

BLOCK A
BROOKSTONE PHASE III
(CABINET R. PAGE 106, M.R.C.C.T.)

BLOCK Q
BROOKSTONE PHASE IV
(VOLUME 2006, PAGE 328, M.R.C.C.T.)

COMMON
AREA D-1

BROOKSTONE
DRIVE
(60' R.O.W.)

F.M. 720
(VARIABLE-WIDTH R.O.W.)

STATE OF TEXAS
(VOLUME 1, PAGE 17, C.C.M.C.C.T.)
(VOLUME 17, PAGE 480, C.C.M.C.C.T.)
(DEED REFERENCES ARE PER TXDOT MAP)

$\Delta=90^{\circ}43'01''$
 $R=676.19'$
 $L=1070.62'$
 $T=684.70$
 $CB=N44^{\circ}02'10''E$
 $CH=962.24$

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.

CTMGT BARCELONA LIC.
INST. NO. 20120618000720610
O.P.R.C.C.T.

SLF IV/ZALE CORSON JV LP
INST. NO. 20120911001131020
O.P.R.C.C.T.

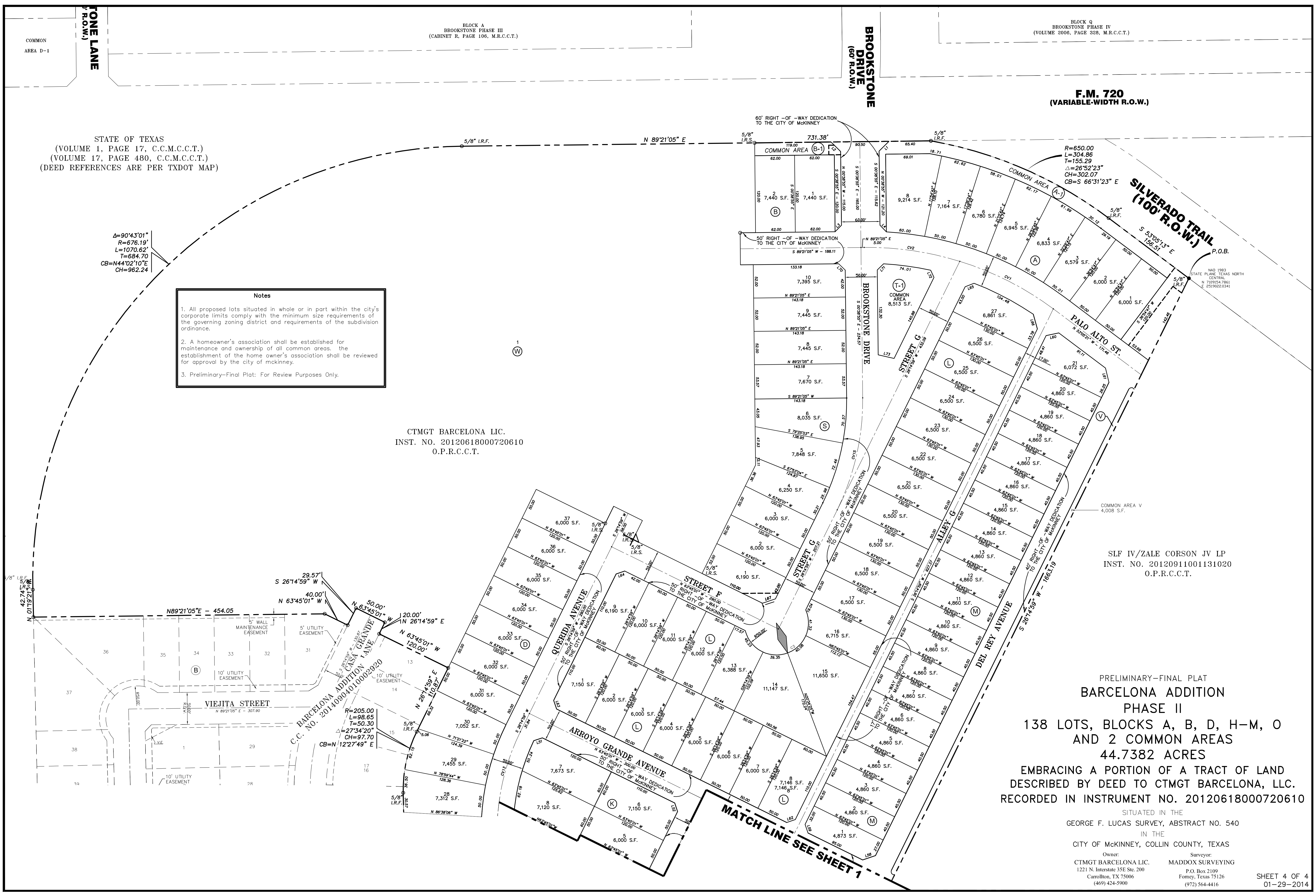
PRELIMINARY-FINAL PLAT
**BARCELONA ADDITION
PHASE II**
138 LOTS, BLOCKS A, B, D, H-M, O
AND 2 COMMON AREAS
44.7382 ACRES
EMBRACING A PORTION OF A TRACT OF LAND
DESCRIBED BY DEED TO CTMGT BARCELONA, LLC.
RECORDED IN INSTRUMENT NO. 20120618000720610

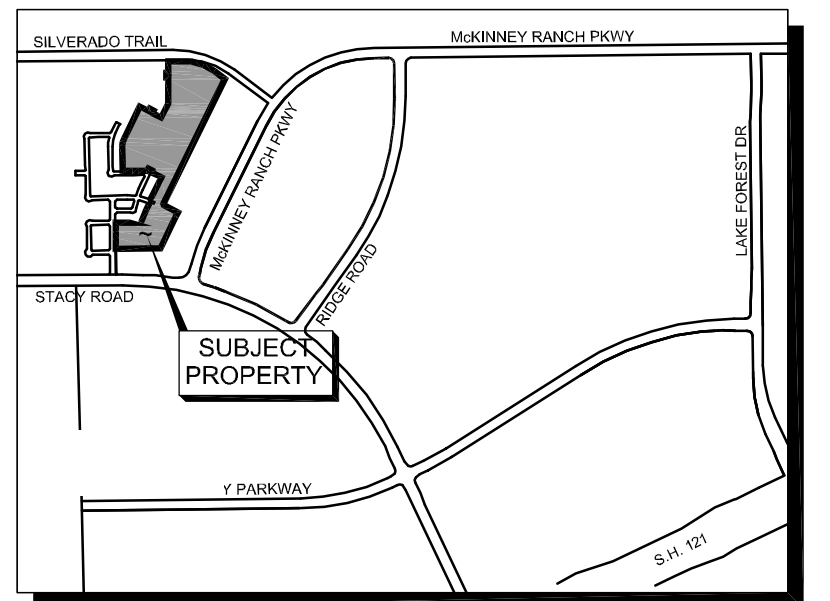
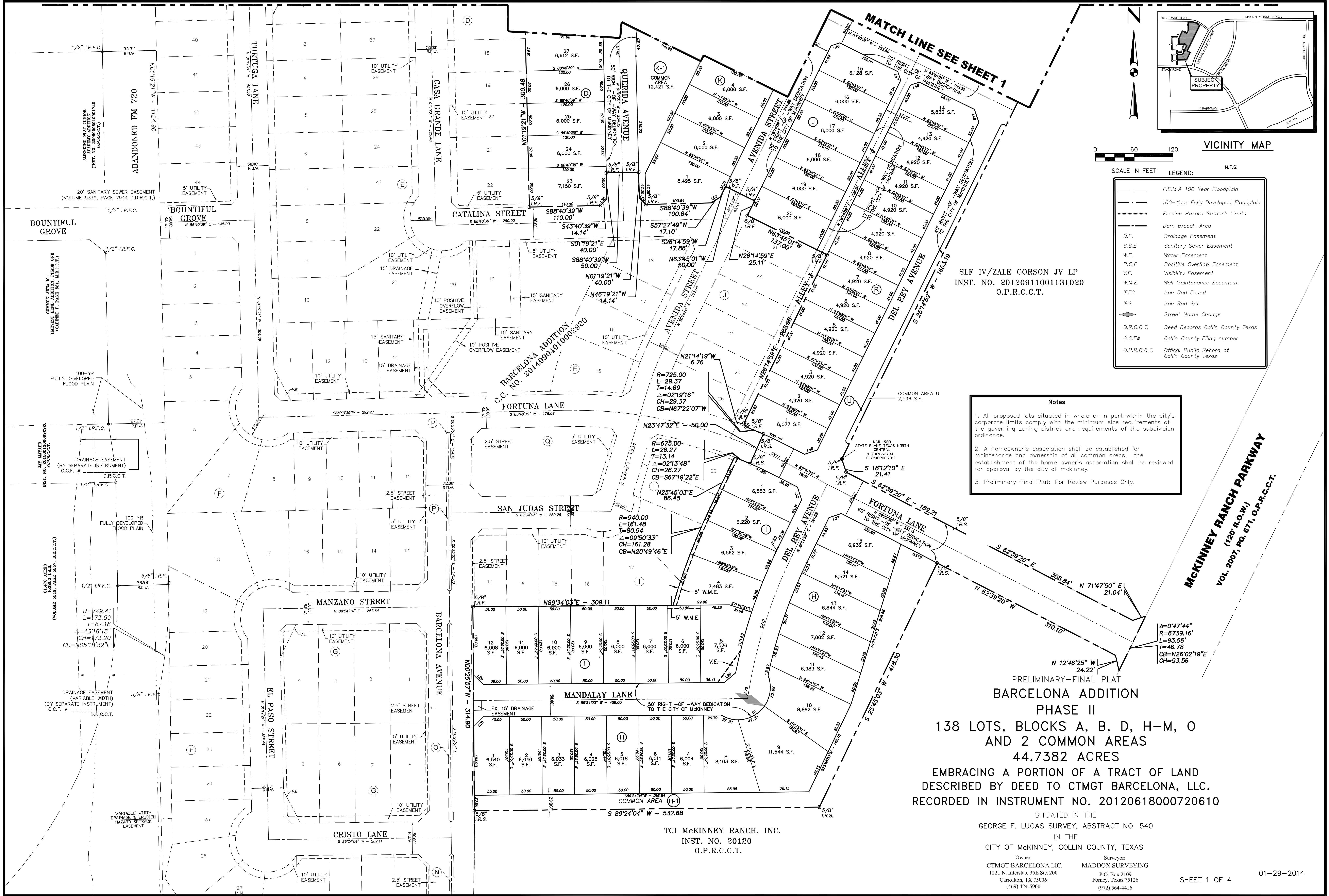
SITUATED IN THE
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: CTMGT BARCELONA LIC.
1221 N. Interstate 35E Ste. 200
Carrollton, TX 75006
(469) 424-5900

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

SHEET 4 OF 4
01-29-2014





SCALE IN FEET 0 60 120
 N.T.S.

LEGEND:

	F.E.M.A 100 Year Floodplain
	100-Year Fully Developed Floodplain
	Erosion Hazard Setback Limits
	Dam Breach Area
	Drainage Easement
	Sanitary Sewer Easement
	Water Easement
	Positive Overflow Easement
	Visibility Easement
	Wall Maintenance Easement
	Iron Rod Found
	Iron Rod Set
	Street Name Change
	Deed Records Collin County Texas
	Collin County Filing number
	Official Public Record of Collin County Texas

SLF IV/ZALE CORSON JV LP
 INST. NO. 20120911001131020
 O.P.R.C.C.T.

Notes

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- Preliminary-Final Plat: For Review Purposes Only.

$\Delta=0'47'44''$
 $R=6739.16'$
 $L=93.56'$
 $T=46.78'$
 $CB=N26'02'19''E$
 $CH=93.56'$

PRELIMINARY-FINAL PLAT
**BARCELONA ADDITION
 PHASE II**

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 AND 2 COMMON AREAS
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Owner: CTMGT BARCELONA LLC
 1221 N. Interstate 35E Ste. 200
 Carrollton, TX 75006
 (469) 424-5900

Surveyor: MADDOX SURVEYING
 P.O. Box 2109
 Fomey, Texas 75116
 (972) 564-4416

TCI MCKINNEY RANCH, INC.
 INST. NO. 20120
 O.P.R.C.C.T.

MCKINNEY RANCH PARKWAY
 (120' R.O.W.)
 VOL. 2007, PG. 671, O.P.R.C.C.T.

OWNER'S DEDICATION

OWNER'S CERTIFICATE

STATE OF TEXAS}

COUNTY OF COLLIN}

WHEREAS WE, CTMG Barcelona, LLC., are the owners of a tract of land located in the George F. Lucas Survey, Abstract No. 540, embracing a portion of a called 72.216 acre tract of land described by deed to CTMG Barcelona, LLC., recorded in Instrument Number 20120618000720610 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said 72.216 acre tract, also for the northwest corner of a tract of land described by deed to SLF IV/Zala Corson, J.V., L.P., recorded in Instrument Number 20120618000720610 of the Official Public Records of Collin County, Texas, also lying on the southerly line of F.M. 720, a variable width right-of-way;

THENCE South 18 degrees 12 minutes 10 seconds East a distance of 21.41 to a 5/8 inch iron rod found for corner;

THENCE South 62 degrees 39 minutes 20 seconds East a distance of 498.05 to a 5/8 inch iron rod found for corner;

THENCE North 71 degrees 47 minutes 50 seconds East a distance of 21.04 to a 5/8 inch iron rod found for corner;

THENCE with said curve to the right with a radius of 6739.16 feet, a central angle of 00 degrees 47 minutes 44 seconds, an arc length of 93.56 feet, a chord bearing of South 26 degrees 02 minutes 19 seconds West, a chord length of 93.56 feet;

THENCE North 12 degrees 46 minutes 25 seconds West a distance of 24.22 to a 5/8 inch iron rod found for corner;

THENCE North 62 degrees 39 minutes 20 seconds West a distance of 310.10 to a 5/8 inch iron rod found for corner;

THENCE South 25 degrees 45 minutes 03 seconds West a distance of 418.30 to a 5/8 inch iron rod found for corner;

THENCE South 89 degrees 24 minutes 04 seconds West a distance of 532.69 to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 25 minutes 57 seconds West a distance of 314.90 to a 5/8 inch iron rod found for corner;

THENCE North 89 degrees 34 minutes 03 seconds East a distance of 309.11 to a 5/8 inch iron rod found for corner;

THENCE with said curve to the right with a radius of 940.00 feet, a central angle of 09 degrees 50 minutes 33 seconds, an arc length of 161.48 feet, a chord bearing of North 20 degrees 49 minutes 46 seconds East, a chord length of 161.28 feet;

THENCE North 25 degrees 45 minutes 03 seconds East a distance of 86.45 to a 5/8 inch iron rod found for corner;

THENCE with said curve to the right with a radius of 675.00 feet, a central angle of 02 degrees 13 minutes 48 seconds, an arc length of 26.27 feet, a chord bearing of South 67 degrees 19 minutes 22 seconds East, a chord length of 26.27 feet;

THENCE North 23 degrees 47 minutes 32 seconds East a distance of 50.00 to a 5/8 inch iron rod found for corner;

THENCE with said curve to the left with a radius of 725.00 feet, a central angle of 02 degrees 19 minutes 16 seconds, an arc length of 29.37 feet, a chord bearing of North 67 degrees 22 minutes 07 seconds West, a chord length of 29.37 feet;

THENCE North 21 degrees 14 minutes 19 seconds West a distance of 6.76 to a 5/8 inch iron rod found for corner;

THENCE North 26 degrees 14 minutes 59 seconds East a distance of 288.98 to a 5/8 inch iron rod found for corner;

THENCE North 63 degrees 45 minutes 01 seconds West a distance of 137.00 to a 5/8 inch iron rod found for corner;

THENCE North 26 degrees 14 minutes 59 seconds East a distance of 25.11 to a 5/8 inch iron rod found for corner;

THENCE North 63 degrees 45 minutes 01 seconds West a distance of 50.00 to a 5/8 inch iron rod found for corner;

THENCE South 26 degrees 14 minutes 59 seconds West a distance of 17.88 to a 5/8 inch iron rod found for corner;

THENCE South 57 degrees 27 minutes 49 seconds West a distance of 17.10 to a 5/8 inch iron rod found for corner;

THENCE South 88 degrees 40 minutes 39 seconds West a distance of 100.64 to a 5/8 inch iron rod found for corner;

THENCE North 46 degrees 19 minutes 21 seconds West a distance of 14.14 to a 5/8 inch iron rod found for corner;

THENCE North 01 degrees 19 minutes 21 seconds West a distance of 40.00 to a 5/8 inch iron rod found for corner;

THENCE South 88 degrees 40 minutes 39 seconds West a distance of 50.00 to a 5/8 inch iron rod found for corner;

THENCE South 01 degrees 19 minutes 21 seconds East a distance of 40.00 to a 5/8 inch iron rod found for corner;

THENCE South 43 degrees 40 minutes 39 seconds West a distance of 14.14 to a 5/8 inch iron rod found for corner;

THENCE South 88 degrees 40 minutes 39 seconds West a distance of 110.00 to a 5/8 inch iron rod found for corner;

THENCE North 01 degrees 19 minutes 21 seconds West a distance of 300.48 to a 5/8 inch iron rod found for corner;

THENCE with said curve to the right with a radius of 205.00 feet, a central angle of 27 degrees 34 minutes 20 seconds, an arc length of 98.65 feet, a chord bearing of North 12 degrees 27 minutes 49 seconds East, a chord length of 97.70 feet;

THENCE North 26 degrees 14 minutes 59 seconds East a distance of 110.87 to a 5/8 inch iron rod found for corner;

THENCE North 63 degrees 45 minutes 01 seconds West a distance of 120.00 to a 5/8 inch iron rod found for corner;

THENCE North 26 degrees 14 minutes 59 seconds East a distance of 20.00 to a 5/8 inch iron rod found for corner;

THENCE North 63 degrees 45 minutes 01 seconds West a distance of 50.00 to a 5/8 inch iron rod found for corner;

THENCE South 26 degrees 14 minutes 59 seconds West a distance of 29.57 to a 5/8 inch iron rod found for corner;

THENCE North 63 degrees 45 minutes 01 seconds West a distance of 40.00 to a 5/8 inch iron rod found for corner;

THENCE South 89 degrees 21 minutes 05 seconds West a distance of 454.05 to a 5/8 inch iron rod found for corner;

THENCE North 01 degrees 19 minutes 21 seconds West a distance of 42.74 to a 5/8 inch iron rod found for corner;

THENCE with said curve to the right with a radius of 676.19 feet, a central angle of 90 degrees 43 minutes 01 seconds, an arc length of 1070.62 feet, a chord bearing of North 44 degrees 02 minutes 10 seconds East, a chord length of 962.24 feet;

THENCE North 89 degrees 21 minutes 05 seconds East a distance of 731.38 to a 5/8 inch iron rod found for corner;

THENCE with said curve to the right with a radius of 650.00 feet, a central angle of 26 degrees 52 minutes 20 seconds, an arc length of 304.86 feet, a chord bearing of South 66 degrees 31 minutes 23 seconds East, a chord length of 302.07 feet;

THENCE South 53 degrees 05 minutes 13 seconds East a distance of 156.51 to the POINT OF BEGINNING, containing 1,948,794 square feet, or 44.738 acres of land

STATE OF TEXAS}

COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, CTMG BARCELONA LIC., does hereby adopt this record plat designating the hereinabove described property as BARCELONA ADDITION PHASE II, 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.

CTMG BARCELONA LIC. 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 CTMG BARCELONA LIC., 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 DALLAS}

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

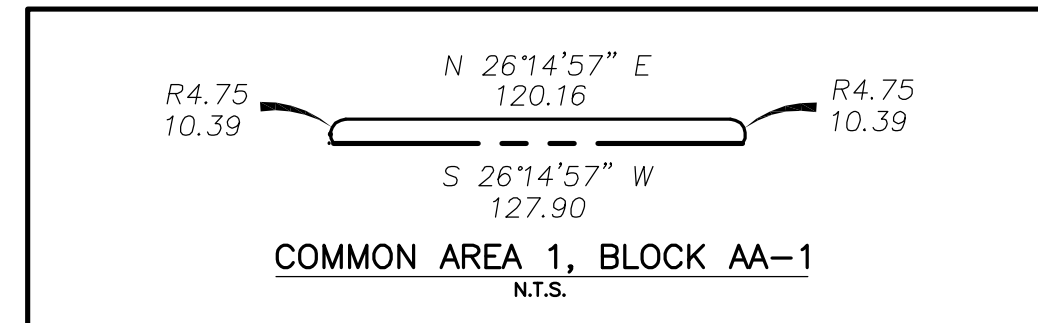
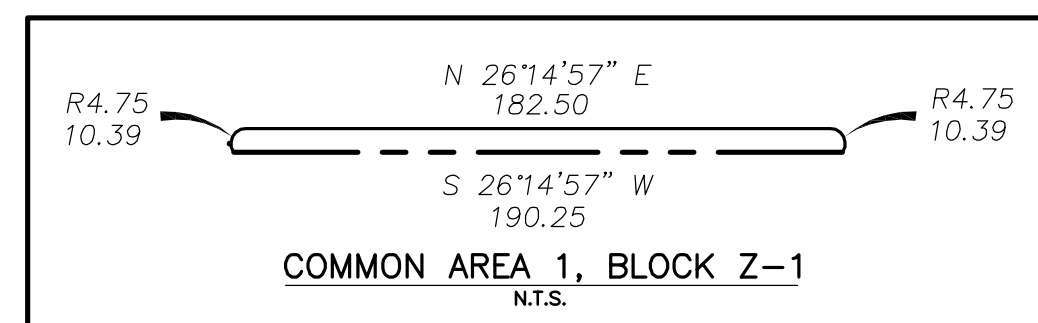
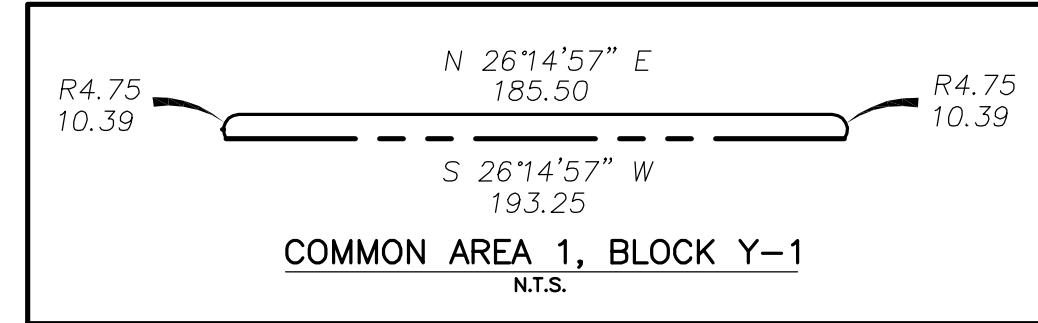
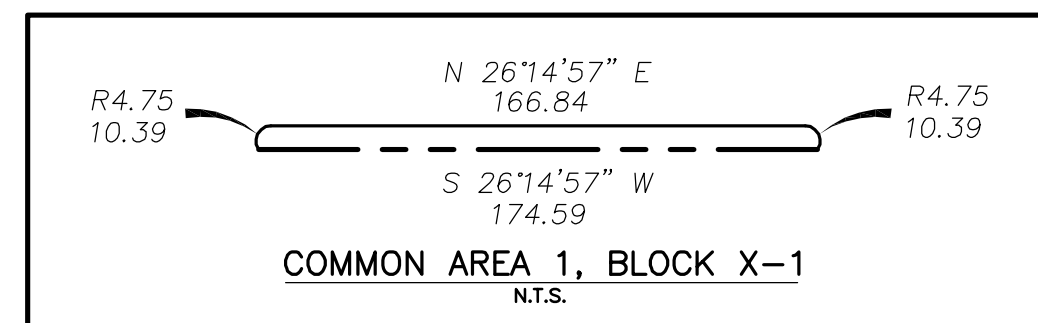
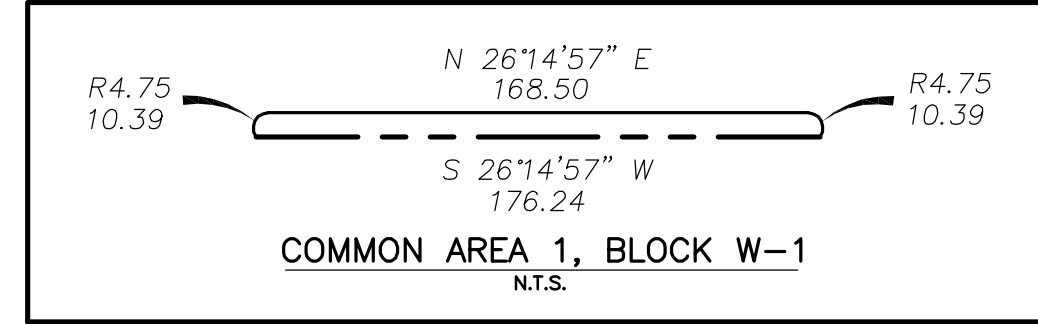
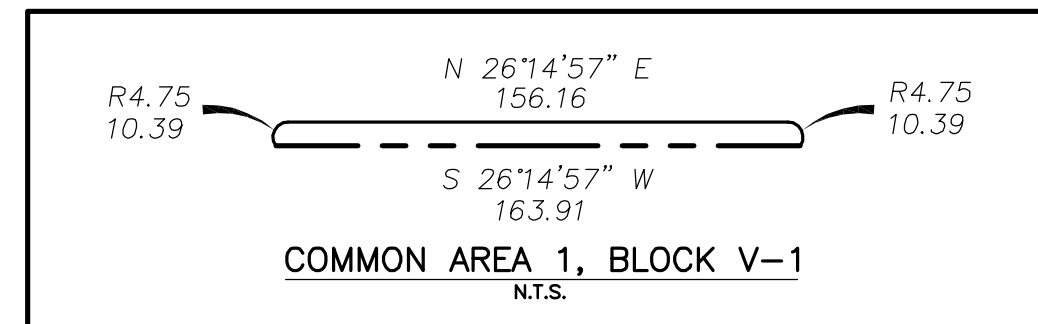
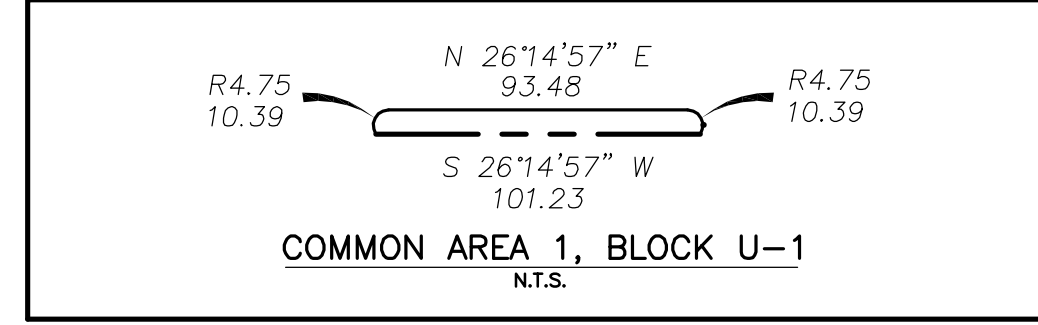
Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows CV1 to CV15.

OUTER STREET ROW ~ CURVE TABLE ~

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1, C2.

~ LINE TABLE ~

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 to L75.



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