

P.O.B.  
 $R=3585.00$   
 $L=1004.85$   
 $\Delta=16^{\circ}08'59''$   
 $CH=1001.52$   
 $CB=N 33^{\circ}26'23'' W$

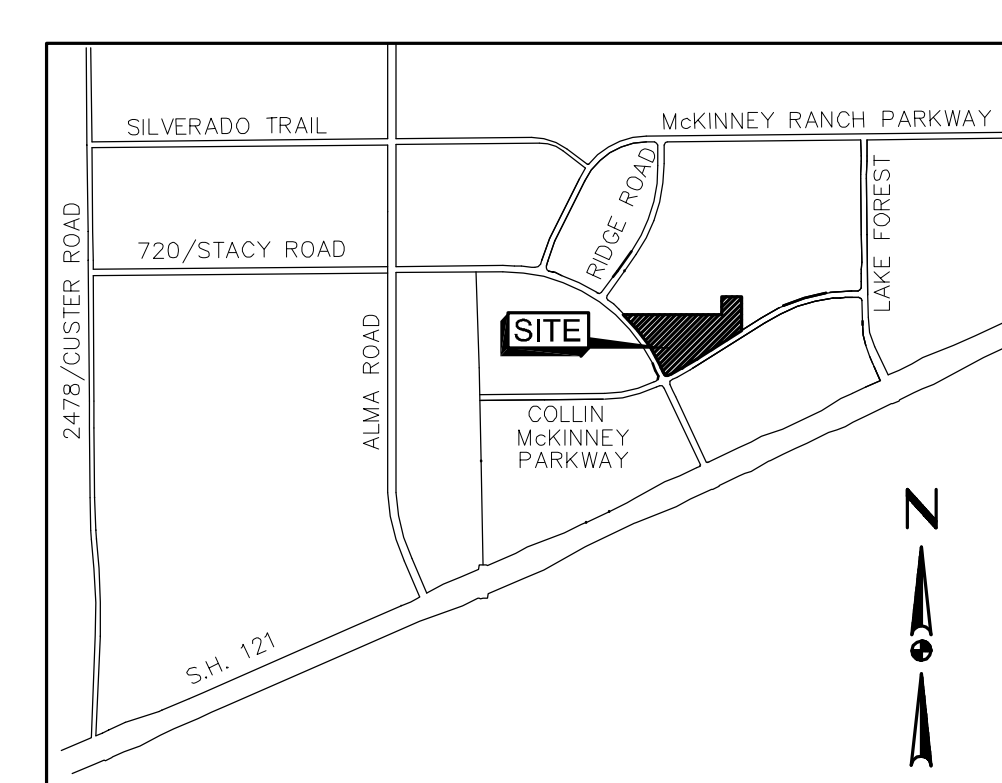
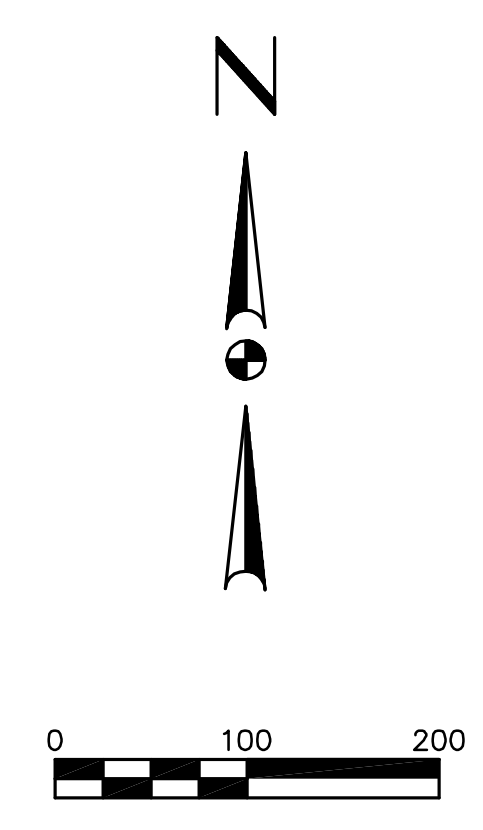
TCI MCKINNEY RANCH, INC.  
 VOL. 8088, PG. 1991  
 D.R.C.C.T.

TCI MCKINNEY RANCH, INC.  
 INST. NO. 20091215001500910  
 O.P.R.C.C.T.

$R=2500.00$   
 $L=217.23$   
 $\Delta=04^{\circ}58'43''$   
 $CH=217.16$   
 $CB=S 59^{\circ}57'55'' W$

$R=2440.00$   
 $L=93.23$   
 $\Delta=02^{\circ}11'21''$   
 $CH=93.23$   
 $CB=S 63^{\circ}29'52'' W$

$R=70.00$   
 $L=61.16$   
 $\Delta=50^{\circ}03'24''$   
 $CH=59.23$   
 $CB=S 89^{\circ}37'11'' W$



**Legend of Symbols & Abbreviations**  
 1/2" IRF - 1/2" IRON ROD FOUND  
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS  
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 W.E. = WATER EASEMENT  
 P.O.E. = POSITIVE OVERFLOW EASEMENT  
 V.E. = VISIBILITY EASEMENT  
 C.C.F.# = COLLIN COUNTY FILING #  
 P.A.E. = PED. ACCESS EASEMENT  
 A.E. = ACCESS EASEMENT

UNLESS OTHERWISE NOTED ALL LOT CORNERS ARE A 5/8" IRON ROD WITH A CAP STAMPED R.P.L.S. 5430.

**NOTE:**  
 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.

**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 ON 08/25/2011.

**FLOODPLAIN STATEMENT:**  
 The property shown hereon is located in Zone "X" which is not a flood hazard area according to Map No. 48085C0270 J, dated June 2, 2009 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.

FOR REVIEW PURPOSES ONLY  
 PRELIMINARY-FINAL PLAT

**WORKMAN FLOYD ADDITION**

LOTS 1-12, BLK. A; LOTS 1-19, BLK. B; LOTS 1-8, BLK. C;  
 LOTS 1-20, BLK. D; LOTS 1-12, BLK. E; LOTS 1-19, BLK. F;  
 LOTS 1-4, BLK. G; LOT 1, BLK. H; LOT 1, BLK. I  
 AND 6 COMMON AREAS

**33.787 ACRES**

**EMBRACING ALL OF TRACT 1 TO TODAY MCKINNEY RANCH II, L.P. RECORDED  
 IN INST. NO. 20071011001399480, ALL OF TRACT 1 TO TCI MCKINNEY RANCH INC.  
 RECORDED IN INST. NO. 20091203001457940, AND ALL OF TCI MCKINNEY RANCH, INC.  
 RECORDED IN INST. NO. 20091215001500910, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS**

SITUATED IN THE  
 GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976  
 IN THE  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: TCI MCKINNEY RANCH, INC.  
 1800 Valley View Lane, Ste. 300  
 Dallas, Texas 75234  
 (469) 522-4200

Owner: TODAY MCKINNEY RANCH II LP  
 17400 Dallas Pkwy., Ste. 216  
 Dallas, Texas 75287  
 (469) 522-4200

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



OWNER'S CERTIFICATE

STATE OF TEXAS}  
 COUNTY OF COLLIN}

WHEREAS Today Mckinney Ranch II, L.P. are the owners of a tract of land being part of the Grafton Williams Survey, Abstract No. 976, situated in the City of Mckinney, Collin County, Texas, being all of Tract 1 to Today Mckinney Ranch II, L.P., recorded in Instrument No. 20071011001399480 of the Official Public Records of Collin County, Texas, all of Tract 1 to TCI Mckinney Ranch, Inc. recorded in Instrument No. 20091203001457940 of the Official Public Records of Collin County, Texas, and all of a tract of land to TCI Mckinney Ranch, Inc. recorded in Instrument No. 20091215001500910 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod found for the northwest corner of said tract, also lying on the easterly right of way line of Stacy Road, a 130 feet wide right-of-way as recorded in Volume 2007, Page 671, Deed Records of Collin County, Texas;

THENCE North 88 degree 33 minutes 38 seconds East, departing said easterly right-of-way line, and along the north line said tract, a distance of 2171.30 feet to a 1/2 inch iron rod with cap stamped "ROOME" found for corner, said point also being the southeast corner of Village Park Phase 2B, an addition to the City of McKinney as recorded in the Official Public Records of Collin County, Texas;

THENCE North 00 degree 53 minutes 17 seconds West, a distance of 136.53 feet to an "X" cut on a stone retaining wall found for corner;

THENCE North 89 degrees 01 minutes 06 seconds East, a distance of 374.28 feet to a 5/8 inch iron rod with cap found for corner;

THENCE South 00 degree 21 minutes 08 seconds East, a distance of 151.31 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

THENCE South 57 degrees 28 minutes 34 seconds West, a distance of 1629.15 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner, said point also being the beginning of a curve to the right having a radius of 2440.00 feet, a central angle of 07 degrees 06 minutes 57 seconds, and a chord which bears South 61 degrees 02 minutes 03 seconds West, 302.82 feet;

THENCE along said curve to the right a distance of 303.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner ;

THENCE South 64 degrees 35 minutes 29 seconds West, a distance of 189.71 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point lying on the aforementioned easterly right-of-way line of Stacy Road, and being the beginning of a curve to the right having a radius of 70.00 feet, a central angle of 50 degrees 03 minutes 24 seconds, and a chord which bears South 89 degrees 37 minutes 11 seconds West, 59.23 feet;

THENCE along said curve to the right a distance of 61.16 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner ;

THENCE North 35 degrees 56 minutes 53 seconds West, along said easterly right-of-way line a distance of 84.28 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner ;

THENCE North 25 degrees 21 minutes 54 seconds West, continuing along said easterly right-of-way line a distance of 170.68 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point also being the beginning of a curve to the left having a radius of 3565.00 feet, a central angle of 16 degrees 08 minutes 59 seconds, and a chord which bears North 33 degrees 26 minutes 23 seconds West, 1001.52 feet;

THENCE along said curve to the left a distance of 1004.85 feet to the PLACE OF BEGINNING and containing 1,471,757 square feet or 33.787 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS}  
 COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, TODAY MCKINNEY RANCH II, L.P., does hereby adopt this plat designating the hereinabove described property as WORKMAN FLOYD ADDITION, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway may interfere with the construction, maintenance, or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
 TODAY MCKINNEY RANCH II, L.P.  
 Representative

STATE OF TEXAS}  
 COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ for TODAY MCKINNEY RANCH II, L.P., known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
 Notary Public in and for the Sate of Texas

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
 Brian J. Maddox  
 Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS}  
 COUNTY OF DALLAS}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
 Notary Public in and for the Sate of Texas

NOTES

1. 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.
2. A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the home owner's association shall be reviewed for approval by the City of McKinney.

FLOOD STATEMENT:

According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" which is area determined to be outside the 500 year floodplain.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°48'03"E	21.32
L2	S12°48'07"W	21.32
L3	S11°45'33"W	20.94
L4	S78°14'27"E	21.49
L5	S52°57'49"E	23.49
L6	N31°02'47"E	16.11
L7	N43°40'17"E	21.25
L8	S46°19'44"E	21.17
L9	S46°19'43"E	21.17
L10	N43°40'18"E	21.25
L11	N43°40'17"E	21.25
L12	S46°19'44"E	21.17
L13	S46°19'43"E	21.17
L14	S43°40'18"W	21.25
L15	S18°29'15"E	20.62
L16	S46°33'36"E	20.62
L17	S12°28'34"W	21.21
L18	S77°31'26"E	21.21
L19	N43°33'38"E	21.21
L20	S46°19'43"E	21.25
L21	S43°33'38"W	21.21
L22	N43°50'10"E	21.32
L23	S62°42'38"E	26.31

FOR REVIEW PURPOSES ONLY  
 PRELIMINARY-FINAL PLAT

WORKMAN FLOYD ADDITION

LOTS 1-12, BLK. A; LOTS 1-19, BLK. B; LOTS 1-8, BLK. C;  
 LOTS 1-20, BLK. D; LOTS 1-12, BLK. E; LOTS 1-19, BLK. F;  
 LOTS 1-4, BLK. G; LOT 1, BLK. H; LOT 1, BLK. I  
 AND 6 COMMON AREAS

33.787 ACRES

EMBRACING ALL OF TRACT 1 TO TODAY MCKINNEY RANCH II, L.P. RECORDED  
 IN INST. NO. 20071011001399480, ALL OF TRACT 1 TO TCI MCKINNEY RANCH INC.  
 RECORDED IN INST. NO. 20091203001457940, AND ALL OF TCI MCKINNEY RANCH, INC.  
 RECORDED IN INST. NO. 20091215001500910, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

SITUATED IN THE  
 GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976  
 IN THE  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: TCI MCKINNEY RANCH, INC. 1800 Valley View Lane, Ste. 300 Dallas, Texas 75234 (469) 522-4200	Owner: TODAY MCKINNEY RANCH II LP 17400 Dallas Pkwy., Ste. 216 Dallas, Texas 75287 (469) 522-4200	Surveyor: MADDOX SURVEYING P.O. Box 2109 Forney, Texas 75126 (972) 564-4416
--	---	---

NOTE:

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.