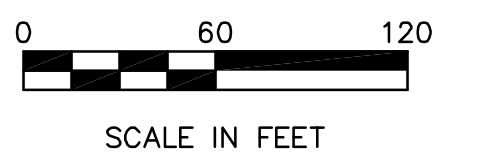
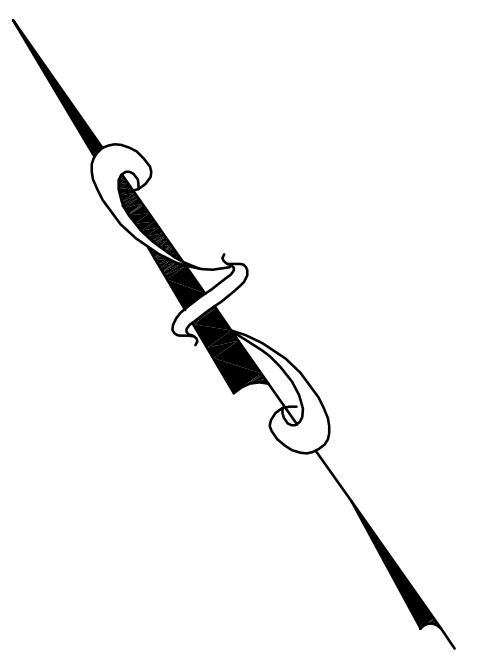
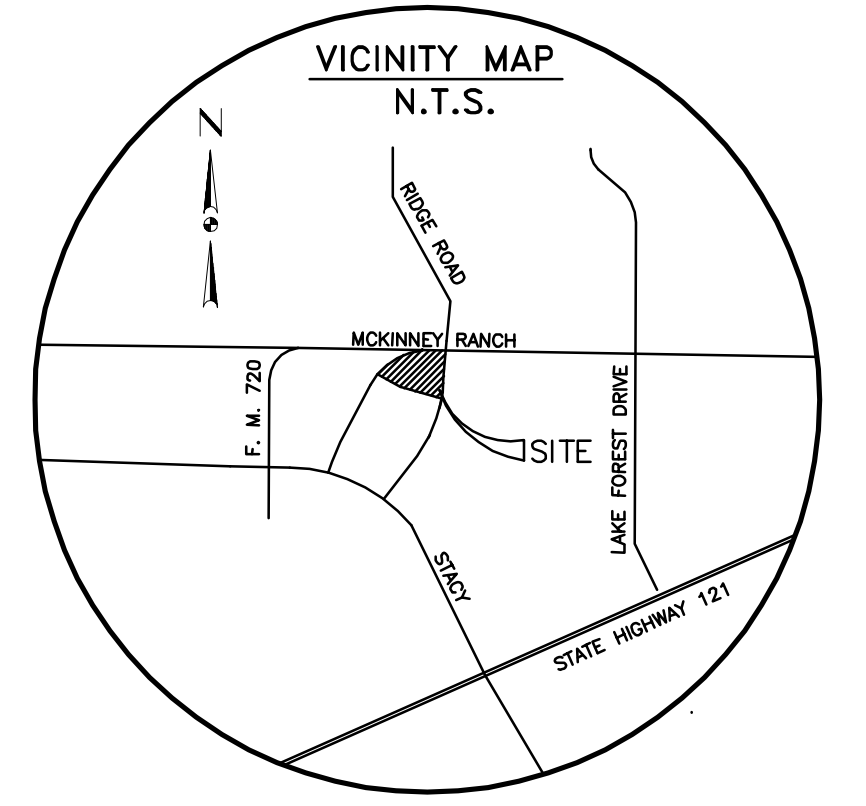


LOT
EPISCOPAL DIOC
INST. NO. 2

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.



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

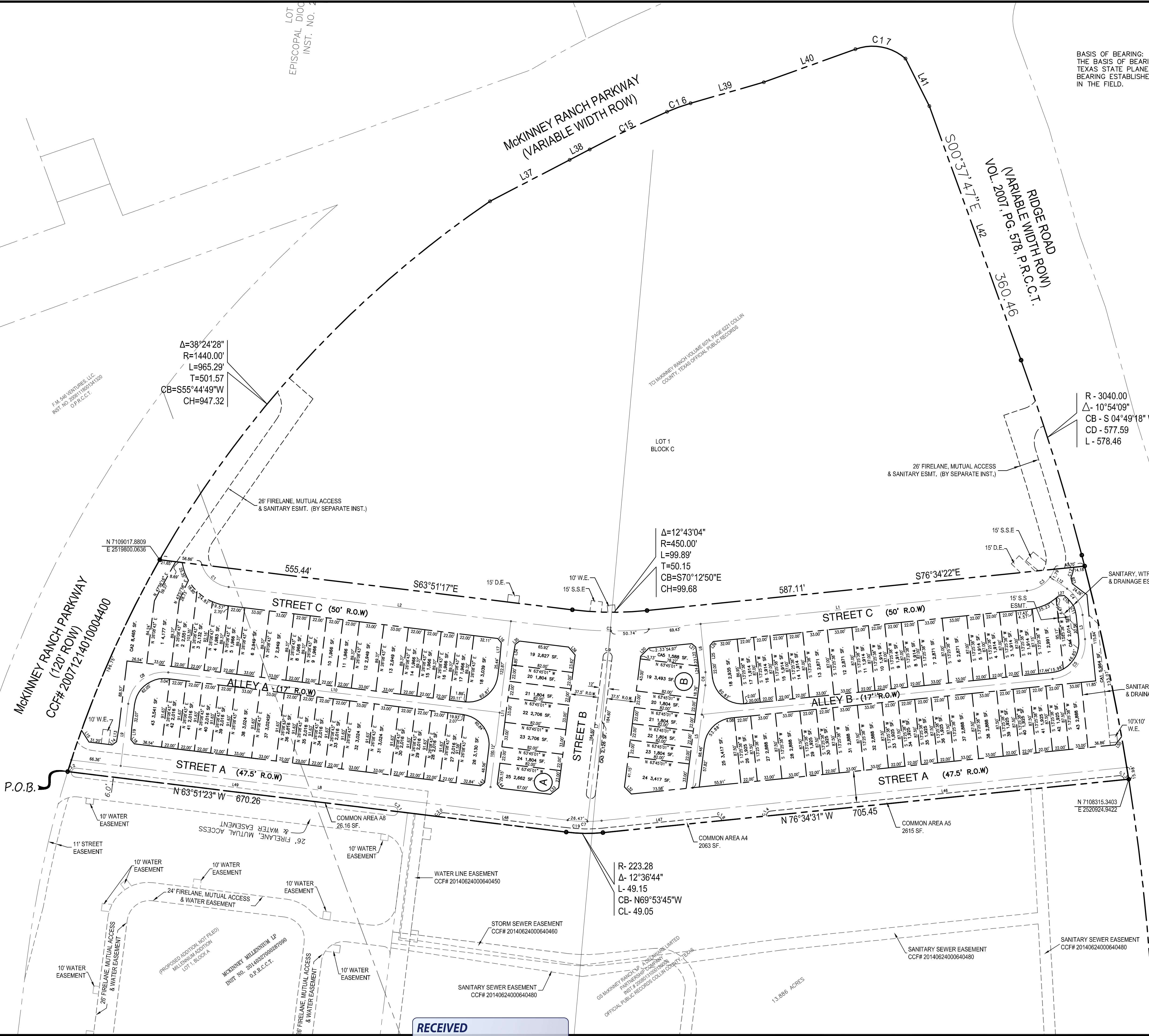


- Notes
1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.
 2. A homeowner's association shall be established for maintenance and ownership of all common areas. The establishment of the home owner's association shall be reviewed for approval by the city of McKinney.
 3. Preliminary-Final plat for review purposes only.

PRELIMINARY-FINAL PLAT
McKINNEY RANCH PARKWAY TOWNHOMES ADDITION
LOTS 1-43, BLOCKS A&B,
LOT 1 BLOCK C
8 COMMON AREAS
22.503 ACRES
BEING A PORTION OF A TRACT OF LAND CONVEYED TO
TCI McKINNEY RANCH RECORDED IN VOLUME 6074, PAGE 6221,
O.P.R.C.C.T.
SITUATED IN THE
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540 IN THE
CITY OF McKINNEY,
COLLIN COUNTY, TEXAS

OWNER:
TCI McKINNEY RANCH INC.
1800 VALLEY VIEW LANE STE. 300,
DALLAS, TEXAS 75234
SURVEYOR:
MADDOX SURVEYING
P.O. Box 2109
Fomey, Texas 75126
SHEET 1 OF 2
09-3-2014
(972) 564-4416

RECEIVED
By Planning Department at 4:16 pm, Oct 17, 2014



Layout: P1F1
Plotted by: cgraymads
File: 17 Oct 2014 3:45pm
Directory: G:\2014-Century American Development Group\08-Town Home tract\B\1\Final\Plate1

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

BEING a portion of a tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392 and the George F. Lucas Survey, Abstract Number 540, in the City of McKinney Collin County, Texas, being a portion of a tract of land to TCI McKinney Ranch, recorded in Volume 6074, Page 6221 of the Official Public Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "X" cut found on the easterly right-of-way line of McKinney Ranch Parkway, a called (120 feet wide right-of-way), said point being the North West corner of McKinney Millennium L.P. Lot 1, Block A, recorded as inst. No. 20140327000287090, in the Collin County Clerks office;

THENCE Beginning at a 5/8 inch iron rod found, said point also being the beginning of a curve to the right, having a radius of 1440.00 feet, a central angle of 38 degrees 24 minutes 28 seconds, and a chord which bears North 55 degrees 44 minutes 49 seconds East, 947.32 feet;

THENCE continuing along the easterly line of said McKinney Ranch Parkway and along said curve to the right a distance of 965.29 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner; THENCE North 81degrees 45 minutes 26 seconds East, continuing along the easterly line of said McKinney Ranch Parkway, a distance of 119.80 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 81degrees 45 minutes 30 seconds East, continuing along the easterly line of said McKinney Ranch Parkway, a distance of 30.20 feet to a 5/8 inch iron rod found for corner, said point being the beginning of a curve to the right, having a radius of 1430.00 feet, a central angle of 04 degrees 35 minutes 53 seconds, and a chord which bears North 83 degrees 13 minutes 45 seconds East, 114.73 feet;

THENCE continuing along the easterly line of said McKinney Ranch Parkway and along said curve to the right a distance of 114.76 feet to a 5/8 inch iron rod found for corner, said point being the beginning of a curve to the right, having a radius of 250.00 feet, a central angle of 07 degrees 40 minutes 35 seconds, and a chord which bears North 89 degrees 22 minutes 01 seconds East, 33.47 feet;

THENCE continuing along the easterly line of said McKinney Ranch Parkway and along said curve to the right a distance of 33.50 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 86 degrees 47 minutes 40 seconds East, continuing along the easterly line of said McKinney Ranch Parkway, a distance of 101.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 89 degrees 23 minutes 30 seconds East, continuing along the easterly line of said McKinney Ranch Parkway, a distance of 130.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point being the beginning of a curve to the right, having a radius of 67.00 feet, a central angle of 60 degrees 58 minutes 48 seconds, and a chord which bears South 60 degrees 06 minutes 59 seconds East, 67.99 feet;

THENCE continuing along the easterly line of said McKinney Ranch Parkway and along said curve to the right a distance of 71.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point lying on the westerly right-of-way line of Ridge Road, a variable width right-of-way, as recorded in Volume 2007, Page 578, Map Records Collin County, Texas;

THENCE South 07 degrees 25 minutes 20 seconds East, along the westerly line of said Ridge Road, a distance of 71.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degree 37 minutes 47 seconds East, continuing along the westerly line of said Ridge Road, a distance of 360.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point being the beginning of a curve to the right, having a radius of 3040.00 feet, a central angle of 10 degrees 54 minutes 09 seconds, and a chord which bears South 04 degrees 49 minutes 18 seconds West, 577.59 feet;

THENCE continuing along the westerly line of said Ridge Road and along said curve to the right a distance of 578.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point being the southeast corner of said TCI McKinney Ranch remainder tract, and the northeast corner of a tract of land conveyed to GS McKinney Ranch, L.P., recorded in Instrument number 20080131000120000, of the Official Public Records Collin County, Texas;

THENCE North 76 degrees 34 minutes 31 seconds West, departing the westerly line of said Ridge Road, and along the common line of said TCI McKinney Ranch remainder tract and said GS McKinney Ranch, L.P. tract, a distance of 705.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, said point being the beginning of a curve to the right, having a radius of 223.28 feet, a central angle of 12 degrees 36 minutes 44 seconds, and a chord which bears North 69 degrees 53 minutes 45 seconds West, 49.05 feet;

THENCE continuing along said common line and along said curve to the right a distance of 49.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 63 degrees 51 minutes 26 seconds West, along said common line, a distance of 670.26 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner; TO PLACE OF BEGINNING and containing 980,230.68 square feet or 22.50 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS}
COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, TCI McKinney RANCH INC., does hereby adopt this plat designating the hereinabove described property as MCKINNEY RANCH PARKWAY TOWNHOMES ADDITION, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their 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 of 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 anyway may interfere with the construction, maintenance, or efficiency of 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 at _____, Texas, this ____ day of _____, 2014.

TCI MCKINNEY RANCH INC.
Representative

STATE OF TEXAS}
COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ for TCI MCKINNEY RANCH INC., known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2014.

Notary Public in and for the Sate of Texas

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2014.

Brian J. Maddox
Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS}
COUNTY OF KAUFMAN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2014.

Notary Public in and for the Sate of Texas

LINE TABLE table with columns: LINE, LENGTH, BEARING. Rows L1 through L50.

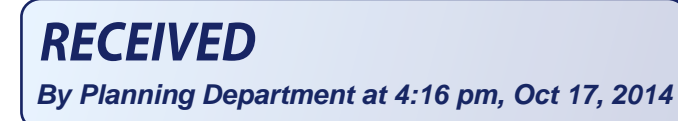
CURVE TABLE table with columns: CURVE, Delta, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD LENGTH. Rows C1 through C22.

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

OWNER: TCI MCKINNEY RANCH INC.
1800 VALLEY VIEW LANE STE. 300. DALLAS, TEXAS 75234
SURVEYOR: MADDOX SURVEYING
P.O. Box 2109 Fomey, Texas 75126 SHEET 1 OF 2 09-3-2014
(972) 564-4416



Vertical text on the right edge: File: P:\rc\p\al\dw... Directory: G:\2014-Centurion American Development Group\008-Town Home Tract\B\A\10-Final\Print\... Printed by: cgraymads File: 17 Oct 2014 3:34pm