

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	F	10,020	0.230
2	F	8,189	0.188
3	F	7,178	0.165
4	F	6,658	0.153
5	F	6,305	0.145
6	F	6,000	0.138
7	F	6,000	0.138
8	F	6,000	0.138
9	F	6,000	0.138
10	F	6,000	0.138
11	F	6,000	0.138
12	F	6,000	0.138
13	F	7,859	0.180
14	F	8,446	0.194
15	F	8,881	0.204
16	F	9,052	0.208
17	F	6,000	0.138
18	F	6,000	0.138
19	F	6,200	0.142
20	F	6,756	0.155
21	F	7,115	0.163
22	F	7,432	0.171
23	F	7,172	0.165
24	F	6,666	0.153
25	F	6,042	0.139
26	F	6,000	0.138
27	F	8,308	0.191
28	F	7,752	0.178
29	F	10,011	0.230
30	F	6,074	0.139
31	F	4,997	0.115
32	F	4,814	0.111
33	F	4,800	0.110
34	F	4,800	0.110
35	F	4,800	0.110
36	F	4,800	0.110
37	F	4,800	0.110
38	F	4,800	0.110
39	F	4,800	0.110
40	F	4,800	0.110
41	F	5,900	0.135
42	F	9,954	0.229
43	F	6,764	0.155
44	F	6,902	0.158
45	F	6,888	0.158
46	F	7,467	0.171
47	F	8,175	0.188
48	F	20,123	0.462
49	F	15,060	0.346
50	F	6,402	0.147
51	F	6,428	0.148
52	F	6,196	0.142
53	F	6,092	0.140
54	F	6,008	0.138
55	F	6,000	0.138
56	F	6,000	0.138
57	F	6,000	0.138
58	F	7,357	0.169

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	I	5,913	0.136
2	I	6,000	0.138
3	I	6,000	0.138
4	I	6,000	0.138
5	I	7,165	0.164
6	I	7,264	0.167
7	I	7,234	0.166
8	I	6,371	0.146
9	I	6,000	0.138
10	I	6,000	0.138
11	I	6,000	0.138
12	I	6,000	0.138
13	I	6,000	0.138
14	I	6,117	0.140
15	I	6,311	0.145
16	I	6,304	0.145
17	I	6,304	0.145
18	I	6,304	0.145
19	I	6,304	0.145
20	I	6,304	0.145
21	I	6,304	0.145
22	I	6,350	0.146
23	I	6,159	0.141
24	I	6,315	0.145
25	I	6,471	0.149
26	I	6,620	0.152
27	I	6,295	0.145
28	I	11,390	0.261
29	I	13,293	0.305
30	I	7,232	0.166
31	I	8,000	0.184
32	I	8,000	0.184
33	I	8,000	0.184
34	I	8,000	0.184
35	I	9,600	0.220
36	I	9,600	0.220
37	I	10,170	0.233
38	I	11,003	0.253
39	I	10,609	0.244
40	I	10,215	0.234
41	I	9,821	0.225
42	I	8,104	0.186
43	I	7,958	0.183
44	I	7,954	0.183
45	I	7,951	0.183
46	I	7,776	0.179
47	I	8,373	0.192
48	I	11,685	0.268
49	I	6,897	0.158
50	I	7,444	0.171
51	I	7,778	0.179
52	I	8,112	0.186
53	I	8,446	0.194
54	I	9,272	0.213
55	I	10,243	0.235

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
50	A	9,450	0.217
51	A	9,450	0.217
52	A	9,502	0.218
53	A	10,409	0.239
54	A	10,408	0.239
55	A	10,408	0.239
56	A	10,408	0.239
57	A	10,856	0.249
58	A	10,665	0.245
59	A	11,285	0.259
60	A	11,892	0.273

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	K	7,750	0.178
2	K	6,000	0.138
3	K	6,000	0.138
4	K	8,247	0.189
5	K	10,379	0.238
6	K	8,336	0.191
7	K	7,835	0.180
8	K	11,278	0.259
9	K	10,745	0.247
10	K	7,750	0.178
11	K	6,000	0.138
12	K	7,200	0.165
13	K	8,490	0.195
14	K	7,652	0.176

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	G	5,950	0.137
2	G	4,800	0.110
3	G	4,800	0.110
4	G	4,800	0.110
5	G	4,800	0.110
6	G	4,800	0.110
7	G	4,800	0.110
8	G	4,800	0.110

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	L	9,550	0.219
2	L	8,400	0.193
3	L	8,400	0.193
4	L	7,200	0.165
5	L	7,200	0.165
6	L	7,200	0.165
7	L	7,200	0.165
8	L	9,627	0.221
9	L	9,207	0.211
10	L	7,200	0.165
11	L	7,200	0.165
12	L	7,200	0.165
13	L	7,200	0.165
14	L	7,200	0.165
15	L	8,400	0.193
16	L	9,550	0.219

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	H	11,383	0.261
2	H	8,991	0.206
3	H	7,347	0.169
4	H	7,200	0.165
5	H	7,200	0.165
6	H	8,350	0.192
7	H	8,350	0.192
8	H	7,308	0.168
9	H	8,078	0.185
10	H	8,694	0.200
11	H	13,049	0.300
12	H	12,847	0.295
13	H	9,589	0.220
14	H	8,579	0.197

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	M	8,350	0.192
2	M	7,200	0.165
3	M	7,200	0.165
4	M	7,200	0.165
5	M	7,204	0.165
6	M	7,415	0.170
7	M	8,158	0.187
8	M	11,320	0.260
9	M	8,318	0.191
10	M	8,236	0.189
11	M	9,796	0.225
12	M	7,200	0.165
13	M	7,200	0.165
14	M	7,200	0.165
15	M	7,200	0.165
16	M	7,200	0.165
17	M	7,200	0.165
18	M	8,350	0.192

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	J	9,071	0.208
2	J	7,841	0.180
3	J	7,881	0.181
4	J	7,509	0.172
5	J	8,394	0.193
6	J	6,566	0.151
7	J	6,532	0.150
8	J	8,388	0.193
9	J	8,453	0.194
10	J	7,844	0.180
11	J	9,324	0.214

MEAN LOT SIZE - 7,707 SQ. FT. / 0.177 ACRES  
 MEDIAN LOT SIZE - 7,204 SQ. FT. / 0.165 ACRES

**FINAL PLAT**  
 OF  
**ASTER PARK, PHASE 1B**  
 BEING

67.336 ACRES

SITUATED IN THE

CHARLES A. BURNS SURVEY, ABSTRACT No. 109  
 COLEMAN WATSON SURVEY, ABSTRACT No. 945  
 BENJAMIN THAYER SURVEY, ABSTRACT No. 915  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

205 RESIDENTIAL LOTS, 9 COMMON AREAS  
 Date: March 2023

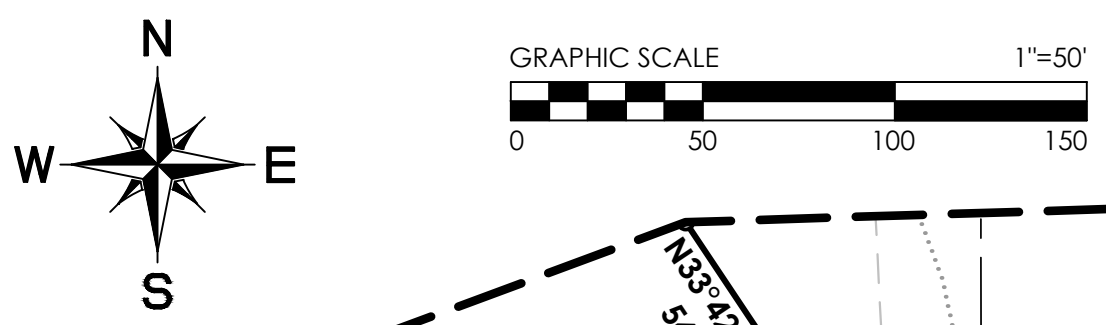
DEVELOPER:

**Hines**  
 2700 COMMERCE STREET, SUITE 1600  
 DALLAS, TX 75226  
 972-716-0152

PREPARED BY:

**GMcivil**  
 Engineering & Surveying  
 2559 SW Grapevine Pkwy., Grapevine, Texas 76051  
 817-329-4373  
 TX Eng Firm # F-2944 | TS Surv Firm # 10021700

OWNER:  
**HT FM 1461 OWNER LP**  
 2800 Post Oak Boulevard, Suite 4800  
 Houston, TX 77056



SEE SHEET 4

SEE SHEET 5

SEE SHEET 7



CALLLED 230.00 ACRES  
BCO TURNPIKE DISTRICT  
CENTER M, L.L.C.  
INST. NO. 20160216000178110  
D.R.C.C.T.

REMAINDER OF 428.025 ACRES  
HT FM 1461 OWNER LP  
INST. NO. 2021122800297540  
D.R.C.C.T.

CHARLES A. BURNS  
SURVEY  
ABSTRACT NO. 109

COLEMAN WATSON SURVEY  
ABSTRACT NO. 945

REMAINDER OF  
CALLLED 230.00 ACRES  
BCO TURNPIKE DISTRICT CENTER M, L.L.C.  
INST. NO. 20160216000178110  
D.R.C.C.T.

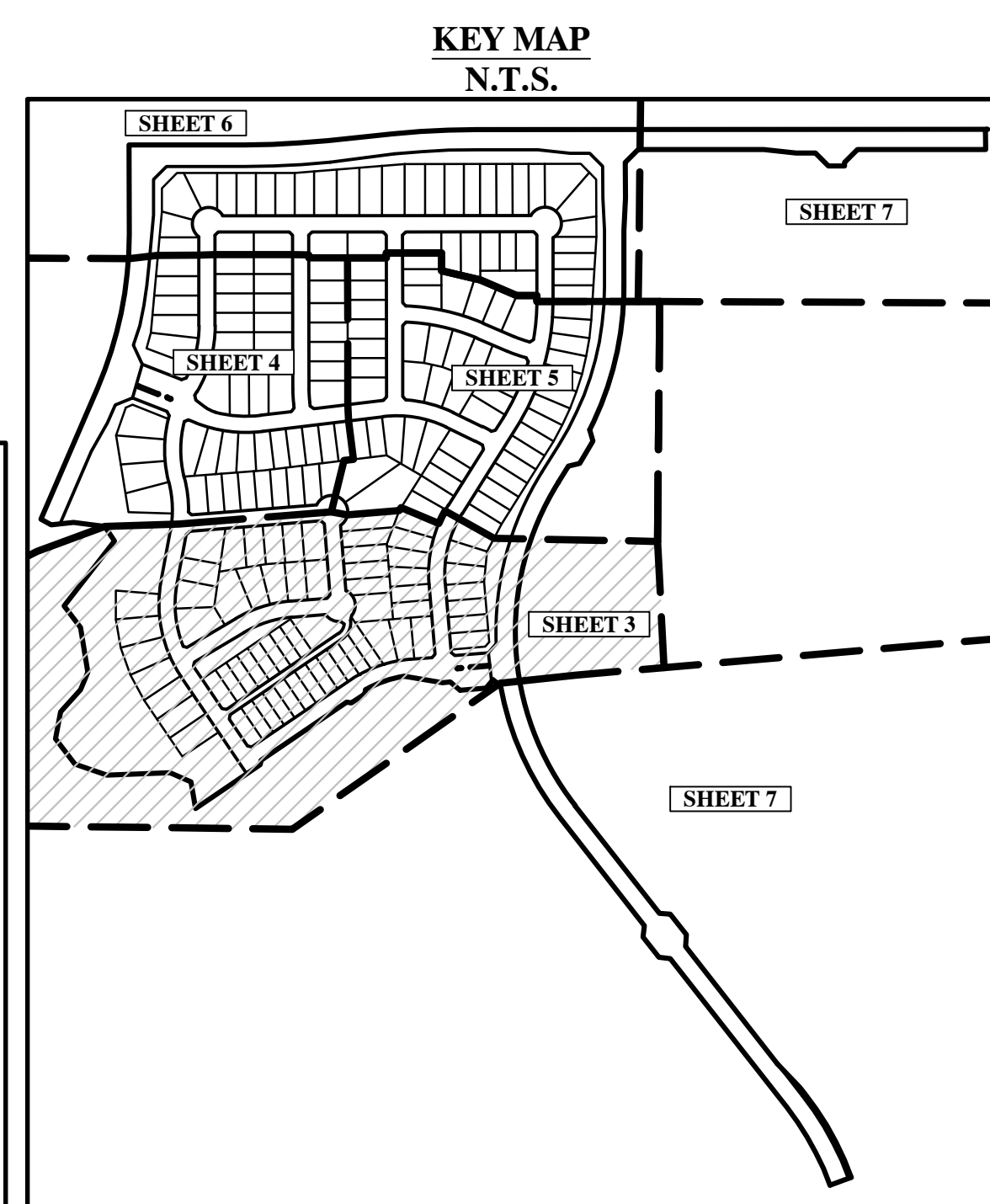
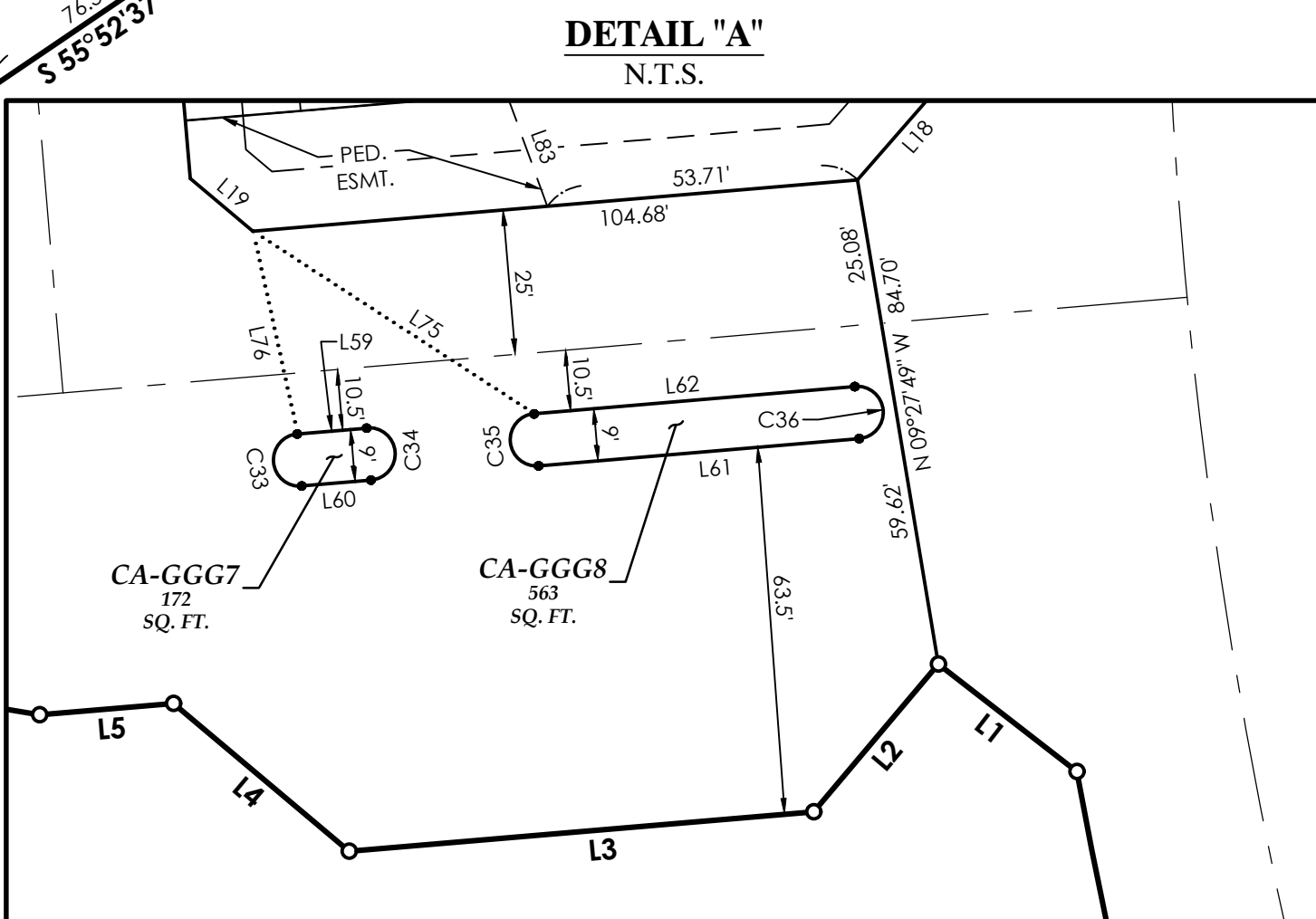
CHARLES A. BURNS  
SURVEY  
ABSTRACT NO. 109

REMAINDER OF 428.025 ACRES  
HT FM 1461 OWNER LP  
INST. NO. 2021122800297540  
D.R.C.C.T.

The proposed Collin County Soil & Water Conservation Impounding Water Easement has been shown based on proposed grading. Prior to recording a Plat for Lots S0-S2, Block A documentation will be provided to the city of McKinney identifying that the proposed Collin County Soil & Water Conservation Impounding Water Easement is consistent with what has been approved by the District.

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.

SEE SHEET 6 FOR  
LINE & CURVE TABLE



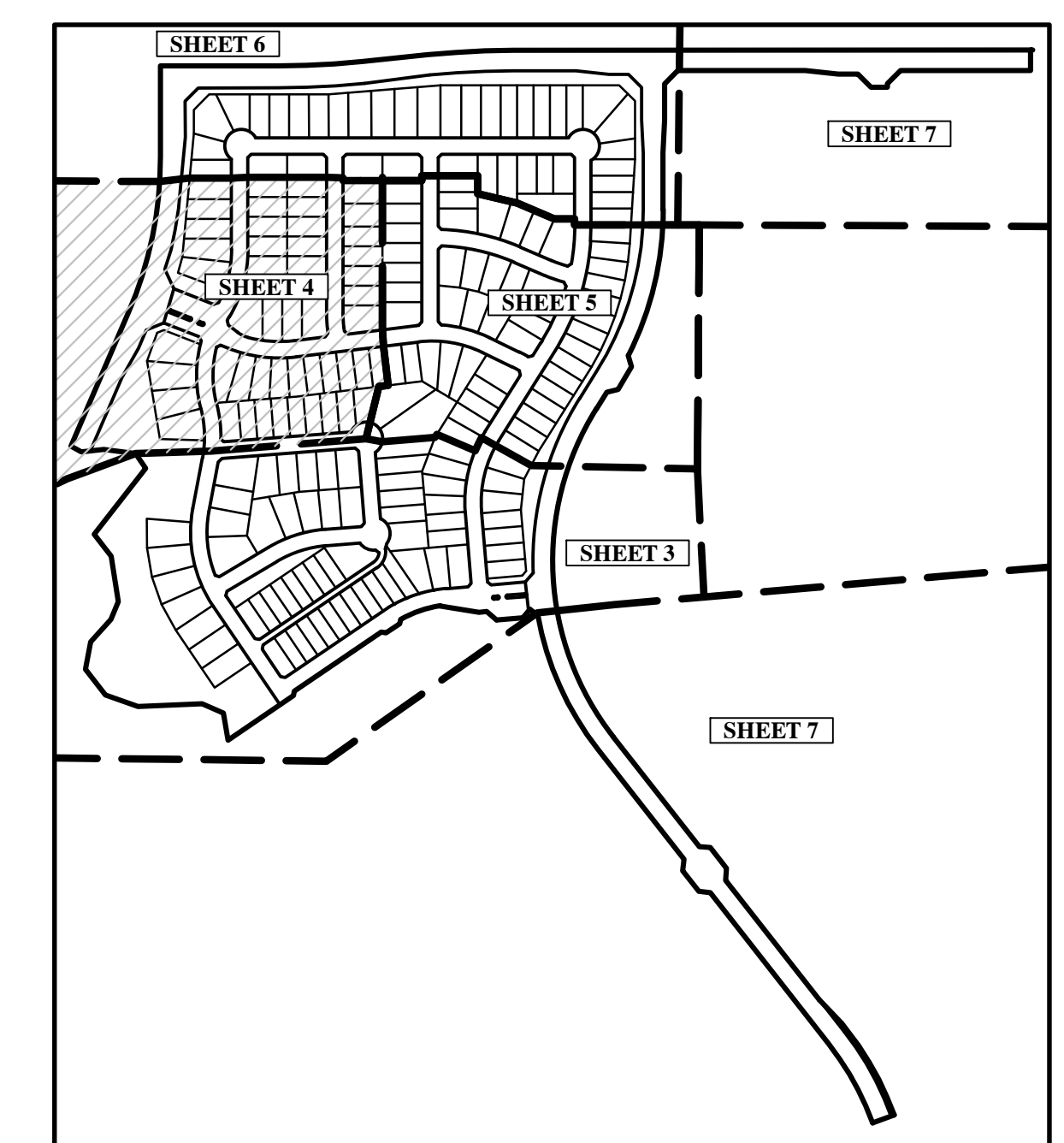
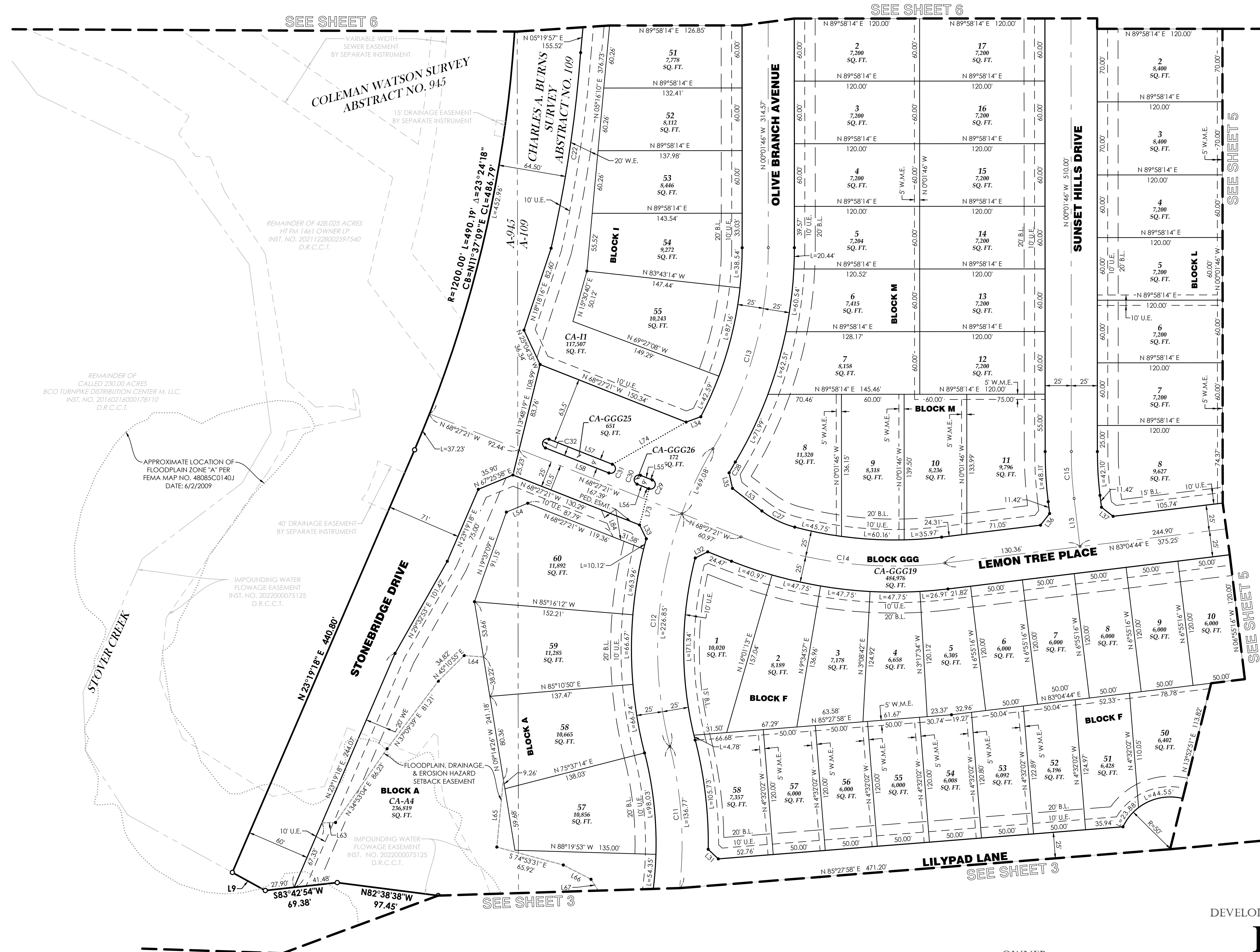
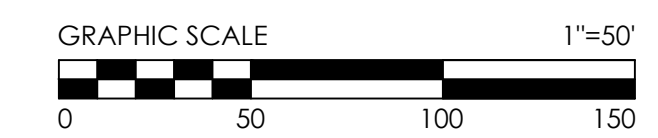
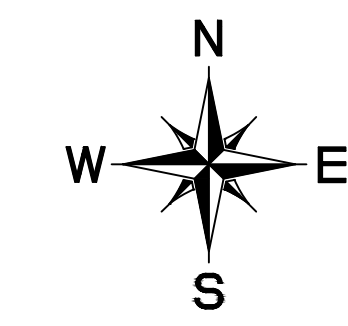
OWNER:  
**HT FM 1461 OWNER LP**  
2800 Post Oak Boulevard, Suite 4800  
Houston, TX 77056

DEVELOPER:

**Hines**  
2700 COMMERCE STREET, SUITE 1600  
DALLAS, TX 75226  
972-716-0152

**FINAL PLAT**  
OF  
**ASTER PARK, PHASE 1B**  
BEING  
67.336 ACRES  
SITUATED IN THE  
CHARLES A. BURNS SURVEY, ABSTRACT No. 109  
COLEMAN WATSON SURVEY, ABSTRACT No. 945  
BENJAMIN THAYER SURVEY, ABSTRACT No. 915  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
205 RESIDENTIAL LOTS, 9 COMMON AREAS  
Date: March 2023

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700



KEY MAP  
N.T.S.

SEE SHEET 6 FOR  
LINE & CURVE TABLE

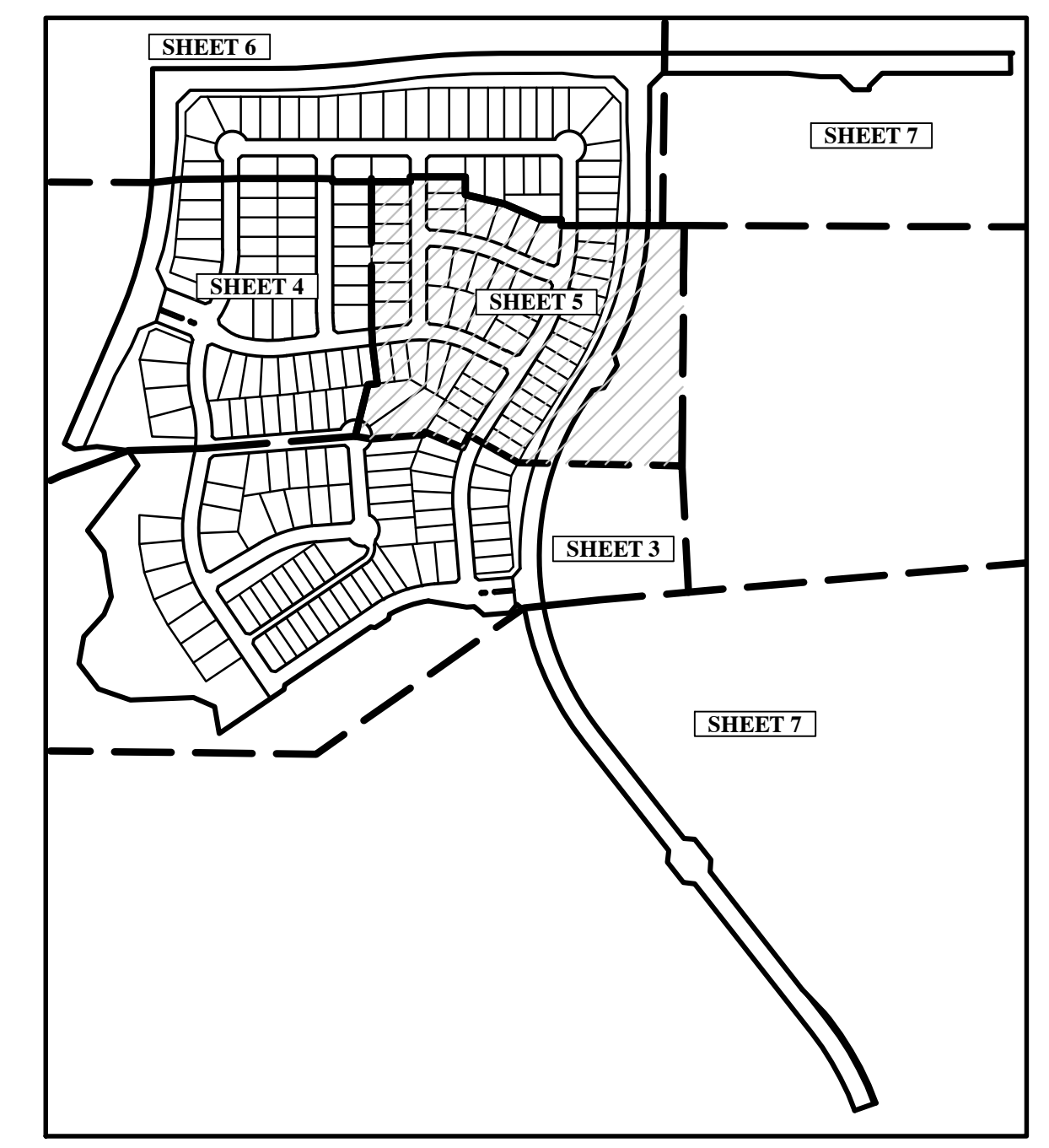
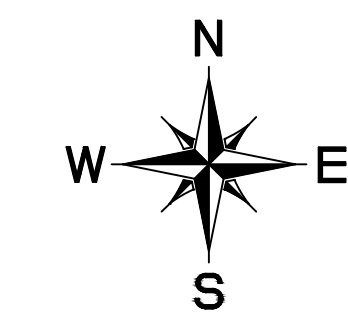
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817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**FINAL PLAT**  
OF  
**ASTER PARK, PHASE 1B**  
BEING  
67.336 ACRES  
SITUATED IN THE  
CHARLES A. BURNS SURVEY, ABSTRACT No. 109  
COLEMAN WATSON SURVEY, ABSTRACT No. 945  
BENJAMIN THAYER SURVEY, ABSTRACT No. 915  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
205 RESIDENTIAL LOTS, 9 COMMON AREAS  
Date: March 2023

DEVELOPER:  
**Hines**  
2700 COMMERCE STREET, SUITE 1600  
DALLAS, TX 75226  
972-716-0152

OWNER:  
**HT FM 1461 OWNER LP**  
2800 Post Oak Boulevard, Suite 4800  
Houston, TX 77056

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.



KEY MAP  
N.T.S.

SEE SHEET 6 FOR  
LINE & CURVE TABLE

**FINAL PLAT**  
OF  
**ASTER PARK, PHASE 1B**

BEING  
67.336 ACRES  
SITUATED IN THE  
CHARLES A. BURNS SURVEY, ABSTRACT No. 109  
COLEMAN WATSON SURVEY, ABSTRACT No. 945  
BENJAMIN THAYER SURVEY, ABSTRACT No. 915  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
205 RESIDENTIAL LOTS, 9 COMMON AREAS  
Date: March 2023

DEVELOPER:

**Hines**

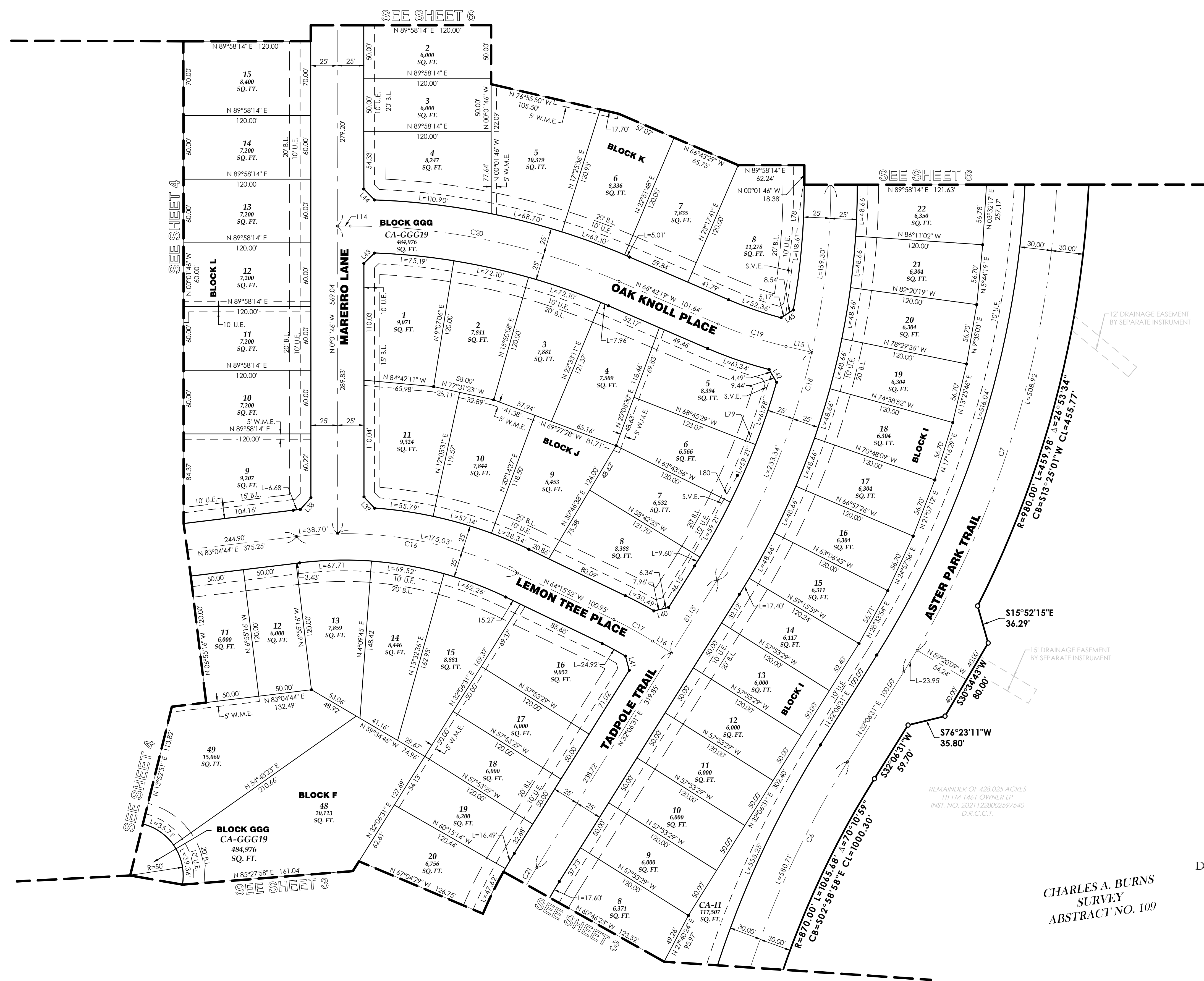
2700 COMMERCE STREET, SUITE 1600  
DALLAS, TX 75226  
972-716-0152

CHARLES A. BURNS  
SURVEY  
ABSTRACT NO. 109

PREPARED BY:

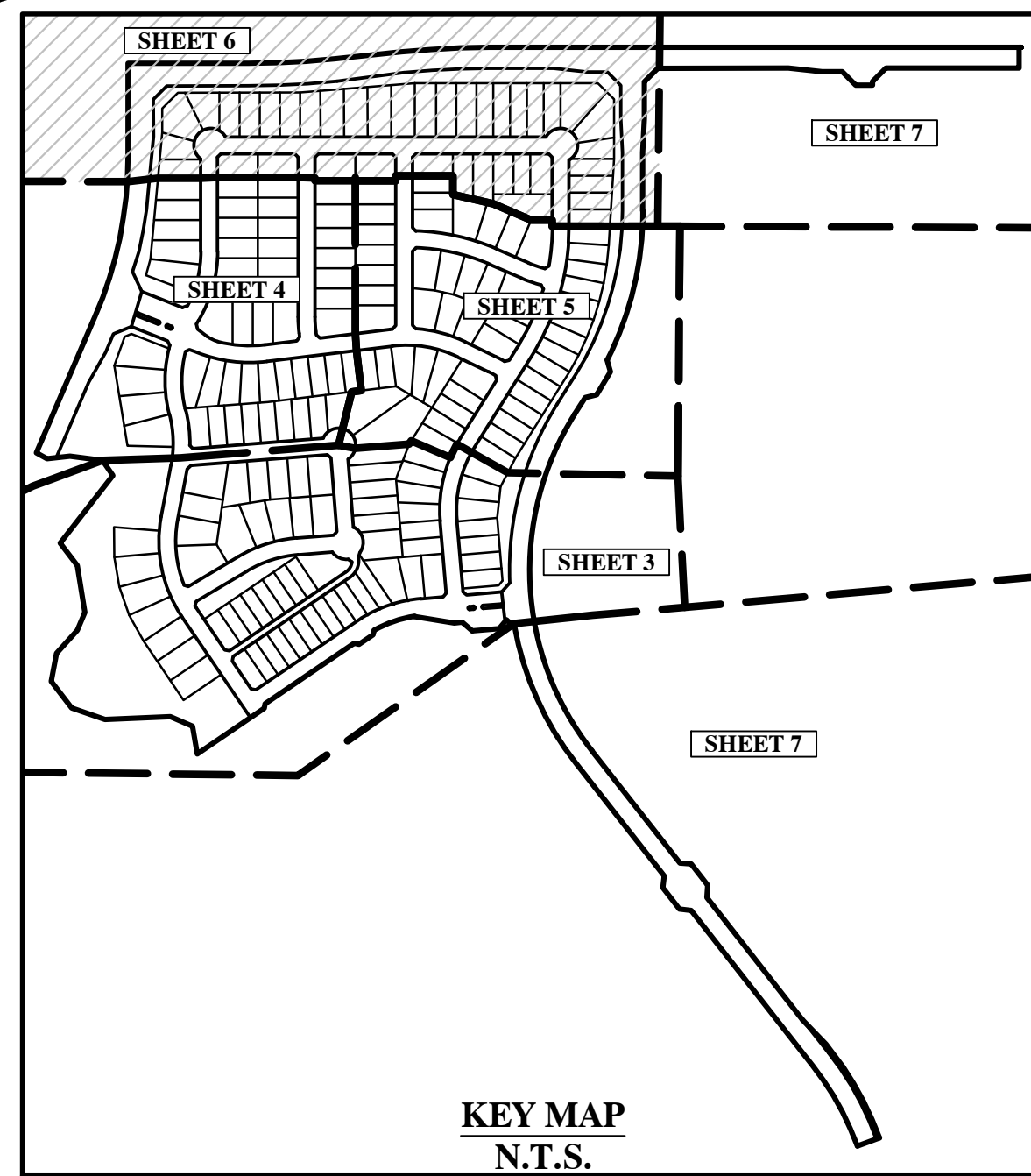


OWNER:  
**HT FM 1461 OWNER LP**  
2800 Post Oak Boulevard, Suite 4800  
Houston, TX 77056



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.

EV:0958 - Rock Creek Ranch COGO (P) (A) PHASE 1B (D) 938-FPLA (P) 18-SHEETS.dwg

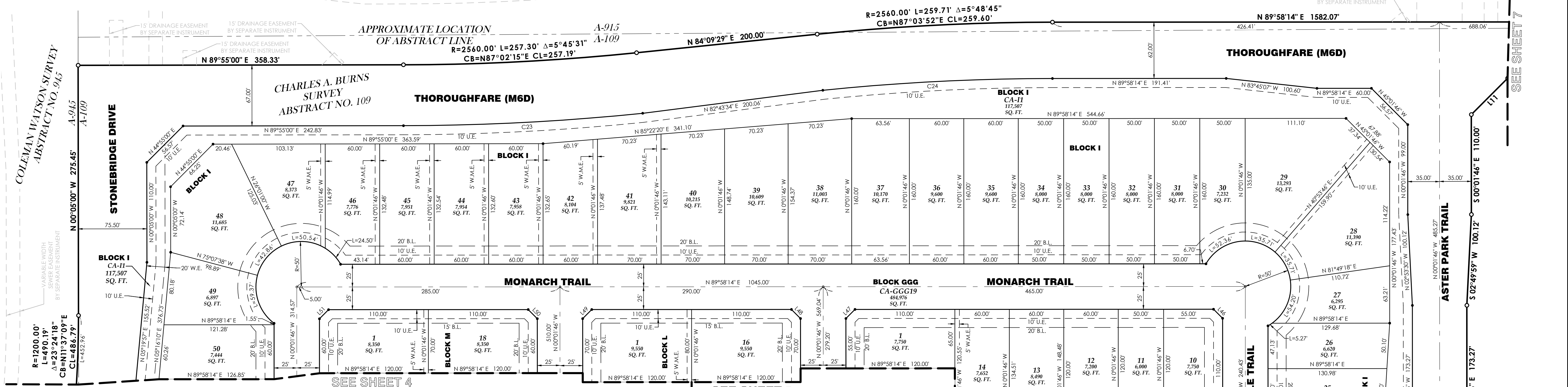
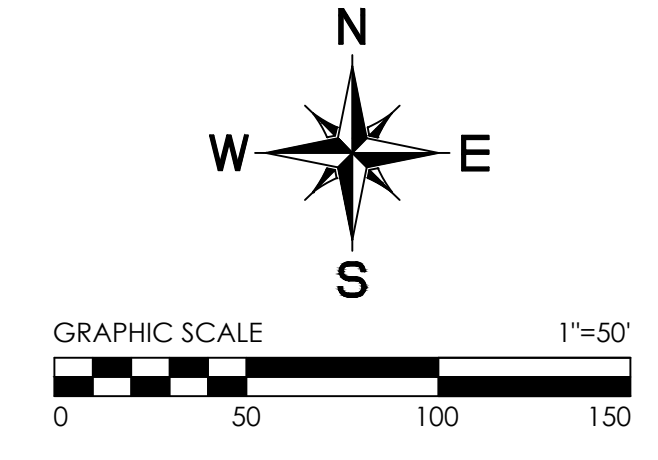


CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00	127.62	20°53'31"	S70°56'49"W	126.92
C2	980.00	459.98	26°53'34"	S13°25'01"W	455.77
C3	900.00	284.31	18°05'59"	N29°01'28"W	283.13
C4	375.00	2.04	0°18'44"	S51°46'10"W	2.04
C5	375.00	54.12	8°16'09"	S48°24'46"W	54.07
C6	900.00	1102.43	70°10'59"	N02°58'58"W	1034.79
C7	950.00	532.87	32°08'16"	N16°02'23"E	525.91
C8	382.10	174.83	26°12'55"	N71°54'22"E	173.30
C9	375.00	292.49	44°41'20"	N11°46'43"W	285.13
C10	375.00	171.42	26°11'30"	S72°22'13"W	169.94
C11	375.00	163.27	24°56'43"	N01°54'24"W	161.98
C12	375.00	295.93	45°12'55"	N08°13'42"E	288.31
C13	375.00	202.01	30°51'55"	N15°24'12"E	199.58
C14	400.00	198.72	28°27'54"	S82°41'18"E	196.69
C15	375.00	45.11	6°53'30"	N03°28'31"W	45.08
C16	375.00	213.74	32°39'23"	S80°35'34"E	210.85
C17	375.00	41.71	6°22'23"	S61°04'41"E	41.69
C18	700.00	392.64	32°08'16"	N16°02'23"E	387.51
C19	375.00	67.32	10°17'06"	S71°50'52"E	67.22
C20	640.00	260.53	23°19'27"	S78°22'02"E	258.74

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	375.00	241.96	36°58'09"	N13°37'26"E	237.79
C22	1264.50	189.67	8°35'40"	N08°35'07"E	189.50
C23	2627.00	264.03	5°45'31"	N87°02'15"E	263.92
C24	2498.00	253.42	5°48'45"	S87°03'52"W	253.31
C25	60.00	65.71	62°45'02"	N24°30'05"E	62.48
C26	40.00	35.34	50°37'25"	N30°33'54"E	34.20
C27	88.50	35.24	22°48'47"	N43°50'12"W	35.01
C28	350.00	11.95	1°57'25"	S29°51'27"W	11.95
C29	4.50	14.14	180°00'00"	S21°32'39"W	9.00
C30	4.50	14.14	180°00'00"	N21°32'39"E	9.00
C31	4.50	14.14	180°00'00"	S21°32'39"W	9.00
C32	4.50	14.14	180°00'00"	N21°32'39"E	9.00
C33	4.50	14.14	180°00'00"	N04°51'38"W	9.00
C34	4.50	14.14	180°00'00"	S04°51'38"E	9.00
C35	4.50	14.14	180°00'00"	N04°51'38"W	9.00
C36	4.50	14.14	180°00'00"	S04°51'38"E	9.00

REMAINDER OF 428.025 ACRES  
HT FM 1461 OWNER LP  
INST. NO. 20211228002597540  
D.R.C.C.T.

BENJAMIN THAYER SURVEY  
ABSTRACT NO. 915



LINE #	BEARING	DISTANCE
L1	N52°11'36"W	30.24
L2	S40°08'22"W	33.34
L3	S85°08'22"W	80.43
L4	S49°51'38"E	39.60
L5	N85°08'22"E	23.21
L6	S12°46'47"W	13.66
L7	N79°07'23"W	14.14
L8	S10°52'37"W	14.14
L9	N61°01'01"W	35.91
L10	S83°22'13"W	7.10
L11	S44°58'14"W	56.57
L12	S34°07'23"E	35.00
L13	N06°55'16"W	46.42
L14	N89°58'14"E	12.00
L15	S74°59'25"E	25.00
L16	S57°53'29"E	21.00
L17	S51°56'15"W	47.51
L18	N41°02'33"E	35.91
L19	S49°51'38"E	14.14
L20	N40°08'22"E	14.14

LINE #	BEARING	DISTANCE
L21	S79°07'23"E	14.14
L22	S10°52'37"W	14.14
L23	N52°18'22"W	12.75
L24	S14°59'41"W	17.88
L25	S79°07'23"E	14.14
L26	S13°26'26"W	13.93
L27	N71°38'18"W	13.10
L28	S40°27'58"W	14.14
L29	S49°32'02"E	14.14
L30	N48°00'58"E	15.88
L31	S46°31'35"E	13.38
L32	S63°24'28"W	13.35
L33	N26°11'58"W	14.80
L34	N69°56'28"E	14.96
L35	S12°11'05"E	15.27
L36	N38°04'44"E	14.14
L37	S51°55'16"W	14.14
L38	N42°21'40"E	14.77
L39	S43°20'20"E	14.55
L40	N76°27'50"E	14.30

LINE #	BEARING	DISTANCE
L41	N14°38'54"W	13.70
L42	N30°19'32"W	13.92
L43	S45°48'33"W	13.93
L44	S44°15'14"E	14.33
L45	N57°11'00"E	13.71
L46	N45°01'46"W	14.14
L47	S44°58'14"W	14.14
L48	N45°01'46"W	14.14
L49	S44°58'14"W	14.14
L50	N45°01'46"W	14.14
L51	S44°58'14"W	14.14
L52	N41°02'33"E	18.69
L53	S52°25'48"E	35.52
L54	S67°25'58"W	22.09
L55	S68°27'21"E	12.00
L56	N68°27'21"W	12.00
L57	S68°27'21"E	65.29
L58	N68°27'21"W	65.29
L59	N85°08'22"E	12.00
L60	S85°08'22"W	12.00

LINE #	BEARING	DISTANCE
L61	S85°08'22"W	55.51
L62	N85°08'22"E	55.51
L63	N89°02'45"E	13.01
L64	S85°36'20"E	18.56
L65	S05°28'08"W	65.31
L66	S62°43'49"E	29.84
L67	S33°21'12"E	38.25
L68	S56°31'56"W	26.70
L69	S60°49'24"W	31.81
L70	S69°37'51"W	27.40
L71	S09°01'03"W	17.41
L72	S10°59'59"E	24.80
L73	S14°19'11"W	35.78
L74	N60°14'34"E	81.36
L75	N57°00'01"W	57.84
L76	N12°21'00"W	35.81
L77	S34°32'02"E	30.86
L78	N07°37'51"E	131.81
L79	S18°33'05"W	101.12
L80	S29°24'51"W	144.40

LINE #	BEARING	DISTANCE
L81	S09°30'48"E	201.69
L82	N25°52'37"E	21.70
L83	N19°51'38"W	20.71
L84	S23°27'21"E	28.28

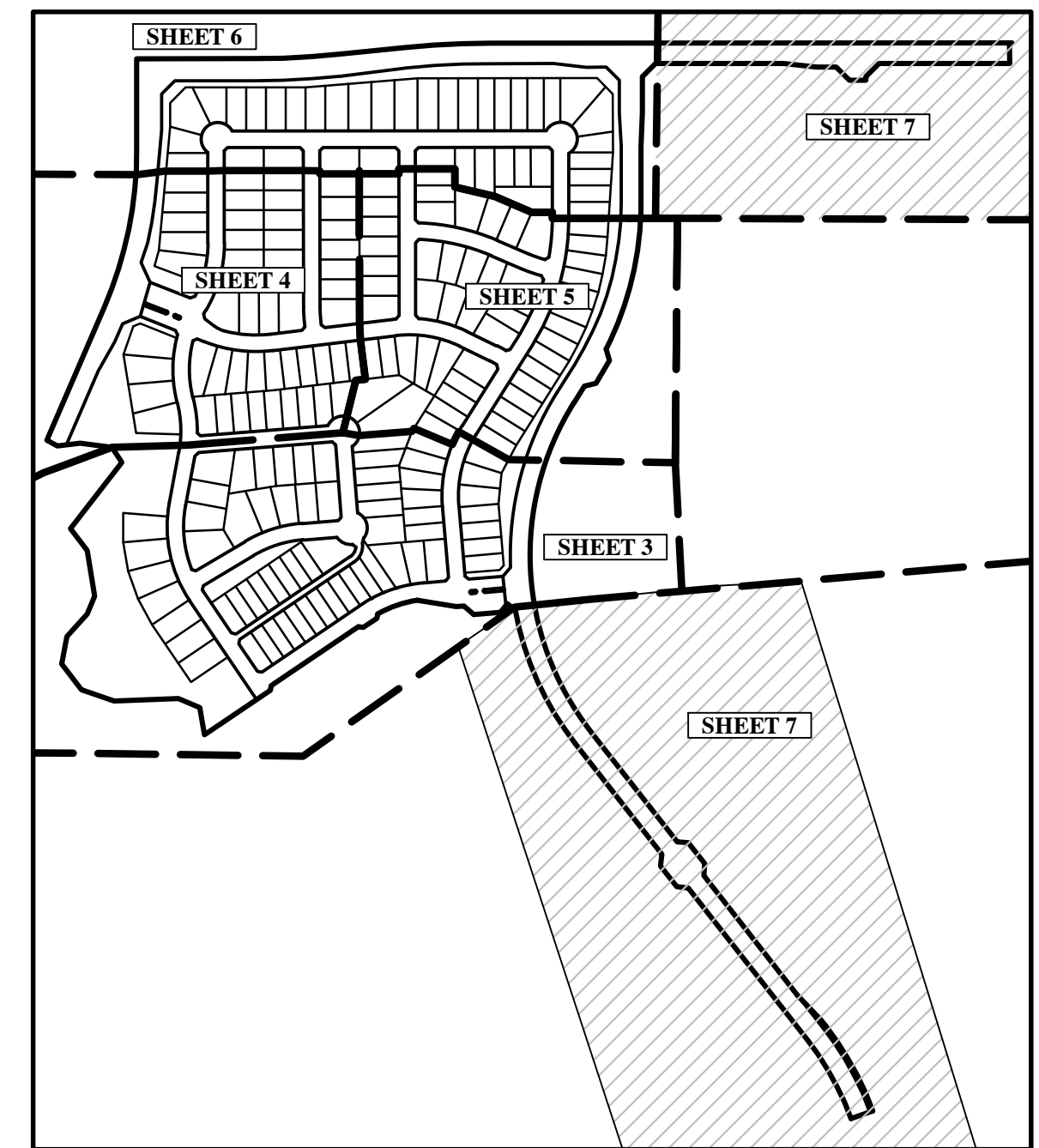
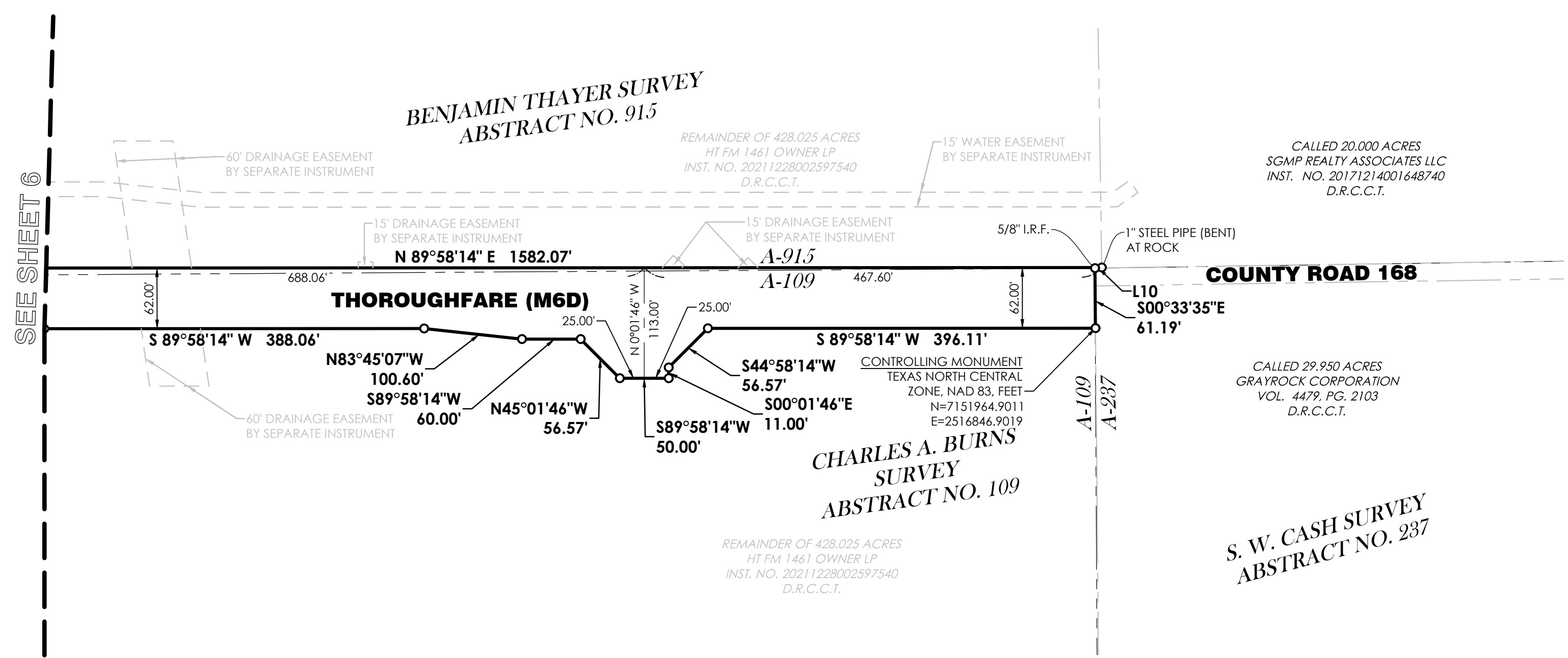
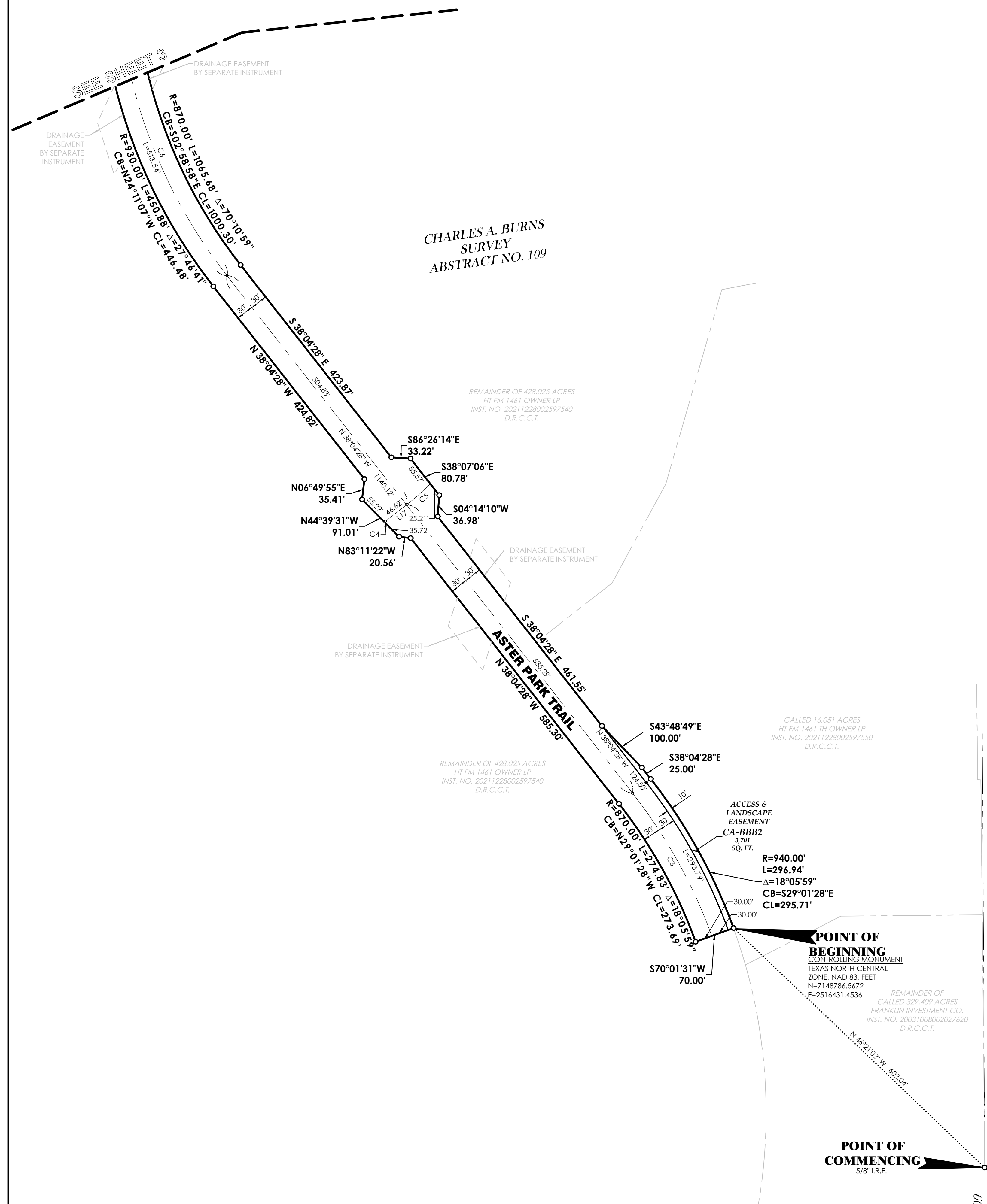
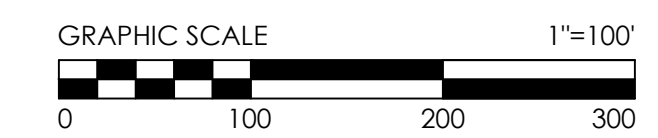
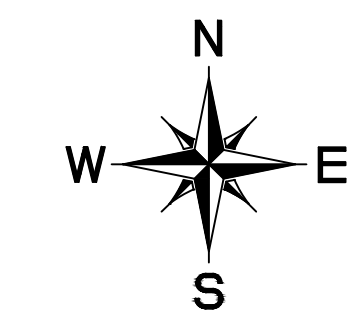
OWNER:  
**HT FM 1461 OWNER LP**  
2800 Post Oak Boulevard, Suite 4800  
Houston, TX 77056

DEVELOPER:  
**Hines**  
2700 COMMERCE STREET, SUITE 1600  
DALLAS, TX 75226  
972-716-0152

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TdSurv Firm # 10021700

**FINAL PLAT**  
OF  
**ASTER PARK, PHASE 1B**  
BEING  
67.336 ACRES  
SITUATED IN THE  
CHARLES A. BURNS SURVEY, ABSTRACT No. 109  
COLEMAN WATSON SURVEY, ABSTRACT No. 945  
BENJAMIN THAYER SURVEY, ABSTRACT No. 915  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
205 RESIDENTIAL LOTS, 9 COMMON AREAS  
Date: March 2023

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.



SEE SHEET 6 FOR  
LINE & CURVE TABLE

**FINAL PLAT**  
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205 RESIDENTIAL LOTS, 9 COMMON AREAS  
Date: March 2023 **SHEET 7 of 7**

OWNER:  
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\\0938 - Rock Creek Ranch\CGO\OFFICE\PHASE 1B\10938-FINAL\PH1B-SHEET7.dwg