

LAUREN F. KING
ETAL
93-0002407
92-0029923
AGRICULTURE

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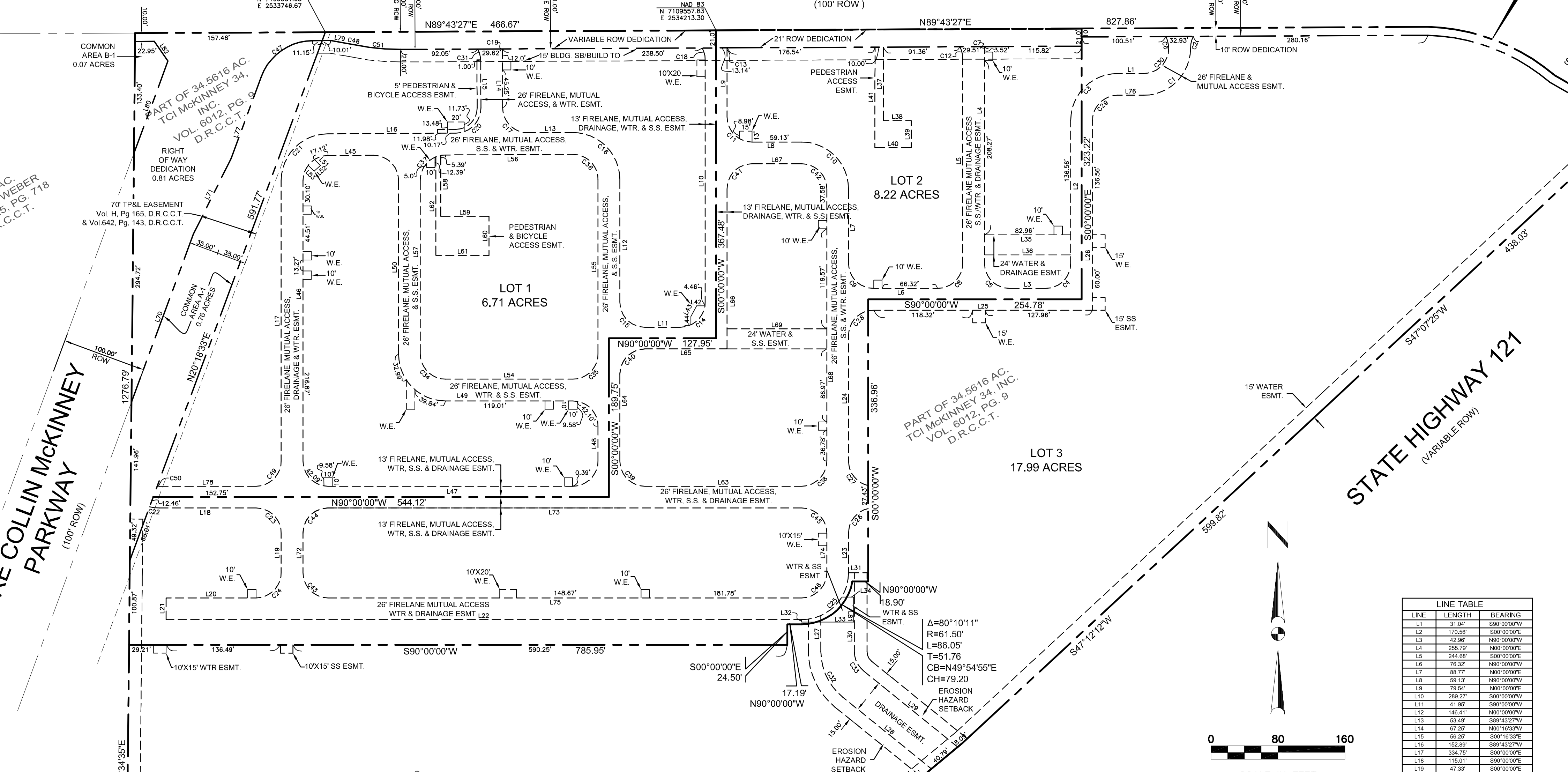
JBGL KITTYHAWK LLC
20141217001371480

GKT ROSE COTTAGE
LLC & LSBB
HOLDINGS LLC
PBK MCKINNEY
INST. NO.
20130904001246490

D=38°29'22"
R=246.48
L=165.58
CB=S69°04'08"E
C=162.48

COURTESY
DEALERSHIP
PROPERTY INC.
BLK A, LOT 1

F.M. NO. 720 - MCKINNEY RANCH PARKWAY



LEGAL DESCRIPTION 34.5616 ACRES

BEING a tract of land out of the WILLIAM HEMPHILL SURVEY, Abstract No. 449 and the J. PHILLIPS SURVEY, Abstract No. 719 in the City of McKinney, Collin County, Texas, being part of the 36.359 acre tract of land described in deed to Continental Mortgage and Equity Trust recorded in Volume 4087, Page 486 of the Land Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the south right-of-way line of F.M. No. 720 (called 80' ROW) for the northeast corner of a tract of land described in deed to Robert Weber, recorded in Volume 3125, Page 718 of the Land Records of Collin County, Texas, said iron rod being the northwest corner of said 36.359 acre tract;

THENCE with said south right-of-way line, the following courses and distances to wit: North 89°43'27" East, a distance of 1543.64 feet to a wooden monument found for the beginning of a non-tangent curve to the right, having a central angle of 38°29'22", a radius of 246.48 feet and a chord bearing and distance of South 69°04'08" East, 162.48 feet; Southeasterly, with said curve, an arc distance of 165.58 feet to a wooden monument found; South 60°02'09" East, a distance of 56.64 feet to a 60d nail found in the remains of a wooden monument; South 04°34'44" East, a distance of 62.86 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" (hereinafter called 5/8" iron rod set) in the northeast right-of-way line of State Highway No. 121 (variable width ROW);

THENCE with said northeast right-of-way line, the following courses and distances to wit: South 47°07'25" West, a distance of 438.03 feet to a 5/8" iron rod set for corner; South 47°12'12" West, a distance of 599.82 feet to a 1/2" iron rod found for corner; South 50°16'23" West, a distance of 215.45 feet to a 5/8" iron rod set for the northeast corner of a 1.82 acre tract of land described in deed to the State of Texas, recorded in Volume 4860, Page 2760 of the Land Records of Collin County, Texas;

THENCE with the north line of said 1.82 acre tract and with the new north right-of-way line of State Highway No. 121, the following courses and distances to wit: South 65°02'49" West, a distance of 856.71 feet to a 5/8" iron rod set for corner; South 63°54'04" West, a distance of 65.52 feet to a 5/8" iron rod set in the east line of a 2.20 acre tract of land described in deed to Karen Dianne Lundell Shanley, et al, recorded in Volume 907, Page 575 of the Deed Records of Denton County, Texas;

THENCE with said east line, North 00°03'27" East, a distance of 98.35 feet to a 5/8" iron rod set for the southeast corner said Weber tract;

THENCE with the east line of said Weber tract, North 00°34'35" East, a distance of 1276.79 feet to the POINT OF BEGINNING and containing 34.5616 acres of land;

Bearing system based on the monuments found in the north right-of-way line of State Highway No. 121 according to the 36.359 acre tract of land described in deed to Continental Mortgage and Equity Trust, recorded in Volume 4087, Page 486 of the Land Records of Denton County, Texas

FOR REVIEW PURPOSES ONLY PRELIMINARY-FINAL PLAT TCI MCKINNEY RANCH PARKWAY LOTS 1, 2, & 3 BLOCK A, COMMON AREAS A-1 & B-1 34.56 ACRES

BEING A PORTION OF TRACT OF LAND
OUT OF THE WILLIAM HEMPHILL SURVEY,
ABSTRACT NO. 449 AND THE J. PHILLIPS SURVEY,
ABSTRACT NO. 719 IN THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS
PREPARED MARCH, 2015

SITUATED IN THE
JONATHAN PHILLIPS SURVEY, ABSTRACT NO. A0719
&
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. A0449
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: TCI MCKINNEY 34, INC.
1800 VALLEY VIEW LANE STE. 300,
DALLAS, TEXAS 75234
(469) 522-4200

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

LINE	LENGTH	BEARING
L1	31.64'	S90°00'00"W
L2	170.66'	S90°00'00"W
L3	42.50'	N90°00'00"W
L4	255.79'	N90°00'00"W
L5	244.66'	N90°00'00"W
L6	76.32'	N90°00'00"W
L7	88.77'	N90°00'00"W
L8	59.13'	N90°00'00"W
L9	79.54'	N90°00'00"W
L10	289.27'	S90°00'00"W
L11	41.60'	S90°00'00"W
L12	146.41'	N90°00'00"W
L13	152.89'	S90°00'00"W
L14	53.60'	S90°00'00"W
L15	67.25'	N90°00'00"W
L16	66.25'	S90°00'00"W
L17	334.79'	S90°00'00"W
L18	115.01'	S90°00'00"W
L19	47.33'	S90°00'00"W
L20	107.45'	N90°00'00"W
L21	26.00'	S90°00'00"W
L22	758.97'	N90°00'00"W
L23	47.33'	N90°00'00"W
L24	180.13'	N90°00'00"W
L25	291.28'	S90°00'00"W
L26	228.56'	N90°00'00"W
L27	43.61'	S90°00'00"W
L28	136.24'	S90°00'00"W
L29	144.25'	N51°03'00"W
L30	84.06'	S90°00'00"W
L31	7.00'	S90°00'00"W
L32	3.00'	S90°00'00"W
L33	62.00'	S90°00'00"W
L34	7.76'	N90°00'00"W
L35	102.96'	N90°00'00"W
L36	102.96'	N90°00'00"W
L37	87.83'	S90°01'45"W
L38	33.50'	S90°00'00"W
L39	32.35'	S90°00'00"W
L40	43.25'	N90°00'00"W
L41	126.14'	N90°00'00"W
L42	10.00'	N90°00'00"W
L43	14.39'	S89°18'29"W
L44	13.80'	S90°00'00"W
L45	54.15'	S89°43'27"W
L46	334.79'	S90°00'00"W
L47	292.37'	N90°00'00"W
L48	41.70'	N90°00'00"W
L49	152.22'	S90°00'00"W
L50	207.39'	N90°00'00"W
L51	10.50'	S45°00'00"W
L52	10.50'	S45°00'00"W
L53	10.50'	N45°00'00"W
L54	152.22'	N90°00'00"W
L55	208.41'	N90°00'00"W
L56	152.22'	S89°43'27"W
L57	207.87'	S90°00'00"W
L58	72.77'	S90°00'00"W
L59	57.38'	S90°00'00"W
L60	46.42'	S90°00'00"W
L61	63.39'	N90°00'00"W
L62	117.41'	N90°00'00"W
L63	187.50'	N90°00'00"W
L64	103.79'	N90°00'00"W
L65	97.50'	N90°00'00"W
L66	191.19'	N90°00'00"W
L67	59.13'	S90°00'00"W
L68	324.90'	S90°00'00"W
L69	119.13'	S90°00'00"W
L70	213.67'	N90°00'00"W
L71	109.80'	N90°00'00"W
L72	47.33'	N90°00'00"W
L73	565.44'	S90°00'00"W
L74	47.33'	S90°00'00"W
L75	565.44'	N90°00'00"W
L76	31.54'	N90°00'00"W
L77	166.14'	N90°00'00"W
L78	115.01'	N90°00'00"W
L79	20.69'	S89°18'29"W
L80	117.42'	N90°00'00"W
L81	30.00'	N90°00'00"W
L82	28.49'	N50°00'00"W

CURVE	Delta	RADIUS	TANGENT	CHORD	DIRECTION	LENGTH
C1	99°16'32"	56.00'	56.27'	N44°1'44"E	88.23'	
C2	27°49'03"	30.00'	7.43'	S13°38'00"W	14.67'	
C3	99°00'00"	56.00'	56.00'	S45°00'00"W	87.86'	
C4	99°00'00"	30.00'	30.00'	N45°00'00"E	47.12'	
C5	99°00'00"	30.00'	30.00'	S45°00'00"E	47.12'	
C6	27°49'03"	30.00'	7.43'	N14°1'19"W	14.67'	
C7	57°27'48"	30.00'	14.87'	S90°43'54"W	2.88'	
C8	99°00'00"	30.00'	30.00'	N45°00'00"E	47.12'	
C9	99°00'00"	30.00'	30.00'	S45°00'00"E	47.12'	
C10	99°00'00"	56.00'	56.00'	N45°00'00"W	87.86'	
C11	99°00'00"	30.00'	30.00'	S45°00'00"E	47.12'	
C12	27°29'33"	30.00'	7.32'	N13°44'16"W	14.38'	
C13	57°27'48"	30.00'	14.87'	S92°43'56"W	2.88'	
C14	99°00'00"	30.00'	30.00'	N45°00'00"E	47.12'	
C15	99°00'00"	30.00'	30.00'	S45°00'00"E	47.12'	
C16	99°16'32"	56.00'	56.27'	N45°00'00"W	88.23'	
C17	99°00'00"	30.00'	30.00'	S45°16'33"E	47.12'	
C18	28°18'38"	30.00'	7.51'	N14°12'49"W	14.71'	
C19	57°44'11"	30.00'	15.91'	S90°15'29"W	3.91'	
C20	99°00'00"	30.00'	30.00'	N44°43'27"E	47.12'	
C21	89°42'37"	56.00'	56.73'	S44°51'25"W	87.86'	
C22	12°26'25"	56.00'	6.10'	S83°46'48"E	12.10'	
C23	99°00'00"	30.00'	30.00'	N45°00'00"W	47.12'	
C24	99°00'00"	30.00'	30.00'	N45°00'00"E	47.12'	
C25	99°00'00"	56.00'	56.00'	N45°00'00"E	87.86'	
C26	77°29'12"	30.00'	24.07'	S39°44'36"W	40.57'	
C27	77°29'12"	30.00'	24.07'	S39°44'36"E	40.57'	
C28	99°00'00"	30.00'	30.00'	S45°00'00"W	47.12'	
C29	99°00'00"	30.00'	30.00'	S45°00'00"E	47.12'	
C30	99°16'32"	56.00'	56.14'	N44°11'44"E	47.27'	
C31	27°49'03"	30.00'	7.43'	N14°1'19"W	14.67'	
C32	51°03'59"	30.00'	14.33'	S25°31'35"E	62.30'	
C33	51°03'59"	30.00'	14.33'	S25°31'35"W	26.79'	
C34	99°00'00"	30.00'	30.00'	S45°00'00"E	47.12'	
C35	99°00'00"	30.00'	30.00'	N45°00'00"W	47.12'	
C36	99°16'32"	30.00'	30.14'	N45°00'00"W	47.27'	
C37	89°42'37"	30.00'	29.86'	S44°51'24"W	46.98'	
C38	99°00'00"	30.00'	30.00'	N45°00'00"E	47.12'	
C39	99°00'00"	30.00'	30.00'	S45°00'00"E	47.12'	
C40	99°00'00"	30.00'	30.00'	S45°00'00"W	47.12'	
C41	99°00'00"	30.00'	30.00'	S45°00'00"E	47.12'	
C42	99°00'00"	30.00'	30.00'	N45°00'00"W	47.12'	
C43	99°00'00"	30.00'	30.00'	S45°00'00"E	47.12'	
C44	99°00'00"	30.00'	30.00'	S45°00'00"W	47.12'	
C45	99°00'00"	30.00'	30.00'	N45°00'00"W	47.12'	
C46	99°00'00"	30.00'	30.00'	N45°00'00"E	47.12'	
C47	89°28'20"	60.00'	45.76'	S54°59'14"W	80.03'	
C48	1°56'00"	234.00'	3.99'	N79°12'00"W	7.90'	
C49	99°00'00"	30.00'	30.00'	N45°00'00"E	47.12'	
C50	5°30'00"	30.00'	1.44'	S84°14'56"E	2.48'	
C51	12°02'00"	266.00'	28.05'	S84°16'20"E	55.99'	

LEGEND OF SYMBOLS & ABBREVIATIONS
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
WTR. ESMT. = WATER ESMT.
S.S. ESMT. = SANITARY SEWER EASEMENT

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.

NOTE:
All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

MCKINNEY LAND 252
LD, LTD.
R-67179-000-0030-1
ZONED-AO
CURRENT USE:
VACANT

RECEIVED
By Planning Department at 10:21 am, Mar 11, 2015

Layout: Layout
Pictured by: croymond
Wed, 11 Mar 2015 - 8:57am
Directory: G:\0201 - GroundFloor Development\002 - The Millennium - McKinney\1\0-Final\34_Acres
File: P:\021 - 34_acres.dwg
User: adon