

PRELIMINARY-FINAL PLAT

McDOWELL RANCH

LOTS 1-51, BLOCK A
 LOTS 1-34, BLOCK B
 LOTS 1-11, BLOCK C
 LOTS 1-17, BLOCK D
 LOTS 1-18, BLOCK E
 3 COMMON AREAS
 30.359 ACRES

BEING 30.359 ACRES SITUATED IN THE OLIVER HEDGE COXE SURVEY, ABSTRACT NUMBER 392 AND BEING A PORTION OF A REMAINDER TRACT OF LAND DESCRIBED BY DEED TO McDOWELL-CRIP McKINNEY, JV., LLC., RECORDED IN INSTRUMENT NUMBER 200712100016375801 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 PREPARED 11/19/15

OWNER:
 McDOWELL-CRIP McKINNEY JV LLC
 44 MONTGOMERY STREET SUITE 2090
 SAN FRANCISCO, CA 94104

ENGINEER:
 SANCHEZ AND ASSOCIATES, LLC.
 402 NORTH TENNESSEE STREET
 MCKINNEY, TEXAS 75069
 (469) 424-5900
 ATTN: LEVI WILD, PE

APPLICANT:
 SANCHEZ AND ASSOCIATES, LLC.
 402 NORTH TENNESSEE STREET
 MCKINNEY, TEXAS 75069
 (469) 424-5900
 ATTN: LEVI WILD, PE

Notes

- 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.
- 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.
- Preliminary-Final plat for review purposes only.
- The purpose of this plat is to subdivide property into single family lots.

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.

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 1:59 pm, Nov 19, 2015

FIELD NOTES:

Being a tract of land situated in the Oliver Hedgecoxe Survey, Abstract No. 392, in the City of McKinney, Texas, also being the same called 30.359 acre tract of land described by deed to McDowell-Crip McKinney, JV., LLC., recorded in Instrument Number 20071210001637580 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said 30.359 acre tract

THENCE North 57 degrees 29 minutes 30 seconds East a distance of 207.74 to a point for corner at the beginning of a curve to the right;
 THENCE with said curve to the right with a radius of 3440.00 feet, a central angle of 14 degrees 38 minutes 33 seconds, an arc length of 879.12 feet, a chord bearing of North 64 degrees 48 minutes 47 seconds East, a chord length of 876.73 feet;

THENCE South 62 degrees 21 minutes 16 seconds East a distance of 21.07 to a point for corner;
 THENCE South 16 degrees 58 minutes 07 seconds East a distance of 733.33 to a point for corner at the beginning of a curve to the right;
 THENCE with said curve to the right with a radius of 20.00 feet, a central angle of 61 degrees 33 minutes 39 seconds, an arc length of 21.49 feet, a chord bearing of South 13 degrees 48 minutes 48 seconds West, a chord length of 20.47 feet to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left with a radius of 85.00 feet, a central angle of 69 degrees 14 minutes 17 seconds, an arc length of 102.72 feet, a chord bearing of South 09 degrees 48 minutes 37 seconds West, a chord length of 96.58 feet;

THENCE South 65 degrees 21 minutes 32 seconds West a distance of 895.59 to a point for corner;
 THENCE South 24 degrees 38 minutes 28 seconds East a distance of 711.46 to a point for corner;
 THENCE South 89 degrees 46 minutes 13 seconds West a distance of 654.22 to a point for corner;
 THENCE North 00 degrees 20 minutes 11 seconds West a distance of 1364.14 to the POINT OF BEGINNING, containing 1322436 square feet, or 30.359 acres of land.

THENCE SOUTH 00 DEGREES 53 MINUTES 18 SECONDS WEST A DISTANCE OF 274.86' ALONG THE WEST LINE OF SAID TRACT LOT 3R TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 88 DEGREES 37 MINUTES 06 SECONDS WEST A DISTANCE OF 194.41' ALONG THE NORTHERN RIGHT OF WAY OF U.S HIGHWAY 380 TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

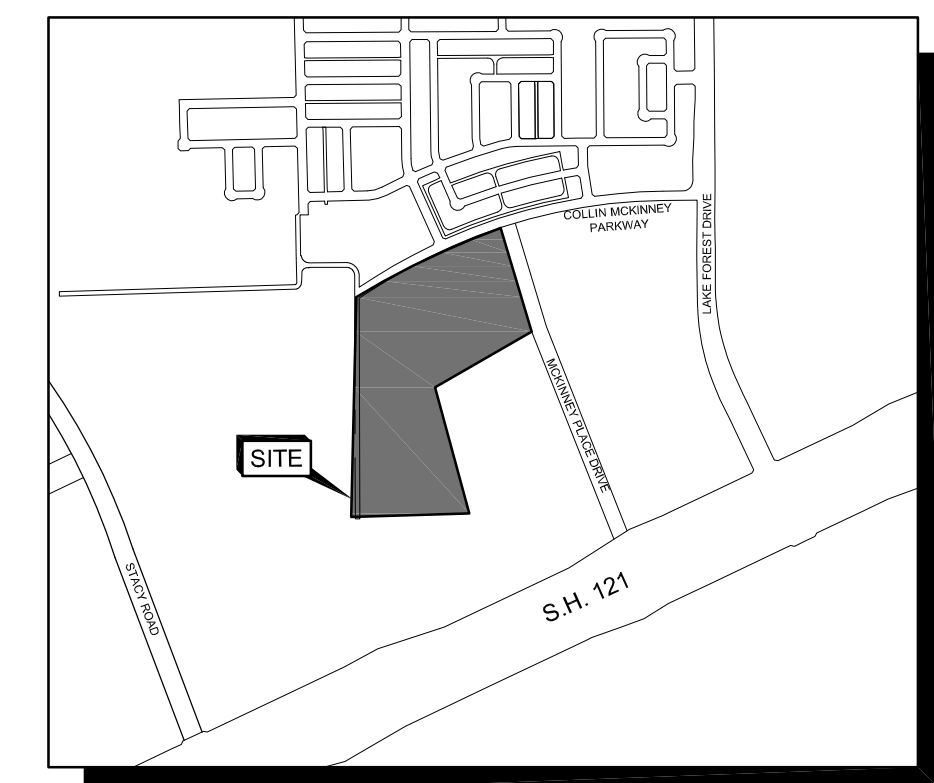
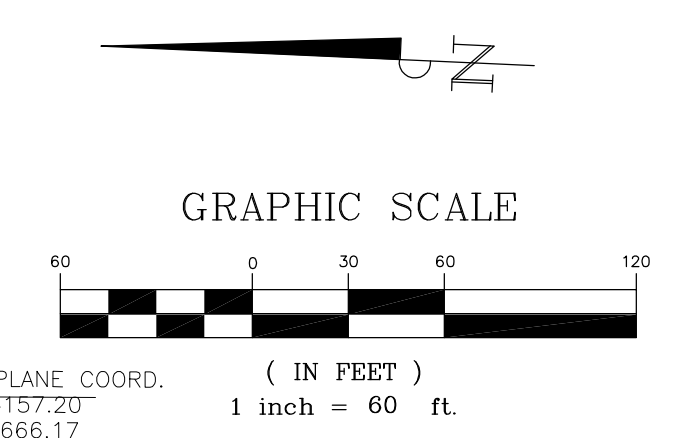
THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID HEADINGTON REALTY TRACT A DISTANCE OF 275.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS EAST WITH THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID HEADINGTON REALTY TRACT A DISTANCE OF 601.34 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 4 AND IN THE EAST LINE OF SAID HEADINGTON REALTY TRACT AND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, OF SKYLINE VILLAGE APARTMENTS TRACT;

THENCE SOUTH 89 DEGREES 26 MINUTES 54 SECONDS EAST WITH THE NORTH LINE OF LOT 4 AND THE SOUTH LINE OF SAID LOT 1, BLOCK 1 OF SKYLINE VILLAGE APARTMENTS TRACT A DISTANCE OF 838.55 FEET TO THE POINT OF BEGINNING AND ENCLOSING 30.359 ACRES OF LAND MORE OR LESS.

LINE	LENGTH	BEARING
L1	128.47'	N57°28'34"E
L2	17.91'	S59°50'27"W
L3	40.19'	S65°20'53"W
L4	23.84'	S89°56'37"W
L5	561.32'	S65°21'33"W
L6	13.87'	S31°37'01"W
L7	9.33'	S52°29'11"W
L8	7.41'	S74°27'23"W
L9	5.28'	N89°12'19"W
L10	5.49'	N82°03'19"W
L11	6.08'	N69°51'38"W
L12	5.40'	N69°36'30"W
L13	30.95'	S65°20'53"W
L14	28.44'	S24°39'07"E
L15	173.35'	S24°08'00"E
L16	475.20'	N67°28'34"E
L17	389.51'	N65°52'00"E
L18	387.36'	S24°39'07"E
L19	80.00'	S65°20'53"W
L20	516.66'	S24°39'07"E
L21	674.02'	S65°20'53"W
L22	80.00'	S24°39'07"E
L23	605.54'	S65°20'53"W
L24	30.21'	S14°15'46"E
L25	44.02'	S00°00'00"E
L26	57.18'	S12°05'00"E
L27	54.17'	N89°38'53"E
L28	98.57'	N77°55'00"E
L29	274.00'	S24°39'24"E
L30	80.00'	S65°20'53"W
L31	280.05'	S24°39'24"E
L32	8.36'	S65°20'36"W
L33	265.79'	S89°33'02"W
L34	52.81'	S89°19'43"W
L35	522.91'	N00°16'44"W
L36	25.39'	S89°43'16"W
L37	48.30'	N89°38'53"E
L38	491.31'	N24°39'07"W
L39	519.11'	N24°39'07"W
L40	128.50'	S24°39'07"E

CURVE	Delta	RADIUS	TANGENT	CHORD DIRECTION	LENGTH
C1	2°18'03"	6763.97'	135.83'	S58°37'36"W	271.62'
C2	16°07'12"	137.10'	19.41'	S68°49'23"W	38.57'
C3	14°54'21"	184.00'	21.48'	N69°27'46"E	42.23'
C4	2°15'26"	3415.00'	67.28'	S63°08'19"W	134.54'
C5	8°23'26"	350.00'	25.67'	S61°40'17"W	51.25'
C6	89°28'53"	48.50'	48.00'	N69°23'34"W	76.74'
C7	90°00'00"	48.50'	48.50'	N20°20'53"E	76.18'
C8	90°00'00"	48.50'	48.50'	N20°20'53"E	76.18'
C9	12°25'12"	478.50'	52.07'	N71°33'29"E	103.72'
C10	14°15'46"	250.00'	31.28'	N07°07'53"W	62.23'
C11	12°05'00"	250.00'	26.46'	S06°02'30"E	52.72'
C12	11°43'53"	250.00'	25.68'	N83°46'56"E	51.19'
C13	77°25'36"	48.50'	38.87'	N63°22'12"W	65.54'
C14	90°00'00"	48.50'	48.50'	N20°20'36"E	76.18'
C15	24°12'26"	350.00'	75.06'	N77°26'49"E	147.87'
C16	18°46'28"	350.00'	57.87'	N79°55'28"E	114.89'
C17	24°18'00"	350.00'	76.35'	N77°29'53"E	148.44'



Notes

- 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.
- 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.
- Preliminary-Final plat for review purposes only.
- The purpose of this plat is to subdivide property into single family lots.

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" IRF ARE A 5/8" IRON ROD WITH A CAP STAMPED
- R.P.L.S. 5430.

**PRELIMINARY-FINAL PLAT
McDOWELL RANCH**

- LOTS 1-51, BLOCK A
- LOTS 1-34, BLOCK B
- LOTS 1-11, BLOCK C
- LOTS 1-17, BLOCK D
- LOTS 1-18, BLOCK E
- 3 COMMON AREAS
- 30.359 ACRES

BEING 30.359 ACRES SITUATED IN THE OLIVER HEDGECOXE SURVEY, ABSTRACT NUMBER 392 AND BEING A PORTION OF A REMAINDER TRACT OF LAND DESCRIBED BY DEED TO McDOWELL-CRIP MCKINNEY, JV., LLC., RECORDED IN INSTRUMENT NUMBER 200712100016375801 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS PREPARED 11/19/15

OWNER: McDOWELL-CRIP MCKINNEY JV LLC
 44 MONTGOMERY STREET SUITE 2090
 SAN FRANCISCO, CA 94104

ENGINEER: SANCHEZ AND ASSOCIATES, LLC.
 402 NORTH TENNESSEE STREET
 MCKINNEY, TEXAS 75069
 (469) 424-5900
 ATTN. LEVI WILD, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC.
 402 NORTH TENNESSEE STREET
 MCKINNEY, TEXAS 75069
 (469) 424-5900
 ATTN. LEVI WILD, PE

DATE: 11/19/2015 SHEET 2 OF 2

RECEIVED
 By Planning Department at 1:59 pm, Nov 19, 2015

L.P. C.C.T. TRACT 1 TODAY MCKINNEY RANCH II, L.P. INST. NO. 20071011001399480 O.P.R.C.C.T.
 VILLAGE PARK PHASE 2B 8 VOL. 2011, PG. 233 O.P.R.C.C.T.
 REMAINDER TRACT 5 MCKINNEY LAND, L.P. INST. NO. 201009090020221890 O.P.R.C.C.T.
 TH MCKINNEY PARTNERS, L.P.
 TRACT 5 MCKINNEY LAND, L.P. INST. NO. 201009090020221890 O.P.R.C.C.T.
 20" WATER LINE ESMT. VOL. 5314, PG. 589
 120' ROW DEDICATION
 5/8" IRF
 207.74
 121 @ LAKE FOREST, L.P. INST. NO. 20150911001158540 O.P.R.C.C.T.
 2727 DEVELOPMENT 1 LP INST. NO. 20150911001158540 O.P.R.C.C.T.
 2727 DEVELOPMENT 1 LP INST. NO. 20150911001158540 O.P.R.C.C.T.
 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 plat is to subdivide property into single family lots.
 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" IRF ARE A 5/8" IRON ROD WITH A CAP STAMPED
 R.P.L.S. 5430.
 PRELIMINARY-FINAL PLAT
McDOWELL RANCH
 LOTS 1-51, BLOCK A
 LOTS 1-34, BLOCK B
 LOTS 1-11, BLOCK C
 LOTS 1-17, BLOCK D
 LOTS 1-18, BLOCK E
 3 COMMON AREAS
 30.359 ACRES
 BEING 30.359 ACRES SITUATED IN THE OLIVER HEDGECOXE SURVEY, ABSTRACT NUMBER 392 AND BEING A PORTION OF A REMAINDER TRACT OF LAND DESCRIBED BY DEED TO McDOWELL-CRIP MCKINNEY, JV., LLC., RECORDED IN INSTRUMENT NUMBER 200712100016375801 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS PREPARED 11/19/15
OWNER: McDOWELL-CRIP MCKINNEY JV LLC
 44 MONTGOMERY STREET SUITE 2090
 SAN FRANCISCO, CA 94104
ENGINEER: SANCHEZ AND ASSOCIATES, LLC.
 402 NORTH TENNESSEE STREET
 MCKINNEY, TEXAS 75069
 (469) 424-5900
 ATTN. LEVI WILD, PE
APPLICANT: SANCHEZ AND ASSOCIATES, LLC.
 402 NORTH TENNESSEE STREET
 MCKINNEY, TEXAS 75069
 (469) 424-5900
 ATTN. LEVI WILD, PE
 DATE: 11/19/2015 SHEET 2 OF 2
 RECEIVED
 By Planning Department at 1:59 pm, Nov 19, 2015