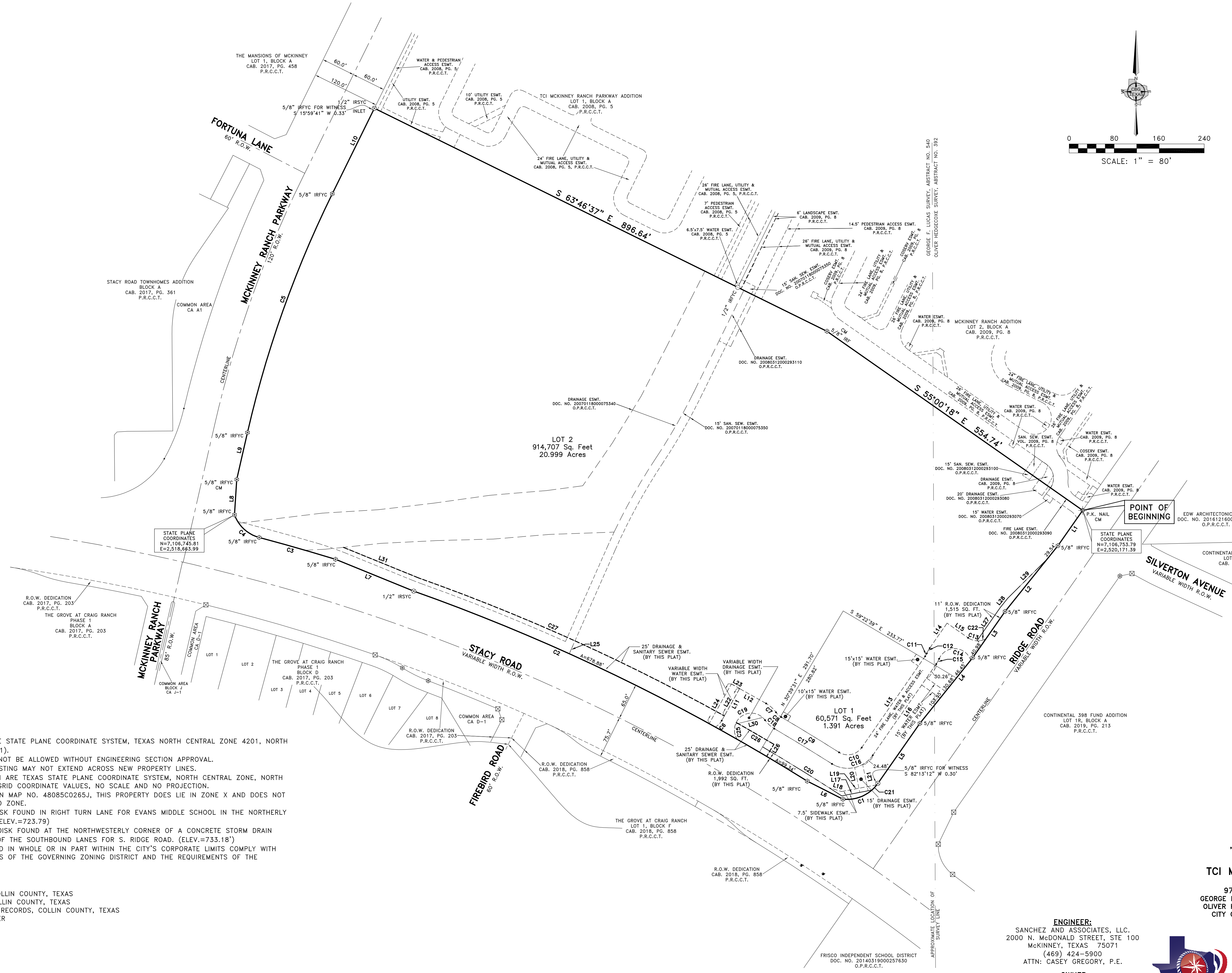
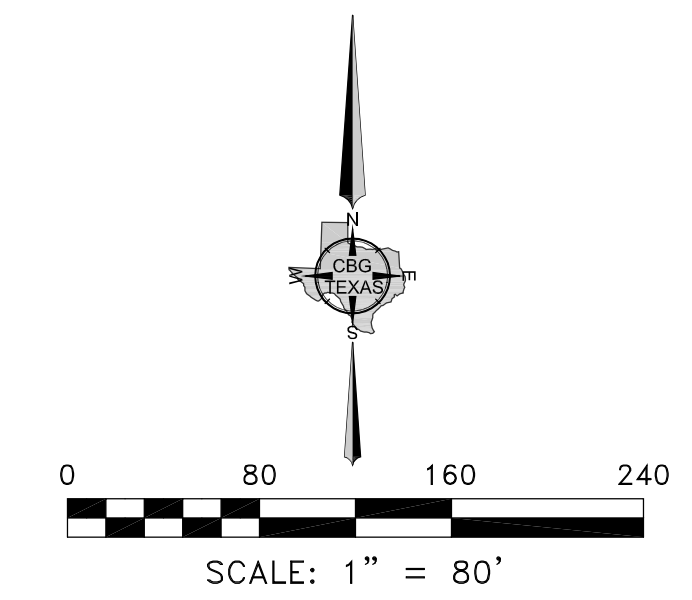


VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4201, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48085C0265J, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) BENCHMARK #5 ALUMINUM DISK FOUND IN RIGHT TURN LANE FOR EVANS MIDDLE SCHOOL IN THE NORTHERLY EDGE OF ELDERADO PARKWAY. (ELEV.=723.79)
- 7) BENCHMARK #54 ALUMINUM DISK FOUND AT THE NORTHWESTERLY CORNER OF A CONCRETE STORM DRAIN INLET, IN THE WESTERLY EDGE OF THE SOUTHBOUND LANES FOR S. RIDGE ROAD. (ELEV.=733.18')
- 8) 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.

LEGEND

- D.R.D.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- DOC. NO. = DOCUMENT NUMBER
- CAB. = CABINET
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- P.K.F. = P.K. NAIL FOUND
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 1/2" IRFVC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JBI"
- 5/8" IRFVC = 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890"
- 1/2" IRSYC = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"

PURPOSE STATEMENT:
PURPOSE FOR THIS PLAT IS TO CREATE 2 LOTS.

SHEET 1 OF 2

"PRELIMINARY FINAL PLAT"

TCI MCKINNEY RANCH ADDITION
LOTS 1 & 2, BLOCK A
978,784 SQ.FT. / 22.470 ACRES
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540 &
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
2000 N. McDONALD STREET, STE 100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, P.E.

OWNER:
H198 KCKINNEYRANCH LAND, LLC
3530 FOREST LANE, SUITE 245
DALLAS, TEXAS 75234
PHONE: ?

Curve Table					
Curve #	Length	Radius	Delta	Cord Bearing	Cord Length
C1	71.56	67.00	61°11'54"	S 65°35'44" W	68.21
C2	778.22	3565.00	12°30'27"	N 64°14'00" W	776.68
C3	141.19	3575.00	2°15'46"	N 74°01'15" W	141.18
C4	61.83	64.00	55°20'59"	N 47°28'31" W	59.45
C5	451.28	1940.00	13°19'41"	N 19°33'32" E	450.26
C6	16.23	30.01	30°59'34"	N 44°45'08" E	16.04
C7	23.72	54.00	25°10'08"	N 48°11'03" W	23.53
C8	12.54	30.00	23°57'04"	S 47°34'31" E	12.45
C9	119.96	3638.38	1°53'21"	S 58°36'23" E	119.96
C10	45.83	30.00	87°31'16"	N 78°34'40" E	41.50
C11	5.99	30.00	11°26'28"	N 29°05'48" E	5.98
C12	10.78	54.00	11°26'28"	N 29°05'48" E	10.77
C13	33.46	30.00	63°54'41"	S 86°57'47" E	31.76

Curve Table					
Curve #	Length	Radius	Delta	Cord Bearing	Cord Length
C14	72.49	30.00	138°26'37"	N 87°24'08" W	56.10
C15	10.78	54.00	11°26'28"	S 29°05'48" W	10.77
C16	81.60	54.00	86°34'42"	S 78°06'23" W	74.05
C17	120.06	3644.61	1°53'15"	N 58°36'12" W	120.05
C18	22.57	54.00	23°57'04"	N 47°34'31" W	22.41
C19	93.09	30.00	177°46'48"	S 55°30'37" W	59.99
C20	165.24	3575.70	2°38'52"	S 58°15'06" E	165.23
C21	16.20	67.00	13°51'22"	N 41°55'28" E	16.16
C22	16.65	30.00	31°48'21"	N 76°59'15" E	16.44
C25	28.13	30.00	53°43'57"	N 06°30'49" W	27.11
C26	77.22	3590.00	1°13'57"	N 59°57'15" W	77.22
C27	596.59	3590.00	9°31'17"	S 65°43'02" E	595.91

Line Table		
Line #	Length	Direction
L1	76.73	S 34°59'53" W
L2	150.00	S 38°49'03" W
L3	100.00	S 34°59'42" W
L4	150.00	S 38°49'03" W
L5	130.00	S 34°59'42" W
L6	71.00	N 63°11'41" W
L7	150.00	N 67°52'00" W
L8	63.00	N 03°38'01" E
L9	85.50	N 12°53'42" E
L10	169.25	N 26°13'23" E
L11	65.11	N 29°13'53" E
L12	54.00	S 60°46'07" E
L13	197.41	N 34°49'02" E
L14	54.00	N 34°49'02" E
L15	45.60	S 55°12'56" E
L16	197.41	N 34°49'02" E

Line Table		
Line #	Length	Direction
L17	54.56	N 79°11'38" E
L18	23.45	N 72°56'14" W
L19	63.56	N 79°11'38" E
L20	45.07	S 11°37'27" E
L21	47.79	S 11°37'27" E
L22	55.54	N 29°13'53" E
L23	16.80	N 60°46'07" W
L24	80.64	S 29°15'37" W
L25	15.15	N 23°52'08" E
L26	25.00	S 30°41'24" W
L27	71.70	N 34°59'42" E
L28	21.85	N 38°49'03" E
L29	99.58	N 45°09'34" E
L30	49.67	N 76°13'21" E
L31	144.50	S 67°52'00" E

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas H198 McKinney Ranch Land, LLC is the owner of a tract of land situated in the George F. Lucas Survey, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392, City of McKinney, Collin County, Texas, and being a tract of land conveyed to H198 McKinney Ranch Land, LLC by deed recorded in Document No. 20161109001523050, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a P.K. Nail found for corner, said corner being the South corner of Lot 2, Block A, McKinney Ranch Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2009, Page 8, Plat Records, Collin County, Texas, said corner being along the Northwest right of way of Ridge Road (Variable width right of way);

THENCE South 34 degrees 59 minutes 53 seconds West along the Northwest right of way line of said Ridge Road, a distance of 76.73 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 38 degrees 49 minutes 03 seconds West along the Northwest right of way line of said Ridge Road, a distance of 150.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 34 degrees 59 minutes 42 seconds West along the Northwest right of way line of said Ridge Road, a distance of 100.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 38 degrees 49 minutes 03 seconds West along the Northwest right of way line of said Ridge Road, a distance of 150.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 34 degrees 59 minutes 42 seconds West along the Northwest right of way line of said Ridge Road, a distance of 130.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the beginning of a curve to the right, having a radius of 67.00 feet, a central angle of 61 degrees 11 minutes 54 seconds, a chord bearing of South 65 degrees 35 minutes 44 seconds West, a chord distance of 68.21 feet, from which a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" bears, South 82 degrees 13 minutes 12 seconds West, a distance of 0.30 feet for witness;

THENCE along said curve to the right, an arc length of 71.56 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the Northeast right of way line of Stacy Road (variable width right of way);

THENCE North 63 degrees 11 minutes 41 seconds West along the Northeast right of way line of said Stacy Road, a distance of 71.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being the beginning of a non-tangent curve to the left, having a radius of 3565.00 feet, a central angle of 12 degrees 30 minutes 27 seconds, a chord bearing of North 64 degrees 14 minutes 00 seconds West, a chord distance of 776.68 feet;

THENCE along said curve to the left and the Northeast right of way line of said Stacy Road, an arc length of 778.22 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 67 degrees 52 minutes 00 seconds West along the Northeast right of way line of said Stacy Road, a distance of 150.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being the beginning of a non-tangent curve to the left, having a radius of 3575.00 feet, a central angle of 02 degrees 15 minutes 46 seconds, a chord bearing of North 74 degrees 01 minutes 15 seconds West, a chord distance of 141.18 feet;

THENCE along said curve to the left and the Northeast right of way line of said Stacy Road, an arc length of 141.19 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being the beginning of a reverse curve to the right, having a radius of 64.00 feet, a central angle of 55 degrees 20 minutes 59 seconds, a chord bearing of North 47 degrees 28 minutes 31 seconds West, a chord distance of 59.45 feet;

THENCE along said curve to the right and the Northeast right of way line of said Stacy Road, an arc length of 61.83 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of McKinney Ranch Parkway;

THENCE North 03 degrees 38 minutes 01 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 63.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE North 12 degrees 53 minutes 42 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 85.50 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of McKinney Ranch Parkway (120 foot right of way), said corner being the beginning of a curve to the right, having a radius of 1940.00 feet, a central angle of 13 degrees 19 minutes 41 seconds, a chord bearing of North 19 degrees 33 minutes 32 seconds East, a chord distance of 450.26 feet;

THENCE along said curve to the right and the Southeast right of way line of said Stacy Road, an arc length of 451.28 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of said McKinney Ranch Parkway;

THENCE North 26 degrees 13 minutes 23 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 169.25 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the West corner of Lot 1, Block A, TCI McKinney Ranch Parkway Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2008, Page 5, Plat Records, Collin County, Texas, from which a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" bears, South 15 degrees 59 minutes 41 seconds West, a distance of 0.33 feet for witness;

THENCE South 63 degrees 46 minutes 37 seconds East along the Southwest line of said Lot 1, Block A of said TCI McKinney Ranch Parkway Addition, a distance of 896.64 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being an ell corner of said Lot 2, Block A, McKinney Ranch Addition;

THENCE South 55 degrees 00 minutes 18 seconds East along the Southwest line of said Lot 2, Block A, McKinney Ranch Addition, a distance of 554.74 feet to the POINT OF BEGINNING and containing 978,784 square feet or 22.470 acres of land.

DRAINAGE NOTES:

1) The owners of Block A, Lot 1 of this plat shall be solely responsible for the maintenance of the private drainage easements within their respective lot. The owner(s) shall further hold the City of McKinney harmless from any damages to persons to the owner's lot or any affected lot arising from such maintenance of the referenced easement, although it retains the right to enter upon the easement for public purposes.

2) The private Drainage Easements shall remain unobstructed at property lines. No fence post shall be placed centered on drainage swale flowlines.

GENERAL NOTES

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- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48085C0265J, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) BENCHMARK #5 ALUMINUM DISK FOUND IN RIGHT TURN LANE FOR EVANS MIDDLE SCHOOL IN THE NORTHERLY EDGE OF ELDORADO PARKWAY. (ELEV.=723.79)
- 7) BENCHMARK #54 ALUMINUM DISK FOUND AT THE NORTHWESTERLY CORNER OF A CONCRETE STORM DRAIN INLET, IN THE WESTERLY EDGE OF THE SOUTHBOUND LANES FOR S. RIDGE ROAD. (ELEV.=733.18')
- 8) 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.

APPROVED
CITY MANAGER CITY OF MCKINNEY, TEXAS
DATE:
ATTEST
CITY SECRETARY CITY OF MCKINNEY, TEXAS
DATE:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, H198 McKinney Ranch Land, LLC, acting by and through its duly authorized officer, does hereby adopt this Final Plat, designating the herein described property as **LOTS 1 AND 2, BLOCK A, TCI MCKINNEY RANCH ADDITION**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate, to the public use forever any streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All or any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growth, which in anyway endanger or 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, of 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 McKinney, Texas, this the _____ day of _____, 2021.

By: _____
H198 McKinney Ranch Land, LLC, Owner Date

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the crner monuments shown thereon were either found or properly placed under my supervision, in accordance with the Subdivision Regulations of the City of McKinney, Collin County, Texas.

Dated this the _____ day of _____, 2021.

RELEASED FOR REVIEW 06/07/2021 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally Date

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

SHEET 2 OF 2

"PRELIMINARY FINAL"

TCI MCKINNEY RANCH ADDITION
LOTS 1 & 2, BLOCK A
978,784 SQ.FT. / 22.470 ACRES
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540 &
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
2000 N. McDONALD STREET, STE 100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, P.E.

OWNER:
H198 MCKINNEYRANCH LAND, LLC
3530 FOREST LANE, SUITE 245
DALLAS, TEXAS 75234
PHONE: ?

