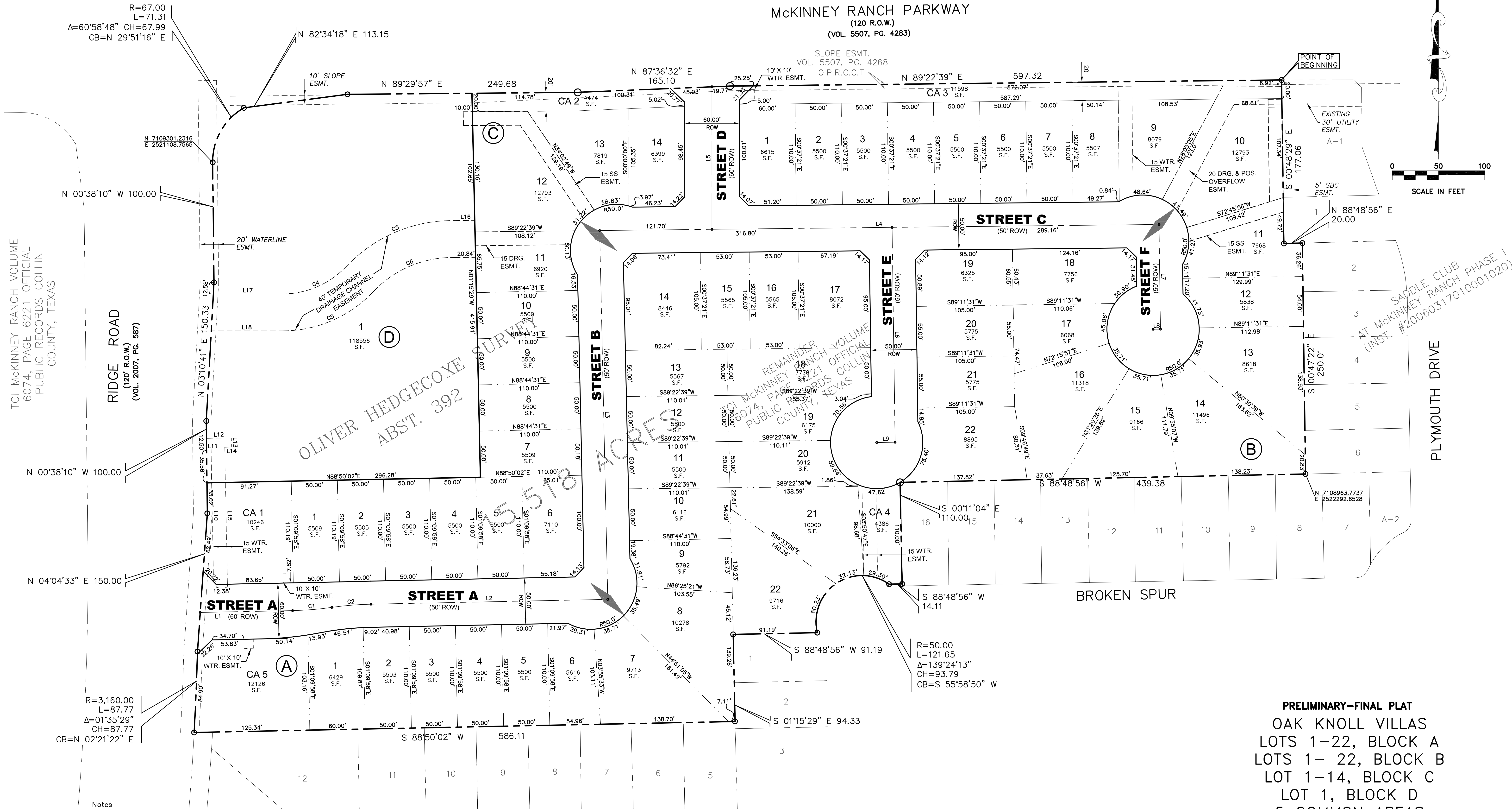
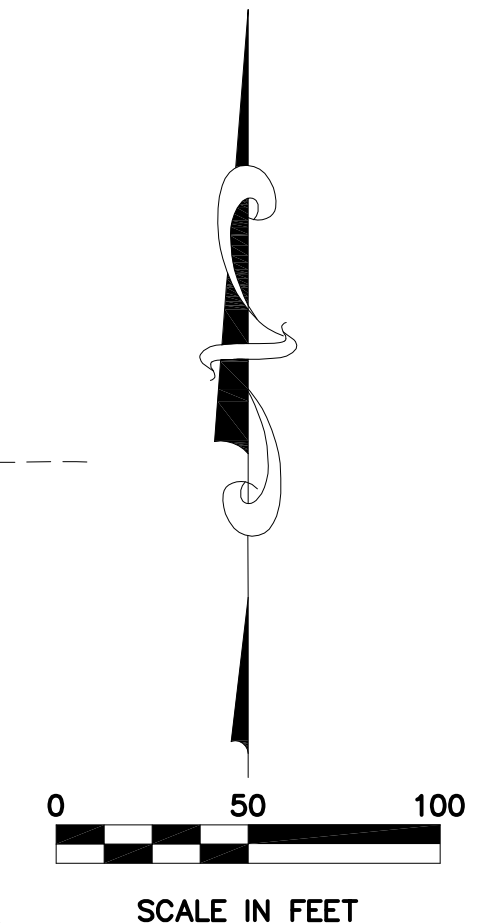


ELDORADO HEIGHTS CENTER  
EAST ADDITION  
CAB. P. PG. 495  
P.R.C.C.T.

Legend of Symbols & Abbreviations  
5/8" IRF = 5/8" IRON ROD FOUND  
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS  
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS  
UNLESS OTHERWISE NOTED ALL CORNERS LABELED  
5/8" IRF ARE A 5/8" IRON ROD WITH A CAP STAMPED  
R.P.L.S. 5430.

SONORA RIDGE ADDITION  
CAB. P. PG. 645  
P.R.C.C.T.

McKINNEY PARKWAY  
(120 R.O.W.)  
(VOL. 5507, PG. 4283)



TCI MCKINNEY RANCH VOLUME  
6074, PAGE 6221 OFFICIAL  
PUBLIC RECORDS COLLIN  
COUNTY, TEXAS

RIDGE ROAD  
(120' R.O.W.)  
(VOL. 2007, PG. 587)

OLIVER HEDGECOXE  
ABST. 392

REMAINDER  
TCI MCKINNEY RANCH VOLUME  
6074, PAGE 6221 OFFICIAL  
PUBLIC RECORDS COLLIN  
COUNTY, TEXAS

SADDLE CLUB PHASE 1  
AT MCKINNEY RANCH (INST. #20060317010001020)

PLYMOUTH DRIVE

Notes  
1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the Subdivision Ordinance.  
2. A homeowner's association shall be established for maintenance and ownership of all common areas. The establishment of the home owner's association shall be reviewed for approval by the city of McKinney.  
3. Preliminary-Final plat for review purposes only.  
4. The purpose of this Preliminary-Final plat is to subdivide property into 58 residential lots, 1 commercial lot, and 5 common areas.

Notes  
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.

RECEIVED  
By Planning Department at 2:19 pm, Dec 01, 2014

PRELIMINARY-FINAL PLAT  
OAK KNOLL VILLAS  
LOTS 1-22, BLOCK A  
LOTS 1- 22, BLOCK B  
LOT 1-14, BLOCK C  
LOT 1, BLOCK D  
5 COMMON AREAS  
15.518 ACRES

BEING A TRACT OF LAND SITUATED IN THE OLIVER HEDGECOXE SURVEY, ABSTRACT NUMBER 392 AND BEING A PORTION OF A REMAINDER TRACT OF LAND DESCRIBED BY DEED TO TCI MCKINNEY RANCH RECORDED IN VOLUME 6074, PAGE 6221 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS

OWNER:  
TCI MCKINNEY RANCH INC.  
1603 LYNDON B JOHNSON FWY STE. 800  
DALLAS, TEXAS 75234

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

FIELD NOTES:

BEING a tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392 and being a portion of a remainder tract of land described by deed to TCI McKinney Ranch recorded in Volume 6074, Page 6221 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of Saddle Club at McKinney Ranch Phase 1, an addition to the city of McKinney, Texas, according to the plat recorded in Volume 2006, Page 152 of the Map Records of Collin County, Texas, also lying on the south line of McKinney Ranch Parkway a variable width right-of-way, as established and recorded in Volume 5507, Page 4283 of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 48 minutes 29 seconds East, along a line of said Saddle Club Phase 1, a distance of 177.06 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set from which a 1/2 inch iron found bears South 49 degrees 48 minutes West, 1.87 feet;

THENCE North 88 degrees 48 minutes 56 seconds East, continuing along said Saddle Club Phase 1, a distance of 20.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 47 minutes 22 seconds East, continuing along said Saddle Club Phase 1, a distance of 250.01 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 88 degrees 48 minutes 56 seconds West, continuing along said Saddle Club Phase 1, a distance of 439.38 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner from which a 5/8 inch iron rod found bears South 76 degrees 46 minutes West, 2.11 feet;

THENCE South 01 degrees 11 minutes 04 seconds East, continuing along said Saddle Club Phase 1, a distance of 110.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;  
 THENCE South 88 degrees 48 minutes 56 seconds West, continuing along said Saddle Club Phase 1, a distance of 14.11 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the left;

THENCE with said curve to the left with a radius of 50.00 feet, a central angle of 139 degrees 24 minutes 13 seconds, an arc length of 121.85 feet, a chord bearing of South 55 degrees 58 minutes 50 seconds West, a chord length of 93.79 feet to a 5/8 inch iron rod found for corner;

THENCE South 88 degrees 48 minutes 56 seconds West, continuing along said Saddle Club Phase 1, a distance of 91.19 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner from which a 5/8 inch iron rod found bears South 59 degrees 16 minutes West, 1.57 feet;

THENCE South 01 degrees 15 minutes 29 seconds East, continuing along said Saddle Club Phase 1, a distance of 94.33 to a 5/8 inch iron rod found for corner;

THENCE South 88 degrees 50 minutes 02 seconds West, continuing along said Saddle Club Phase 1, a distance of 586.11 to a 5/8 inch iron rod found lying on the east line of Ridge Road a variable width right-of-way, as established by Volume 2007, Page 587 of the Map Records of Collin County, Texas, also for the beginning of a curve to the left;

THENCE with said curve to the left and the east line of said Ridge Road with a radius of 3160.00 feet, a central angle of 01 degrees 35 minutes 29 seconds, an arc length of 87.77 feet, a chord bearing of North 02 degrees 21 minutes 22 seconds East, a chord length of 87.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at an angle point in same;

THENCE North 04 degrees 04 minutes 33 seconds East, continuing along the east line of said Ridge Road, a distance of 150.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at an angle point in same;

THENCE North 00 degrees 38 minutes 10 seconds West, continuing along the east line of said Ridge Road, a distance of 100.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at an angle point in same;

THENCE North 03 degrees 10 minutes 41 seconds East, continuing along the east line of said Ridge Road, a distance of 150.33 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at an angle point in same;

THENCE North 00 degrees 38 minutes 10 seconds West, continuing along the east line of said Ridge Road, a distance of 130.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the right;

THENCE with said curve to the right, continuing along the east line of said Ridge Road with a radius of 67.00 feet, a central angle of 60 degrees 58 minutes 48 seconds, an arc length of 71.31 feet, a chord bearing of North 29 degrees 51 minutes 16 seconds East, a chord length of 67.99 feet to a 5/8 inch iron rod found lying on the aforementioned south line of McKinney Ranch Parkway;

THENCE North 82 degrees 34 minutes 18 seconds East, along said McKinney Ranch Parkway, a distance of 113.15 to a 5/8 inch iron rod found for an angle point in same;

THENCE North 89 degrees 29 minutes 57 seconds East, continuing along said McKinney Ranch Parkway, a distance of 249.88 to a 5/8 inch iron rod found for an angle point in same;

THENCE North 87 degrees 36 minutes 32 seconds East, continuing along said McKinney Ranch Parkway, a distance of 165.10 to a 5/8 inch iron rod found for an angle point in same;

THENCE North 89 degrees 22 minutes 39 seconds East, continuing along said McKinney Ranch Parkway, a distance of 597.32 feet to the POINT OF BEGINNING, containing 675,966 square feet, or 15.518 acres of land

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00'	N88°50'02"E
L2	256.54'	N88°50'02"E
L3	399.47'	N01°15'29"W
L4	605.95'	N89°22'39"E
L5	154.40'	S00°00'00"E
L6	232.69'	S00°48'29"E
L7	113.39'	S00°48'29"E
L8	8.00'	S89°11'31"W
L9	19.96'	S89°11'31"W
L10	142.88'	N01°09'58"W
L11	4.66'	S88°50'02"W
L12	27.05'	N88°50'02"E
L13	10.00'	S01°09'58"E
L14	7.50'	S88°50'02"W
L15	148.25'	S01°09'58"E
L16	19.58'	S89°15'02"W
L17	74.78'	N90°00'00"W
L18	77.00'	N90°00'00"E

CURVE TABLE						
CURVE	Delta	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	6°58'56"	350.00'	42.65'	21.35'	N85°20'34"E	42.63'
C2	6°58'56"	350.00'	42.65'	21.35'	S85°20'34"W	42.63'
C3	48°20'26"	157.79'	133.13'	70.82'	S67°29'29"W	129.22'
C4	46°40'44"	95.49'	77.80'	41.20'	N66°39'38"E	75.66'
C5	46°40'44"	135.49'	110.39'	58.46'	N66°39'38"E	107.36'
C6	48°43'12"	117.79'	100.16'	53.33'	S67°40'52"W	97.17'

PRELIMINARY-FINAL PLAT  
 OAK KNOLL VILLAS  
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 LOTS 1- 22, BLOCK B  
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 TCI MCKINNEY RANCH INC.  
 1603 LYNDON B JOHNSON FWY STE. 800  
 DALLAS, TEXAS 75234

SURVEYOR:  
 MADDOX SURVEYING  
 P.O. Box 2109  
 Forney, Texas 75126  
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