

LOT 1, BLOCK A
EPISCOPAL DIOCESE OF DALLAS ADDITION
INST. NO. 201012010000160
P.R.C.C.T.

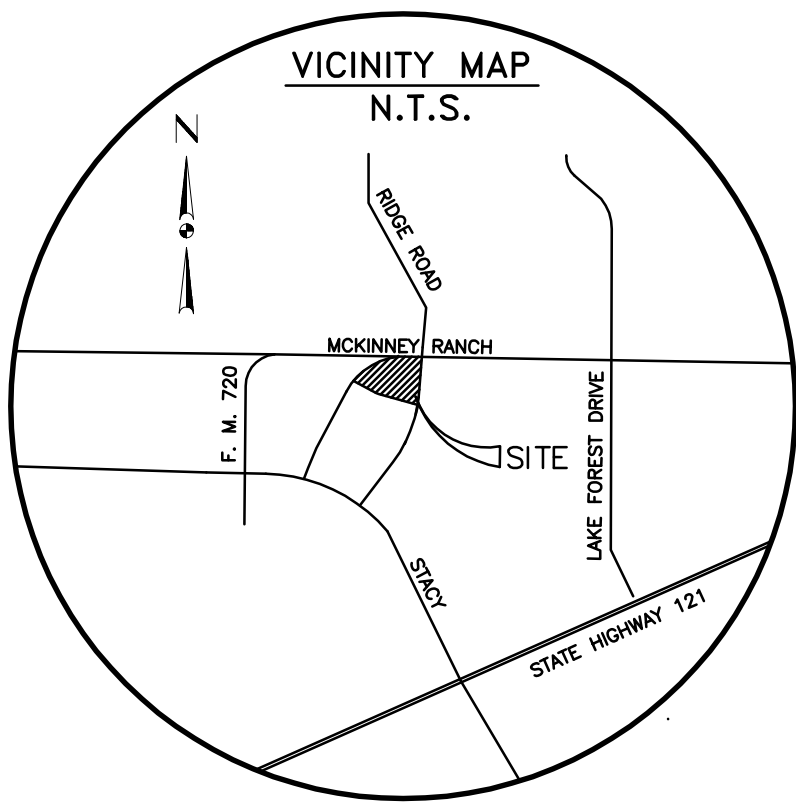
MCKINNEY RANCH PARKWAY
(VARIABLE WIDTH ROW)

360.0' ±
S00°37'47.1"E
VOL. 2007, PG. 518, P.R.C.C.T.
RIDGE ROAD
(VARIABLE WIDTH ROW)

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" IRS ARE A 5/8" IRON ROD WITH A CAP STAMPED
R.P.L.S. 5430.

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 ownership of all common areas. The establishment of the home owner's association shall be reviewed for approval by the city of McKinney.
3. Preliminary-Final Plat for review purposes only.

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.



Δ=38°24'28"
R=1440.00'
L=965.29'
T=501.57'
CB=S55°44'49"W
CH=947.32

Δ=12°43'04"
R=450.00'
L=99.89'
T=50.15'
CB=S70°12'50"E
CH=99.68

R - 3040.00'
Δ - 10°54'09"
CB - S 04°49'18" W
CD - 577.59'
L - 578.46

MCKINNEY RANCH PARKWAY
(120' ROW)
CCF# 20071214010004400

STREET C (50' R.O.W.)

STREET C (50' R.O.W.)

STREET A (47.5' R.O.W.)

STREET A (47.5' R.O.W.)

ALLEY A (17' R.O.W.)

ALLEY B (17' R.O.W.)

R- 223.28
Δ- 12°36'44"
L- 49.15
CB- N69°53'45"W
CL- 49.05

Preliminary-Final PLAT
SILVERADO TOWNHOMES ADDITION
LOTS 1-43, BLOCK A
LOTS 1-43 BLOCK B
LOT 1 AND 2 BLOCK C
7 COMMON AREAS

22.503 ACRES
BEING A PORTION OF A TRACT OF LAND CONVEYED TO
TCI MCKINNEY RANCH RECORDED IN VOLUME 6074, PAGE 6221,
O.P.R.C.C.T.

SITUATED IN THE
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540 & THE
OLIVER HEDGCOXE, ABSTRACT NO. 392
IN THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

OWNER:
Cadg McKinney Th-I-LLC
1800 VALLEY VIEW LANE STE. 300,
DALLAS, TEXAS 75234

OWNER:
TCI MCKINNEY RANCH INC.
1800 VALLEY VIEW LANE STE. 300,
DALLAS, TEXAS 75234

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

RECEIVED
By Planning Department at 11:35 am, Jan 11, 2016

Vertical text on the right edge: Plotted by: gspas, Mon, 11-Jan-2016 10:14:10am, Images: 4 45 AC - Concept Plan.dwg