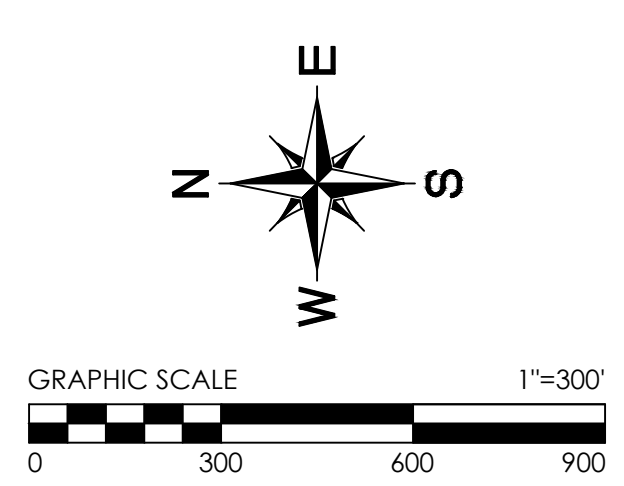
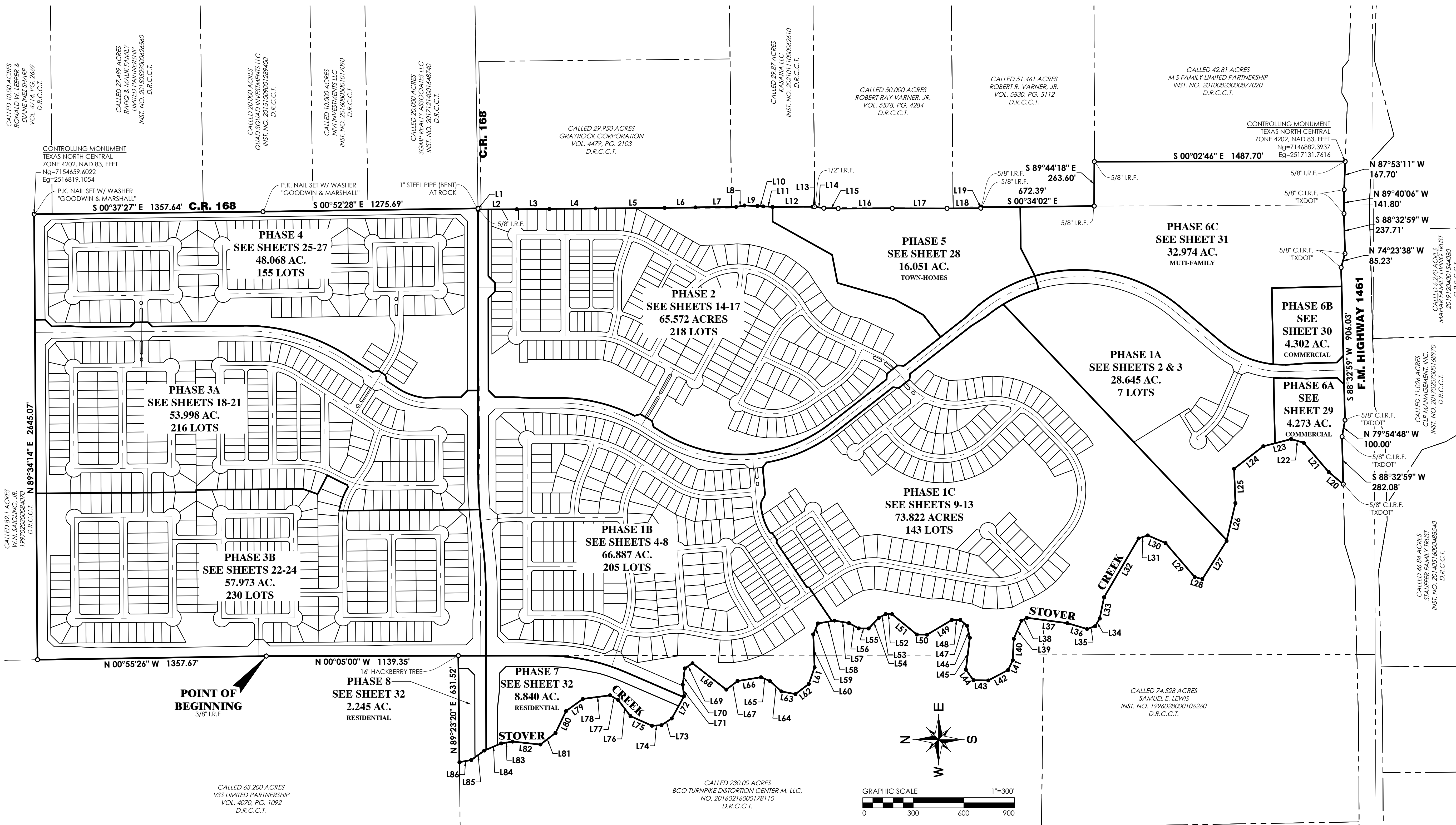


VICINITY MAP
N.T.S.

LEGEND	
SQ. FT.	SQUARE FEET
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
BL	BUILDING LINE
U.E.	UTILITY EASEMENT
•	CALCULATED POINT
○	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
---	BOUNDARY
---	ADJOINERS
---	EASEMENTS
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE



PRELIMINARY - FINAL PLAT

OF
ASTER PARK

BEING

463.650 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

1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

Date: November 2021

SHEET 1 of 33

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.

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

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

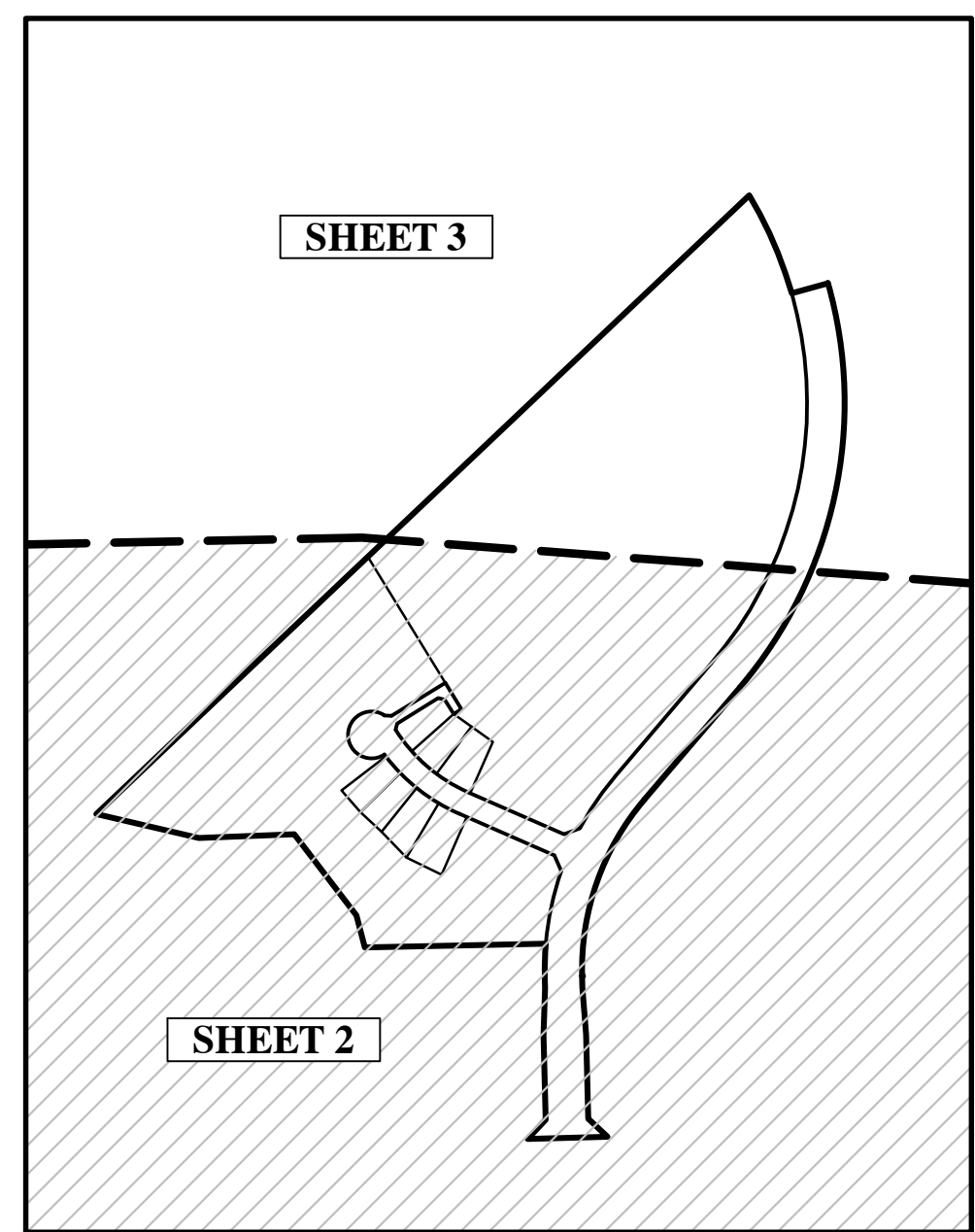
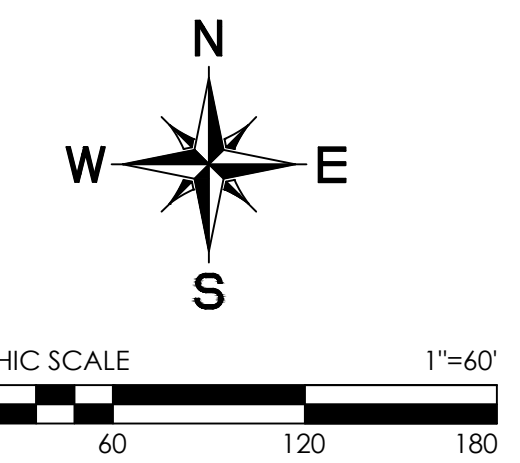
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

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

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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	112.91'	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"W	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'			



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 CIVIL ENGINEERS - PLANNERS - SURVEYORS

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 (817) 329 - 4373
 TxEng Firm # F-2944 - TxSurv Firm # 10021700

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

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.
 8150 N. Central Expy, Suite 725
 Dallas, TX 75206

PRELIMINARY - FINAL PLAT
 OF
ASTER PARK
 BEING
 463.650 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
 1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
 1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
 Date: November 2021

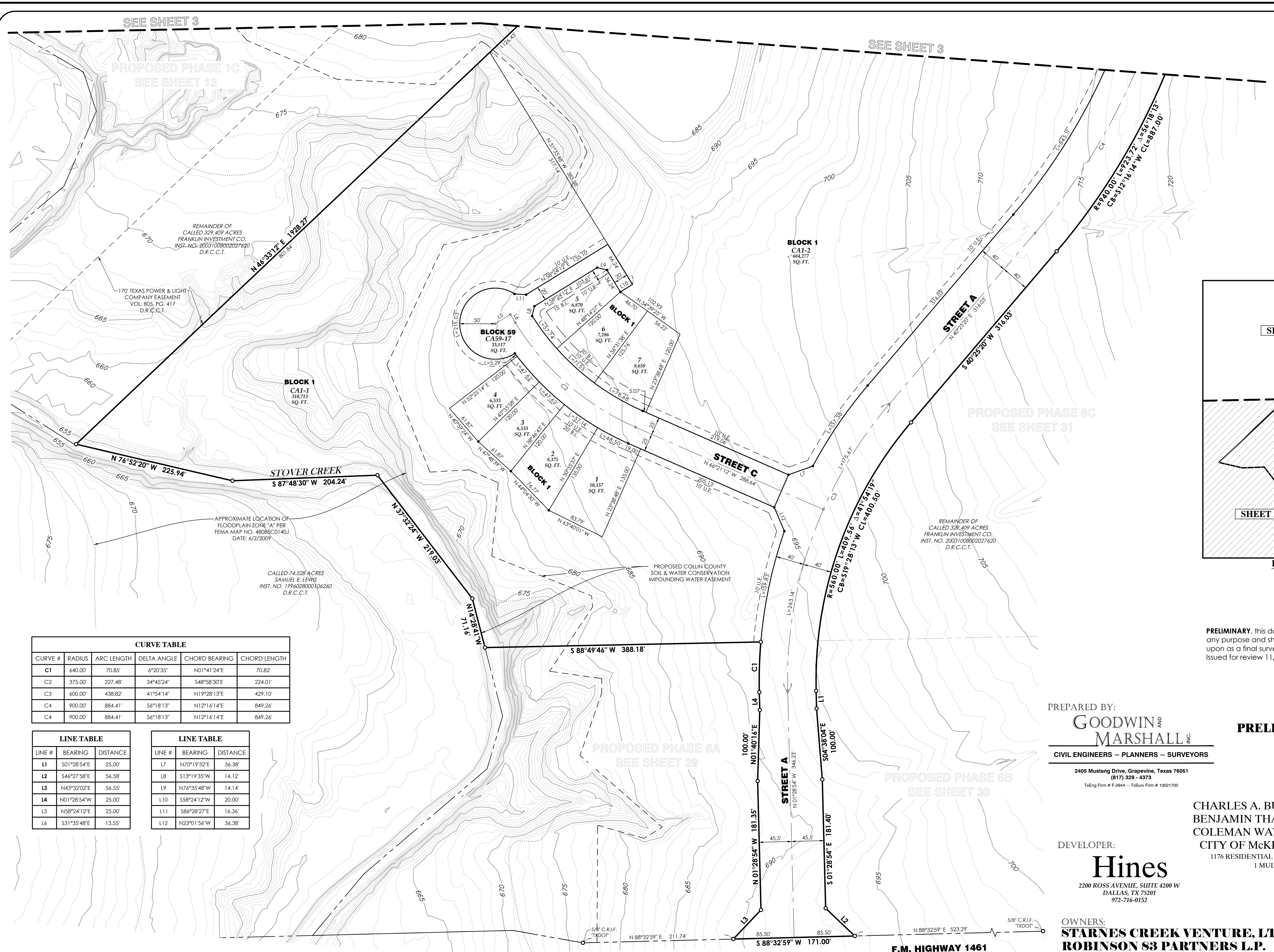
SHEET 2 of 33

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	640.00'	70.85'	6°20'35"	N01°41'24"E	70.82'
C2	375.00'	227.48'	34°45'24"	S48°58'30"E	224.01'
C3	600.00'	438.82'	41°54'14"	N19°28'13"E	429.10'
C4	900.00'	884.41'	56°18'13"	N12°16'14"E	849.26'
C4	900.00'	884.41'	56°18'13"	N12°16'14"E	849.26'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°28'54"E	25.00'
L2	S46°27'58"E	56.58'
L3	N43°32'02"E	56.55'
L4	N01°28'54"W	25.00'
L5	N58°24'12"E	25.00'
L6	S31°35'48"E	13.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N70°19'32"E	36.38'
L8	S13°19'35"W	14.12'
L9	N76°35'48"W	14.14'
L10	S58°24'12"W	20.00'
L11	S86°28'27"E	16.36'
L12	N23°01'56"W	36.38'



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

170 TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 805, PG. 417 D.R.C.C.T.

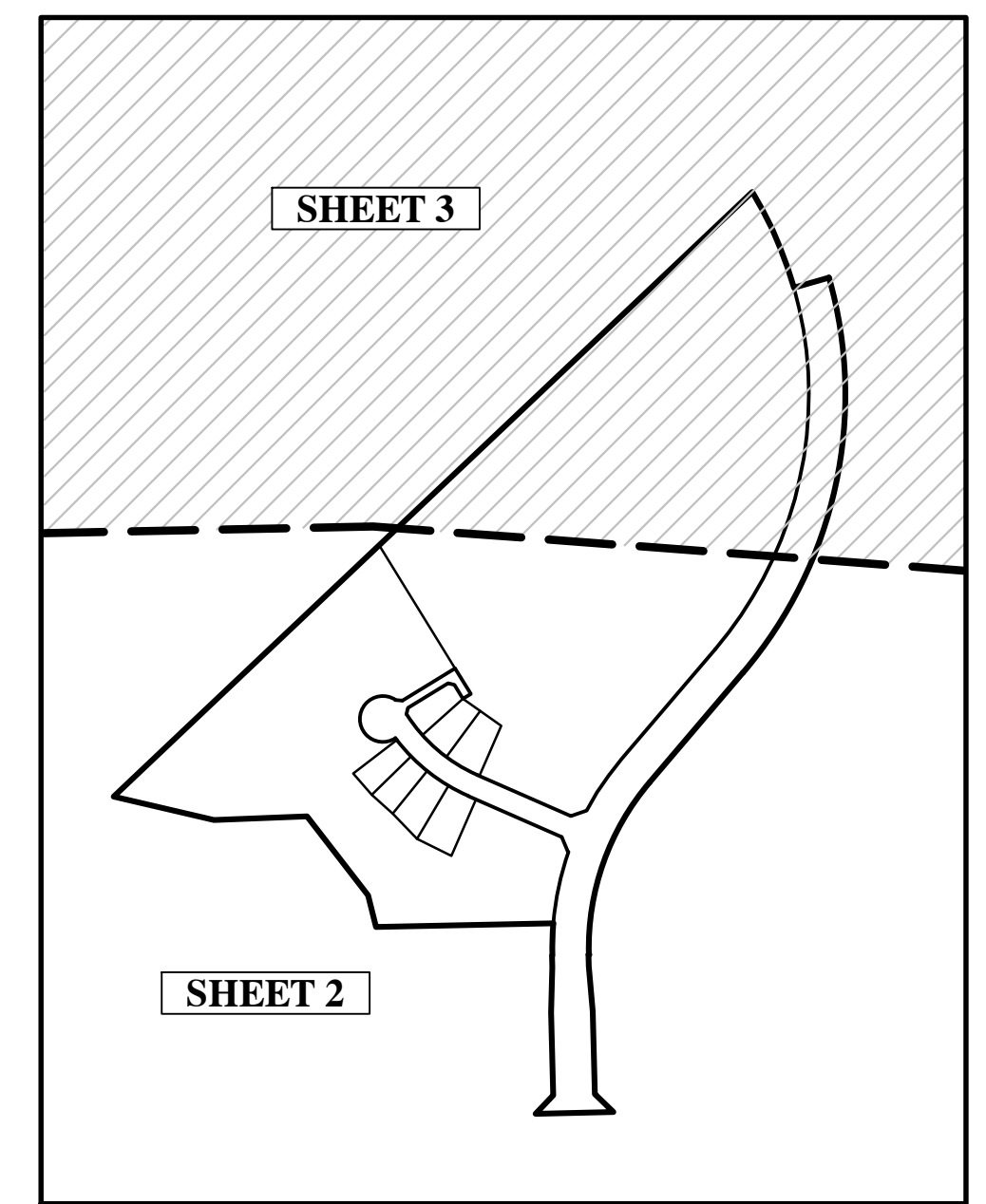
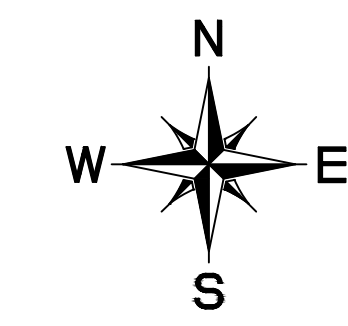
APPROXIMATE LOCATION OF FLOODPLAIN ZONE "A" PER FEMA MAP NO. 48085C0140J DATE: 6/2/2009

CALLED 74.528 ACRES SAMUEL E. LEVINS INST. NO. 1994028000106240 D.R.C.C.T.

PROPOSED COLLIN COUNTY SOIL & WATER CONSERVATION IMPOUNDING WATER EASEMENT

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

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



PHASE 1A KEY MAP
N.T.S.

SEE SHEET 2 FOR PHASE 1A
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
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BEING
463.650 ACRES
SITUATED IN THE
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1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
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SHEET 3 of 33

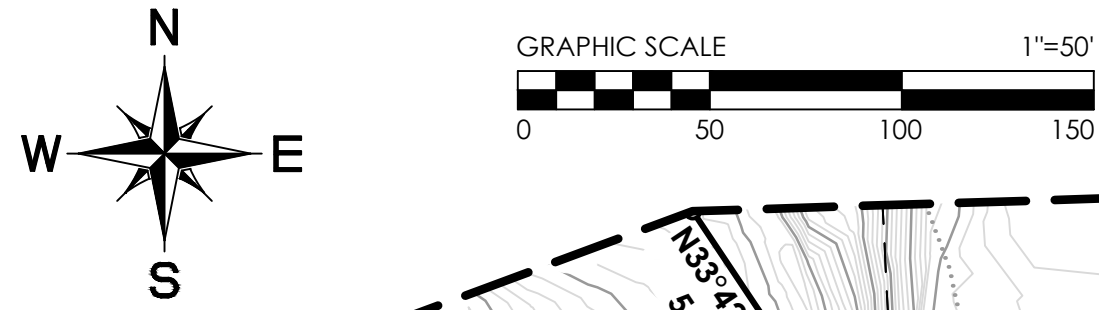
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OWNERS:
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Dallas, TX 75206

DEVELOPER:
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972-716-0152

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TxEng Firm # F-2844 - TxSurv Firm # 10021700

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

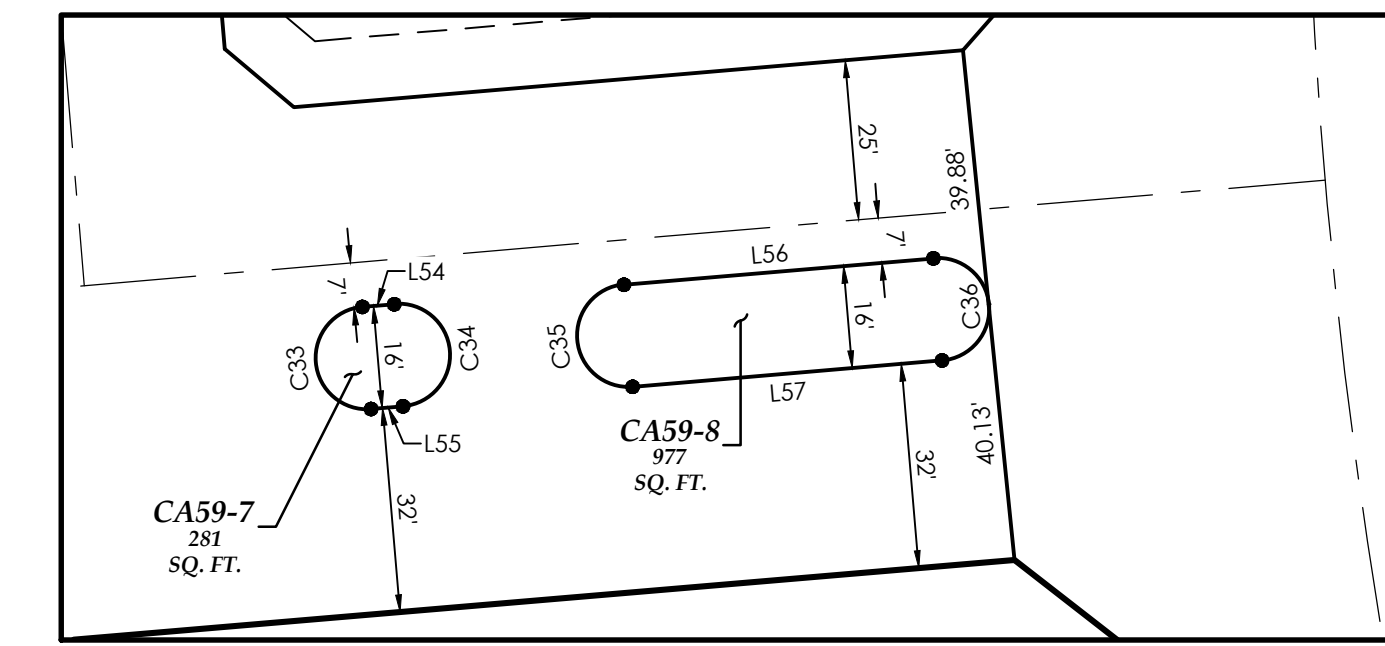
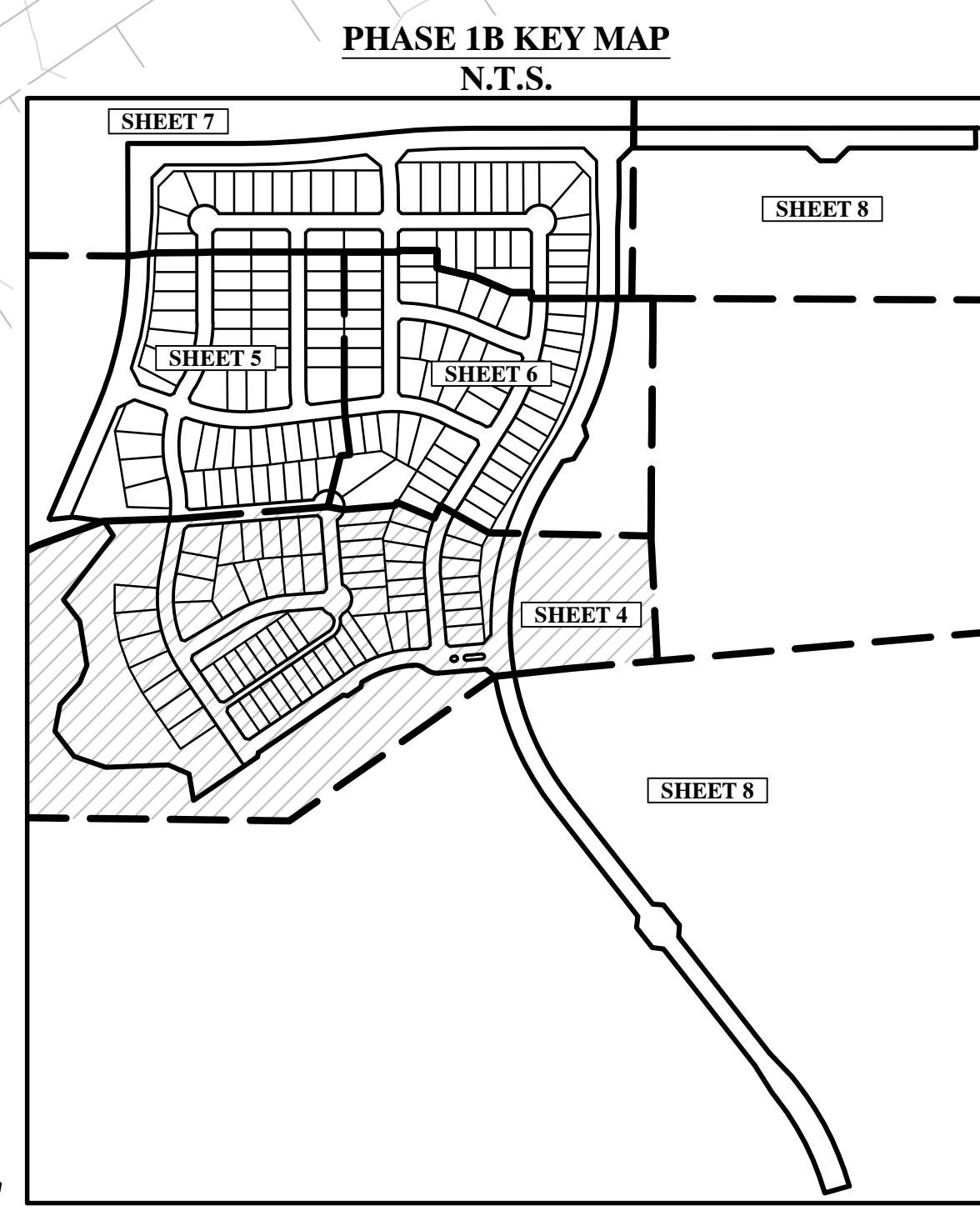
PROPOSED COLLIN COUNTY SOIL & WATER CONSERVATION IMPOUNDING WATER EASEMENT

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



PRELIMINARY - FINAL PLAT
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 (817) 329 - 4373
 TxErg Firm # F-2844 - TSSurv Firm # 10021700

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PROPOSED PHASE 2
 SEE SHEETS 16

SEE SHEET 7 FOR PHASE 1B
 LINE & CURVE TABLE

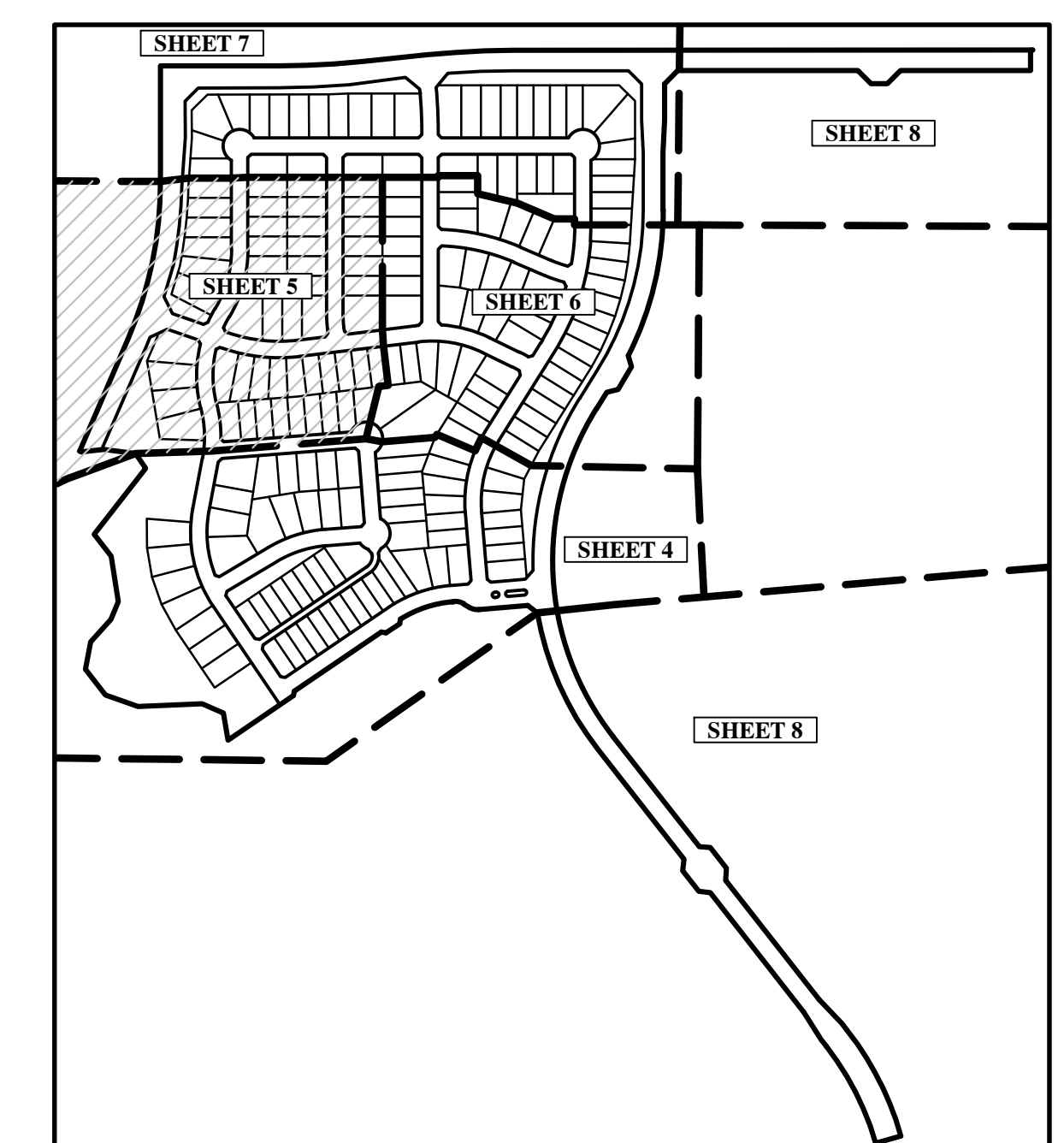
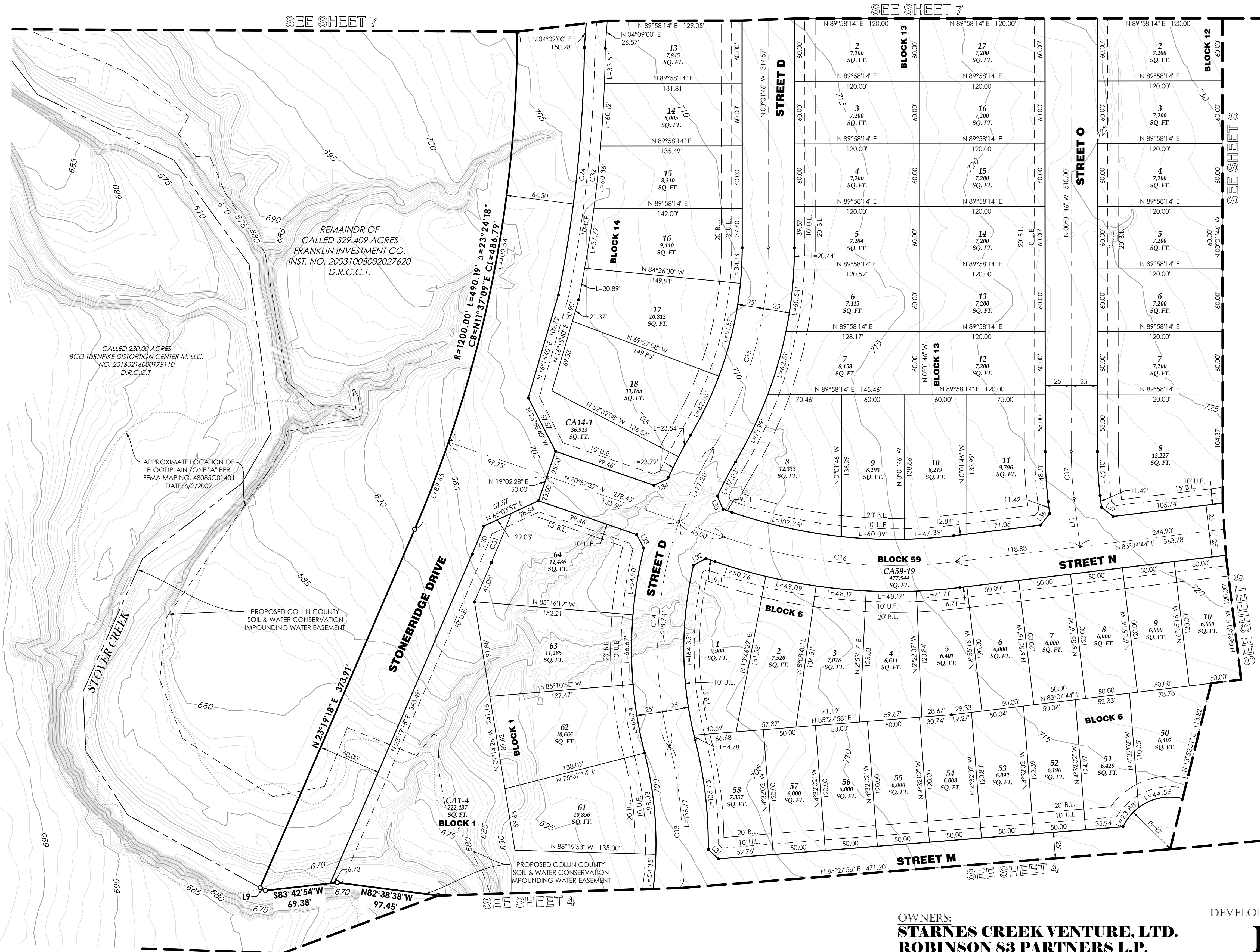
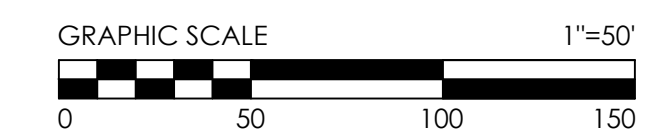
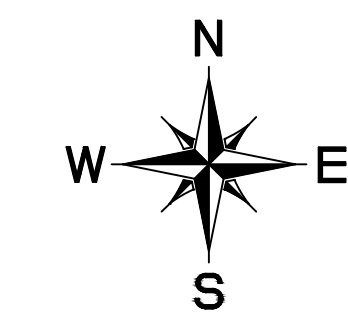
DETAIL "A"
 N.T.S.

PROPOSED PHASE 1C
 SEE SHEETS 9 & 10

SEE SHEET 5

SEE SHEET 5

SEE SHEET 8



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
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TxEng Firm # F-2944 - TxSurv Firm # 10021700

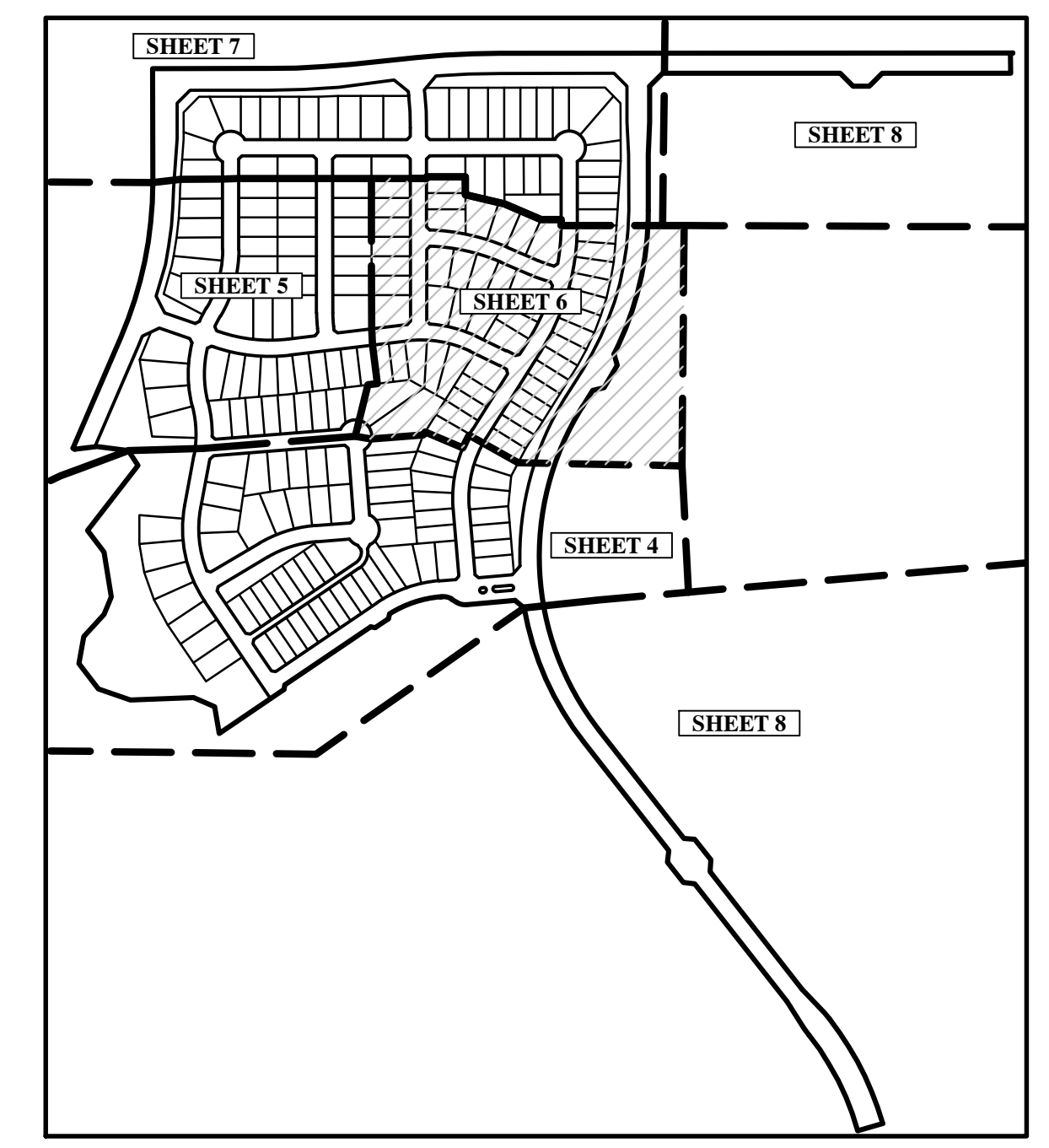
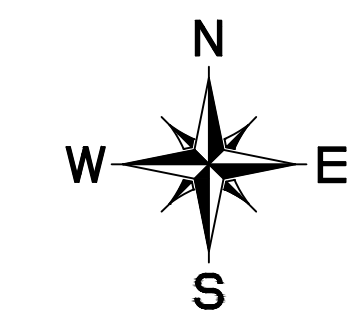
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ROBINSON 83 PARTNERS L.P.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

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



PHASE 1B KEY MAP
N.T.S.

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.
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
463.650 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
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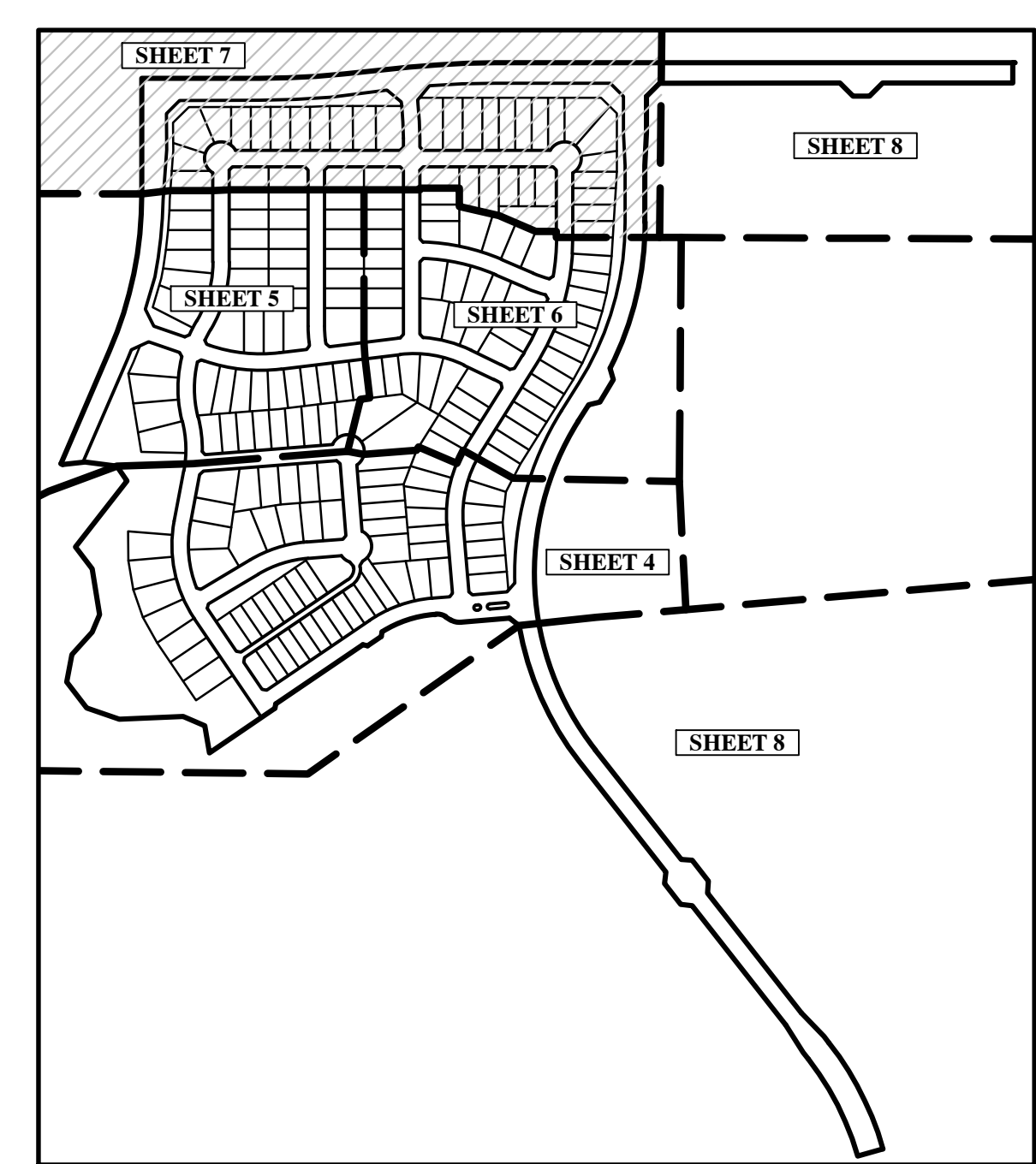
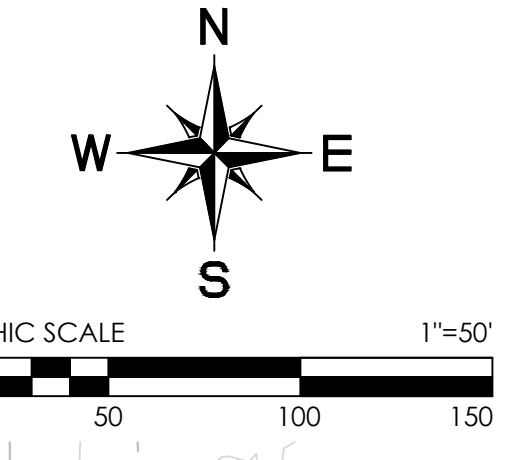
REMAINDER OF
CALLED 329.409 ACRES
FRANKLIN INVESTMENT CO.
INST. NO. 20031008002027620
D.R.C.C.T.

PROPOSED PHASE 2
SEE SHEETS 15

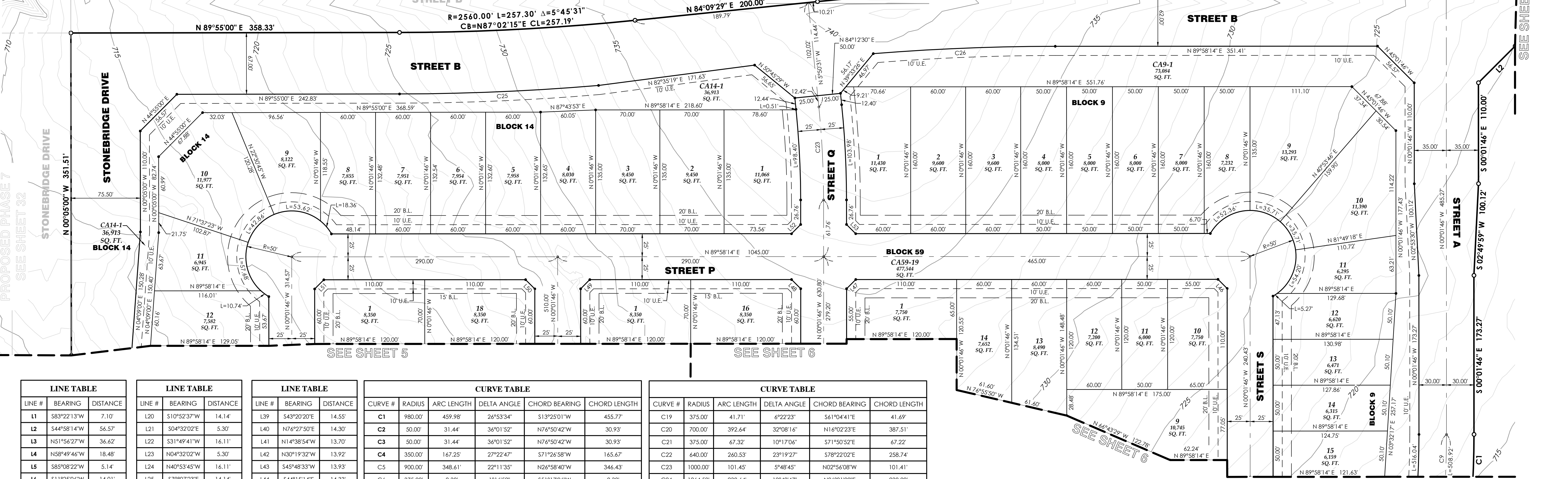
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PHASE 1B KEY MAP
N.T.S.



LINE #	BEARING	DISTANCE
L1	S83°22'13"W	7.10'
L2	S44°58'14"W	56.57'
L3	N51°56'27"W	36.62'
L4	N58°49'46"W	18.48'
L5	S85°08'22"W	5.14'
L6	S11°25'06"W	14.01'
L7	N79°07'23"W	14.14'
L8	S10°52'37"W	14.14'
L9	N61°10'01"W	5.56'
L10	S34°07'23"E	35.00'
L11	N06°55'16"W	46.42'
L12	N89°58'14"E	12.00'
L13	S76°59'25"E	25.00'
L14	S57°53'29"E	21.00'
L15	S51°56'15"W	47.51'
L16	N41°17'41"E	36.06'
L17	S49°51'38"E	14.14'
L18	N40°08'22"E	14.14'
L19	S79°07'23"E	14.14'

LINE #	BEARING	DISTANCE
L20	S10°52'37"W	14.14'
L21	S04°32'02"E	5.30'
L22	S31°49'41"W	16.11'
L23	N04°32'02"W	5.30'
L24	N40°53'45"W	16.11'
L25	S79°07'23"E	14.14'
L26	S13°26'26"W	13.93'
L27	N71°38'18"W	13.10'
L28	S40°27'58"W	14.14'
L29	S49°32'02"E	14.14'
L30	N48°00'58"E	15.88'
L31	S46°31'35"E	13.38'
L32	S61°35'02"W	13.52'
L33	N28°06'31"W	14.66'
L34	N66°11'28"E	14.66'
L35	S23°30'05"E	13.52'
L36	N38°04'44"E	14.14'
L37	S51°56'16"E	14.14'
L38	N42°21'40"E	14.77'

LINE #	BEARING	DISTANCE
L39	S43°20'20"E	14.55'
L40	N76°27'50"E	14.30'
L41	N14°49'41"W	13.70'
L42	N30°19'32"W	13.92'
L43	S45°58'33"W	13.93'
L44	S44°15'14"E	14.33'
L45	N57°11'00"E	13.71'
L46	N45°01'46"W	14.14'
L47	S44°58'14"W	14.14'
L48	N45°01'46"W	14.14'
L49	S44°58'14"W	14.14'
L50	N45°01'46"W	14.14'
L51	S44°58'14"W	14.14'
L52	N44°58'14"E	14.14'
L53	S45°01'46"E	14.14'
L54	N85°08'22"E	5.00'
L55	S85°08'22"W	5.00'
L56	N85°08'22"E	48.51'
L57	S85°08'22"W	48.51'

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	50.00'	31.44'	36°01'52"	N76°50'42"W	30.93'
C3	50.00'	31.44'	36°01'52"	N76°50'42"W	30.93'
C4	350.00'	167.25'	27°22'47"	S71°26'58"W	165.67'
C5	900.00'	348.61'	22°11'35"	N26°58'40"W	346.43'
C6	375.00'	8.38'	1°16'52"	S51°17'06"W	8.38'
C7	375.00'	54.12'	8°16'09"	S48°24'46"W	54.07'
C8	900.00'	1102.43'	70°10'59"	N02°58'58"W	1034.79'
C9	950.00'	532.87'	32°08'16"	N16°02'23"E	525.91'
C10	375.00'	191.52'	29°15'45"	N70°30'29"E	189.45'
C11	375.00'	292.49'	44°41'20"	N11°46'43"W	285.13'
C12	375.00'	171.42'	26°11'30"	S72°22'13"W	169.94'
C13	375.00'	163.27'	24°56'43"	N01°54'24"W	161.98'
C14	375.00'	295.93'	45°12'55"	N08°13'42"E	288.31'
C15	375.00'	202.01'	30°51'55"	N15°24'12"E	199.58'
C16	500.00'	226.56'	25°57'44"	S83°56'24"E	224.63'
C17	375.00'	45.11'	6°53'30"	N03°28'31"W	45.08'
C18	375.00'	213.74'	32°39'23"	S80°35'34"E	210.85'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C19	375.00'	41.71'	6°22'23"	S61°04'41"E	41.69'
C20	700.00'	392.64'	32°08'16"	N16°02'23"E	387.51'
C21	375.00'	67.32'	10°17'06"	S71°50'52"E	67.22'
C22	640.00'	260.53'	23°19'27"	S78°22'02"E	258.74'
C23	1000.00'	101.45'	5°48'45"	N02°56'08"W	101.41'
C24	1264.50'	238.64'	10°48'47"	N06°01'09"E	238.29'
C25	2627.00'	217.25'	4°44'18"	N87°32'51"E	217.19'
C26	2498.00'	198.63'	4°33'21"	S87°41'34"W	198.58'
C27	60.00'	63.26'	60°24'38"	N25°40'18"E	60.37'
C28	40.00'	42.17'	60°24'38"	N25°40'18"E	40.25'
C29	375.00'	241.96'	36°58'09"	N13°37'26"E	237.79'
C30	1260.00'	29.13'	1°19'28"	N22°39'34"E	29.13'
C31	1280.00'	50.80'	2°16'26"	N22°11'05"E	50.80'
C32	1284.50'	242.64'	10°49'24"	N06°03'07"E	242.28'
C33	8.00'	25.13'	180°00'00"	N04°51'38"W	16.00'
C34	8.00'	25.13'	180°00'00"	S04°51'38"E	16.00'
C35	8.00'	25.13'	180°00'00"	N04°51'38"W	16.00'
C36	8.00'	25.13'	180°00'00"	S04°51'38"E	16.00'

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

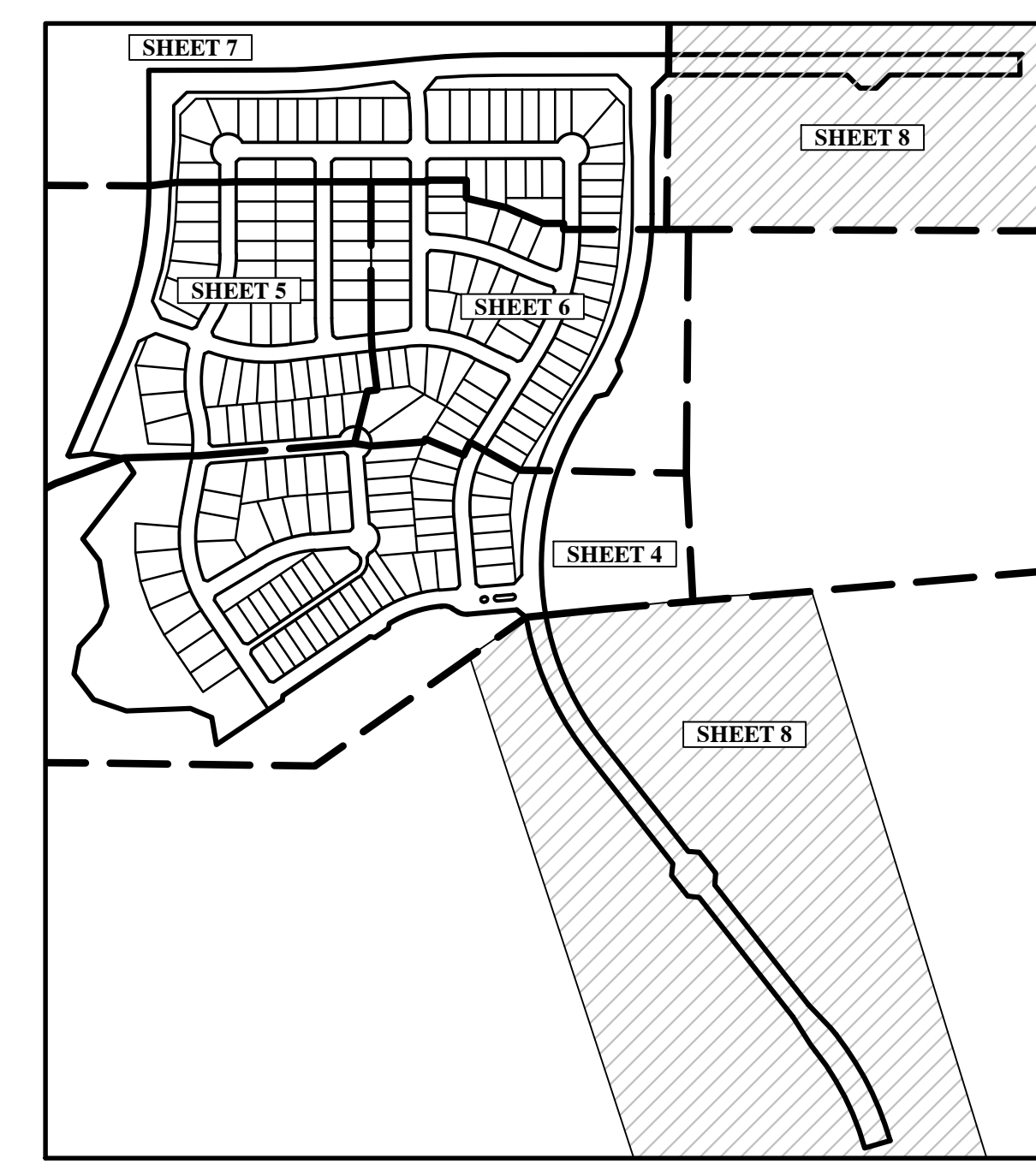
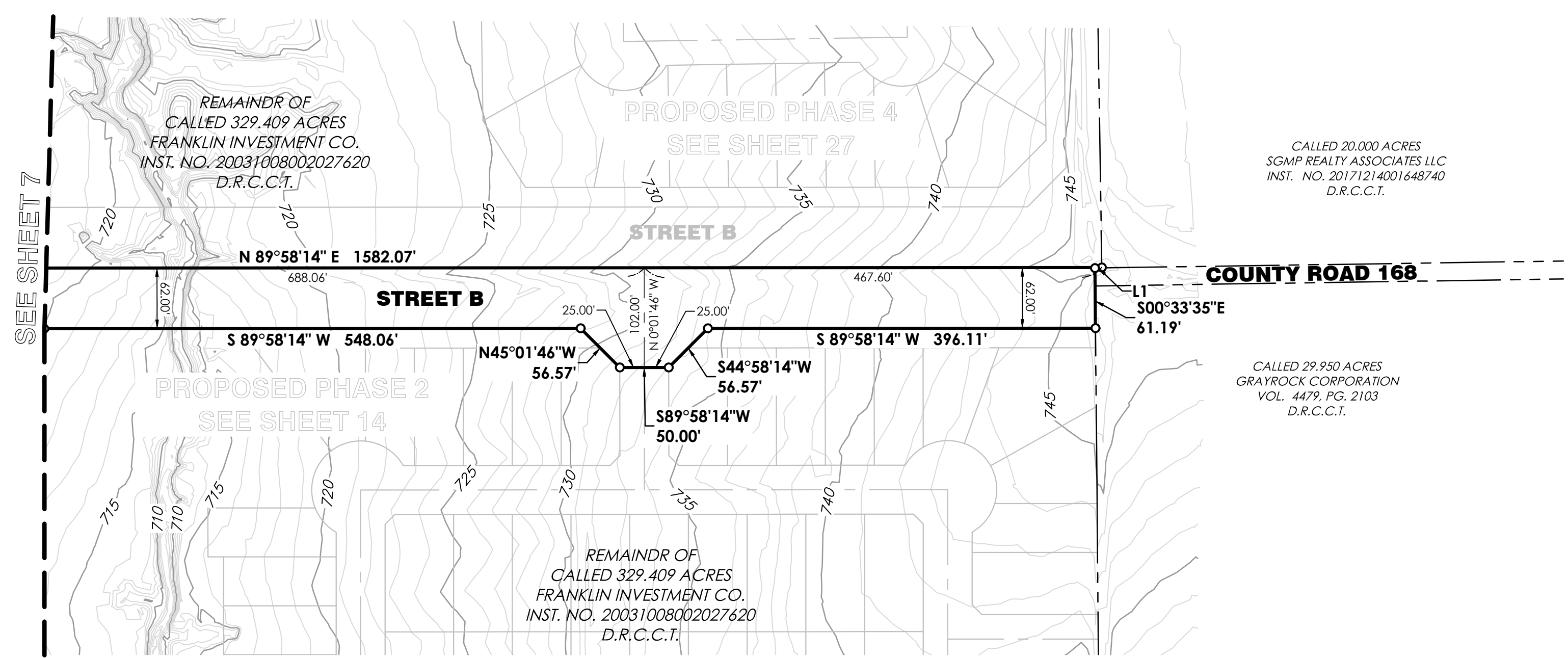
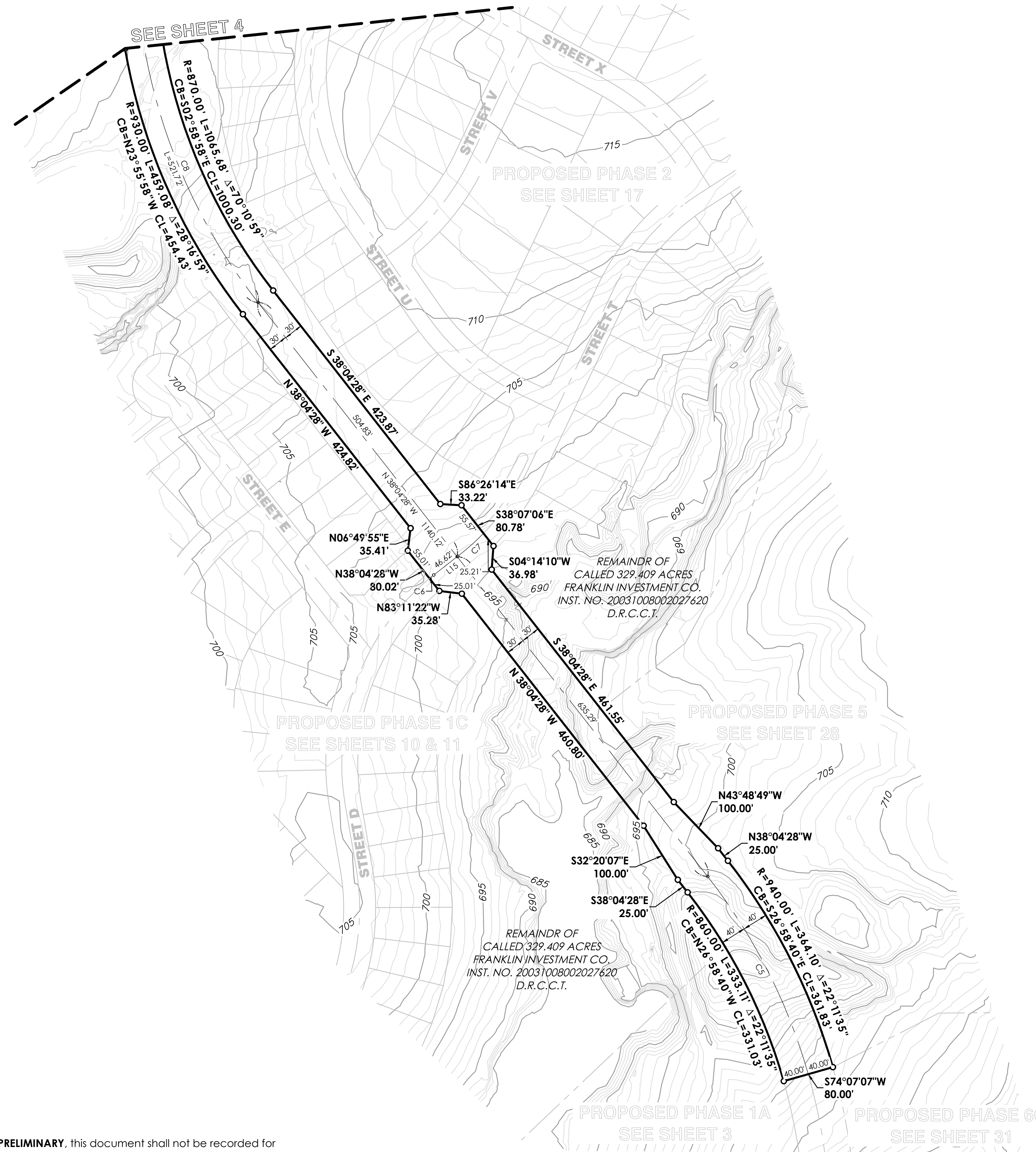
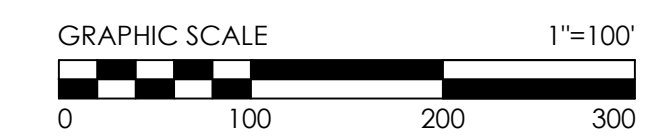
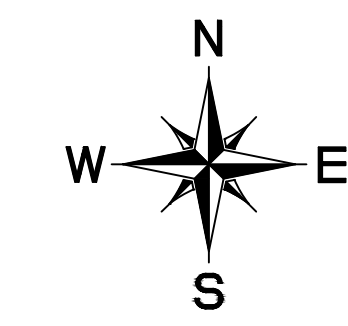
2405 Mustang Drive, Grapevine, Texas 76051
 (817) 829-4373
 T:Eng Firm # F-2944 - T:Surv Firm # 10021700

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

PRELIMINARY - FINAL PLAT
 OF
ASTER PARK
 BEING
 463.650 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
 1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
 1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
 Date: November 2021

OWNERS:
STARNES CREEK VENTURE, LTD. ROBINSON S3 PARTNERS L.P.
 8150 N. Central Expy, Suite 725
 Dallas, TX 75206



PHASE 1B KEY MAP
N.T.S.

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
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
463.650 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
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021

SHEET 8 of 33

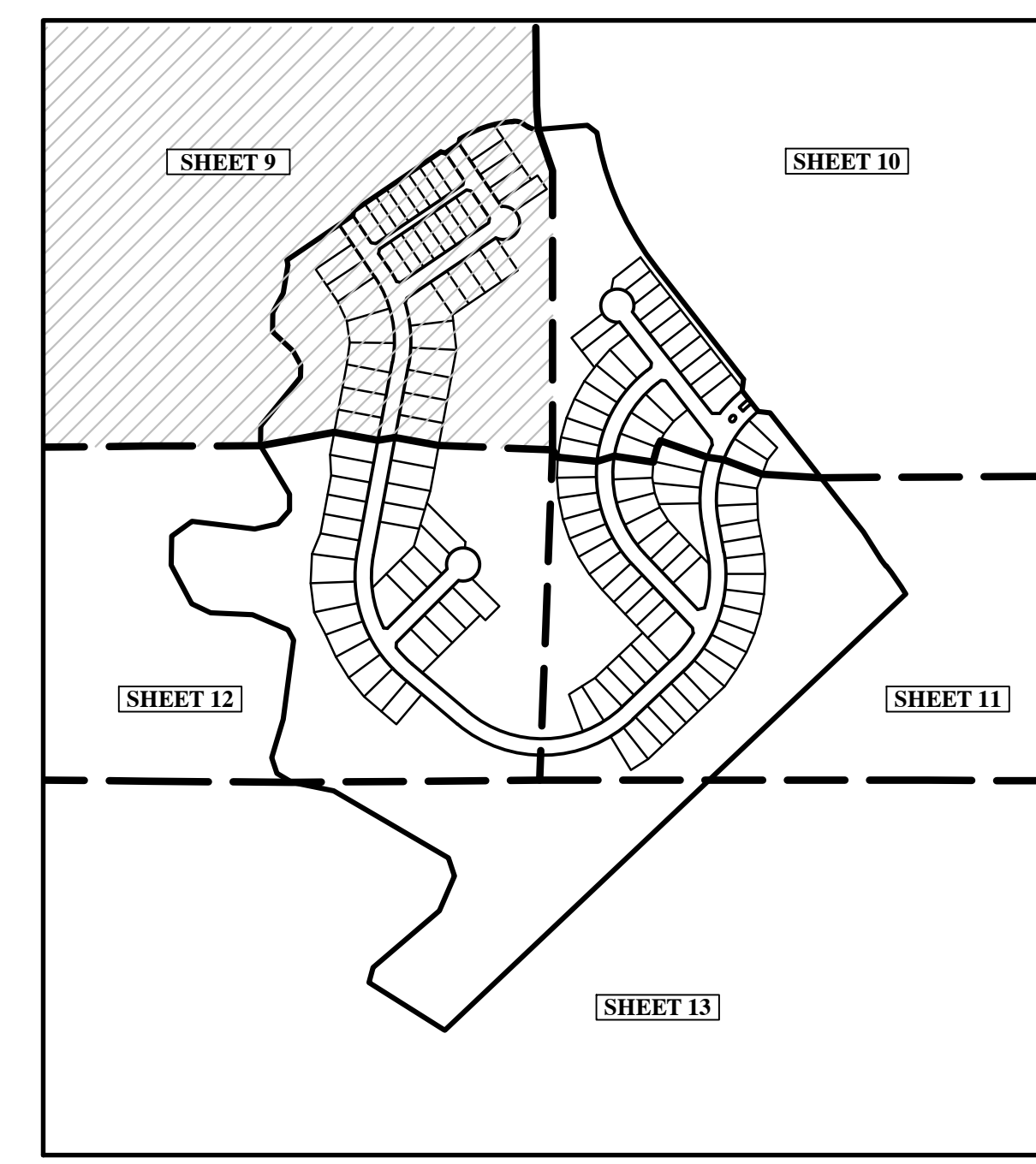
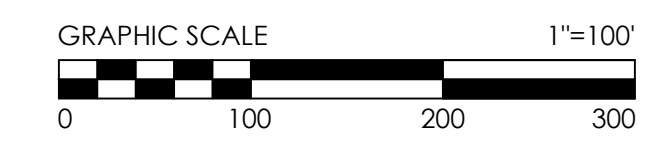
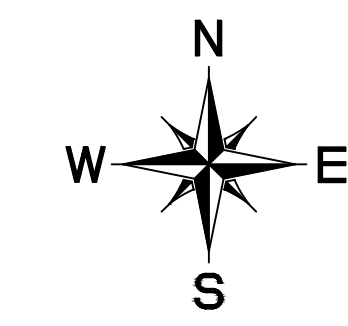
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DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(617) 329 - 4373
TriEng Firm # F-2944 ~ TriSurv Firm # 10021700

10958.PP1A1.SHEETS.dwg



PHASE 1C KEY MAP
N.T.S.

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 13 FOR PHASE 1C
LINE & CURVE TABLE

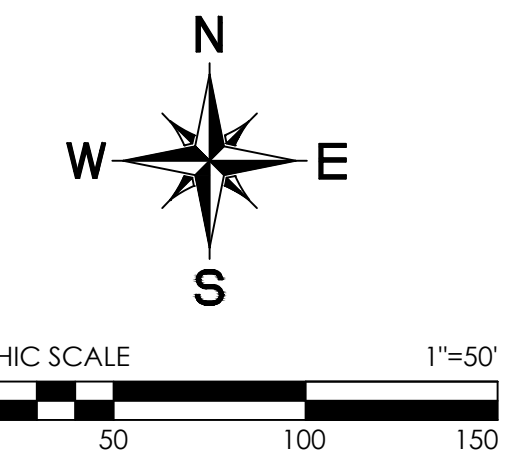
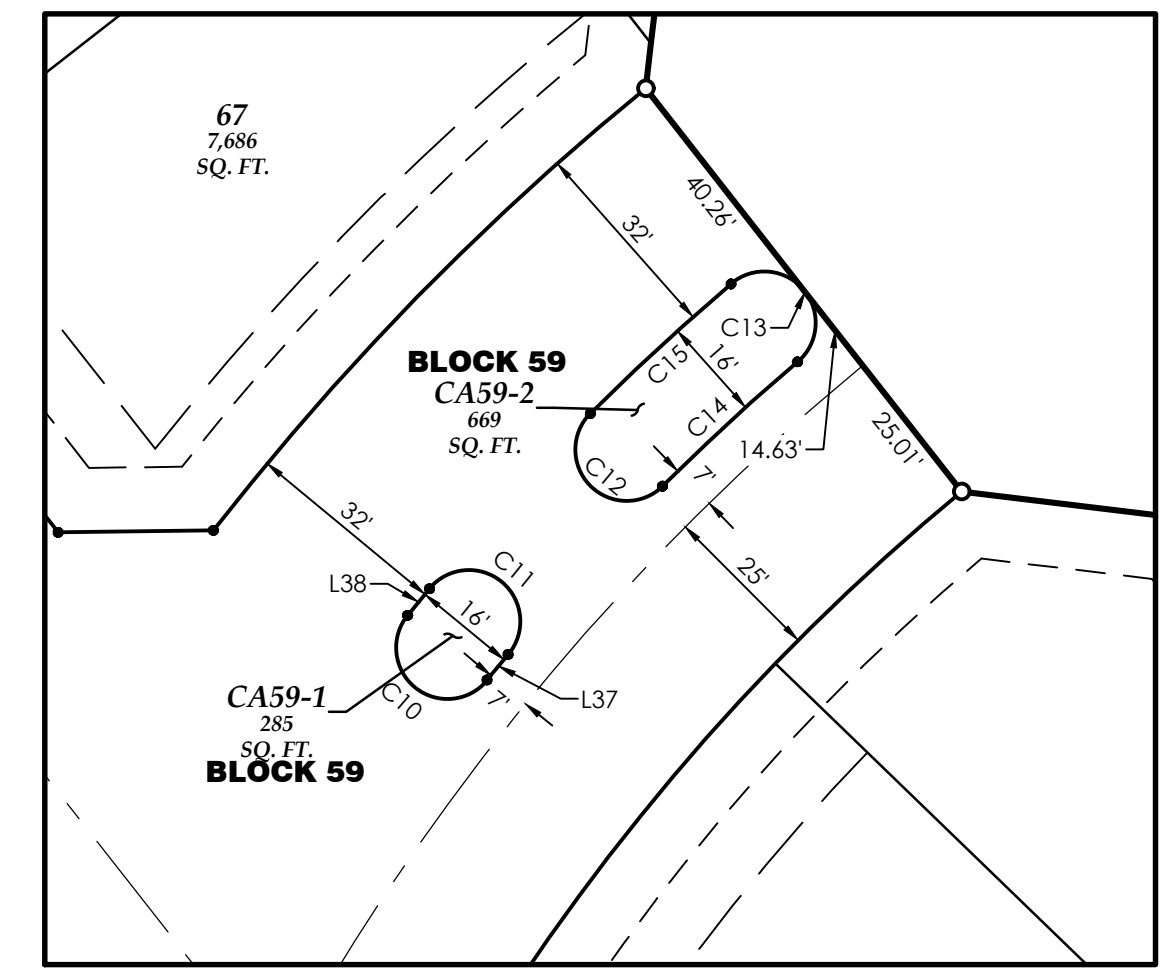
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BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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

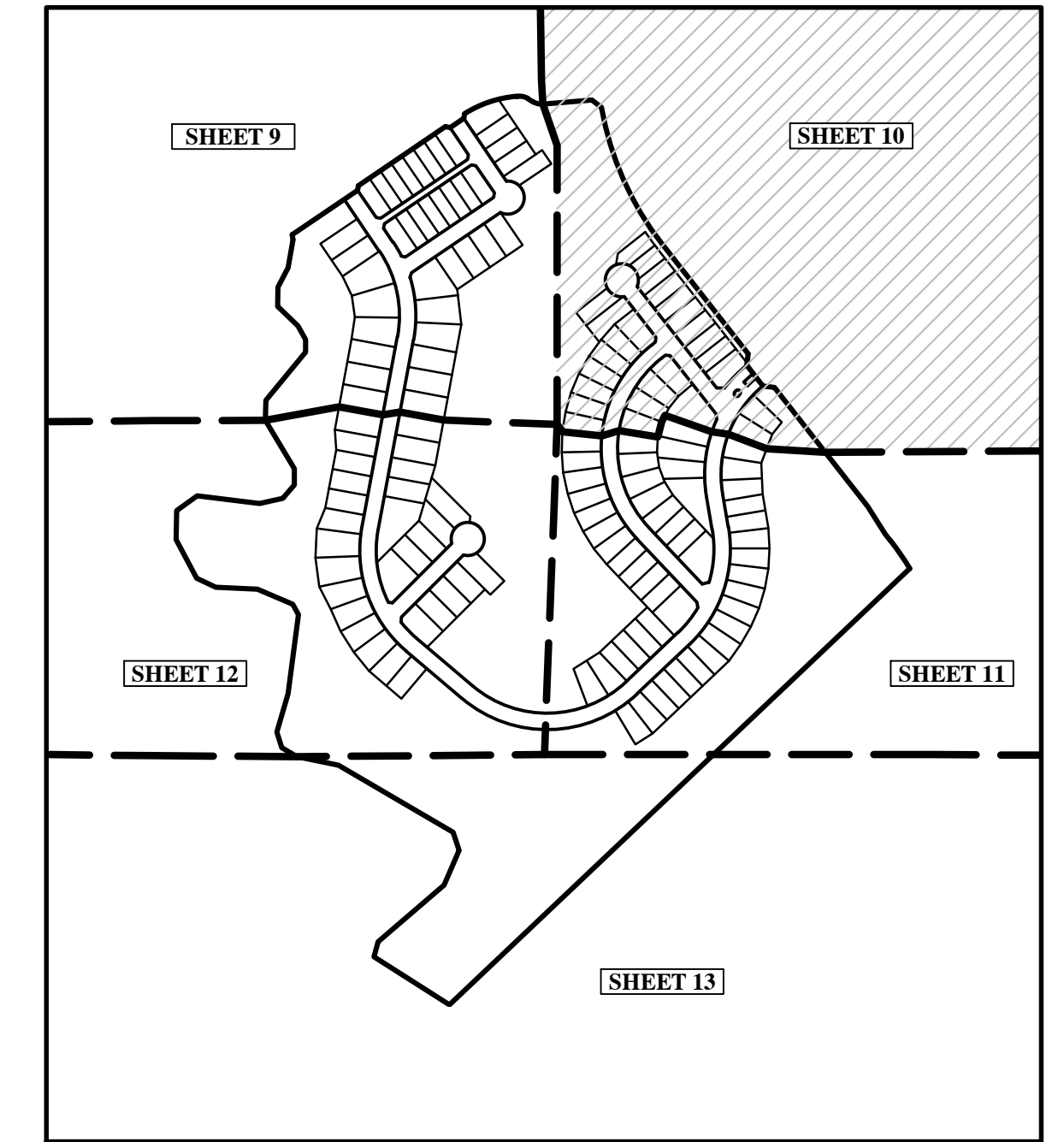
OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

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OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.
 8150 N. Central Expy, Suite 725
 Dallas, TX 75206

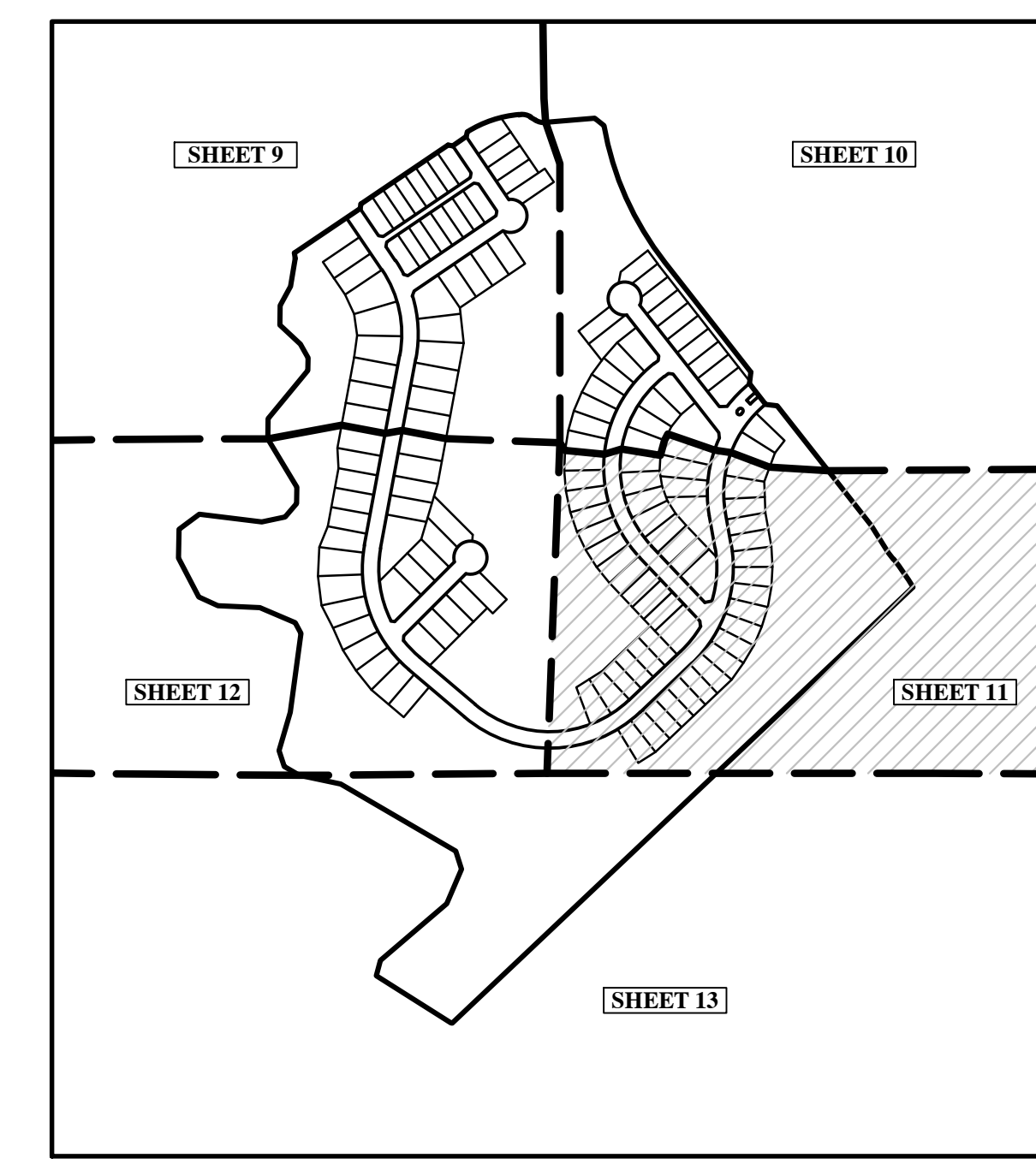
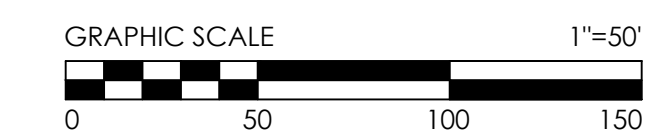
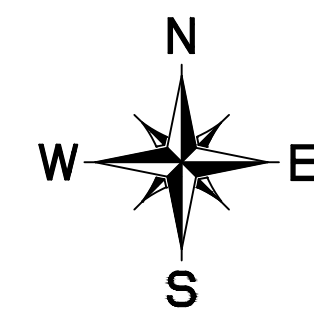
SEE SHEET 13 FOR PHASE 1C
 LINE & CURVE TABLE

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
 TrEng Firm # F-2944 - TrSurv Firm # 10021700

PRELIMINARY - FINAL PLAT
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 BENJAMIN THAYER SURVEY, ABSTRACT No. 915
 COLEMAN WATSON SURVEY, ABSTRACT No. 945
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
 1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
 Date: November 2021



PHASE 1C KEY MAP
N.T.S.

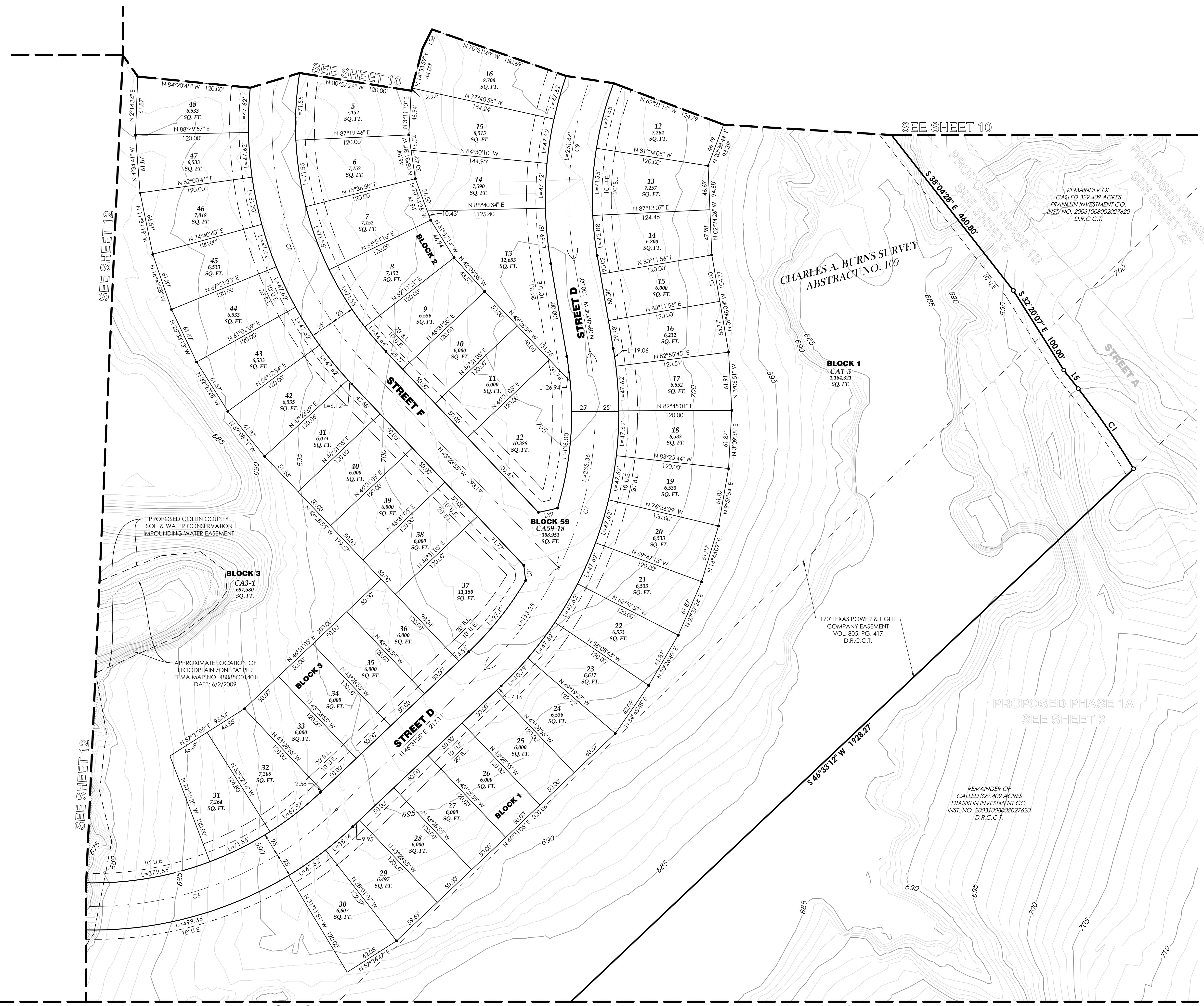
OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

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

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

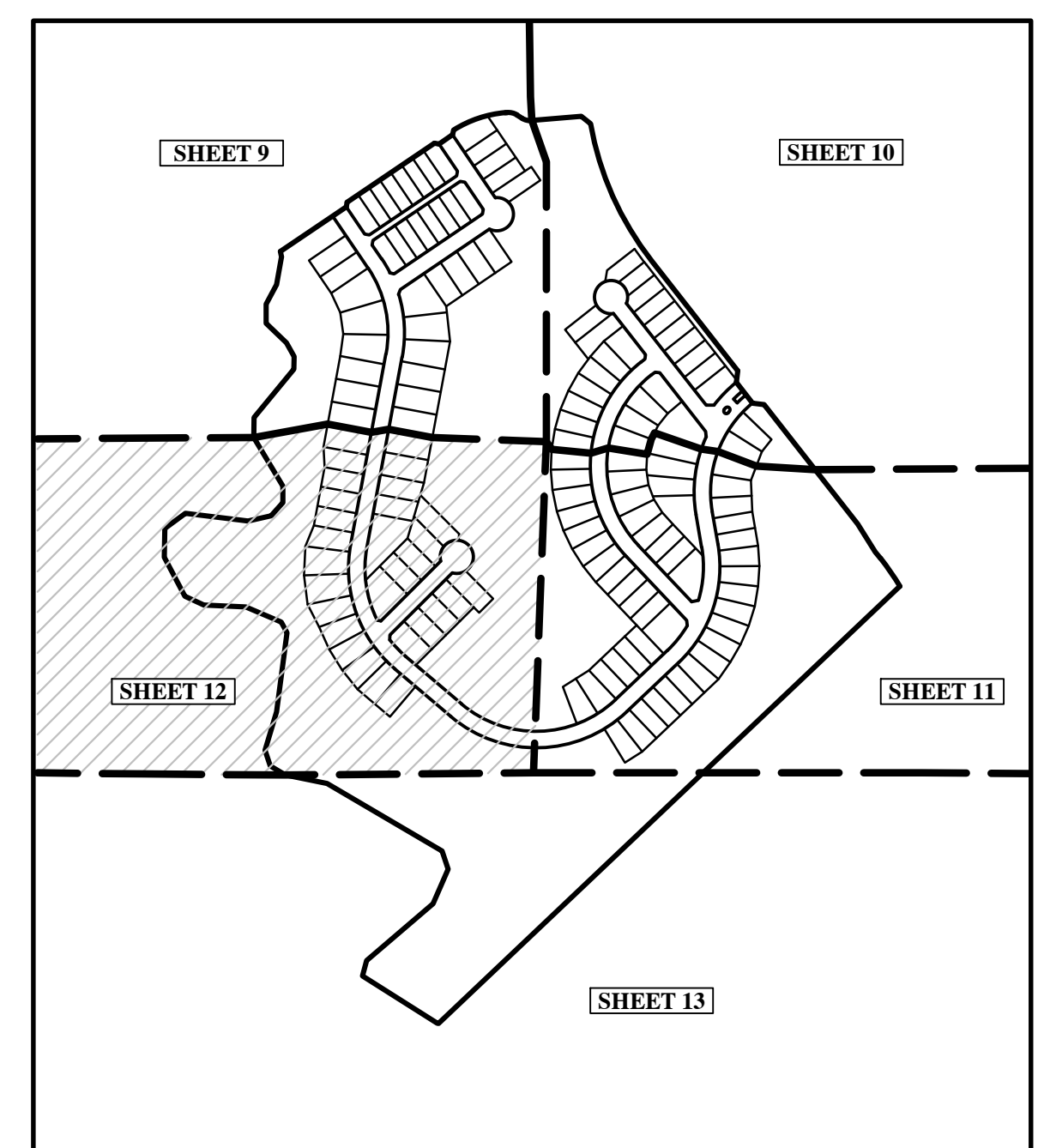
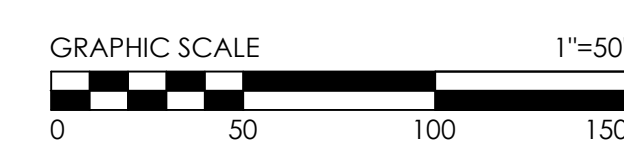
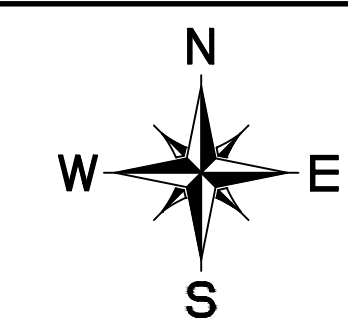
SEE SHEET 13 FOR PHASE 1C
LINE & CURVE TABLE

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PHASE 1C KEY MAP
N.T.S.

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
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
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021100

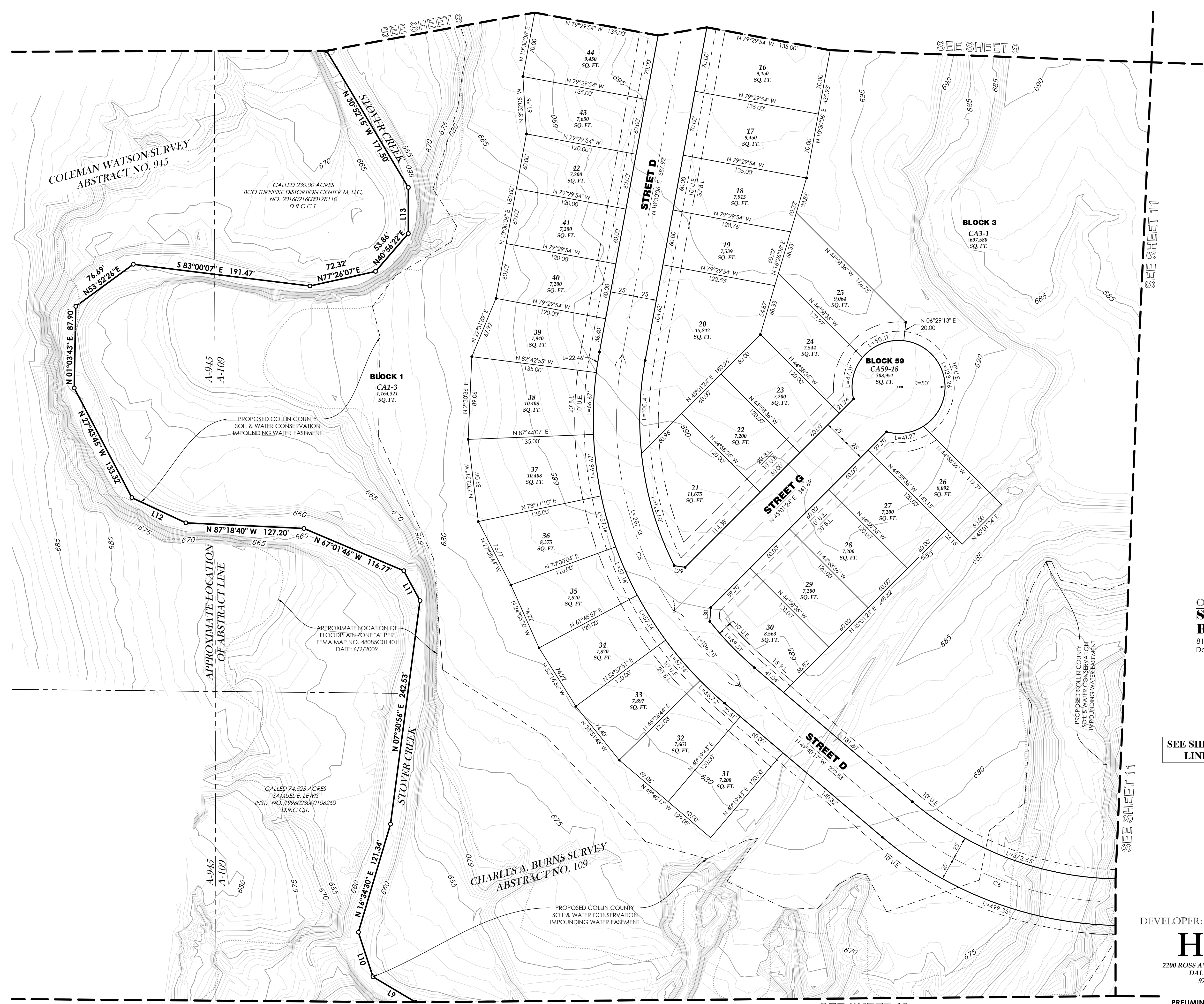
SEE SHEET 13 FOR PHASE 1C
LINE & CURVE TABLE

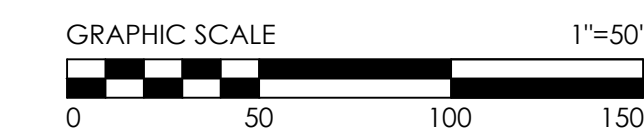
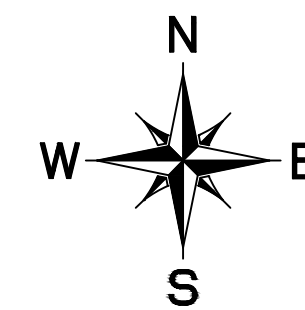
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BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
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Date: November 2021

DEVELOPER:

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

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SEE SHEET 12

SEE SHEET 11

CHARLES A. BURNS SURVEY
ABSTRACT NO. 109

BLOCK 1
CA1-3
1,164,321
SQ. FT.

APPROXIMATE LOCATION OF
FLOODPLAIN ZONE "A" PER
FEMA MAP NO. 48085C0140J
DATE: 6/27/2009

CALLED 74.528 ACRES
SAMUEL E. LEWIS
INST. NO. 199602800106260
D.R.C.C.T.

170 TEXAS POWER & LIGHT
COMPANY EASEMENT
VOL. 805, PG. 417
D.R.C.C.T.

PROPOSED PHASE 1A
SEE SHEETS 2 & 3

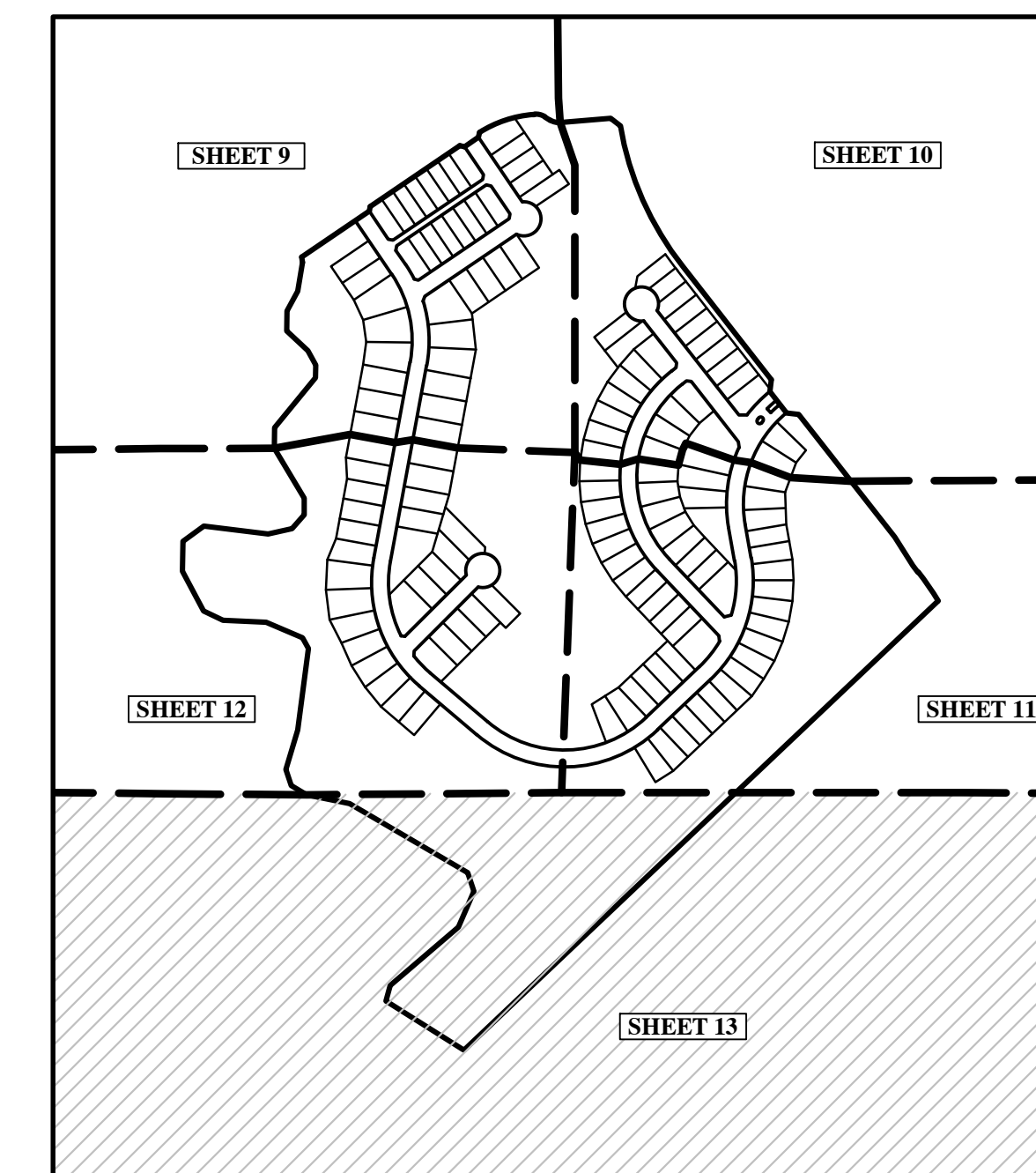
PROPOSED COLLIN COUNTY
SOIL & WATER CONSERVATION
IMPOUNDING WATER EASEMENT

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

LINE #	BEARING	DISTANCE
L1	S51°56'27"E	36.62
L2	S06°49'55"W	35.41'
L3	S38°04'28"E	80.02
L4	S83°11'22"E	35.28'
L5	S38°04'28"E	25.00'
L7	N14°55'37"E	47.69'
L8	N18°10'41"W	57.78'
L9	N59°14'41"W	53.71'
L10	N18°04'41"W	50.45'
L11	N28°23'02"W	36.58'
L12	N64°58'24"W	64.12'
L13	N00°03'08"E	49.57'
L14	N00°51'01"E	38.21'
L15	N29°12'09"W	47.86'
L16	N09°40'29"W	16.50'
L17	N10°52'37"E	14.14'
L18	S79°07'23"E	14.14'
L19	N55°52'37"E	50.00'
L20	N11°25'06"E	14.01'

LINE #	BEARING	DISTANCE
L21	S58°49'46"E	18.48'
L22	N10°52'37"E	14.14'
L23	S79°07'23"E	14.14'
L24	S10°52'37"W	14.14'
L25	N79°07'23"W	14.14'
L26	N10°52'37"E	14.14'
L27	S75°15'28"E	13.16'
L28	N19°07'24"E	16.02'
L29	N81°13'40"W	11.83'
L30	N03°45'30"E	15.03'
L31	S06°50'28"E	16.05'
L32	N77°30'51"E	20.60'
L33	N83°04'28"W	14.14'
L34	S06°55'32"W	14.14'
L35	S89°15'16"W	24.26'
L36	N06°16'34"W	17.00'
L37	N39°28'43"E	5.16'
L38	N26°36'47"E	22.14'
L38	S39°28'43"W	5.38'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	860.00'	103.53'	6°53'52"	S34°37'32"E	103.47'
C2	50.00'	31.44'	36°01'52"	S76°50'42"E	30.93'
C3	50.00'	31.44'	36°01'52"	S76°50'42"E	30.93'
C4	375.00'	292.07'	44°37'29"	N11°48'39"W	284.74'
C5	375.00'	393.83'	60°10'22"	N19°35'04"W	375.98'
C6	375.00'	548.54'	83°48'38"	S88°25'24"W	500.93'
C7	375.00'	368.61'	56°19'09"	S18°21'31"W	353.95'
C8	375.00'	624.44'	95°24'27"	N04°13'19"E	554.76'
C8	375.00'	624.44'	95°24'27"	N04°13'19"E	554.76'
C9	375.00'	395.62'	60°26'45"	S20°25'18"W	377.52'
C10	8.00'	25.13'	180°00'00"	S50°54'31"E	16.00'
C11	8.00'	25.13'	180°00'00"	N50°08'03"W	16.00'
C12	8.00'	25.13'	180°00'00"	S44°47'00"E	16.00'
C13	8.00'	12.23'	87°35'32"	N05°43'18"E	11.07'
C14	382.00'	28.68'	4°18'04"	N47°22'03"E	28.67'
C15	398.00'	29.88'	4°18'04"	S47°22'03"W	29.87'



PHASE 1C KEY MAP
N.T.S.

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
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
463.650 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
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021

SHEET 13 of 33

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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PROPOSED PHASE 3A
SEE SHEET 21

PROPOSED PHASE 1B
SEE SHEET 8

PROPOSED PHASE 1B
SEE SHEET 7

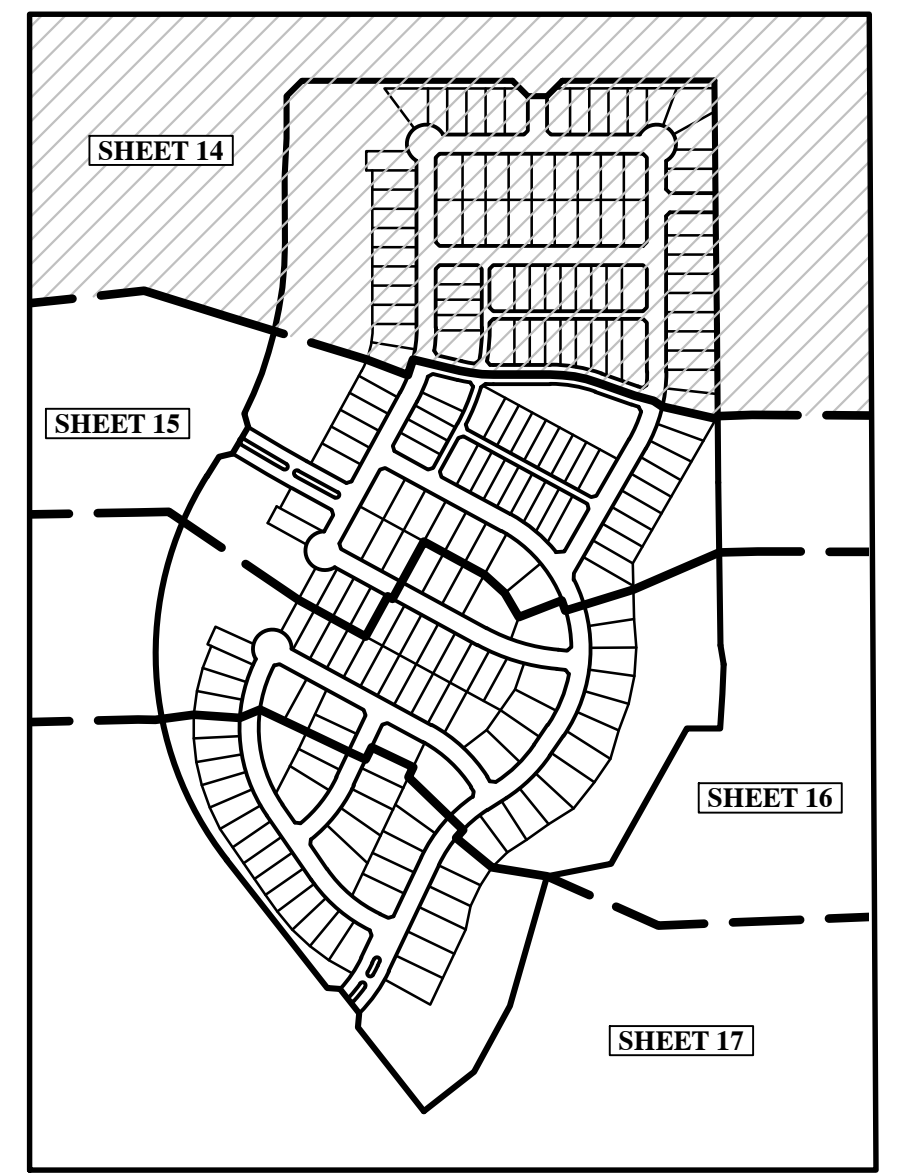
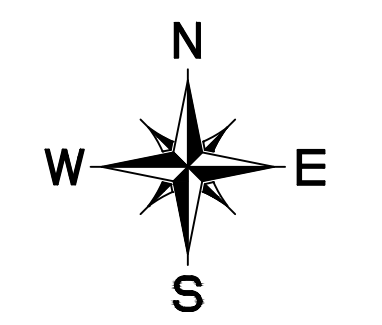
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PROPOSED PHASE 4
SEE SHEET 27

BENJAMIN THAYER SURVEY
ABSTRACT NO. 915

CHARLES A. BURNS SURVEY
ABSTRACT NO. 109

REMAINDER OF
CALLED 20.000 ACRES
SGMP REALTY ASSOCIATES LLC
INST. NO. 20171214001648740
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
463.650 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
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

Date: November 2021

SHEET 14 of 33

DEVELOPER:

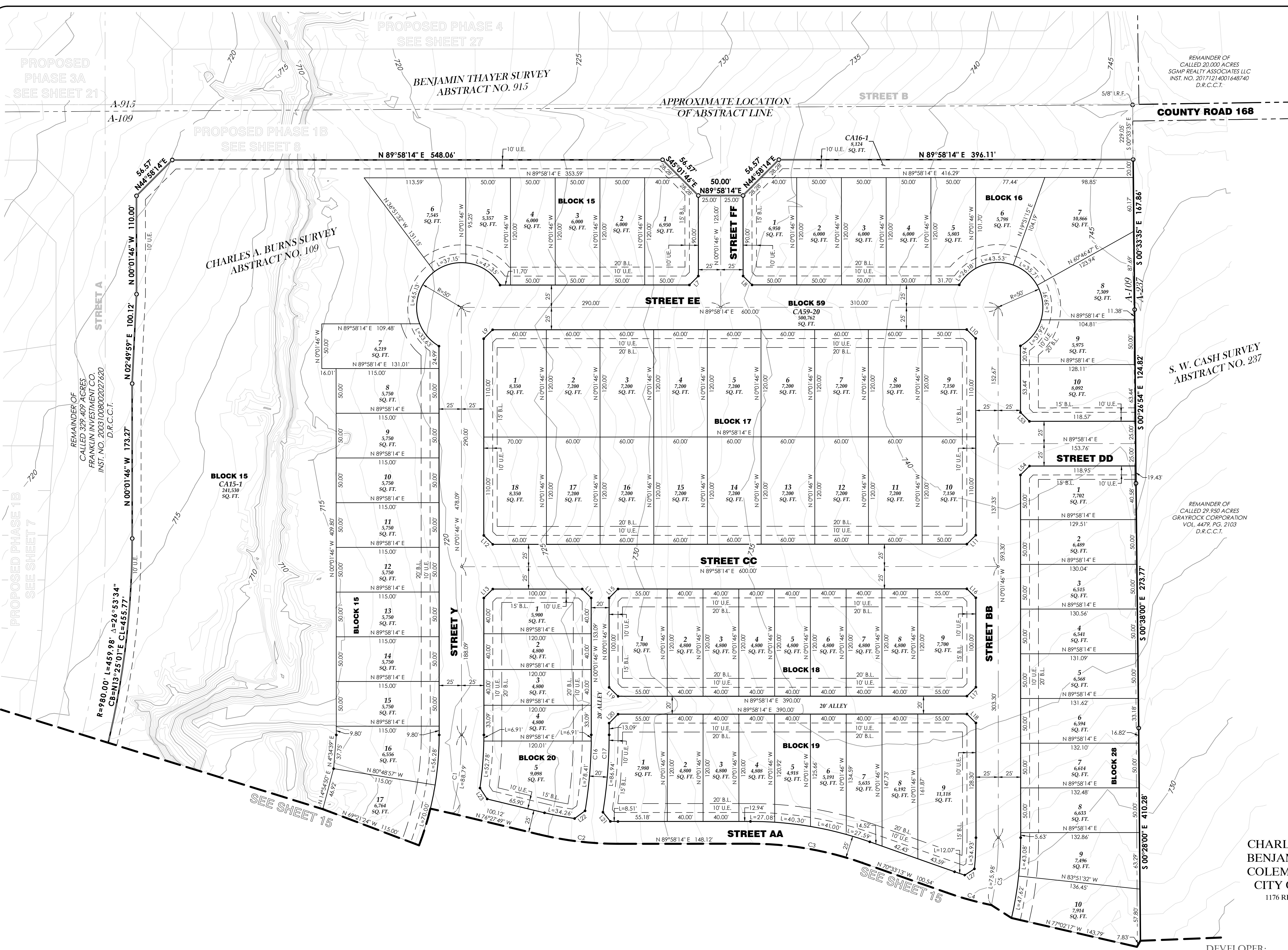
Hines

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

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.

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

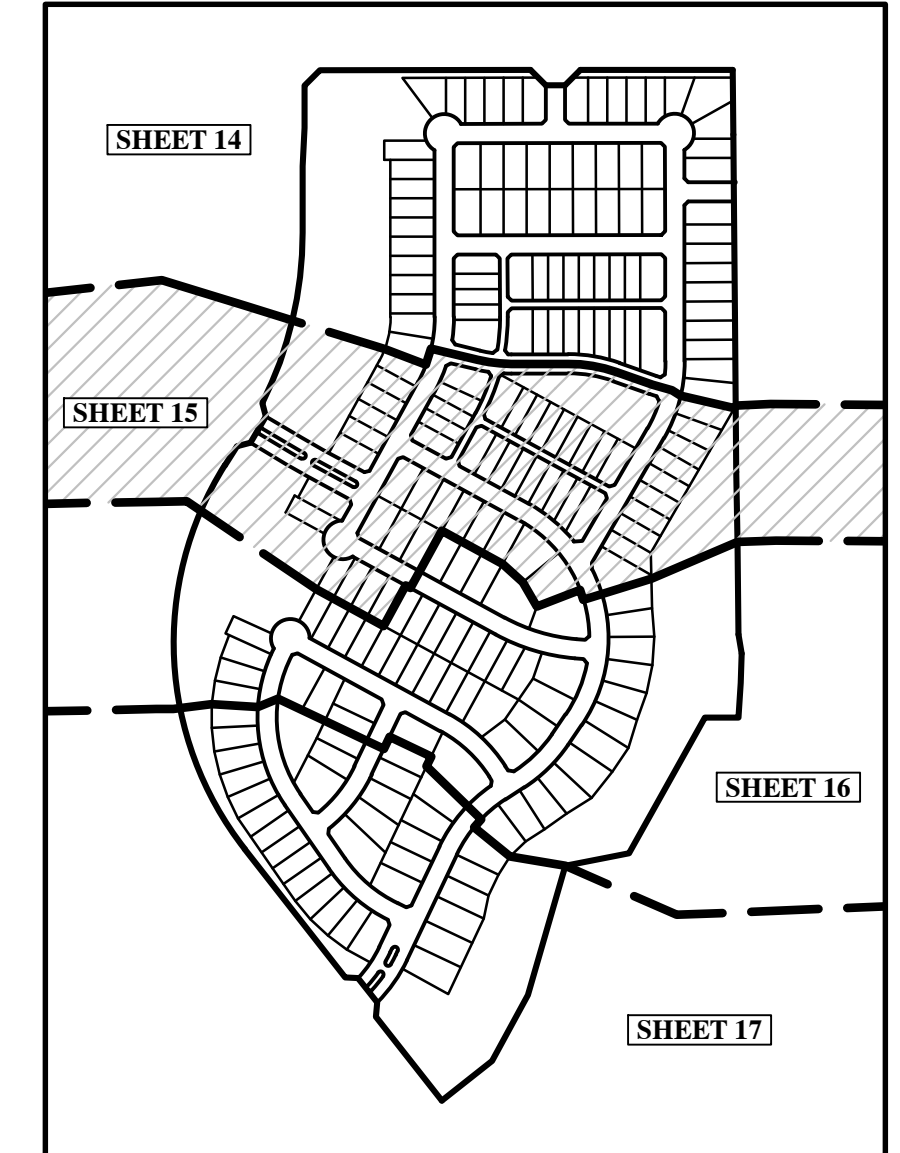
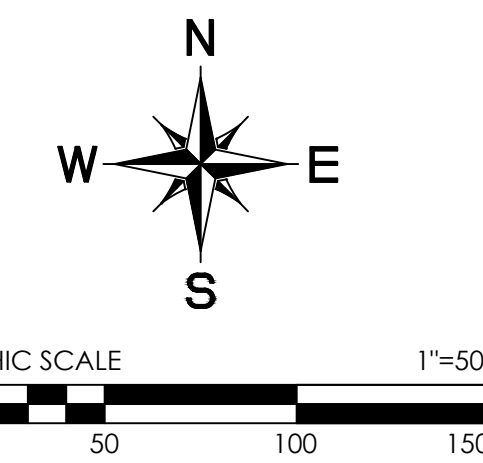
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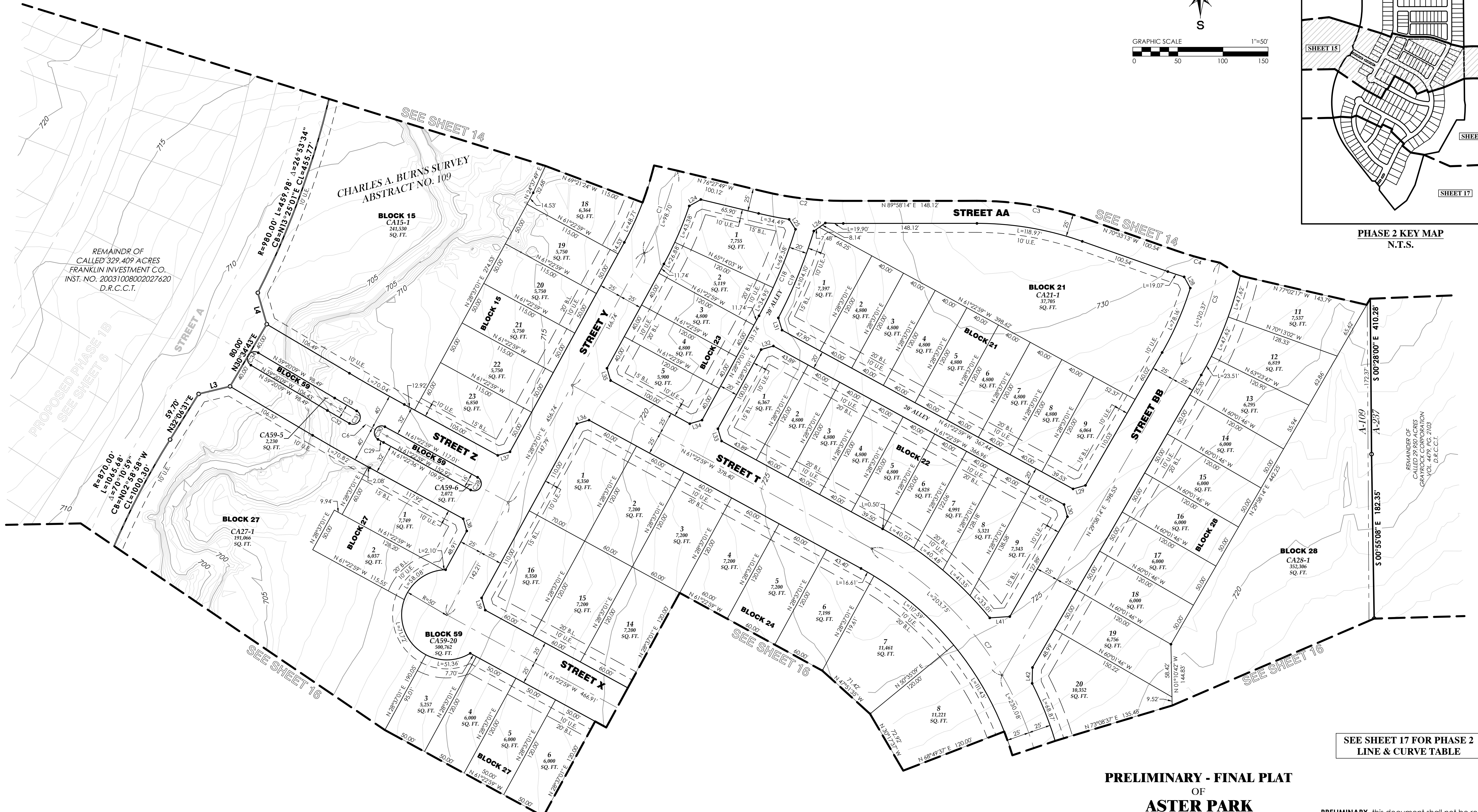
S. W. CASH SURVEY
ABSTRACT NO. 237

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

10/28/2021 10:58:10 AM



PHASE 2 KEY MAP
N.T.S.



SEE SHEET 17 FOR PHASE 2
LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
463.650 ACRES
SITUATED IN THE

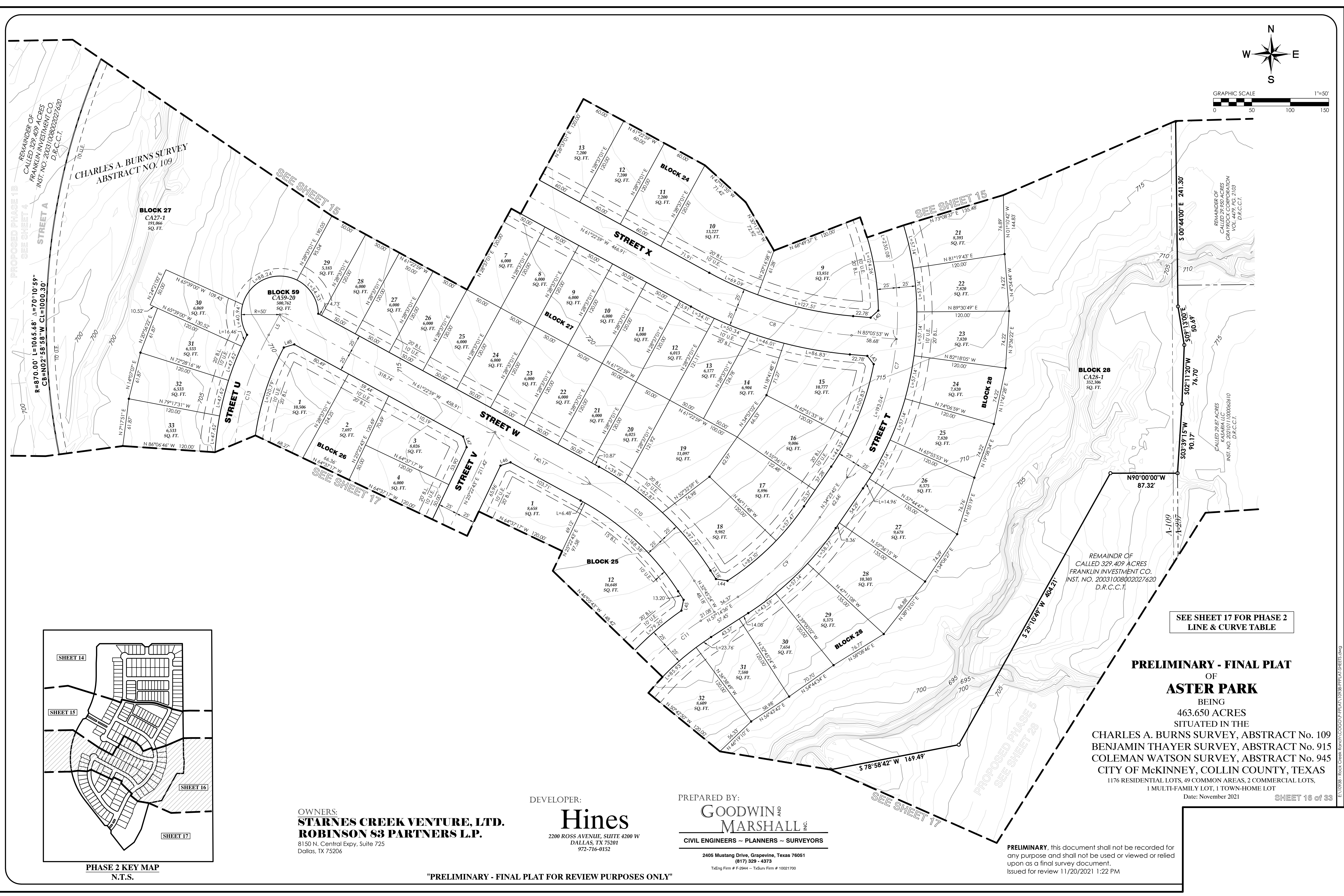
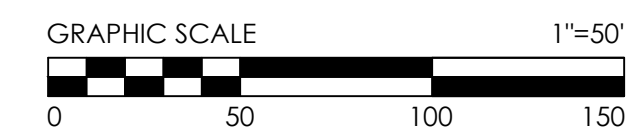
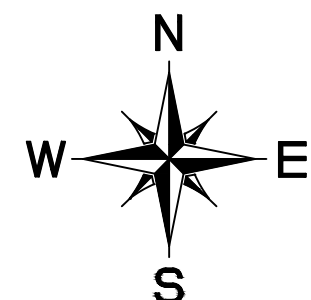
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021

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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

OWNERS:
STARINES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.
8150 N. Central Expy, Suite 725
Dallas, TX 75206



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 27
CA27-1
191,066
SQ. FT.

BLOCK 59
CA59-20
500,752
SQ. FT.

BLOCK 24

BLOCK 27

BLOCK 28
CA28-1
332,066
SQ. FT.

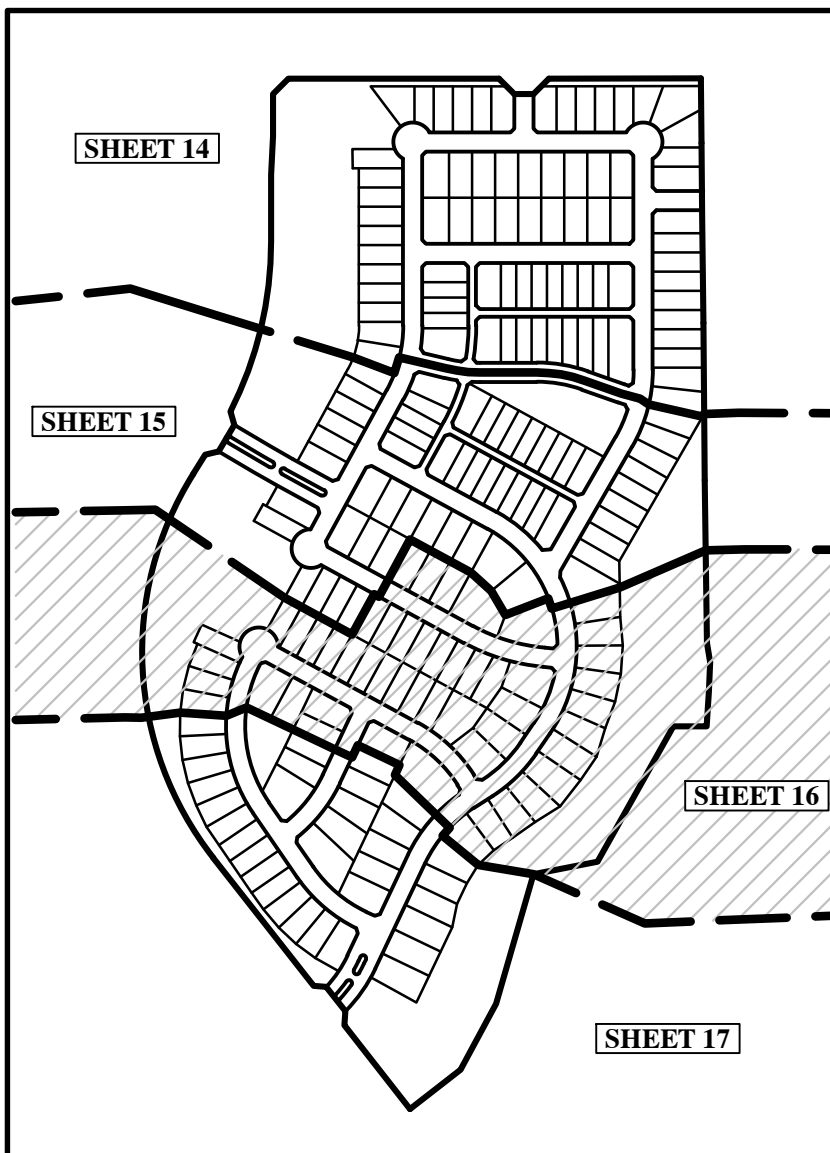
BLOCK 26

BLOCK 25

BLOCK 28

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



PHASE 2 KEY MAP
N.T.S.

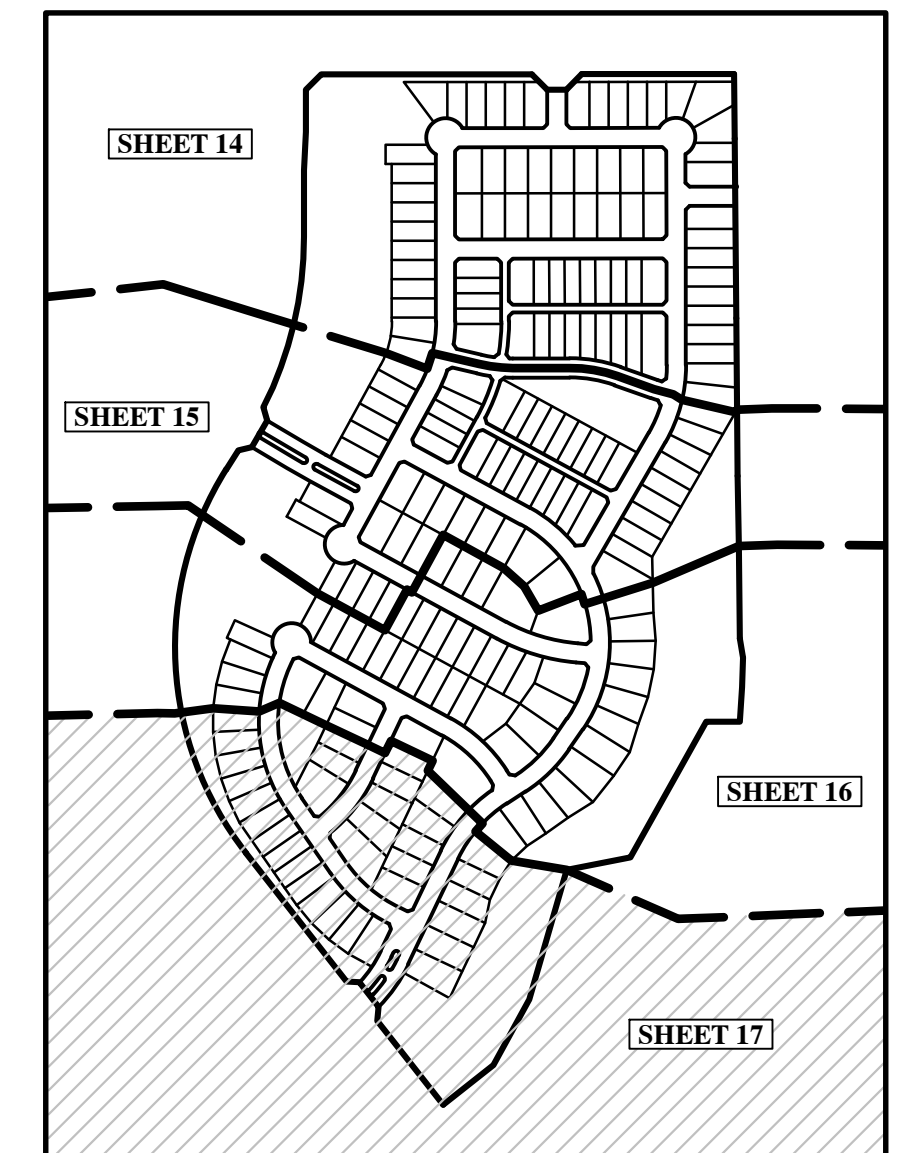
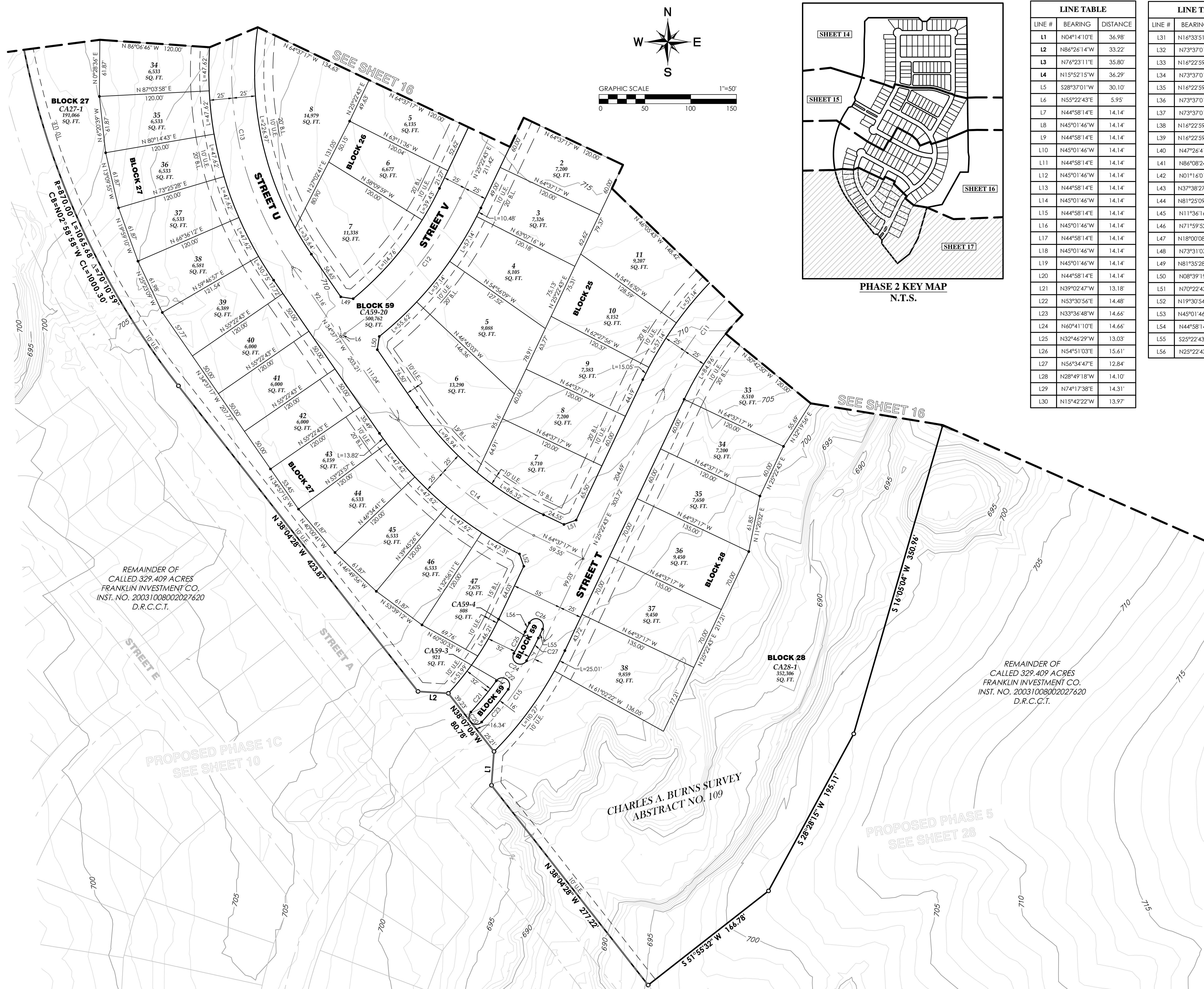
OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
8150 N. Central Expy, Suite 275
Dallas, TX 75206

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

PREPARED BY:
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2405 Mustang Drive, Grapevine, Texas 76051
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TxEng Firm # F-2844 - TxSurv Firm # 10021700

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PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
463.650 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
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021



LINE #	BEARING	DISTANCE
L1	N04°14'10"E	36.98'
L2	N86°26'14"W	33.22'
L3	N76°23'11"E	35.80'
L4	N15°52'15"W	36.29'
L5	S28°37'01"W	30.10'
L6	N55°22'43"E	5.95'
L7	N44°58'14"E	14.14'
L8	N45°01'46"W	14.14'
L9	N44°58'14"E	14.14'
L10	N45°01'46"W	14.14'
L11	N44°58'14"E	14.14'
L12	N45°01'46"W	14.14'
L13	N44°58'14"E	14.14'
L14	N45°01'46"W	14.14'
L15	N44°58'14"E	14.14'
L16	N45°01'46"W	14.14'
L17	N44°58'14"E	14.14'
L18	N45°01'46"W	14.14'
L19	N45°01'46"W	14.14'
L20	N44°58'14"E	14.14'
L21	N39°02'47"W	13.18'
L22	N53°30'56"E	14.48'
L23	N33°36'48"W	14.66'
L24	N60°41'10"E	14.66'
L25	N32°46'29"W	13.03'
L26	N54°51'03"E	15.61'
L27	N56°34'47"E	12.84'
L28	N28°49'18"W	14.10'
L29	N74°17'38"E	14.31'
L30	N15°42'22"W	13.97'

LINE #	BEARING	DISTANCE
L31	N16°33'51"W	14.19'
L32	N73°37'01"E	14.14'
L33	N16°22'59"W	14.14'
L34	N73°37'01"E	14.14'
L35	N16°22'59"W	14.14'
L36	N73°37'01"E	14.14'
L37	N73°37'01"E	14.14'
L38	N16°22'59"W	14.14'
L39	N16°22'59"W	14.14'
L40	N47°26'41"E	13.52'
L41	N86°08'24"E	22.27'
L42	N01°16'01"E	17.54'
L43	N37°38'27"W	13.52'
L44	N81°25'09"W	15.14'
L45	N11°36'16"E	14.30'
L46	N71°59'52"E	13.74'
L47	N18°00'08"W	14.54'
L48	N73°31'07"E	14.12'
L49	N81°35'28"W	13.65'
L50	N08°39'19"E	14.56'
L51	N70°22'43"E	14.14'
L52	N19°30'54"W	14.17'
L53	N45°01'46"W	14.14'
L54	N44°58'14"E	14.14'
L55	S25°22'43"W	10.72'
L56	N25°22'43"E	10.72'

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"	N60°17'40"W	16.00'
C25	352.00'	26.58'	4°19'37"	N27°32'31"E	26.58'
C26	8.00'	25.13'	180°00'00"	S64°37'17"E	16.00'
C27	368.00'	27.79'	4°19'37"	S27°32'31"W	27.79'
C28	8.00'	25.13'	180°00'00"	N28°37'01"E	16.00'
C29	2007.99'	7.12'	0°12'11"	S61°16'54"E	7.12'
C30	7.99'	25.06'	179°47'46"	S28°43'05"W	15.97'
C31	8.00'	25.13'	180°00'00"	N29°51'13"E	16.00'
C32	2008.00'	28.41'	0°48'38"	S59°44'28"E	28.41'
C33	1992.00'	28.18'	0°48'38"	N59°44'28"W	28.18'
C34	8.00'	25.13'	180°00'00"	S30°39'51"W	16.00'

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

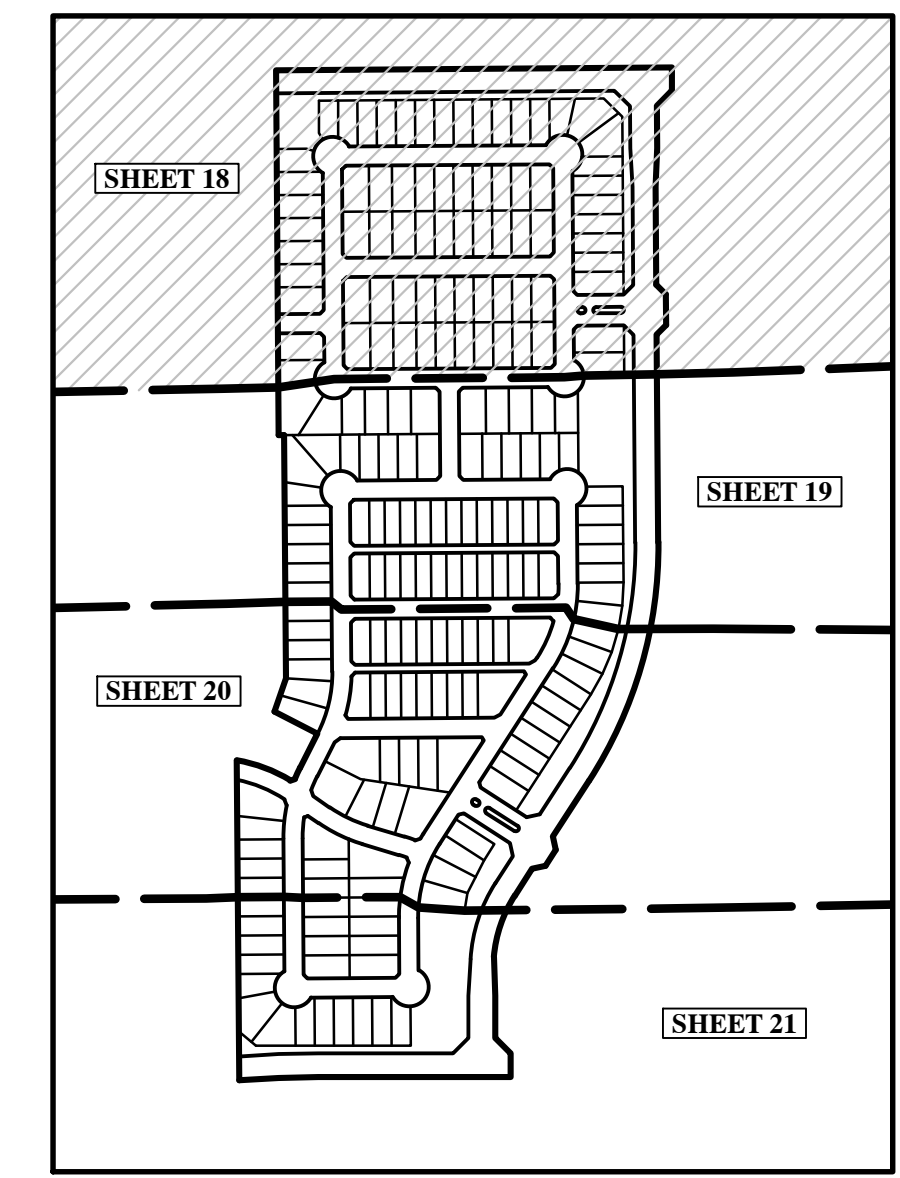
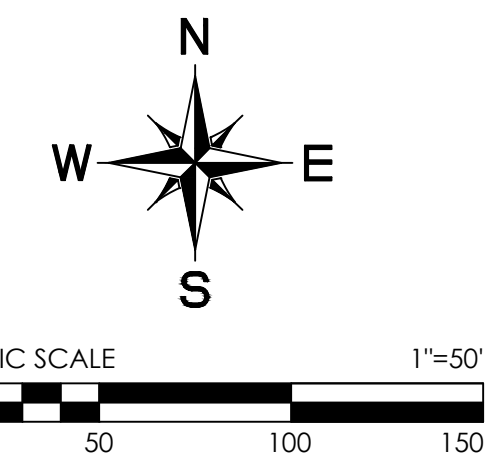
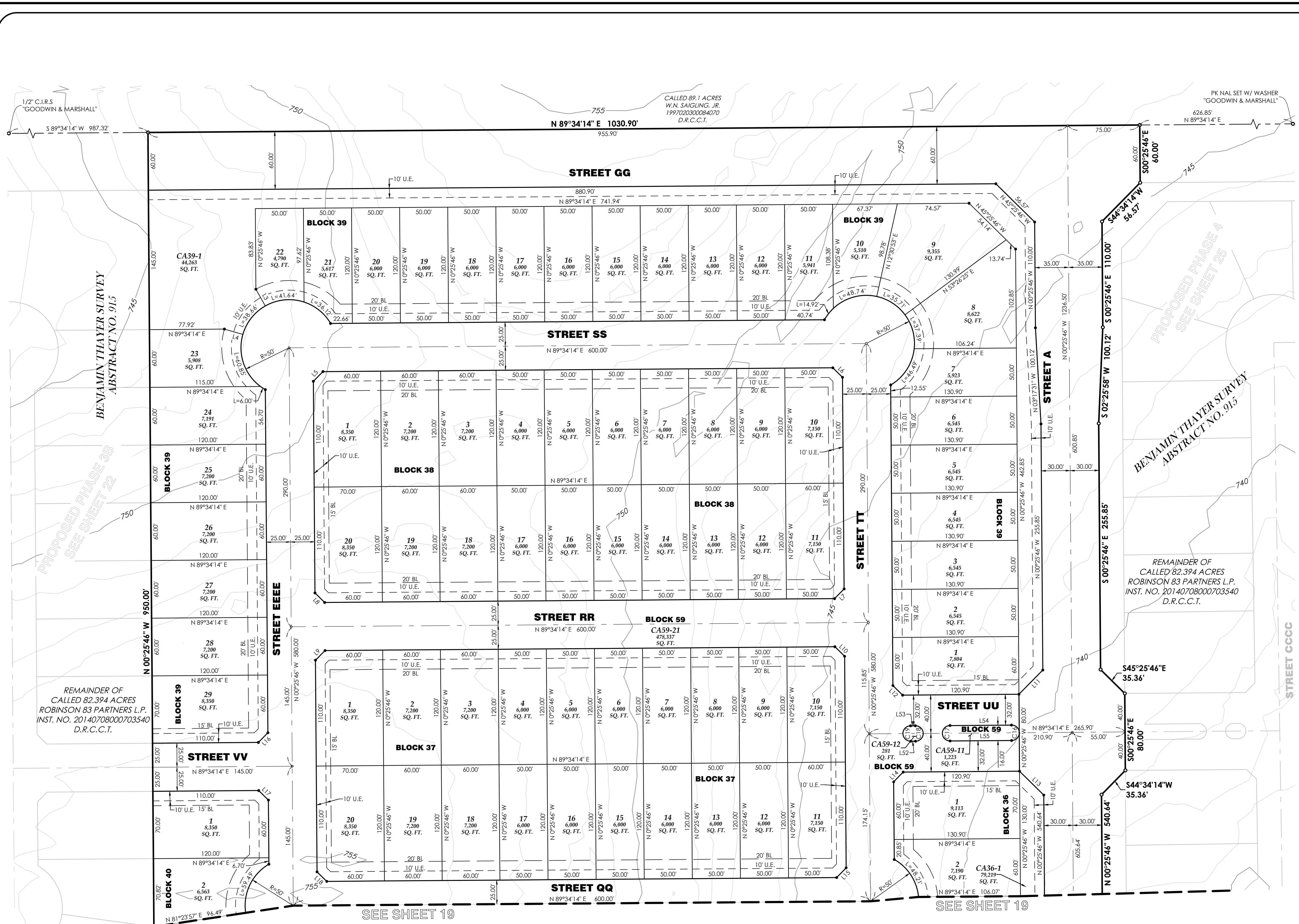
OWNERS:
**STARNE CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.**
8150 N. Central Expy, Suite 725
Dallas, TX 75206

PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
463.650 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
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021

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

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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

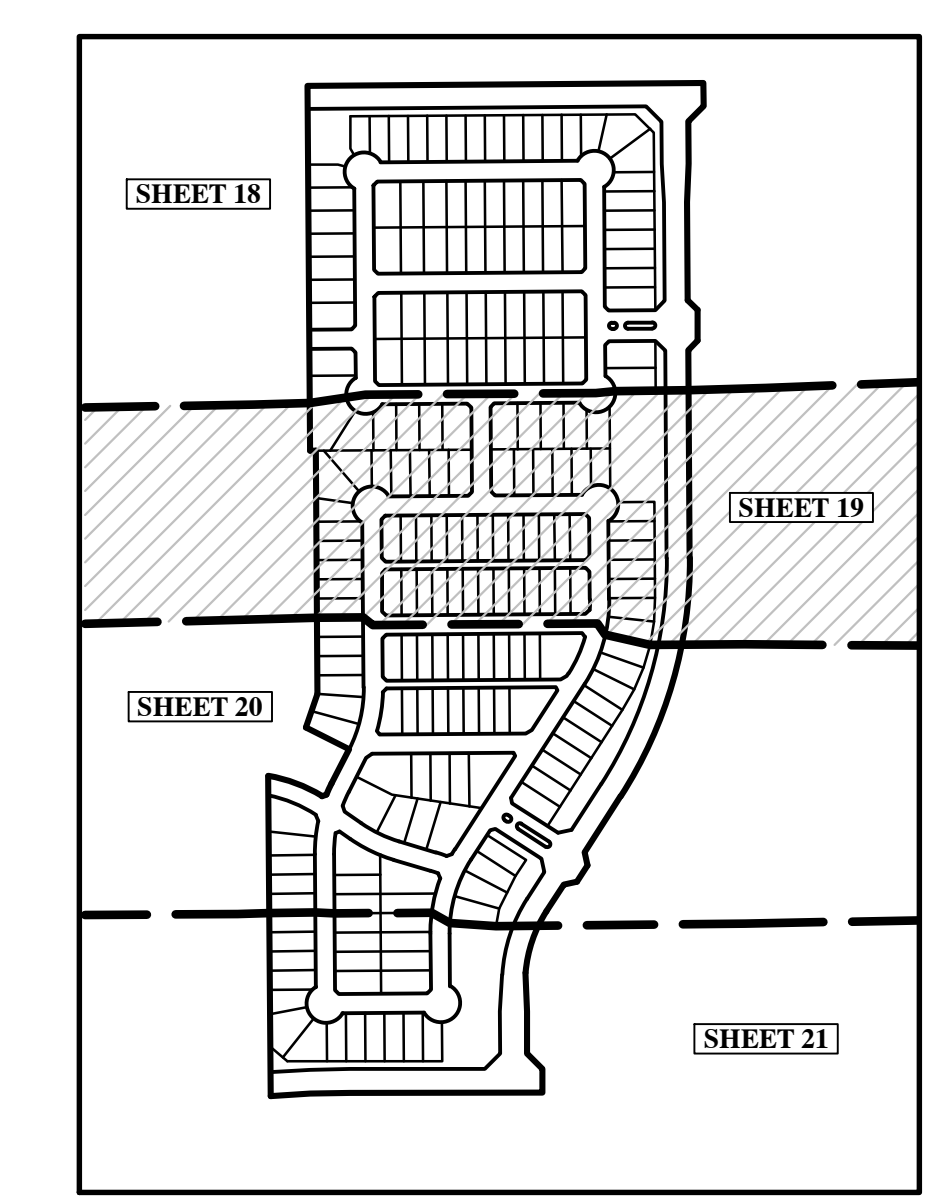
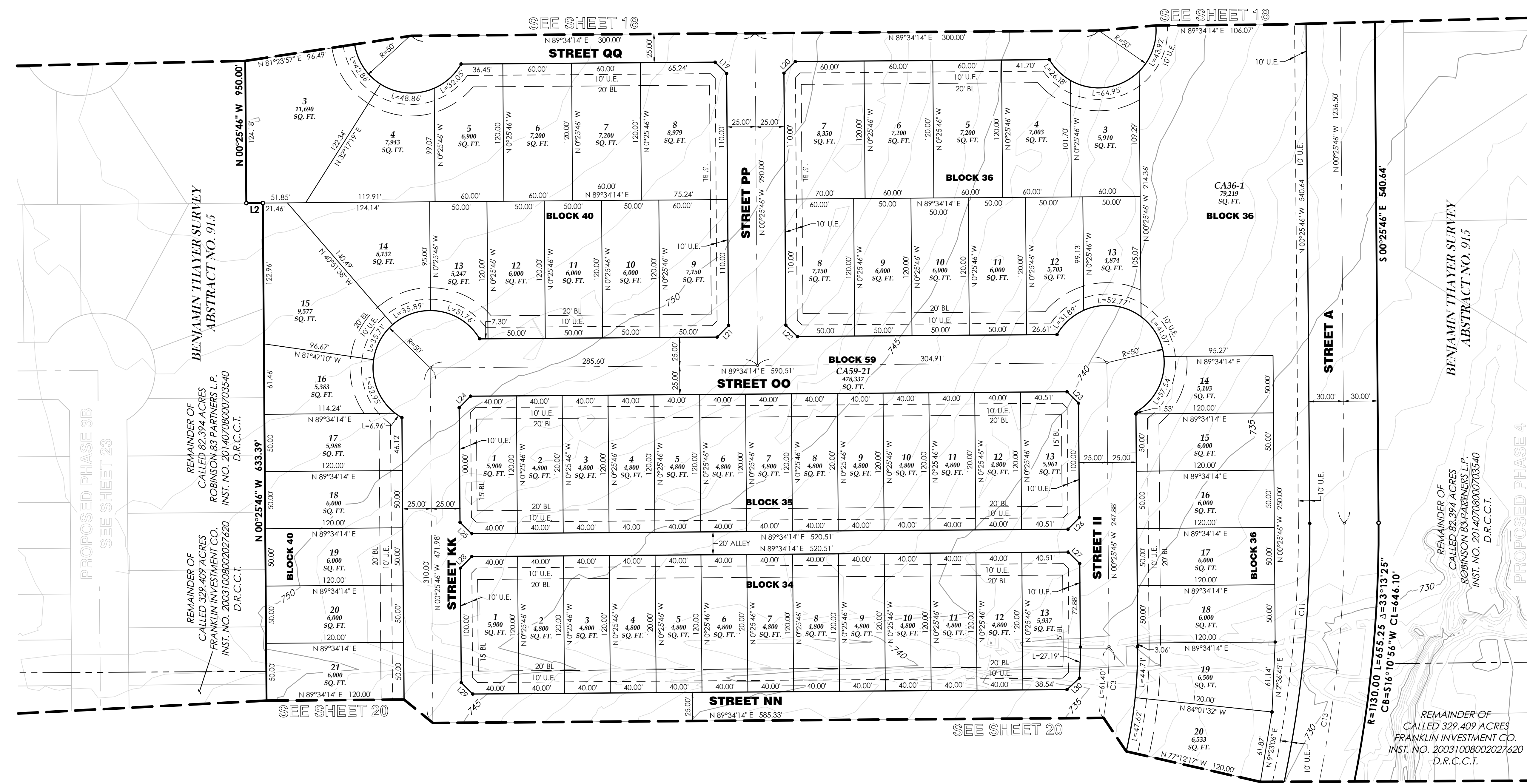
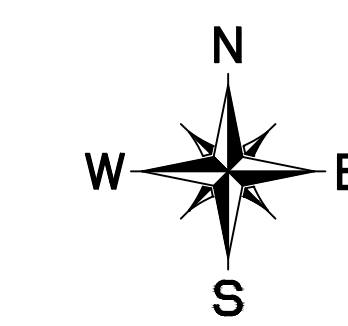
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1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
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DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

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Dallas, TX 75206

PREPARED BY:
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(817) 328-4375
TxEng Firm # F-2844 - TxSurv Firm # 10021700

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PHASE 3A KEY MAP
N.T.S.

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LINE & CURVE TABLE

PRELIMINARY - FINAL PLAT
OF
ASTER PARK

BEING
463.650 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
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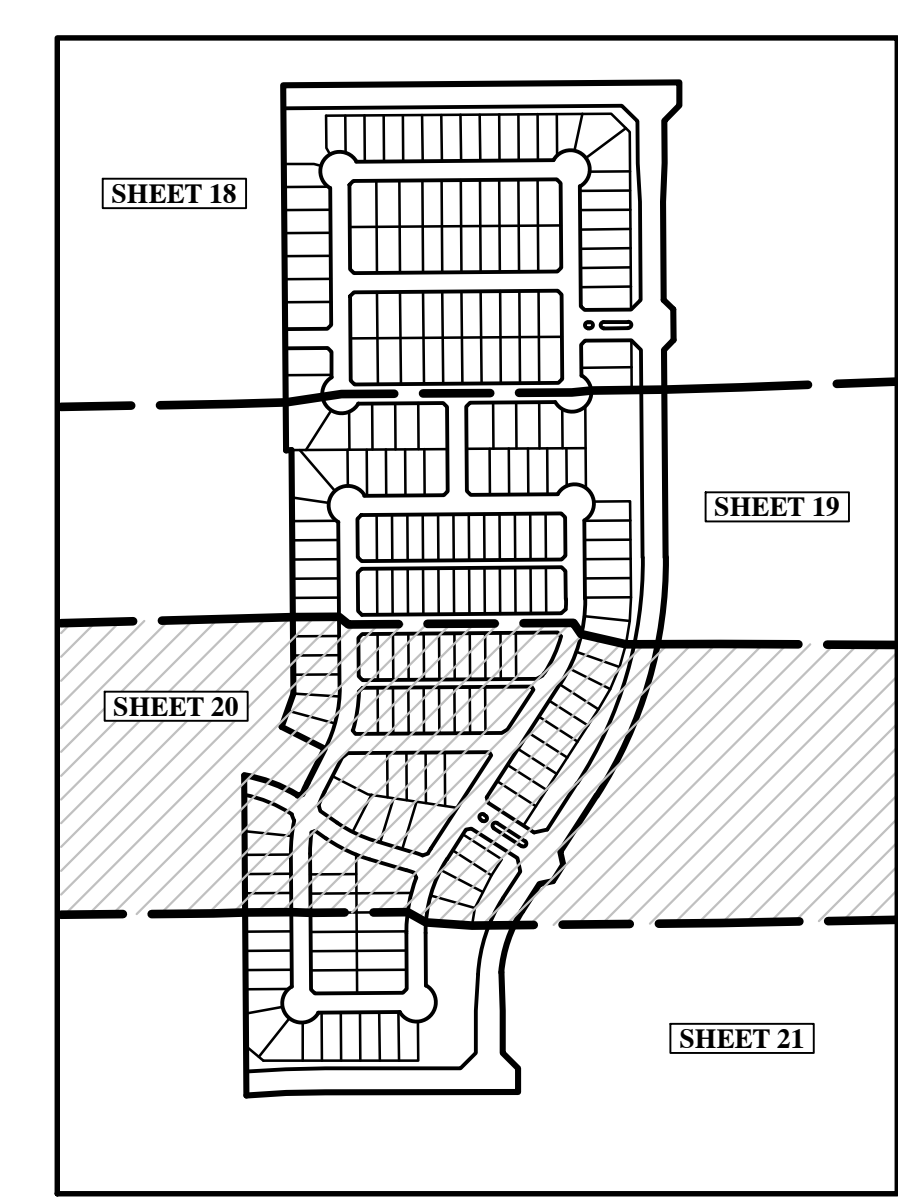
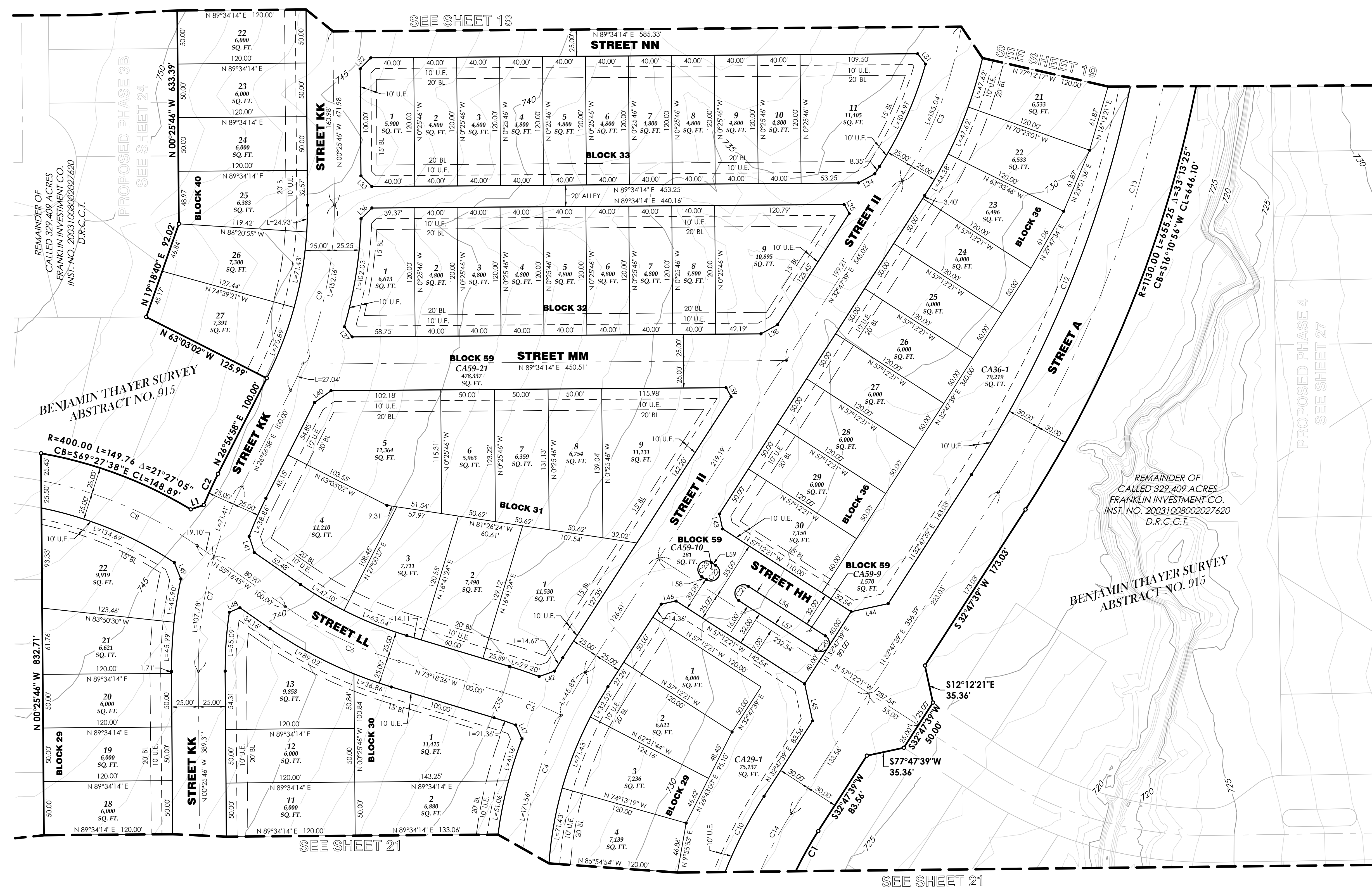
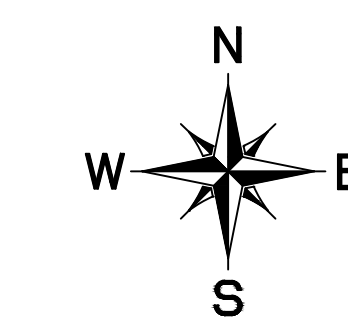
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SEE SHEET 21 FOR PHASE 3A LINE & CURVE TABLE

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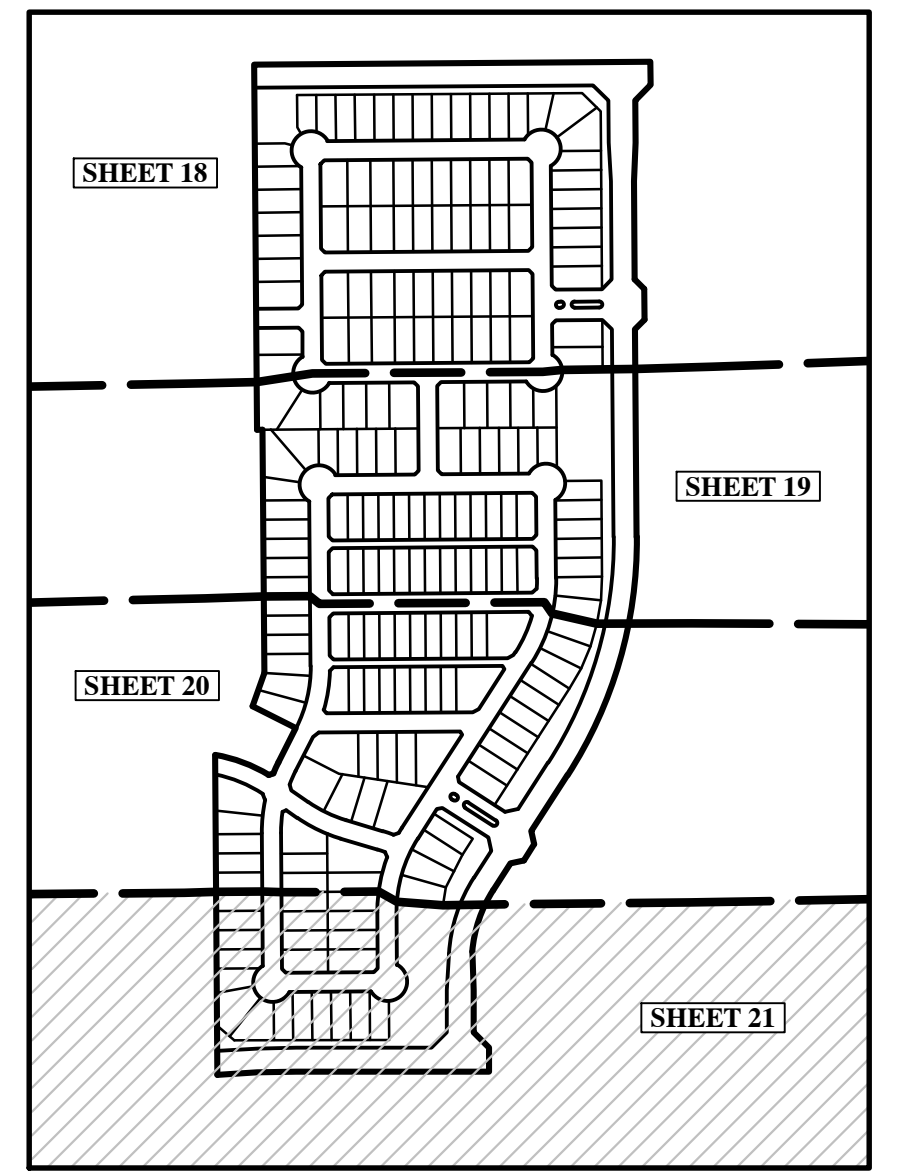
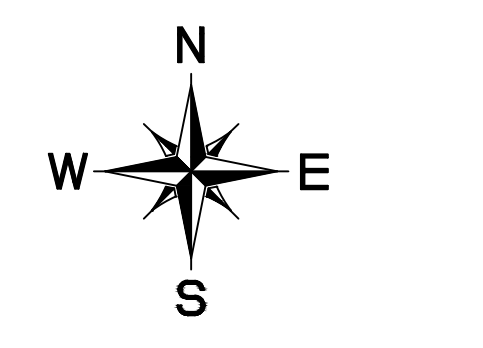
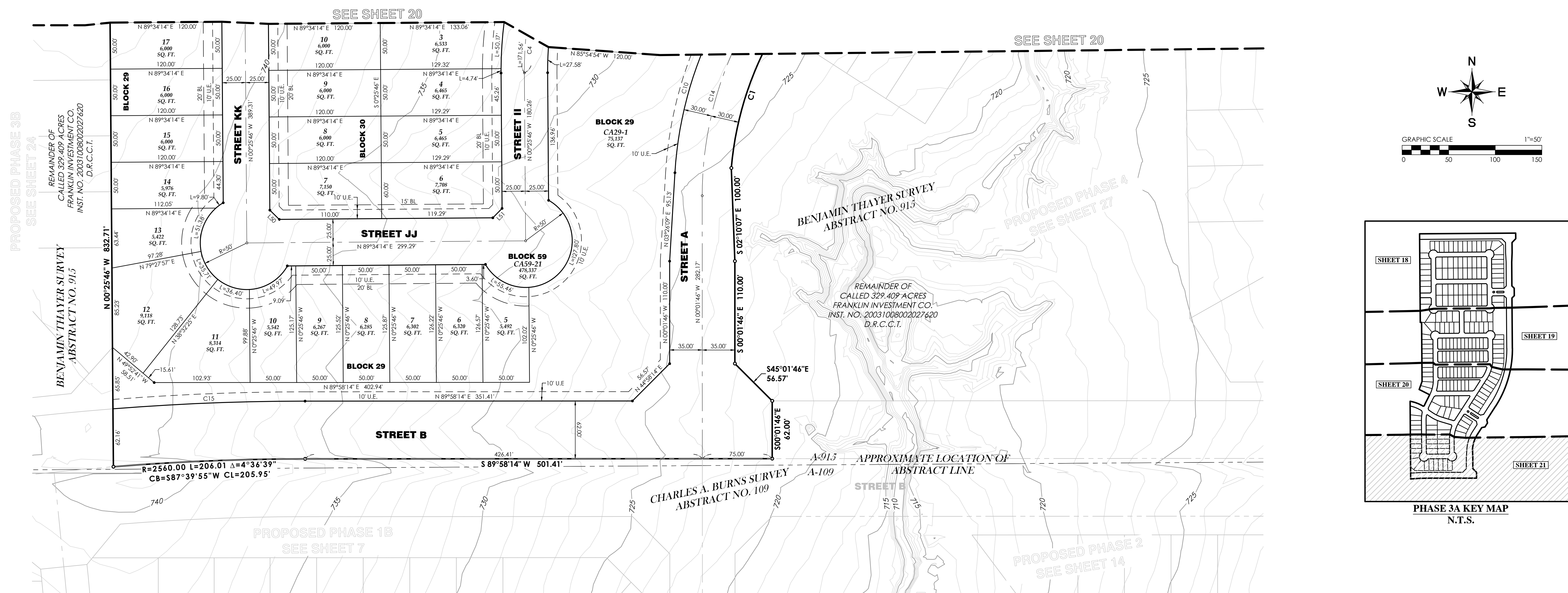
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1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021 **SHEET 20 of 33**

OWNERS:
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ROBINSON 83 PARTNERS L.P.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
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TxEng Firm # F-2844 - TxSurv Firm # 10021700

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PHASE 3A KEY MAP
N.T.S.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N71°48'45"E	12.81'	L21	N44°34'14"E	14.14'	L41	N17°45'17"W	15.86'
L2	S89°34'14"W	14.40'	L22	N45°25'46"W	14.14'	L42	N70°46'57"E	15.14'
L3	N29°31'39"W	20.00'	L23	N45°25'46"W	14.14'	L43	N12°12'21"W	14.14'
L4	N73°49'41"W	20.00'	L24	N44°34'14"E	14.14'	L44	N77°47'39"E	35.36'
L5	N44°34'14"E	14.14'	L25	N45°25'46"W	14.14'	L45	N12°12'21"W	35.36'
L6	N45°25'46"W	14.14'	L26	N44°34'14"E	14.14'	L46	N77°47'39"E	14.14'
L7	N44°34'14"E	14.14'	L27	N45°25'46"W	14.14'	L47	N23°48'58"W	14.10'
L8	N45°25'46"W	14.14'	L28	N44°34'14"E	14.14'	L48	N67°03'49"E	10.70'
L9	N44°34'14"E	14.14'	L29	N45°25'46"W	14.14'	L49	N21°33'45"W	16.52'
L10	N45°25'46"W	14.14'	L30	N47°12'18"E	14.78'	L50	N45°25'46"W	14.14'
L11	N44°34'14"E	35.36'	L31	N37°48'50"W	12.14'	L51	N44°34'14"E	14.14'
L12	N45°25'46"W	14.14'	L32	N44°34'14"E	14.14'	L52	N89°34'14"E	5.00'
L13	N45°25'46"W	35.36'	L33	N45°25'46"W	14.14'	L53	S89°34'14"W	5.00'
L14	N44°34'14"E	14.14'	L34	N61°10'56"E	17.59'	L54	S89°34'14"W	63.90'
L15	N44°34'14"E	14.14'	L35	N28°49'04"W	9.51'	L55	N89°34'14"E	63.90'
L16	N44°34'14"E	14.14'	L36	N45°08'41"E	14.28'	L56	N57°12'21"W	85.54'
L17	N45°25'46"W	14.14'	L37	N36°49'55"W	11.87'	L57	S57°12'21"E	85.54'
L18	N45°25'46"W	14.14'	L38	N61°10'56"E	17.59'	L58	S57°12'21"E	5.00'
L19	N45°25'46"W	14.14'	L39	N28°49'04"W	9.51'	L59	N57°12'21"W	5.00'
L20	N44°34'14"E	14.14'	L40	N54°17'27"E	18.93'			

CURVE TABLE					
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"	S16°10'56"W	214.42'
C4	375.00'	217.45'	33°13'25"	S16°10'56"W	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'
C12	1070.00'	620.45'	33°13'25"	N16°10'56"E	611.80'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	1100.00'	637.85'	33°13'25"	N16°10'56"E	628.95'
C14	380.00'	217.69'	32°49'25"	N16°22'57"E	214.73'
C15	2622.00'	206.43'	4°30'39"	N87°42'55"E	206.38'
C16	8.00'	25.13'	180°00'00"	N00°25'46"W	16.00'
C17	8.00'	25.13'	180°00'00"	S00°25'46"E	16.00'
C18	8.00'	25.13'	180°00'00"	N00°25'46"W	16.00'
C19	8.00'	25.13'	180°00'00"	S00°25'46"E	16.00'
C20	8.00'	25.13'	180°00'00"	N32°47'39"E	16.00'
C21	8.00'	25.13'	180°00'00"	S32°47'39"W	16.00'
C22	8.00'	25.13'	180°00'00"	N32°47'39"E	16.00'
C23	8.00'	25.13'	180°00'00"	S32°47'39"W	16.00'

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.

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

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PRELIMINARY - FINAL PLAT

OF ASTER PARK

BEING
463.650 ACRES
SITUATED IN THE

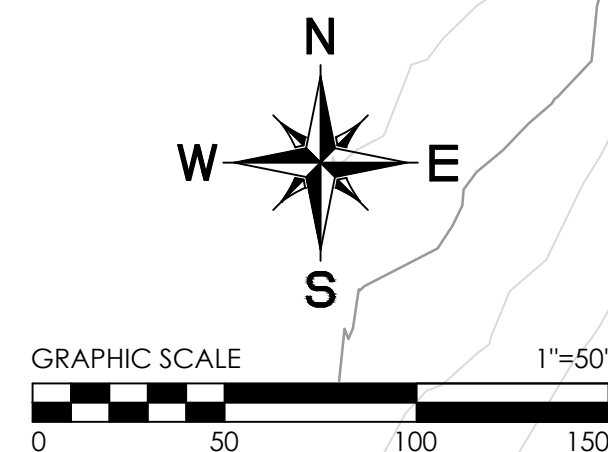
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

Date: November 2021

SHEET 21 of 33

E:\10938 - Rock Creek Ranch\COGOV\FINAL\10938.FINAL.SHEET21.DWG



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

COLEMAN WATSON SURVEY
ABSTRACT NO. 945

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

APPROXIMATE LOCATION
OF ABSTRACT LINE

N 0°55'25" W 1357.67'

STONEBRIDGE DRIVE (GAD)

A-915

A-915

730

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745

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755

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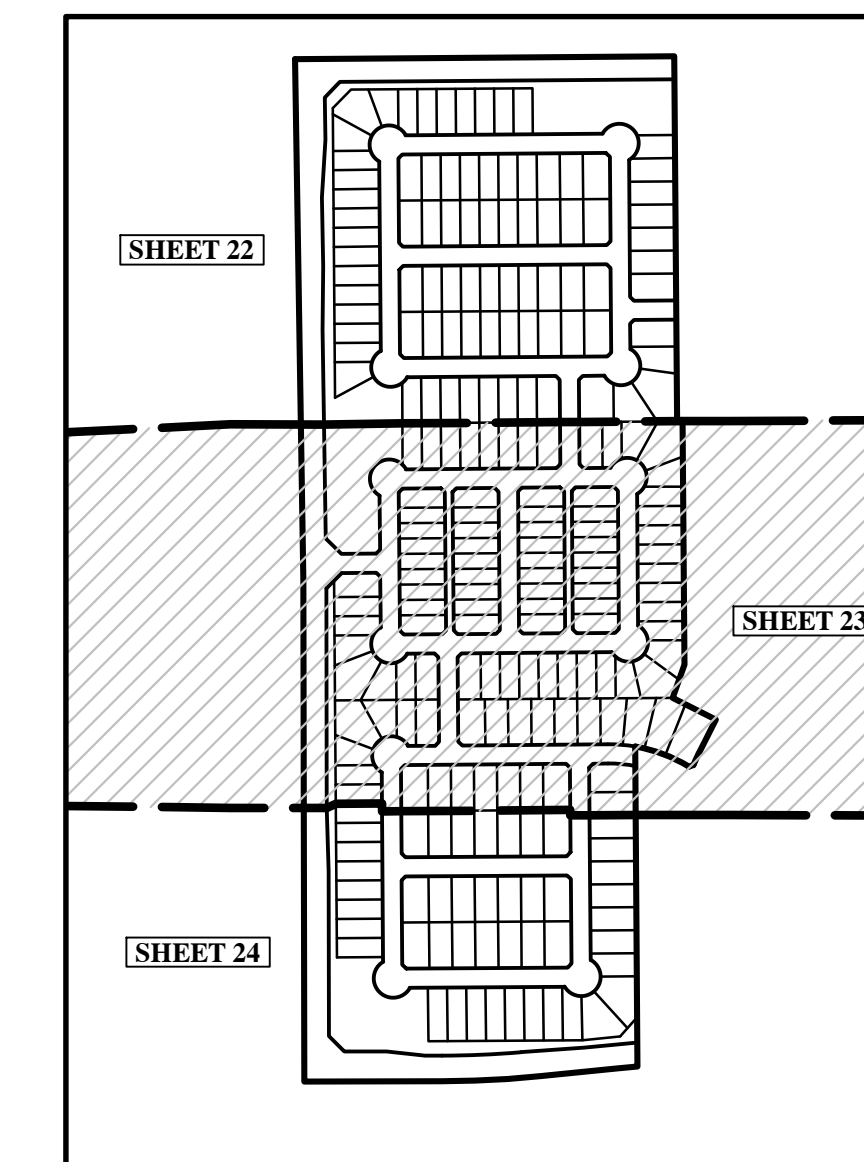
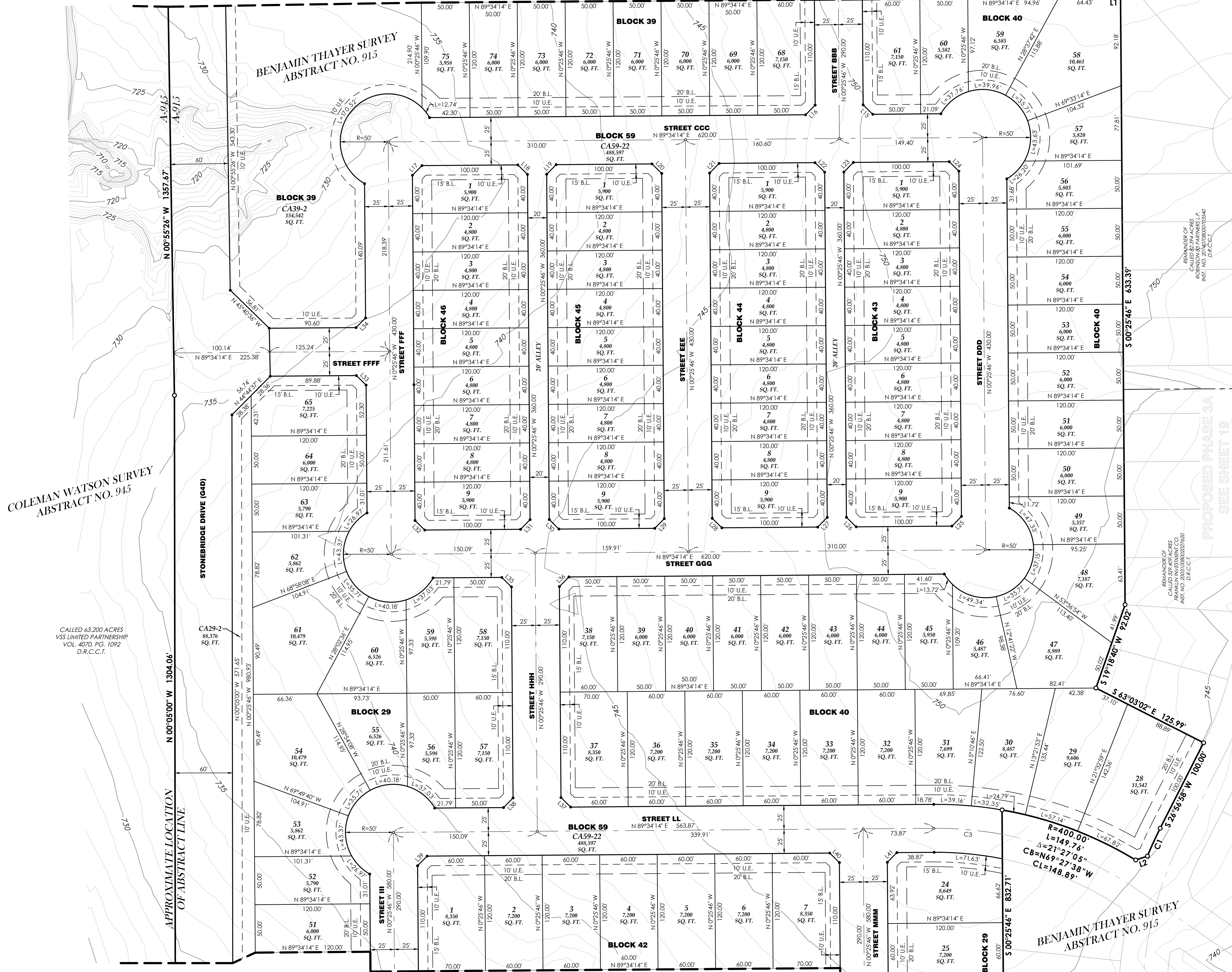
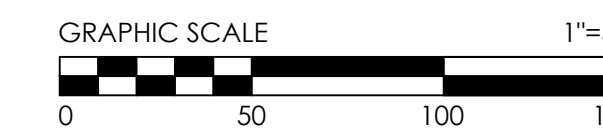
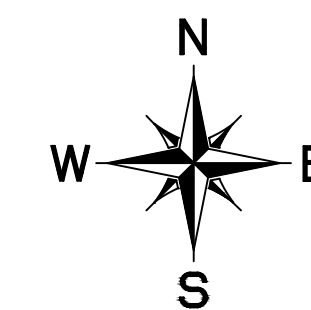
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SEE SHEET 22



PHASE 3B KEY MAP
N.T.S.

COLEMAN WATSON SURVEY
ABSTRACT NO. 945

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

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

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

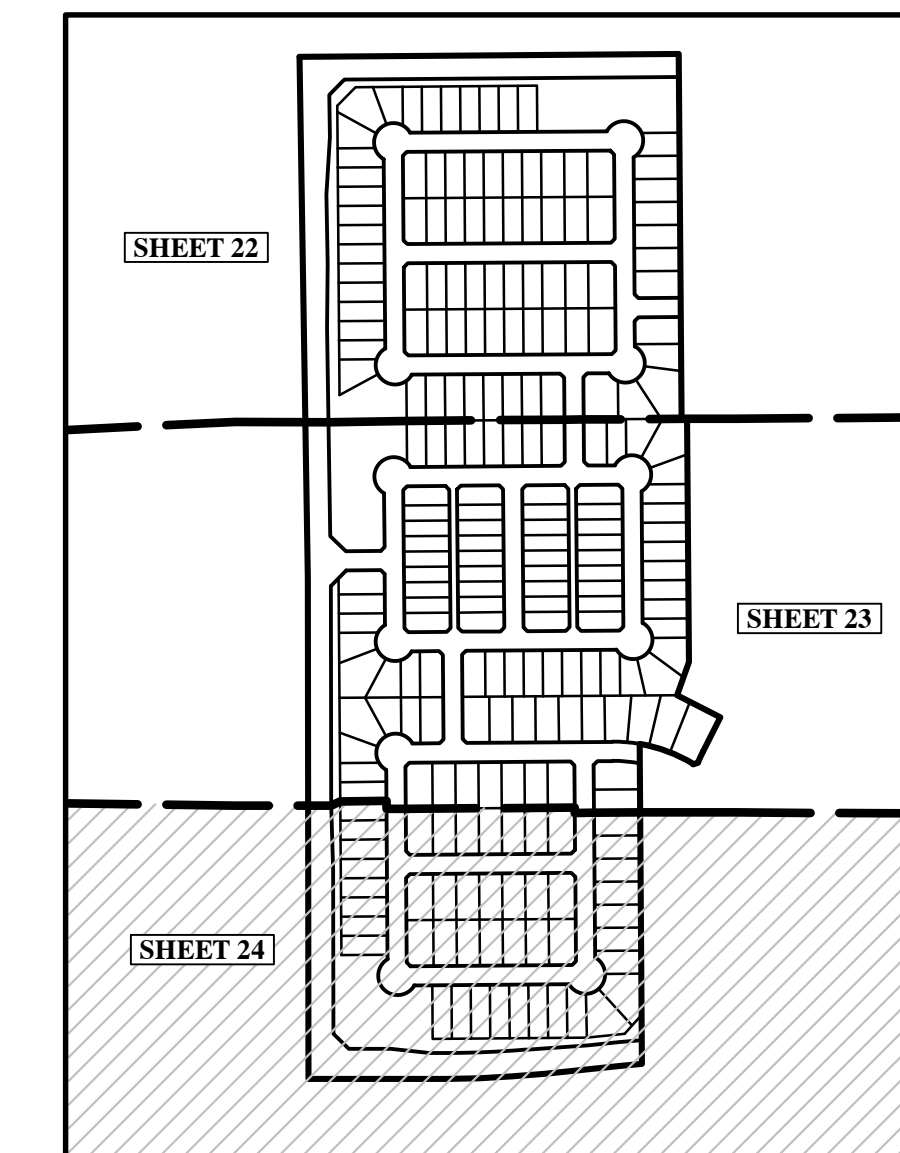
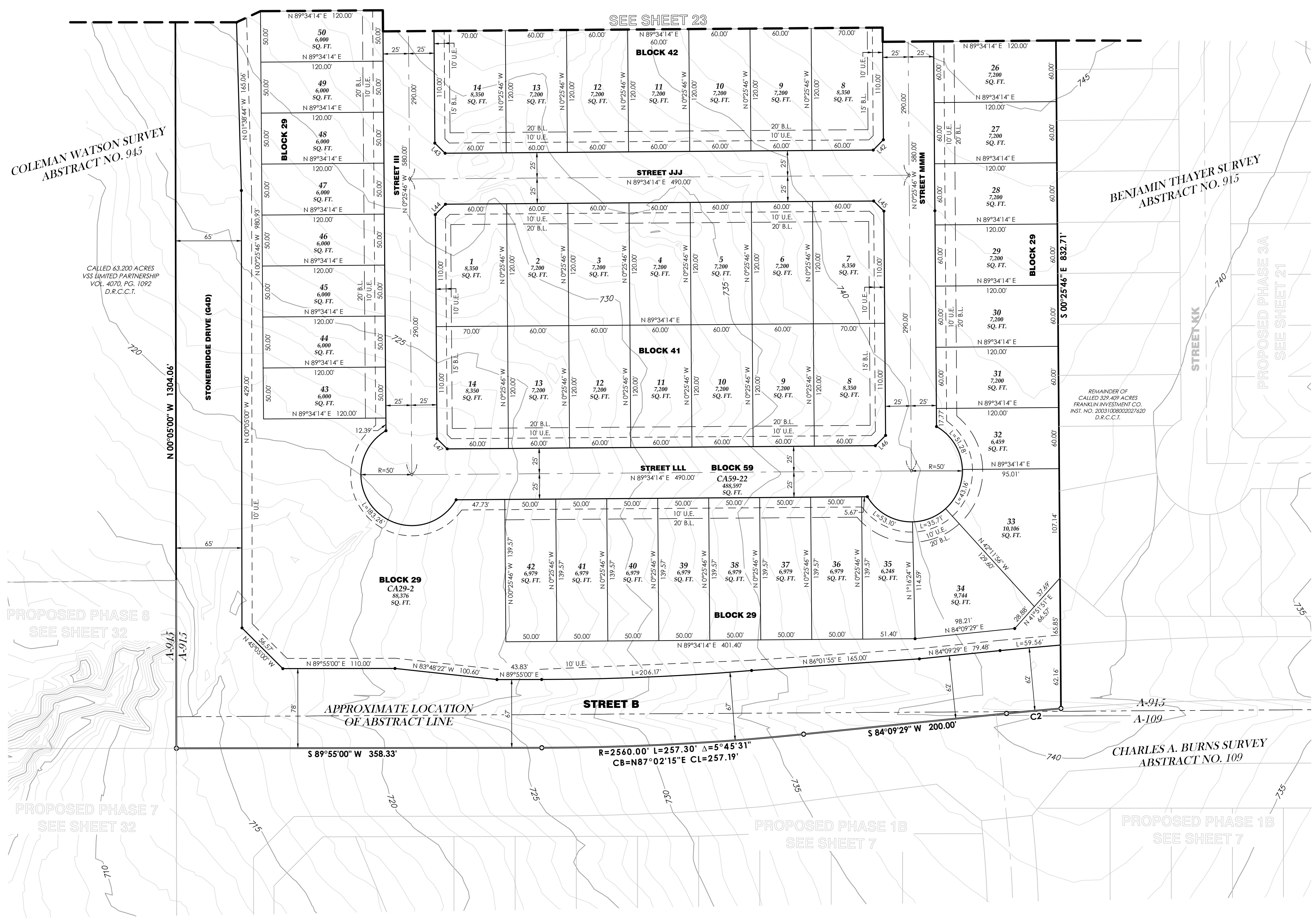
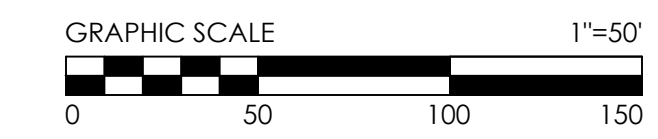
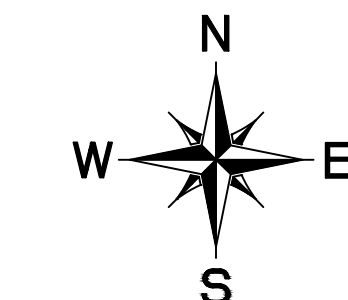
PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2844 - TxSurv Firm # 10021700

PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
463.650 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
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021

SEE SHEET 22 FOR PHASE 3B
LINE & CURVE TABLE

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"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



PHASE 3B KEY MAP
N.T.S.

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
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
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SITUATED IN THE
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BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT

Date: November 2021

SHEET 24 of 33

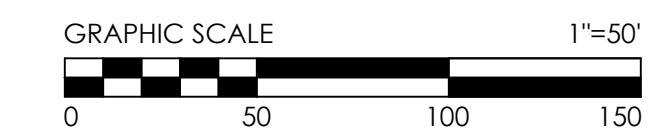
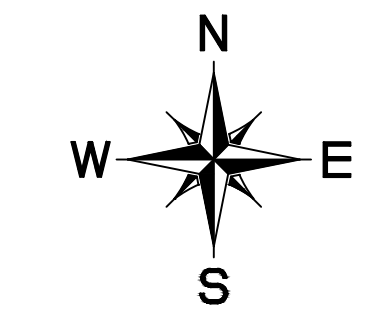
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SEE SHEET 22 FOR PHASE 3B
LINE & CURVE TABLE

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

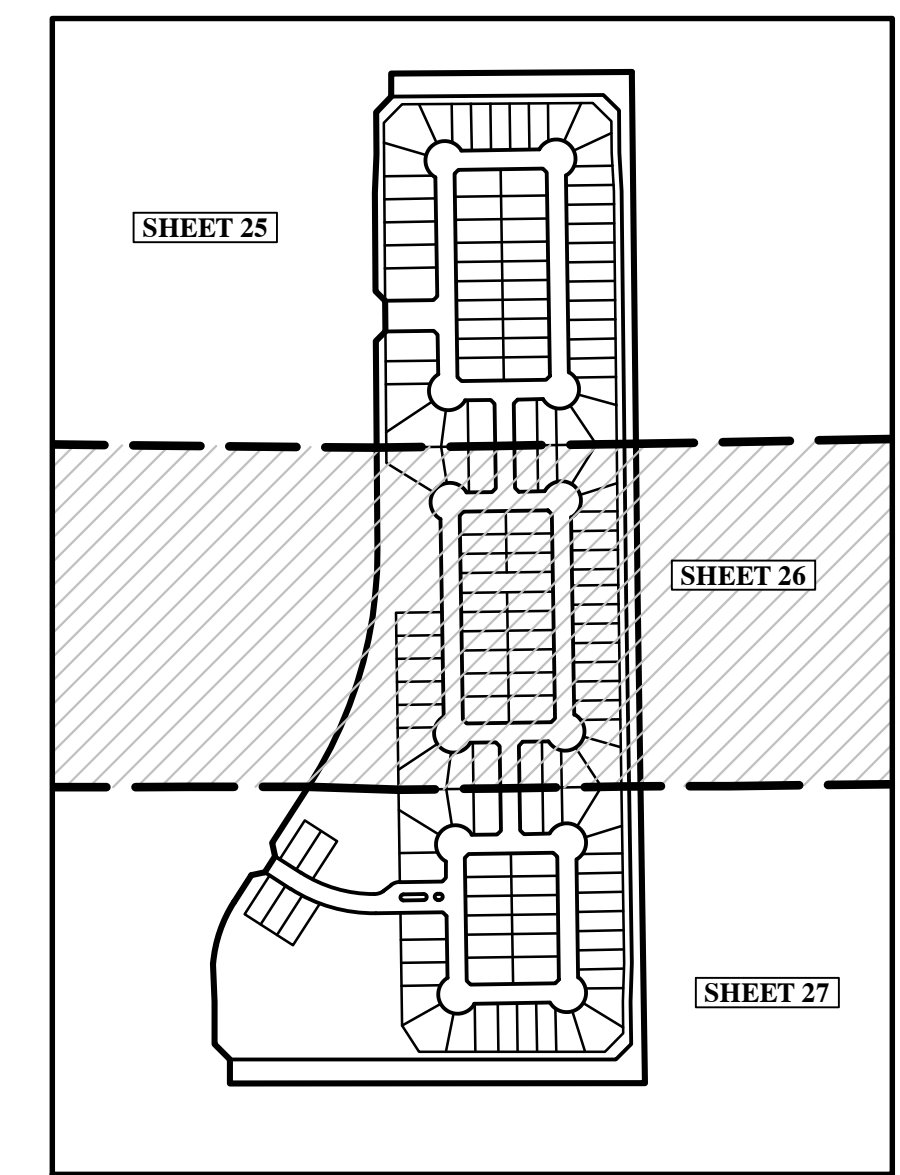
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxSurv Firm # F-2944 - TxSurv Firm # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



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	S53°07'10"W	25.00'
L30	S89°34'14"W	68.49'
L31	N89°34'14"E	68.49'
L32	N89°34'14"E	5.00'
L33	S89°34'14"W	5.00'
L34	S89°07'32"W	5.00'
L35	N89°07'32"E	5.00'
L36	S89°07'32"W	53.00'
L37	N89°07'32"E	53.00'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	375.00'	220.36'	33°40'07"	S74°02'24"E	217.20'
C2	40.00'	25.58'	38°38'47"	N71°26'33"E	25.15'
C3	40.00'	25.14'	36°00'23"	S71°07'21"W	24.73'
C4	8.00'	12.57'	90°00'00"	S44°07'32"W	11.31'
C5	8.00'	12.57'	90°00'00"	N45°52'28"W	11.31'
C6	8.00'	12.57'	90°00'00"	S44°07'32"W	11.31'
C7	8.00'	12.57'	90°00'00"	N44°07'32"E	11.31'
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'
C10	8.00'	25.13'	180°00'00"	S00°25'46"E	16.00'
C11	8.00'	25.13'	180°00'00"	N00°25'46"W	16.00'



PHASE 4 KEY MAP
N.T.S.

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PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
463.650 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
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021

SHEET 26 of 33

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

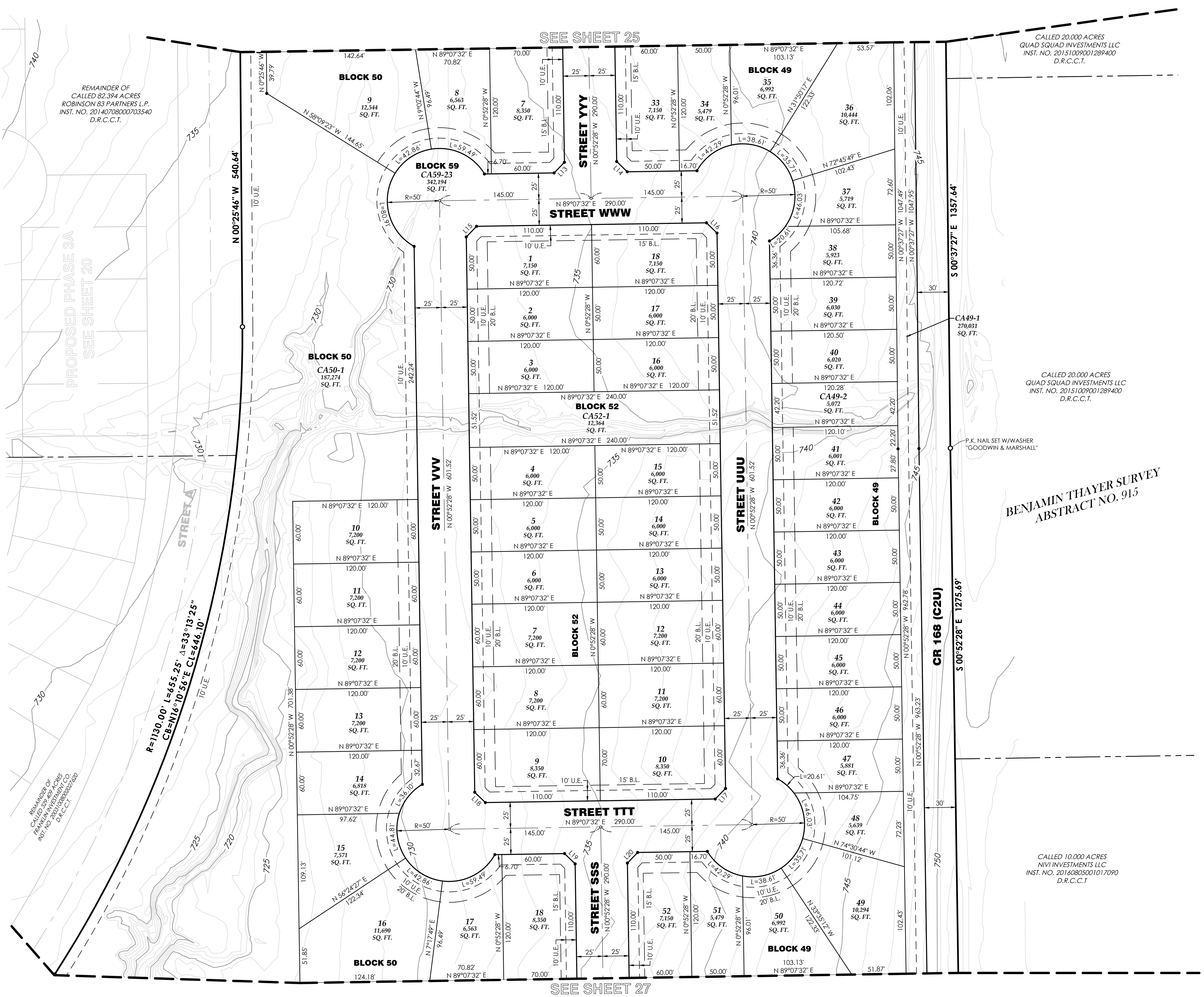
PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS

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

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.

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

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"



SEE SHEET 25

SEE SHEET 27

REMAINDER OF
CALLED 82.394 ACRES
ROBINSON S3 PARTNERS L.P.
INST. NO. 20140708000703540
D.R.C.C.T.

CALLED 20.000 ACRES
QUAD SQUAD INVESTMENTS LLC
INST. NO. 20151009001289400
D.R.C.C.T.

CALLED 20.000 ACRES
QUAD SQUAD INVESTMENTS LLC
INST. NO. 20151009001289400
D.R.C.C.T.

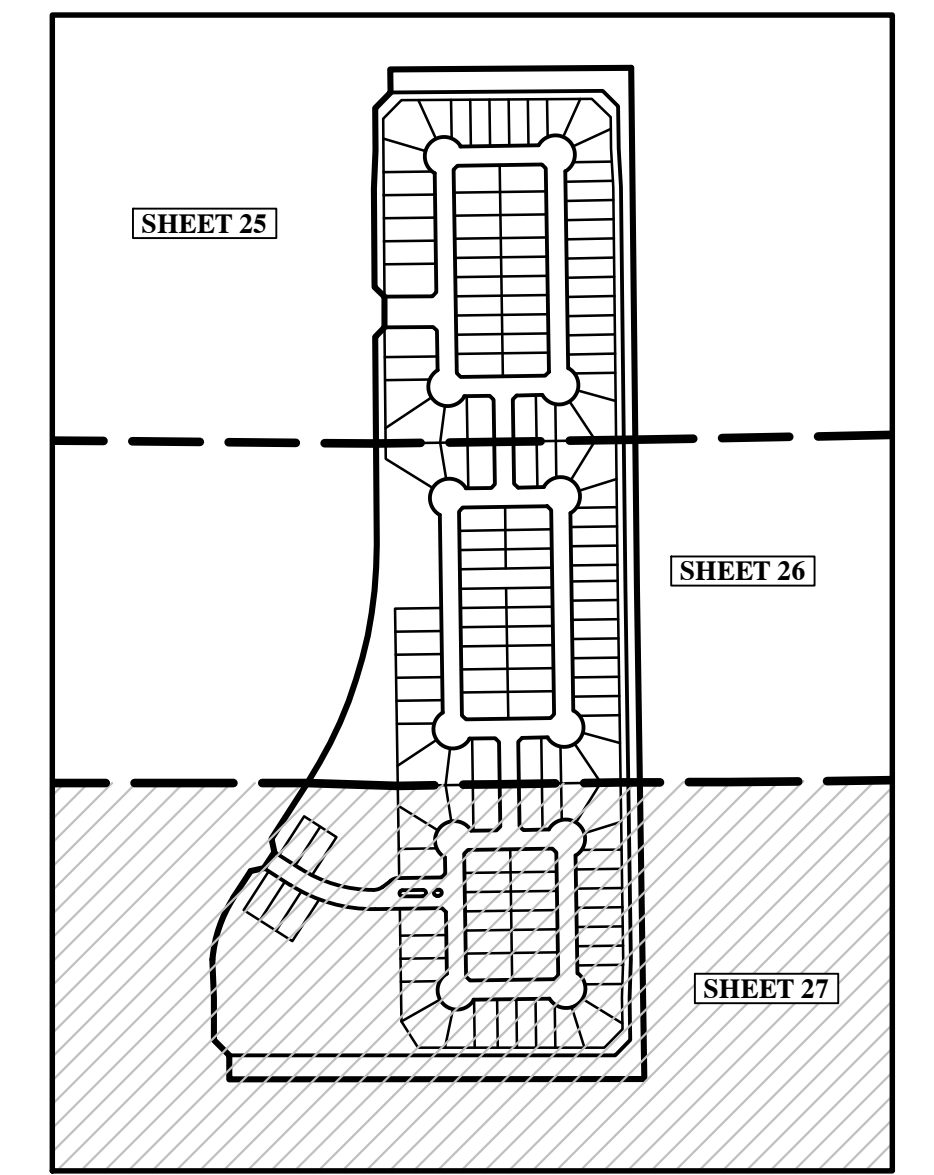
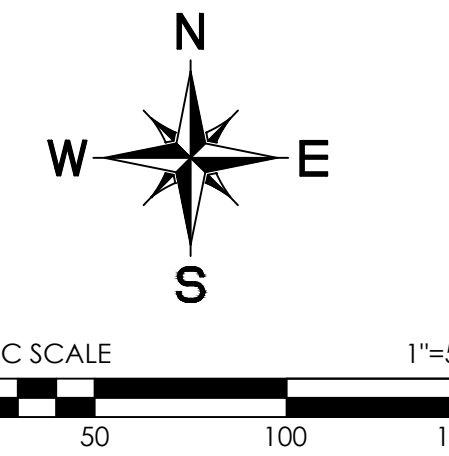
BENJAMIN THAYER SURVEY
ABSTRACT NO. 915

CALLED 10.000 ACRES
NVI INVESTMENTS LLC
INST. NO. 20160805001017090
D.R.C.C.T.

REMAINDER OF
CALLED 10.000 ACRES
NVI INVESTMENTS LLC
INST. NO. 20160805001017090
D.R.C.C.T.

PROPOSED PHASE 3A
SEE SHEET 20

E:\10958 - Rock Creek Ranch\COGOV\FINAL\10958-PPLAT\SHEETS.DWG



PHASE 4 KEY MAP
N.T.S.

SEE SHEET 26 FOR PHASE 4
LINE & CURVE TABLE

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

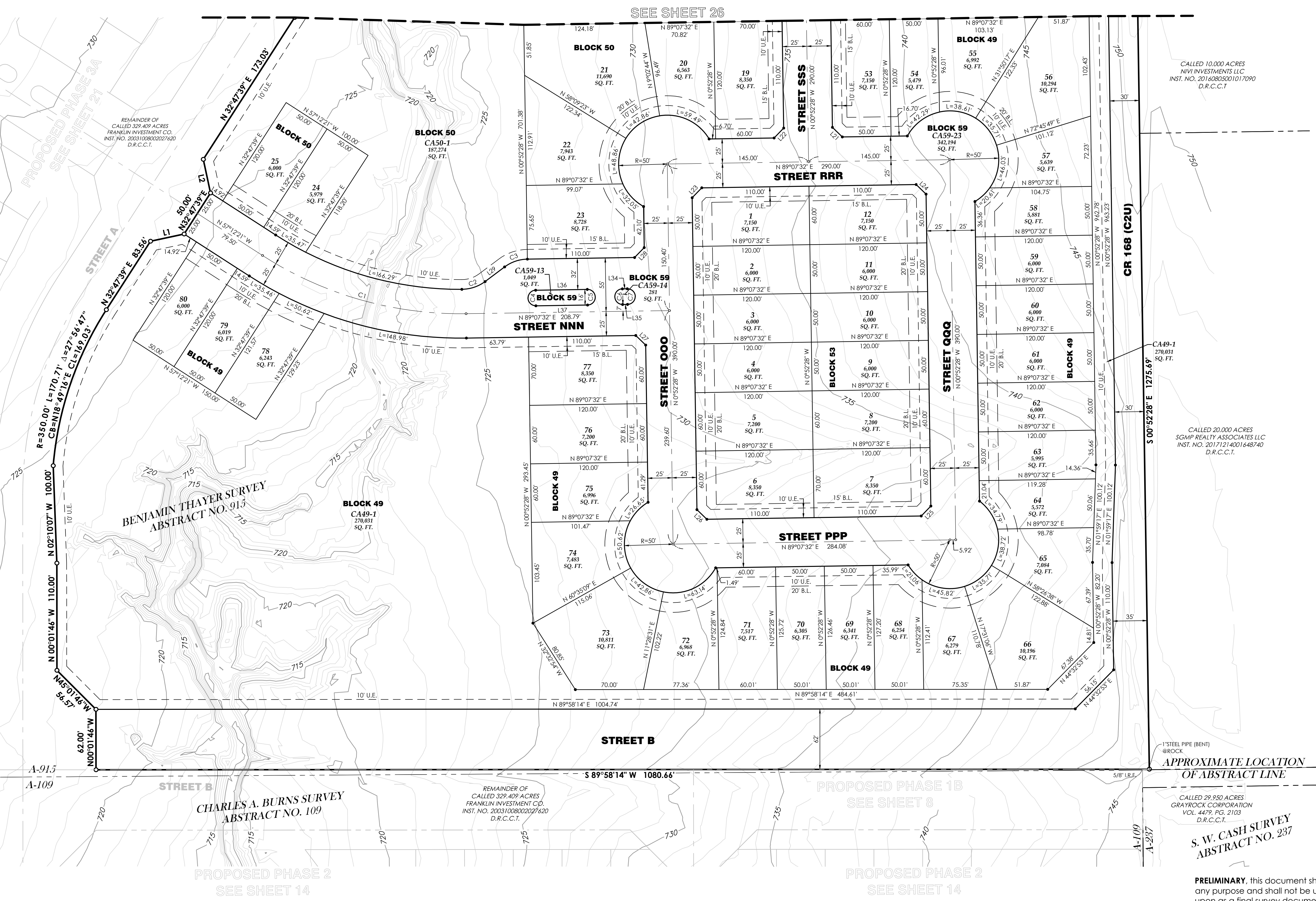
DEVELOPER:

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

PRELIMINARY - FINAL PLAT
OF
ASTER PARK
BEING
463.650 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
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021

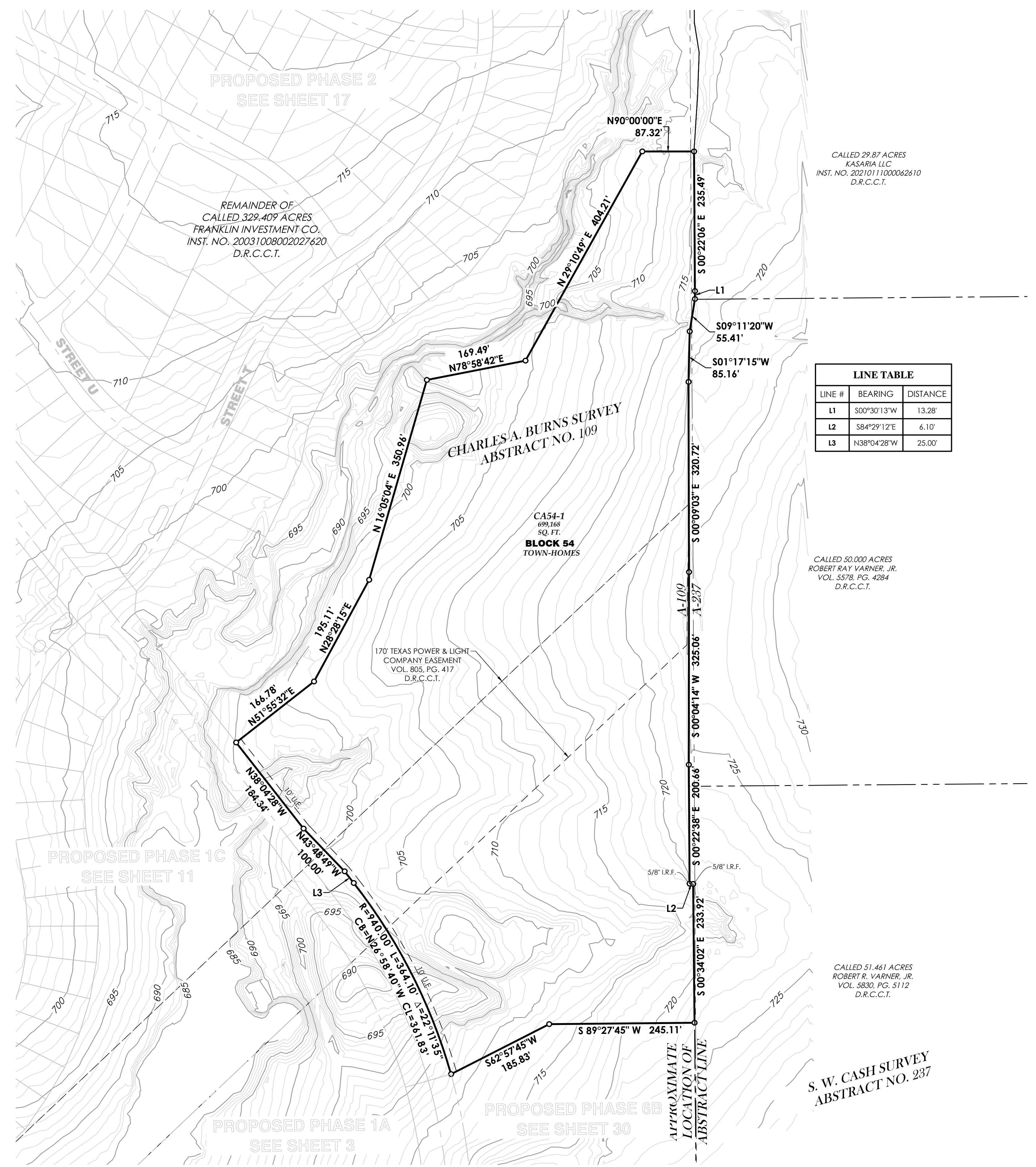
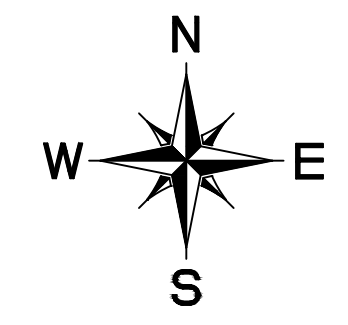
SHEET 27 of 33



"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

S. W. CASH SURVEY
ABSTRACT NO. 237

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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°30'13\"W	13.28'
L2	S84°29'12\"E	6.10'
L3	N38°04'28\"W	25.00'

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
 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
 463.650 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
 1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
 1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
 Date: November 2021

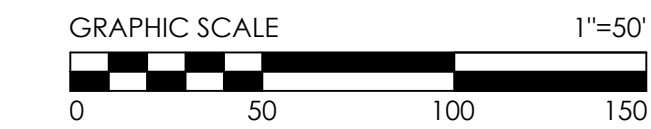
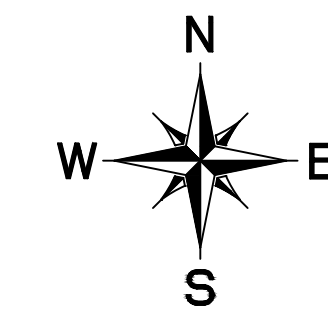
PREPARED BY:
GOODWIN AND MARSHALL & P.C.
 CIVIL ENGINEERS - PLANNERS - SURVEYORS

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

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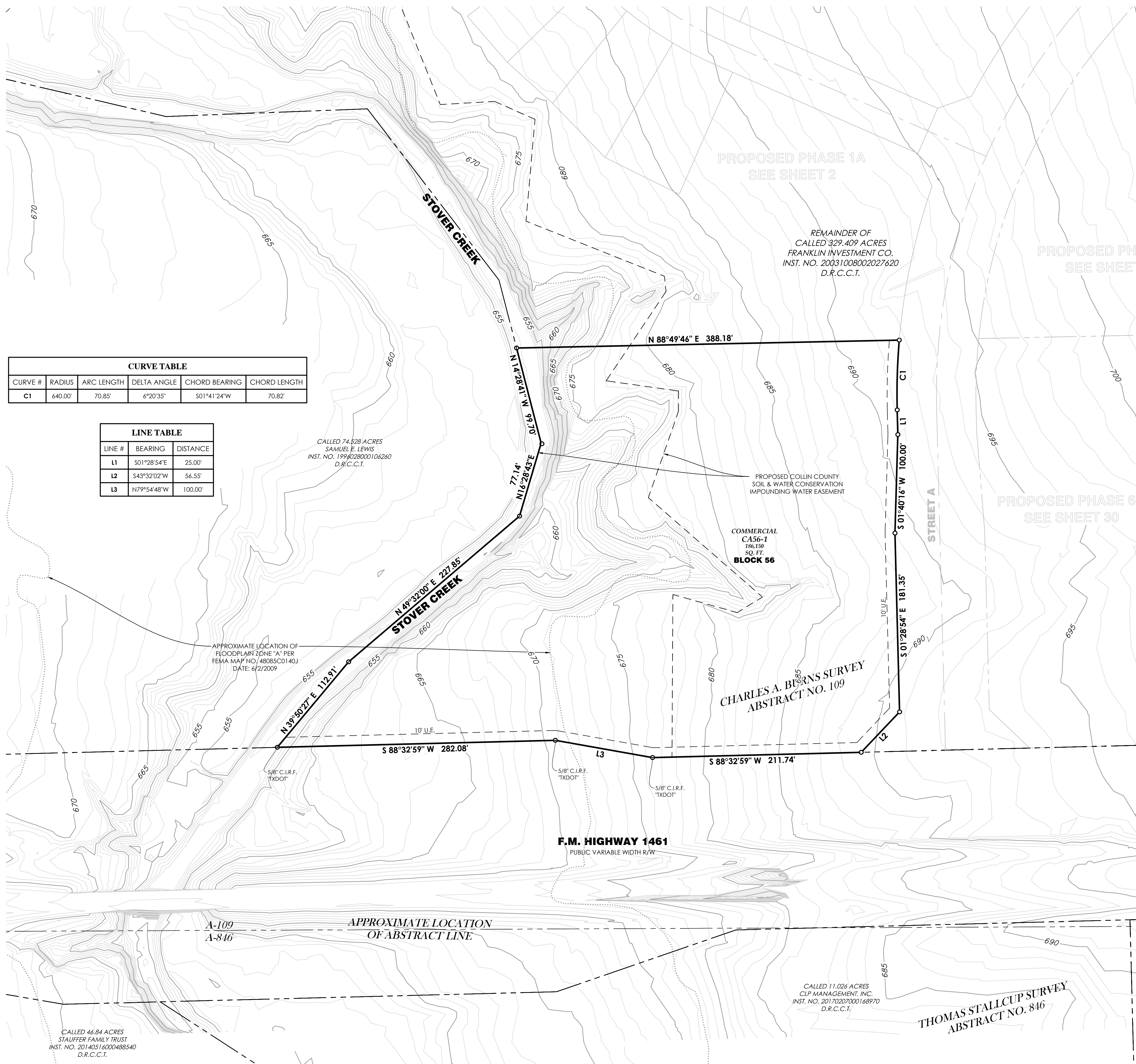
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CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	640.00'	70.85'	6°20'35"	S01°41'24"W	70.82'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°28'54"E	25.00'
L2	S43°32'02"W	56.55'
L3	N79°54'48"W	100.00'



OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
 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
 463.650 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
 1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
 1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
 Date: November 2021

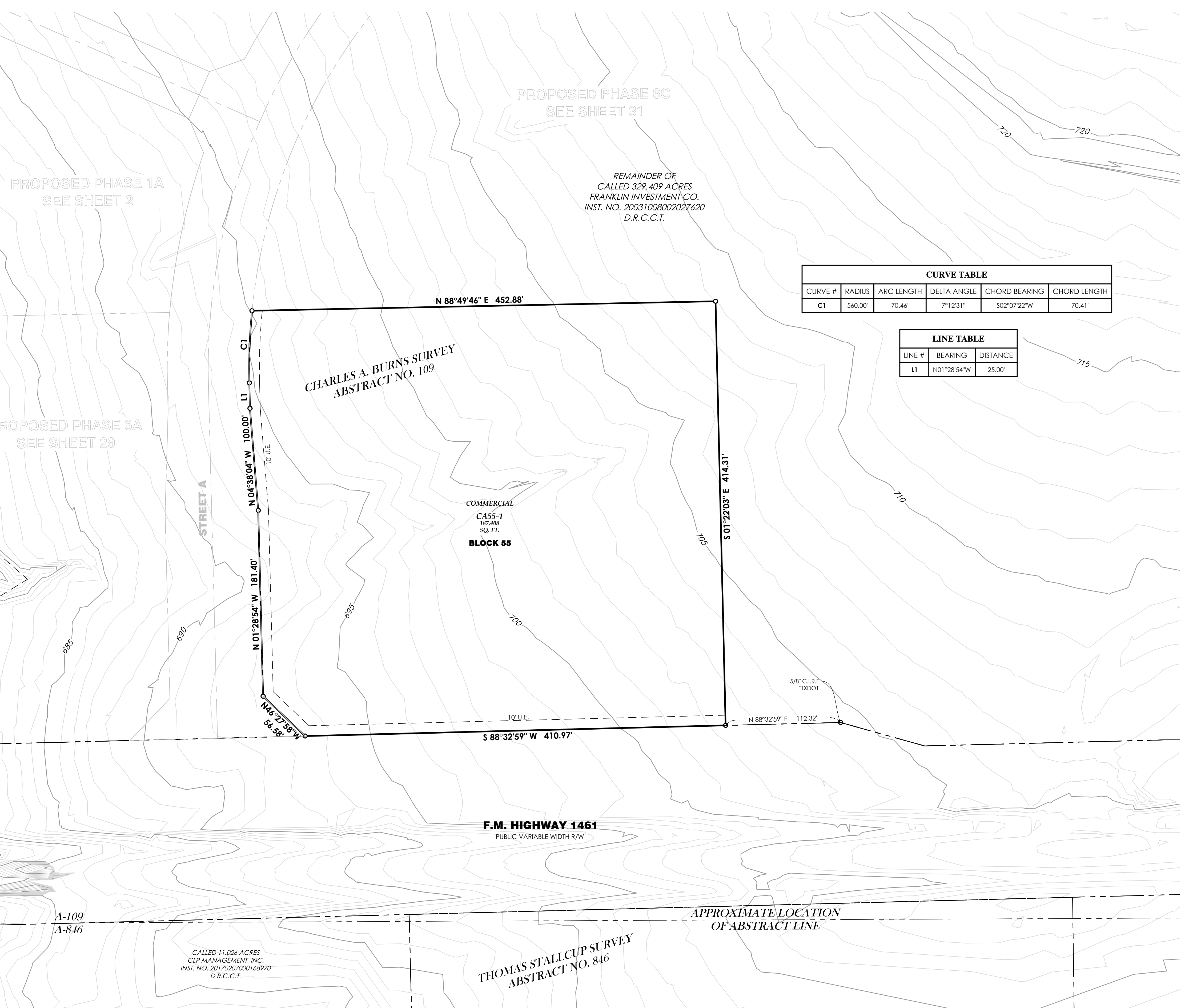
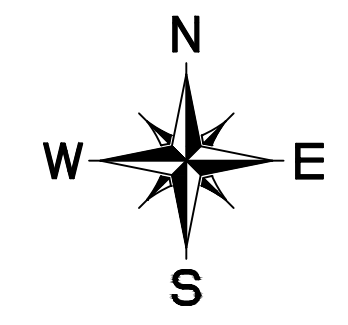
PREPARED BY:
GOODWIN AND MARSHALL, INC.
 CIVIL ENGINEERS - PLANNERS - SURVEYORS

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

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E:\10958 - Rock Creek Ranch\CGOVP\FINAL\10958\FINAL SHEETS.DWG

SHEET 29 of 33



PROPOSED PHASE 6C
SEE SHEET 31

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 6A
SEE SHEET 29

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	560.00'	70.46'	7°12'31"	S02°07'22"W	70.41'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N01°28'54"W	25.00'

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OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON S3 PARTNERS L.P.
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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COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021

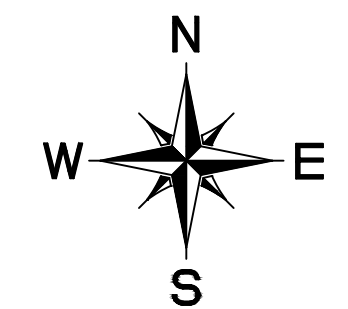
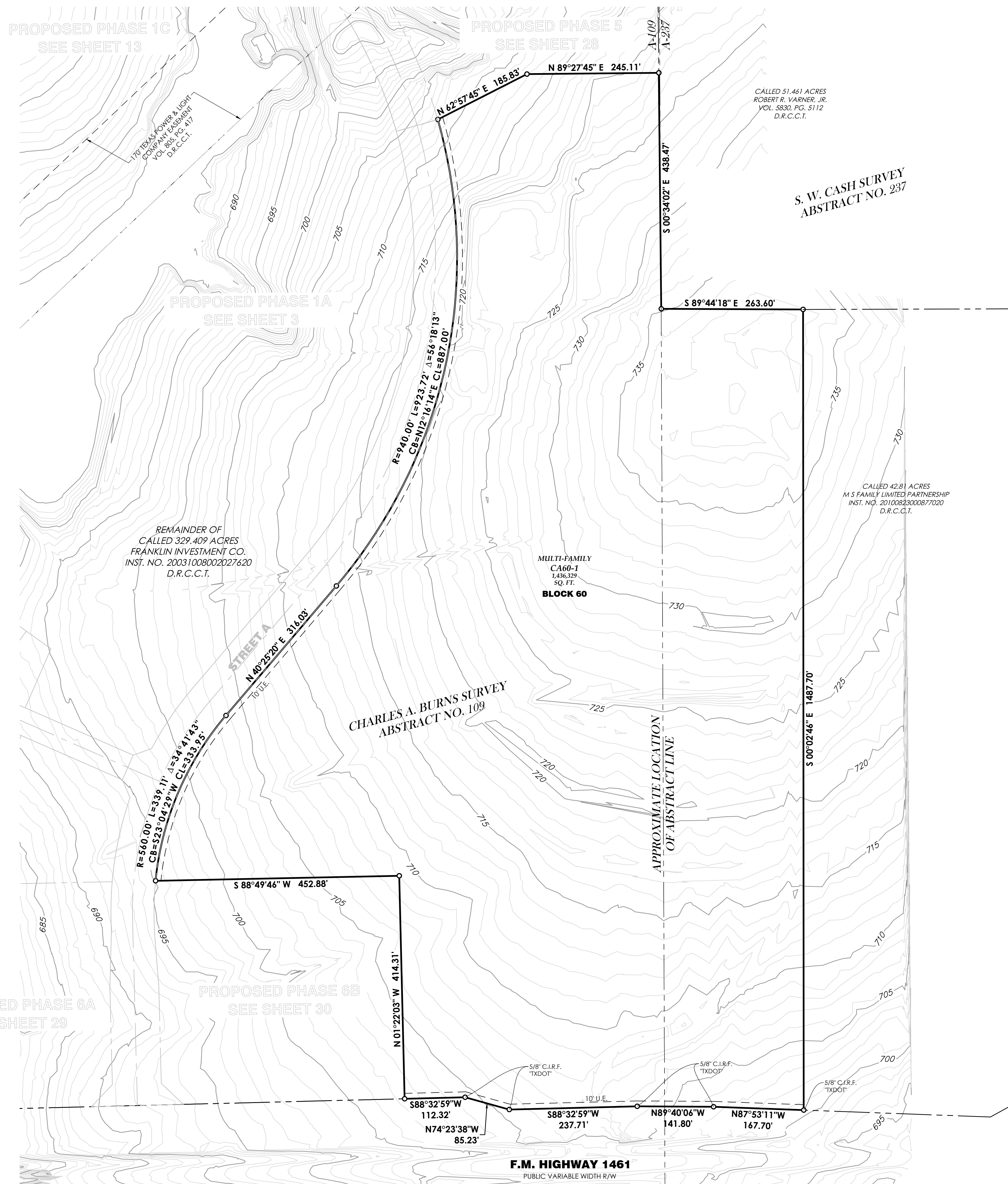
PREPARED BY:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

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SHEET 30 of 33



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PRELIMINARY - FINAL PLAT
 OF
ASTER PARK

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 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
 1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
 Date: November 2021

OWNERS:
STARNES CREEK VENTURE, LTD.
ROBINSON 83 PARTNERS L.P.
 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-2944 -- TxSurv Firm # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

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 all of that certain called 52.385 acre tract and 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 (DRCC1), all of that certain called 82.394 acre tract described in a deed to Robinson 83 Partners, L.P. recorded in Instrument No. 20140708000703540 (DRCC1), and being more completely described as follows, to-wit:

BEGINNING at a 3/8" iron rod found for the most northerly Northwest corner of said 329.409 acre tract, the Southwest corner of said 82.394 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 (DRCC1);

THENCE North 00 deg. 55 min. 26 sec. West along the West line of said 82.394 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 82.394 acre tract;

THENCE North 89 deg. 34 min. 14 sec. East along the North line of said 82.394 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 82.394 acre tract and said centerline, a distance of 1,357.64 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the Southeast corner of said 82.394 acre tract and the Northeast corner of said 329.409 acre tract;

THENCE South 00 deg. 52 min. 28 sec. East along the East line of said 329.409 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 329.409 acre tract and along an established fence line the following twenty (20) 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;

South 03 deg. 30 min. 31 sec. West, a distance of 56.66 feet;

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;

South 84 deg. 29 min. 12 sec. East, a distance of 6.10 feet to a 5/8" iron rod found;

South 00 deg. 34 min. 02 sec. East, a 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 (DRCC1);

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 (DRCC1);

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, a distance of 1,487.70 feet 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, from which a 1/2" iron rod found for the Southeast corner of said 329.409 acre tract and the Southwest corner of said 42.81 acre tract bears South 00 deg. 02 min. 46 sec. East - 46.30 feet;

THENCE North 87 deg. 53 min. 11 sec. West departing said East and West lines and continue along said proposed North right-of-way line, a distance of 167.70 feet 5/8" capped iron rod found stamped "TXDOT";

THENCE North 89 deg. 40 min. 06 sec. West along said proposed North right-of-way line, a distance of 141.80 feet 5/8" capped iron rod found stamped "TXDOT";

THENCE South 88 deg. 32 min. 59 sec. West along said proposed North right-of-way line, a distance of 237.71 feet 5/8" capped iron rod found stamped "TXDOT";

THENCE North 74 deg. 23 min. 38 sec. West along said proposed North right-of-way line, a distance of 85.23 feet 5/8" capped iron rod found stamped "TXDOT";

THENCE South 88 deg. 32 min. 59 sec. West along said proposed North right-of-way line, a distance of 906.03 feet 5/8" capped iron rod found stamped "TXDOT";

OWNER'S CERTIFICATE CONT...

THENCE North 79 deg. 54 min. 48 sec. West along said proposed North right-of-way line, a distance of 100.00 feet 5/8" capped iron rod found stamped "TXDOT";

THENCE South 88 deg. 32 min. 59 sec. West along said proposed North right-of-way line, a distance of 282.08 feet 5/8" capped iron rod found stamped "TXDOT" for the Northwest corner of said Parcel No. 85, being in the West line of said 329.409 acre tract, and being in the centerline of Stover Creek;

THENCE in a northerly direction along the West line of said 329.409 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, a distance of 112.91 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. 24 min. 45 sec. West, a distance of 84.01 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;

OWNER'S CERTIFICATE CONT...

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;

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 Northwest corner of said 52.385 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 52.385 acre tract and the South line of said 63.200 acre tract, a distance of 631.52 feet to a 16" Hackberry Tree for the Northeast corner of said 52.385 acre tract, the Southeast corner of said 63.200 acre tract, and being in the West line of said 329.409 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 329.409 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 20,196,596 square feet or 463,650 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John C. Franklin, President of Franklin-Bates Ranch, Inc., a Texas Corporation, and John C. Franklin, Manager of R83 General LLC, a Texas limited liability company by and through its duly appointed officer, 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 or 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 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__.

ROBINSON 83 PARTNERS L.P.,
a Texas limited partnership

By: R83 General LLC,
a Texas limited liability company
its general partner

By: John C. Franklin, Manager

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 John C. Franklin, Manager of R83 General LLC, a Texas limited liability company, 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: _____

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

NOTES

- 1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation, the coordinates in this project are located in the Texas state plane coordinate system of the surface location, the combined scale factor for this site is 0.99984965. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to state plane grid values.
- 2. The surveyed property is located within an area having Flood Zone Classification "A" and "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48085C0140J, with a date of identification of June 2, 2009, for Community No. 480130, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the survey.
- 3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
- 4. 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.
- 5. All common areas shall be maintained by the property owners' association.

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have plotted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground so that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Goodwin & Marshall, INC.
2405 Mustang Drive
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS: }
} SS
COUNTY OF TARRANT: }

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BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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: _____

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OF
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

1176 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: November 2021

OWNERS:
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ROBINSON 83 PARTNERS L.P.
8150 N. Central Expy, Suite 725
Dallas, TX 75206

DEVELOPER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
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TxEng Firm # F-2944 ~ TxSurv Firm # 10021700