

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, CCC Partnership, L.P. is the owner of a part of that called 57.185 acre tract of land out of the George Lucas Survey, Abstract No. 540, as described by that certain Special Warranty Deed with Vendor's Lien recorded in Volume 5071, Page 605, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with orange plastic cap stamped "POWERS 5593TX" found in the west right-of-way line of United States Highway No. 75 (US-75; a variable width public right-of-way), same being the west line of that called 1,011.4 acre tract of land (called Parcel 20) described by Deed to the State of Texas, as recorded by County Clerk's File No. 20060810001143960, Official Public Records, Collin County, Texas, marking the intersection of said west right-of-way line and the north right-of-way line of Justice Road (a variable width public right-of-way), said intersection marking the northeast corner of Lots 1 and 2, Block A, Legal Center Addition, an addition to the City of McKinney, Collin County, Texas, according to the Record Plat thereof recorded in Volume 2006, Page 589, Map Records, Collin County, Texas, and the southeast corner of the herein described;

**THENCE**, departing said west right-of-way line and along said north right-of-way line, same being the north line of said Legal Center Addition, as follows:

North 78 degrees 35 minutes 56 seconds West, a distance of 64.79 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 5557" found for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 12 degrees 40 minutes 08 seconds, a radius of 530.00 feet, an arc length of 117.19 feet, having a chord bearing of North 84 degrees 55 minutes 59 seconds West and a chord distance of 116.95 feet to a 1/2 inch iron rod found;

South 88 degrees 43 minutes 57 seconds West, a distance of 791.26 feet to a magnetic nail with washer stamped "RINGLEY & ASSOC. RPLS 4107" found in the west line of said 57.185 acre tract, same lying in the east line of McKinney High School North, an addition to the City of McKinney, Collin County, Texas, according to the Final Plat thereof recorded by Cabinet P, Page 659, Map Records, Collin County, Texas, said line being the centerline of James Pitts Drive (AKA County Road No. 201 (CR-201); a variable width public right-of-way), and marking the northwest corner of said Legal Center Addition and the southwest corner of the herein described;

**THENCE**, departing said north right-of-way line, along the west line of said of said 57.185 acre tract, along the east line of said McKinney High School North addition, along the west line of that called 12.64 acre tract of land described by General Warranty Deed with Vendor's Lien to Gazim Ildoski, as recorded by County Clerk's File No. 20190618000702050, Official Public Records, Collin County, Texas, and along the west line of that called 2 acre tract of land described by Special Warranty Deed to Carolyn Pitts Corbin, as recorded by County Clerk's File No. 94-0007587, Deed Records, Collin County, Texas, North 00 degrees 22 minutes 15 seconds East, a distance of 851.60 feet to a 5/8 inch iron rod found for the most southerly southeast corner of said Collin County Justice Center addition;

**THENCE** along the common line of said 57.185 acre tract and said Collin County Justice Center as follows:

North 00 degrees 34 minutes 35 seconds East, at a distance of 284.04 feet pass a 1/2 inch iron rod with red plastic cap stamped "RPLS 4701" found, and continue for a total distance of 591.02 feet to a 1/2 inch iron rod found;

North 37 degrees 15 minutes 31 seconds East, a distance of 177.91 feet to a point for corner from which a 5/8 inch iron rod found bears South 87 degrees 19 minutes 34 seconds West, a distance of 0.50 feet;

North 85 degrees 44 minutes 42 seconds East, at a distance of 116.66 feet pass the intersection of said common line and the existing south right-of-way line of Bloomdale Road (a variable width public right-of-way, at this time; to be a 130 foot public right-of-way), and continue for a total distance of 182.00 feet to a point for corner from which a 1/2 inch iron rod found bears North 47 degrees 57 minutes 18 seconds West, a distance of 0.42 feet;

North 89 degrees 02 minutes 57 seconds East, a distance of 964.60 feet to a cut "X" in concrete set in the west right-of-way line of said US-75 as described by Deed to the State of Texas, as recorded in Volume 604, Page 101, Deed Records, Collin County, Texas, said point marking the most easterly southeast corner of said Collin County Justice Center addition and the most northerly northeast corner of said 57.185 acre tract;

**THENCE**, departing said common line, along the west right-of-way line of US-75 as follows:

South 16 degrees 23 minutes 09 seconds West, a distance of 16.31 feet to a cut "X" in concrete set;

South 42 degrees 03 minutes 21 seconds East, a distance of 65.81 feet to a 5/8 inch iron rod with red plastic cap stamped "SCI" set;

South 06 degrees 34 minutes 31 seconds West, a distance of 296.57 feet to a point for corner, from which a 3.25 inch aluminum disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION—ROW MONUMENT" found bears South 63 degrees 59 minutes 08 seconds West, a distance of 0.53 feet;

South 17 degrees 09 minutes 13 seconds West, a distance of 192.51 feet to a point for corner, from which a 3.25 inch aluminum disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION—ROW MONUMENT" found bears South 86 degrees 47 minutes 17 seconds West, a distance of 1.02 feet;

South 15 degrees 10 minutes 24 seconds West, a distance of 200.04 feet to a 5/8 inch iron rod with red plastic cap stamped "SCI" set;

South 13 degrees 21 minutes 13 seconds West, a distance of 203.80 feet to a 3.25 inch aluminum disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION—ROW MONUMENT" found;

South 11 degrees 30 minutes 42 seconds West, a distance of 204.33 feet to a point for corner, from which a 3.25 inch aluminum disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION—ROW MONUMENT" found bears South 28 degrees 34 minutes 07 seconds West, a distance of 0.32 feet;

South 11 degrees 57 minutes 05 seconds West, a distance of 495.34 feet to the **POINT OF BEGINNING**, containing 1,813,706 square feet or 41.6370 acres of land, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CCC Partnership, L.P., a Texas limited partnership, does hereby adopt this record plat designating the herein above described property as **COLLIN SQUARE**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The utility and drainage easements being hereby dedicated for the 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

EXECUTED this the \_\_\_ day of \_\_\_, 2021.

CCC PARTNERSHIP, L.P., a Texas limited partnership

BY: Texas Land Management, L.L.C., a Texas limited liability company  
General Partner

By: \_\_\_\_\_  
Jim Williams, Jr., Chairman

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **JIM WILLIAMS, Jr.**, in his capacity as Chairman of Texas Land Management, L.L.C., a Texas limited liability company, General Partner to CCC PARTNERSHIP, L.P., a Texas limited partnership, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 2021.

Notary Public, State of Texas

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT, I **DOUGLAS S. LOOMIS**, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed, or found, under my supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

**PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY!**

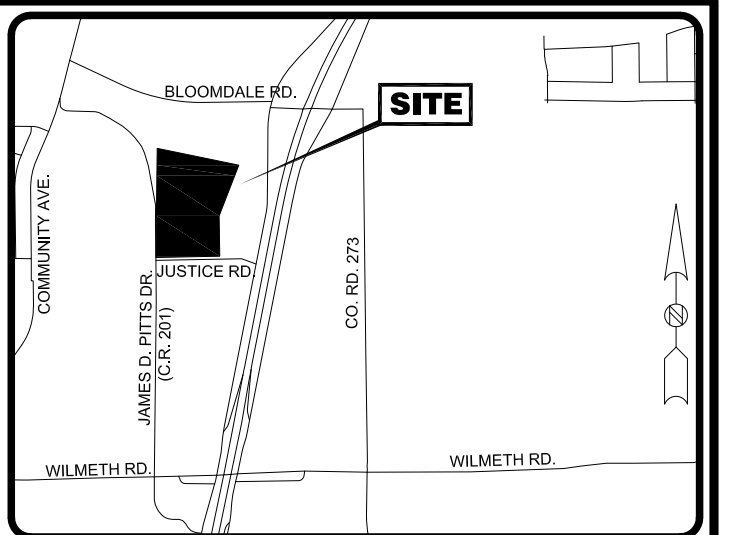
Douglas S. Loomis  
Registered Professional Land Surveyor, No. 5199

STATE OF TEXAS  
COUNTY OF DALLAS

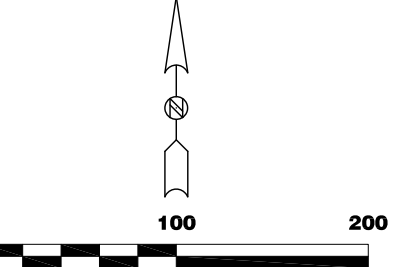
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **DOUGLAS S. LOOMIS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2021.

Notary Public in and for the State of Texas



**LOCATION MAP**  
SCALE: 1"=2000'



BASIS OF BEARINGS  
STATE PLANE COORDINATE SYSTEM  
TEXAS NORTH CENTRAL ZONE (4202)  
NORTH AMERICAN DATUM OF 1983 (NAD83)

**LINE TYPES**

|                       |                          |
|-----------------------|--------------------------|
| S 45°00'00" E 100.00' | BOUNDARY DIMENSION       |
| S 45°00'00" E 100.00' | LOT DIMENSION            |
| S 45°00'00" E 100.00' | EASEMENT DIMENSION       |
| ---                   | BOUNDARY LINE (SUBJECT)  |
| ---                   | BOUNDARY LINE (OFF SITE) |
| ---                   | EASEMENT LINE            |

**LEGEND**

|              |  |
|--------------|--|
| 5/8" I.R.S.  | 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SCI"   |
| ADP          | 3.25" ALUMINUM DISK FOUND STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION—ROW MONUMENT" CONTROLLING MONUMENT |
| (C.M.)       | COUNTY CLERK'S FILE NUMBER   |
| C.C.F. NO.   | DEED RECORDS, COLLIN COUNTY, TEXAS   |
| D.R.C.C.T.   | IRON ROD FOUND   |
| I.R.F.       | IRON ROD FOUND STAMPED "XXXXXXX"   |
| M.R.C.C.T.   | MAP RECORDS, COLLIN COUNTY, TEXAS  |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  |
| P.O.B.       | POINT OF BEGINNING   |
| P.O.C.       | POINT OF COMMENCING  |
| PAGE         | PAGE   |
| R.O.W.       | RIGHT-OF-WAY   |
| VOL          | VOLUME   |
| XF           | "X" FOUND IN CONCRETE  |
| XS           | "X" SET IN CONCRETE  |

**GENERAL NOTES:**

- The grid coordinates shown hereon are created from an actual on the ground field survey, and are based upon the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas North Central Zone (4202).
- All proposed lots situated, in whole or in part, within the City's corporate limits comply with the minimum size requirement of the governing zoning district.
- The purpose of this plat is to develop a multi-family residential development on Lot 1 shown hereon.

**PRELIMINARY-FINAL PLAT  
COLLIN SQUARE ADDITION  
LOTS 1 AND 2, BLOCK A**

PART OF CALLED 57.185 ACRES  
(VOLUME 5071, PAGE 605, D.R.C.C.T.)

41.637 ACRES OUT OF THE

THOMAS J. McDONALD SURVEY, ABSTRACT NO. 576  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

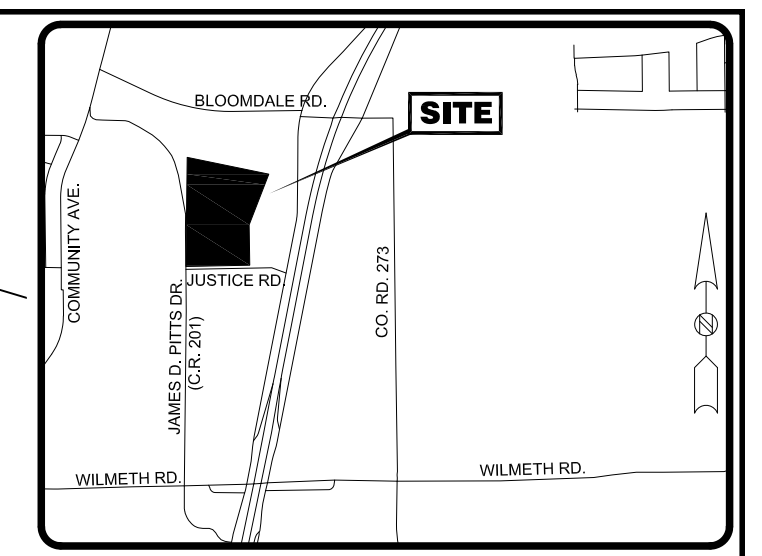
**PROJECT INFORMATION**  
Date of Survey: 11/05/2019  
Job Number: 1992020  
Drawn By: A.L.B.  
Date of Map/Plat: 5/03/2021  
File: 1990220 Prelim Plat.Dwg  
**SHEET 1 OF 3**



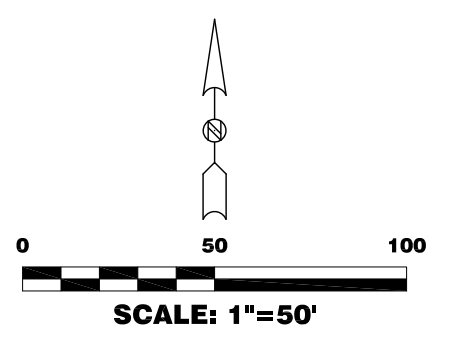
**DEVELOPER:**  
CAPSTAR REAL ESTATE ADVISORS  
14881 Quorum Drive, Suite 920  
Dallas, TX 75254  
(214) 599-1100 (Office)  
(972) 385-9522 (Fax)  
John Allums  
john.allums@capstarrealestate.com

**ENGINEER:**  
URBAN ENGINEERS GROUP, INC.  
167 Turtle Creek Blvd., Suite A  
Dallas, TX 75207  
(214) 252-1600 (Office)  
(214) 252-1612 (Fax)  
Mark Taylor  
marktaylor@urbanengineersgroup.com

**OWNER:**  
CCC PARTNERSHIP, L.P.  
5850 Granite Parkway, Suite 100  
Plano, Texas 75024  
(214) 618-3811  
Douglas C. Mousel  
dmousel@landplan.net



**LOCATION MAP**  
SCALE: 1"=2000'



SCALE: 1"=50'

**LINE TYPES**

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| S 45°00'00" E 100.00' | BOUNDARY DIMENSION       |
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|              |  |
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THOMAS J. McDONALD SURVEY  
ABSTRACT NO. 576

UNITED STATES HIGHWAY NO. 75  
(VARIABLE WIDTH PUBLIC ROW)  
(VOL. 5074, PG. 101, D.R.C.C.T.)  
(C.C.F. NO. 20086891000114386, D.R.C.C.T.)

**EASEMENT DETAIL SHEET**  
**PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY!**

PRELIMINARY-FINAL PLAT  
**COLLIN SQUARE ADDITION**  
**LOTS 1 AND 2, BLOCK A**  
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(214) 599-1100 (Office)  
(972) 385-9522 (Fax)  
John Allums  
john.allums@capstarrealestate.com

**ENGINEER:**  
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167 Turtle Creek Blvd., Suite A  
Dallas, TX 75207  
(214) 252-1600 (Office)  
(214) 252-1612 (Fax)  
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Drawn By: A.L.B.  
Date of Map/Plat: 5/03/2021  
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**SHEET 2 OF 3**

903 N. Bowser Road, Suite 240  
Richardson, Texas 75081  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
WWW.SurveyConsultantsInc.com  
TBPLS Firm No. 10139600

SEE SHEET 2 OF 3  
SEE SHEET 3 OF 3

MATCHLINE



