 P.O. Box 2109
 Fomey, Texas 75126
 (972) 564-4416

RECEIVED
 By Planning Department at 8:13 am, Nov 21, 2014

- Notes**
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.
 - A homeowner's association shall be established for maintenance and ownership of all common areas. The establishment of the homeowner's association shall be reviewed for approval by the city of mckinney.
 - Preliminary-Final Plat for review purposes only.

TCI MCKINNEY 34 INC

Plotted by: acromynas Date: 20 Nov 2014 4:04pm
 Directory: G:\2014-Centurian American Development Group\007-Bear\10-Prelim\W\Images: S & A Logo.ppt
 File: Pre-Final Plat.dwg xref: xctd.dwg