OWNER'S DEDICATION

All that certain lot, tract, or parcel of land, situated in a portion of the Charles A. Burns Survey, Abstract No. 109, City of McKinney, Collin County, Texas, being part of that certain called 428.025 acre tract described in a deed to HT FM 1461 Owner LP recorded in Instrument No. 20211228002597540 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" iron rod found for an ell corner of a called 329.409 acre tract described in a deed to Franklin Investment Co. recorded in 20031008002027620 (DRCCT), the Southwest corner of a called 51.469 acre tract described in a deed to HC McKinney 3, LLC recorded in Instrument No. 20211202002445730 (DRCCT), from which a 5/8" iron rod found for an ell corner of said 329.409 acre tract, being in the South line of said 51.469 acre tract, and the Northwest corner of a called 42.81 acre tract described in a deed to RK Frontier Investments, LLC recorded in Instrument No. 20210830001755760 (DRCCT) bears South 89 deg. 44 min. 18 sec. East - 263.60 feet;

THENCE North 36 deg. 36 min. 58 sec. West departing said deed lines, a distance of 2,572.64 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as 1/2" capped iron rod set, said point being the TRUE POINT OF BEGINNING;

THENCE North 73 deg. 28 min. 39 sec. West, a distance of 21.98 feet to a 1/2" capped iron rod set;

HENCE South 41 deg. 02 min. 33 sec. West, a distance of 18.69 feet to a 1/2" capped iron rod set;

THENCE South 85 deg. 08 min. 22 sec. West, a distance of 106.58 feet to a 1/2" capped iron rod set;

THENCE North 04 deg. 51 min. 38 sec. West, a distance of 108.18 feet to a 1/2" capped iron rod set;

THENCE South 85 deg. 08 min. 22 sec. West, a distance of 170.00 feet to a 1/2" capped iron rod set;

THENCE North 04 deg. 51 min. 38 sec. West, a distance of 233.40 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 33 min. 43 sec. East, a distance of 110.42 feet to a 1/2" capped iron rod set;

THENCE North 32 deg. 06 min. 31 sec. East, a distance of 127.69 feet to a 1/2" capped iron rod set;

THENCE North 59 deg. 34 min. 46 sec. West, a distance of 123.88 feet to a 1/2" capped iron rod set;

HENCE South 83 dea, 04 min, 44 sec. West, a distance of 382,96 feet to a 1/2" capped iron rod set;

HENCE South 85 deg. 27 min. 58 sec. West, a distance of 247.42 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 350.00 feet, a central angle of 28 deg. 02 min. 58 sec., and being subtended by a chord which bears North 00 deg. 25 min. 42 sec. East - 169.64 feet;

IHENCE in a northerly direction along said curve to the right, a distance of 171.34 feet to a 1/2" capped iron rod set;

HENCE North 63 deg. 24 min. 28 sec. East non-tangent to said curve, a distance of 13.35 feet to a /2" capped iron rod set;

THENCE South 68 deg. 27 min. 21 sec. East, a distance of 6.34 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 46 min. 52 sec. East, a distance of 65.59 feet to a 1/2" capped iron rod set;

THENCE North 12 deg. 11 min. 05 sec. West, a distance of 15.27 feet to a 1/2" capped iron rod set;

a Point of Curvature of a non-tangent circular curve to the left, having a radius of 400.00 feet, a

IHENCE North 29 deg. 51 min. 27 sec. East, a distance of 11.95 feet to a 1/2" capped iron rod set for

central angle of 02 deg. 38 min. 08 sec., and being subtended by a chord which bears North 29 deg. 31 min. 06 sec. East - 18.40 feet;

IHENCE in a northeasterly direction along said curve to the left, a distance of 18.40 feet to a 1/2" capped iron rod set;

IHENCE North 68 deg. 27 min. 21 sec. West non-tangent to said curve, a distance of 210.73 feet to a 1/2" capped iron rod set;

THENCE North 25 deg. 04 min. 33 sec. West, a distance of 36.34 feet to a 1/2" capped iron rod set;

THENCE North 18 deg. 18 min. 16 sec. East, a distance of 82.60 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,264.50 feet, a entral angle of 08 dea. 35 min. 40 sec., and being subtended by a chord which bears North 08 deg. 35 min. 07 sec. East - 189.50 feet;

IHENCE in a northerly direction along said curve to the left, a distance of 189.67 feet to a 1/2" capped iron rod set:

THENCE North 05 deg. 19 min. 57 sec. East non-tangent to said curve, a distance of 155.52 feet to a /2" capped iron rod set;

THENCE North 00 deg. 05 min. 00 sec. West, a distance of 110.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 55 min. 00 sec. East, a distance of 56.57 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 55 min. 00 sec. East, a distance of 242.83 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 2,627.00 feet, a central angle of 05 deg. 45 min. 31 sec., and being subtended by a chord which bears North 87 deg. 02 min. 15 sec. East - 263.92 feet;

IHENCE in an easterly direction along said curve to the left, a distance of 264.03 feet to a 1/2" capped iron rod set;

THENCE North 82 deg. 43 min. 34 sec. East non-tangent to said curve, a distance of 200.06 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, naving a radius of 2,498.00 feet, a central angle of 05 deg. 48 min. 45 sec., and being subtended by a chord which bears North 87 deg. 03 min. 52 sec. East - 253.31 feet;

IHENCE in an easterly direction along said curve to the right, a distance of 253.42 feet to a 1/2" capped iron rod set;

*IHENCE North 89 deg. 58 min. 14 sec. East tangent to said curve, a distance of 191.41 feet to a 1/2 capped iron rod set;

THENCE South 83 deg. 45 min. 07 sec. East, a distance of 100.60 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 58 min. 14 sec. East, a distance of 60.00 feet to a 1/2" capped iron rod set; THENCE South 45 deg. 01 min. 46 sec. East, a distance of 56.57 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 01 min. 46 sec. East, a distance of 99.00 feet to a 1/2" capped iron rod set;

THENCE South 02 deg. 53 min. 30 sec. East, a distance of 100.12 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 01 min. 46 sec. East, a distance of 173.27 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 920.00 feet, a central angle of 32 deg. 08 min. 16 sec., and being subtended by a chord which bears South 16 deg. 02

min. 23 sec. West - 509.30 feet;

IHENCE in a southerly direction along said curve to the right, a distance of 516.04 feet to a 1/2" capped iron rod set;

THENCE South 32 deg. 06 min. 31 sec. West tangent to said curve, a distance of 100.00 feet to a /2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 230.00 feet, a central angle of 34 deg. 23 min. 34 sec., and being subtended by a chord which bears South 14 deg. 54 min. 44 sec. West - 549.90 feet;

THENCE in a southerly direction along said curve to the left, a distance of 558.25 feet to the **POINT OF BEGINNING**, containing 1,459,756 square feet or 33.511 acres of land, more or less.

OWNER'S DEDICATION CONT...

All that certain lot, tract, or parcel of land, situated in a portion of the Charles A. Burns Survey, Abstract No. 109, the Coleman Watson Survey Abstract No. 945, City of McKinney, Collin County, Texas, being part of that certain called 428.025 acre tract described in a deed to HT FM 1461 Owner LP recorded in Instrument No. 20211228002597540 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" iron rod found for an ell corner of a called 329.409 acre tract described in a deed to Franklin Investment Co. recorded in 20031008002027620 (DRCCT), the Southwest corner of a called 51.469 acre tract described in a deed to HC McKinney 3, LLC recorded in Instrument No. 20211202002445730 (DRCCT), from which a 5/8" iron rod found for an ell corner of said 329.409 acre tract, being in the South line of said 51.469 acre tract, and the Northwest corner of a called 42.81 acre tract described in a deed to RK Frontier Investments, LLC recorded in Instrument No. 20210830001755760 (DRCCT) bears South 89 deg. 44 min. 18 sec. East - 263.60 feet;

THENCE North 54 deg. 10 min. 50 sec. West departing said deed lines, a distance of 2,842.72 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 55 deg. 52 min. 37 sec. West, a distance of 191.19 feet to the West line of said 428.025 acre tract and the centerline of Stover Creek;

THENCE in a northerly direction along said West line and centerline the following fifteen (15)

North 09 deg. 40 min. 29 sec. West, a distance of 83.66 feet;

North 66 deg. 35 min. 23 sec. West, a distance of 71.00 feet;

South 87 deg. 39 min. 06 sec. West, a distance of 194.73 feet;

North 71 deg. 01 min. 08 sec. West, a distance of 105.08 feet;

North 37 deg. 25 min. 41 sec. West, a distance of 99.31 feet;

North 10 deg. 44 min. 31 sec. East, a distance of 84.48 feet;

North 42 deg. 04 min. 42 sec. East, a distance of 92.42 feet;

North 22 deg. 30 min. 52 sec. East, a distance of 58.14 feet;

North 09 deg. 06 min. 57 sec. West, a distance of 140.32 feet;

North 37 deg. 24 min. 45 sec. West, a distance of 84.01 feet;

North 37 deg. 56 min. 50 sec. East, a distance of 254.31 feet; North 33 deg. 42 min. 49 sec. West, a distance of 54.78 feet;

North 82 deg. 38 min. 38 sec. West, a distance of 97.45 feet;

South 83 deg. 42 min. 54 sec. West, a distance of 69.38 feet;

dea. 14 min. 38 sec. East - 195.37 feet:

bears South 01 deg. 54 min. 24 sec. East - 151.18 feet;

North 61 deg. 10 min. 01 sec. West, a distance of 35.91 feet; **THENCE** North 23 deg. 19 min. 18 sec. East departing said West line and centerline, a distance of

440.80 feet to a 1/2" capped iron rod set; **THENCE** South 66 deg. 40 min. 42 sec. East, a distance of 71.00 feet to a 1/2" capped iron rod set;

THENCE North 67 deg. 25 min. 58 sec. East, a distance of 35.90 feet to a 1/2" capped iron rod set;

THENCE South 68 deg. 27 min. 21 sec. East, a distance of 119.36 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 400.00 feet, a central angle of 28 deg. 16 min. 15 sec., and being subtended by a chord which bears South 00

THENCE South 27 deg. 34 min. 25 sec. East, a distance of 30.56 feet to a 1/2" capped iron rod set;

THENCE in a southerly direction along said curve to the left, a distance of 197.37 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 350.00 feet, a central angle of 24 deg. 56 min. 43 sec., and being subtended by a chord which

THENCE in a southerly direction along said curve to the right, a distance of 152.38 feet to a 1/2" capped iron rod set;

THENCE South 10 deg. 33 min. 57 sec. West tangent to said curve, a distance of 156.07 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 400.00 feet, a central angle of 06 deg. 01 min. 44 sec., and being subtended by a chord which bears South 07 deg. 33 min. 05 sec. West - 42.07 feet;

THENCE in a southerly direction along said curve to the left, a distance of 42.09 feet to a 1/2"

THENCE North 85 deg. 27 min. 47 sec. West non-tangent to said curve, a distance of 135.00 feet to

THENCE South 00 deg. 14 min. 16 sec. East, a distance of 89.06 feet to a 1/2" capped iron rod set; **THENCE** South 09 deg. 47 min. 13 sec. East, a distance of 89.06 feet to a 1/2" capped iron rod set;

THENCE South 19 deg. 20 min. 11 sec. East, a distance of 89.06 feet to a 1/2" capped iron rod set;

THENCE South 28 deg. 52 min. 28 sec. East, a distance of 89.06 feet to a 1/2" capped iron rod set;

THENCE South 34 deg. 07 min. 23 sec. East, a distance of 210.93 feet to a 1/2" capped iron rod set; **THENCE** North 55 deg. 52 min. 37 sec. East, a distance of 135.00 feet to a 1/2" capped iron rod set;

THENCE South 34 deg. 07 min. 23 sec. East, a distance of 155.31 to the POINT OF BEGINNING,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

containing 306,144 square feet or 7.028 acres of land, more or less.

That HT FM 1461 Owner LP, does hereby adopt this record plat designating the herein above described property as ASTER PARK, PHASE 1B2, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the 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 or 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 any way endanger or interfere with the construction, maintenance or efficiency or 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 this the _____ day of ____

sole member

HT FM 1461 Owner LP, a Texas limited partnership

By: HT FM 1461 GP LLC, its general partner

By: HT FM 1461 LP, its sole member

By: Hines FM 1461 Associates LP, its general partner By: Hines FM 1461 GP LLC, its general partner

By: Hines Investment Management Holdings Limited Partnership, its

Name: Robert W. Witte Title: Senior Managing Director **OWNER'S DEDICATION CONT...**

COUNTY OF DALLAS:)

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Robert W. Witte, Senior Managing Director of Hines Investment Management Holdings Limited Partnership, the sole member of Hines FM 1461 GP LLC, the general partner of Hines FM 1461 Associates LP, the general partner of HT FM 1461 LP, the sole member of HT FM 1461 GP LLC, the general partner of HT FM 1461 Owner LP, a Texas limited partnership, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this the day of ,20 .

Notary Public in and for the State of Texas

My Commission expires:_____

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers Registered Professional Land Surveyor No. 6372 2559 SW Grapevine Pkwy.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 6/16/2023 4:12 PM

DEVELOPER:

DALLAS, TX 75226

972-716-0152

NOTES

Grapevine, TX 76051

Metro (817) 329-4373

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation. the coordinates in this project are located in the Texas state plane coordinate system at the surface location. the combined scale factor for this site is 0.99984965. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to state plane grid values.

2. The surveyed property is located within an area having Flood Zone Classification "A" and "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48085C0140J, with a date of identification of June 2, 2009, for Community No. 480130, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the survey.

3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise

4. 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.

5. All common areas shall be maintained by the property owners' association.

6. All private streets are located within Block GGG. Block GGG is herein dedicated as public Water, Sanitary Sewer, Drainage, Fire Lane and Access easement.

7. The streets have not been dedicated to the public for public access nor been accepted by the City as public improvements, and the streets shall be maintained by the property owners association within the subdivision. The streets shall always be open to emergency vehicles, public and private utility service personnel, the U.S. Postal Service and governmental employees in pursuit of their official duties.

8. All common areas dedicated via this plat are to be owned and maintained by the Aster Park Home Owner's Association. The HOA 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 responsibility. The City shall not be responsible for the maintenance of any creeks located within said common areas, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

9. Aster Park, Phase 1B2 plat to be filed concurrently with Aster Park, Phase 1A, Phase 1B1 and Phase 1C plats to comply with City standards.

HT FM 1461 OWNER LP

2800 Post Oak Boulevard, Suite 4800

OWNER:

Houston, TX 77056

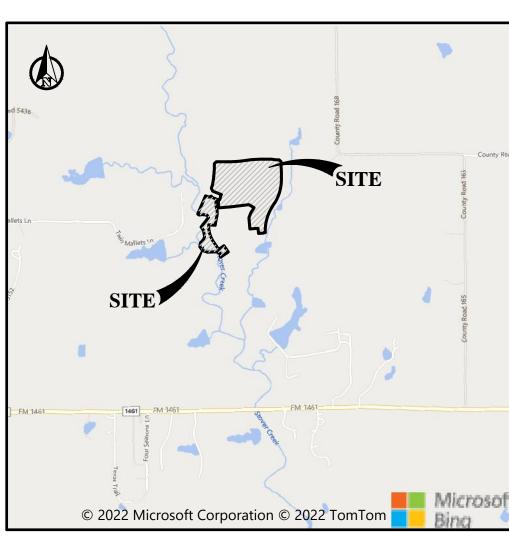
	BEST MANAGEMENT PRACTICE	MAINTENANCE PROCEDURE	SCHEDULE	responsibility Of:
STRUCTURAL BMP	UNDERGROUND STORM DRAIN SYSTEM	UNDERGROUND STORM DRAIN SYSTEM TO BE INSPECTED FOR STRUCTURAL INTEGRITY AND AS NEEDED FOR SEDIMENT BUILD UP TO ENSURE PROPER DRAINAGE.	ANNUALLY	CITY
7.	PRESERVATION OF 100-YR FLOODPLAIN	REMOVE TRASH AND DEBRIS. INSPECT SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT. INSPECT FOR INVASIVE VEGETATION. CHECK VISUALLY FOR ILLEGAL DUMPING AND OTHER POLLUTANTS. INSPECT FOR SEDIMENT BUILD UP AND REMOVE AS NECESSARY.	ANNUALLY	HOA
NON-STRUCTURAL BMP's	PRESERVATION OF NATURAL CREEKS	REMOVE TRASH AND DEBRIS. INSPECT SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT. INSPECT FOR INVASIVE VEGETATION. CHECK VISUALLY FOR ILLEGAL DUMPING AND OTHER POLLUTANTS. INSPECT FOR SEDIMENT BUILD UP AND REMOVE AS NECESSARY.	ANNUALLY	НОА
	OPEN SPACE	PLANT MATERIAL TO BE MAINTAINED. REMOVE TRASH AND DEBRIS. MOWING AND MAINTENANCE OF THE TURF AND VEGETATED AREAS.	AS NEEDED (FREQUENTLY) SEASONALLY)	НОА

a. CITY OF MCKINNEY EROSION BMP'S ARE BASED ON NCTCOG ISWM DETAILS EXCEPT AS OTHERWISE NOTED, AND MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATION, INCLUDING BUT NOT LIMITED TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) CODE OF FEDERAL REGULATIONS (CFR).

b. A MAINTENANCE LOG SHALL BE KEPT AND SHALL BE MADE AVAILABLE FOR REVIEW BY THE CITY UPON REQUEST.

c. SEE LANDSCAPE PLANS FOR DETAILED VEGETATION PLAN.

Planning and Zoning Commission Chairman City of Mckinney, Texas Date Attest Planning and Zoning Commission Secretary	Approved	
Attest		
	Date	
Planning and Toning Commission Secretary	Attest	
	 Planning and Zon	ing Commission Secretary



VICINITY MAP N.T.S.

LE	GEND
0	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
CA	COMMON AREA
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
PED. ESMT.	PEDESTRIAN ACCESS EASEMENT
	BOUNDARY
	ADJOINERS
	EASEMENTS
	CENTERLINE
	BUILDING LINE
	ABSTRACT LINE
	FLOODPLAIN LINE
	FLOODPLAIN, DRAINAGE, & EROSION HAZARD SETBACK EASEMENT

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.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 6/16/2023 4:12 PM

FINAL PLAT

ASTER PARK, PHASE 1B2

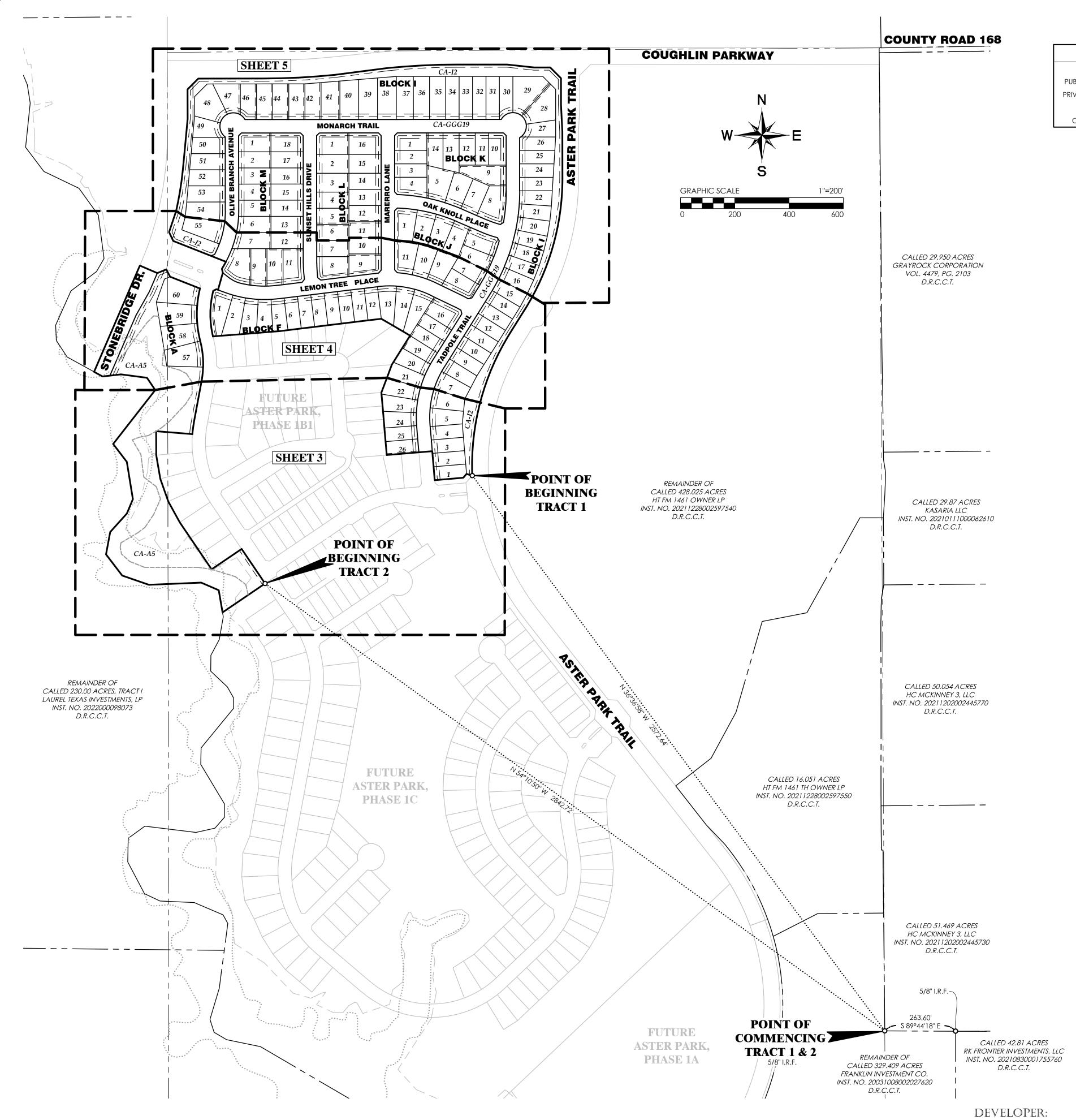
BEING 40.539 ACRES

SITUATED IN THE CHARLES A. BURNS SURVEY, ABSTRACT No. 109 COLEMAN WATSON SURVEY, ABSTRACT No. 945 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

> 144 RESIDENTIAL LOTS, 2 NON-RESIDENTIAL LOTS Date: June 2023

SHEET 1 of 5

TxEng Firm # F-2944 | TxSurv Firm # 10021700



PRELIMINARY, this document shall not be recorded for

any purpose and shall not be used or viewed or relied

upon as a final survey document.

Issued for review 6/16/2023 4:13 PM

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.

OWNER:

Houston, TX 77056

HT FM 1461 OWNER LP

2800 Post Oak Boulevard, Suite 4800

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

	SITE AREA SUMMA	RY
GROSS AREA	1,765,900 SQ. FT.	40.539 ACRES
PUBLIC RIGHT-OF-WAY	27,171 SQ. FT.	0.624 ACRES
PRIVATE RIGHT-OF-WAY	270,304 SQ. FT.	6.205 ACRES
LOTS	1,119,352 SQ. FT.	25.697 ACRES
COMMON AREAS	349,072 SQ. FT.	8.014 ACRES

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)	LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)	LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres
57	Α	10,856	0.249	1	F	10,020	0.230	1	I	5,913	0.136
58	Α	10,665	0.245	2	F	8,189	0.188	2	ı	6,000	0.138
59	Α	11,285	0.259	3	F	7,178	0.165	3	ı	6,000	0.138
60	Α	11,892	0.273	4	F	6,658	0.153	4	I	6,000	0.138
<u>.</u>		••••••••••••••••••••••••••••••••••••••		5	F	6,305	0.145	5	ı	7,165	0.164
LC	OT SUMN	MARY TA	BLE	6	F	6,000	0.138	6	I	7,264	0.167
LOT#	BLOCK	AREA (Sq. Ft.)	AREA	7	F	6,000	0.138	7	I	7,234	0.166
			(Acres)	8	F	6,000	0.138	8	I	6,371	0.146
1	J	9,071	0.208	9	F	6,000	0.138	9	ı	6,000	0.138
2	J	7,841	0.180	10	F	6,000	0.138	10	ı	6,000	0.138
3	J	7,881	0.181	11	F	6,000	0.138	11	I	6,000	0.138
4	J	7,509 8,394	0.172	12	F	6,000	0.138	12	I	6,000	0.138
5	J		0.193	13	F	7,859	0.180	13	I	6,000	0.138
6 7	J	6,566 6,532	0.151	14	F	8,446	0.194	14	I	6,117	0.140
8	J	8,388	0.130	15	F	8,881	0.204	15	I	6,311	0.145
9	J	8,453	0.193	16	F	9,052	0.208	16	I	6,304	0.145
10	J	7,844	0.174	17	F	6,000	0.138	17	I	6,304	0.145
11	J	9,324	0.180	18	F	6,000	0.138	18	I	6,304	0.145
11	J	7,024	0.214	19	F	6,200	0.142	19	I	6,304	0.145
LO	OT SUM	MARY TA	BLE	20	F	6,756	0.155	20	I	6,304	0.145
LOT#	BLOCK	AREA	AREA	21	F	7,115	0.163	21	I	6,304	0.145
LOI#	BLOCK	(Sq. Ft.)	(Acres)	22	F	7,432	0.171	22	I	6,350	0.146
1	K	7,750	0.178	23	F	7,172	0.165	23	I	6,159	0.141
2	K	6,000	0.138	24	F	6,666	0.153	24	I	6,315	0.145
3	K	6,000	0.138	25	F	6,042	0.139	25	I	6,471	0.149
4	K	8,247	0.189	26	F	6,000	0.138	26	I	6,620	0.152
5	K	10,379	0.238	T.		/ A DX/ T/A	DLE	27	I	6,295	0.145
6	K	8,336	0.191		JI SUMIN	MARY TA		28	I	11,390	0.261
7	K	7,835	0.180	LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)	29	l	13,293	0.305
8	K	11,278	0.259	1	М	8,350	0.192	30	I	7,232	0.166
9	K	10,745	0.247	2	М	7,200	0.165	31	l l	8,000	0.184
10	K	7,750	0.178	3	М	7,200	0.165	32	1	8,000	0.184
11	K	6,000	0.138	4	М	7,200	0.165	33	1	8,000	0.184
12	K K	7,200 8,490	0.165 0.195	5	М	7,204	0.165	34		8,000	0.184
	K	7,652	0.175	6	М	7,415	0.170	35		9,600	0.220
14	K	7,032	0.176	7	М	8,158	0.187	36	1	9,600	0.220
L	OT SUM	MARY TA	BLE	8	М	11,319	0.260	37	1	10,170	0.233
	T	AREA	AREA	9	М	8,318	0.191	38	1	11,003	0.253
LOT#	BLOCK	(Sq. Ft.)	(Acres)	10	М	8,236	0.189		'		
1	L	9,550	0.219	11	М	9,796	0.225	40	l	10,215 9,821	0.234
2	L	8,400	0.193	12	М	7,200	0.165	41	'	8,104	0.225
3	L	8,400	0.193	13	М	7,200	0.165	43	'	7,958	0.186
	L	7,200	0.165	14	М	7,200	0.165	43	'	7,958 7,954	0.183
4	L	7,200	0.165	15	М	7,200	0.165	45	'	7,954 7,951	0.183
5		7.000	0.165	16	М	7,200	0.165	45	'	7,776	0.163
	L	7,200	0.100						<u> </u>	,,,,	
5	+	7,200	0.165	17	М	7,200	0.165	17	1	8 373	() (0')
5	L	+	 	-	M M	7,200 8,350	0.165 0.192	47	l I	8,373 11,685	
5 6 7	L	7,200	0.165	17	 	 	\vdash	48	I	11,685	0.268
5 6 7 8	L L	7,200 9,627	0.165 0.221	17	 	 	\vdash	48	I I	11,685 6,897	0.268 0.158
5 6 7 8 9	L L L	7,200 9,627 9,207	0.165 0.221 0.211	17	 	 	\vdash	48 49 50		11,685 6,897 7,444	0.268 0.158 0.171
5 6 7 8 9	L L L	7,200 9,627 9,207 7,200	0.165 0.221 0.211 0.165	17	 	 	\vdash	48 49 50 51	1 1	11,685 6,897 7,444 7,778	0.268 0.158 0.171 0.179
5 6 7 8 9 10	L L L	7,200 9,627 9,207 7,200 7,200	0.165 0.221 0.211 0.165 0.165	17	 	 	\vdash	48 49 50 51 52		11,685 6,897 7,444 7,778 8,112	0.268 0.158 0.171 0.179 0.186
5 6 7 8 9 10 11		7,200 9,627 9,207 7,200 7,200 7,200	0.165 0.221 0.211 0.165 0.165	17	 	 	\vdash	48 49 50 51 52 53		11,685 6,897 7,444 7,778 8,112 8,446	0.268 0.158 0.171 0.179 0.186 0.194
5 6 7 8 9 10 11 12 13		7,200 9,627 9,207 7,200 7,200 7,200 7,200	0.165 0.221 0.211 0.165 0.165 0.165	17	 	 	\vdash	48 49 50 51 52		11,685 6,897 7,444 7,778 8,112	0.192 0.268 0.158 0.171 0.179 0.186 0.194 0.213 0.235

LOT SUMMARY TABLE

LOT SUMMARY TABLE

LOT SUMMARY TABLE

MEAN LOT SIZE - 7,773 SQ. FT. / 0.178 ACRES MEDIAN LOT SIZE - 7,249 SQ. FT. / 0.166 ACRES

FINAL PLAT

ASTER PARK, PHASE 1B2

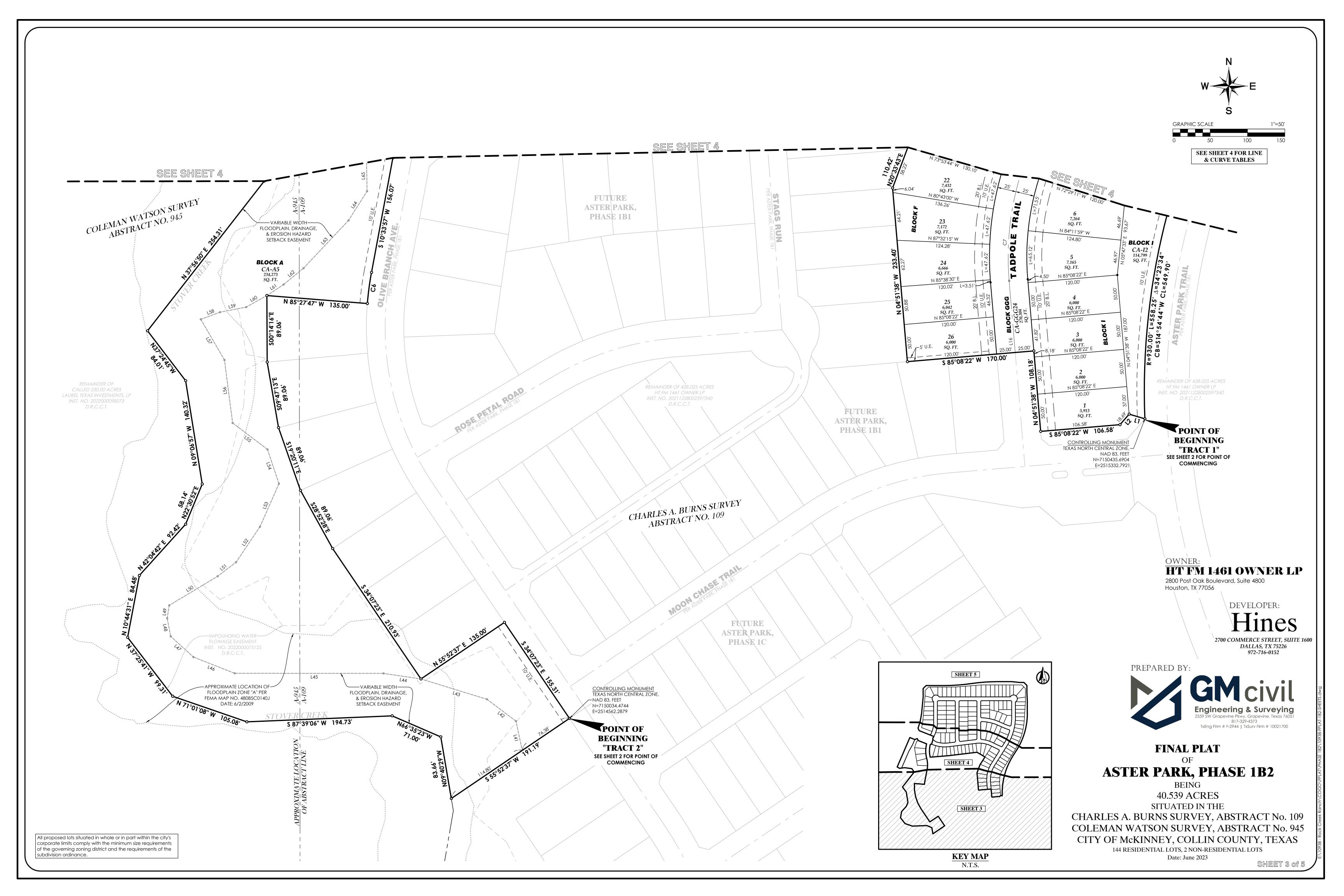
BEING 40.539 ACRES

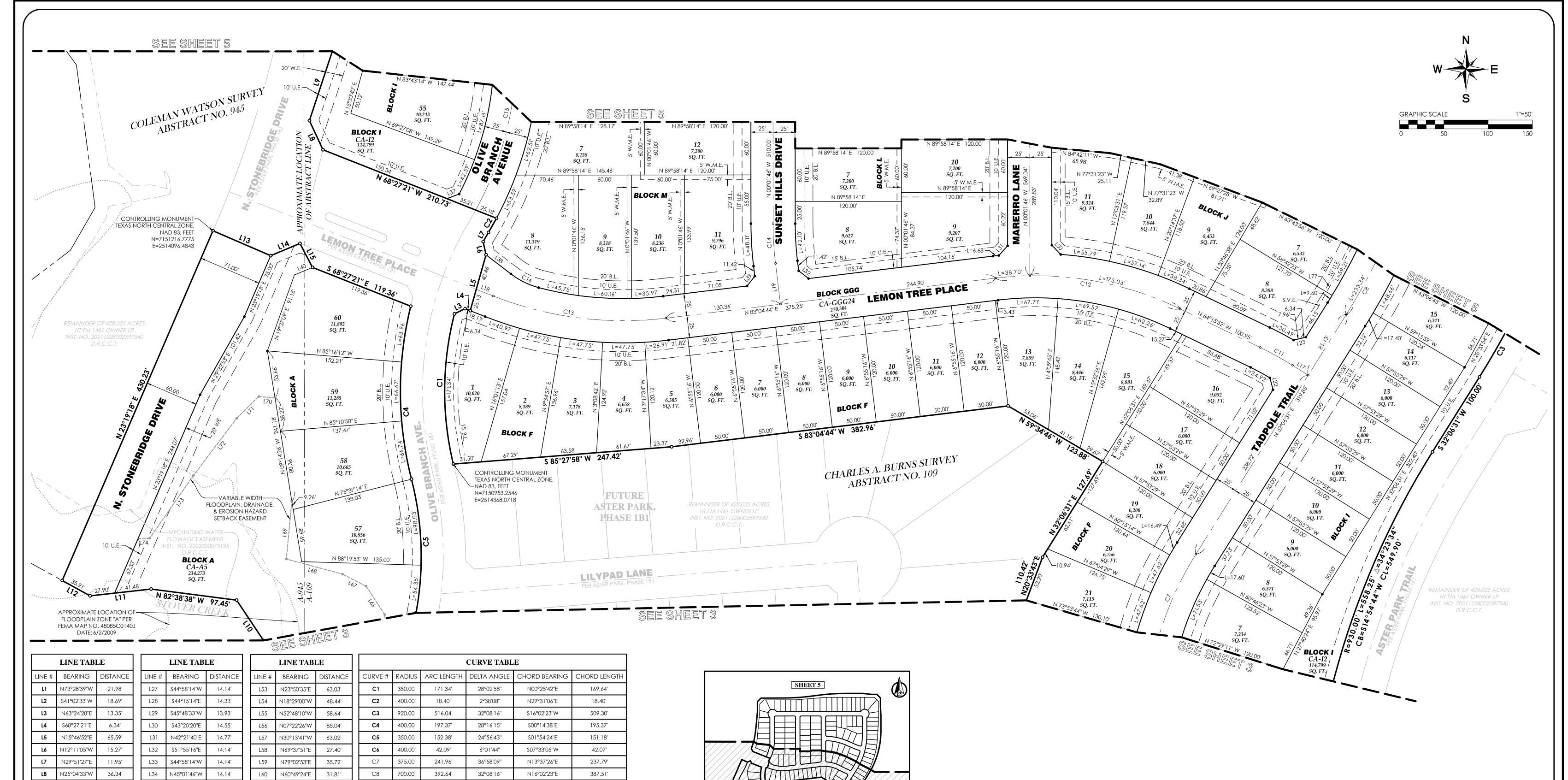
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
144 RESIDENTIAL LOTS, 2 NON-RESIDENTIAL LOTS

Date: June 2023

SHEET 2 of 5

GMCIVIL
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700



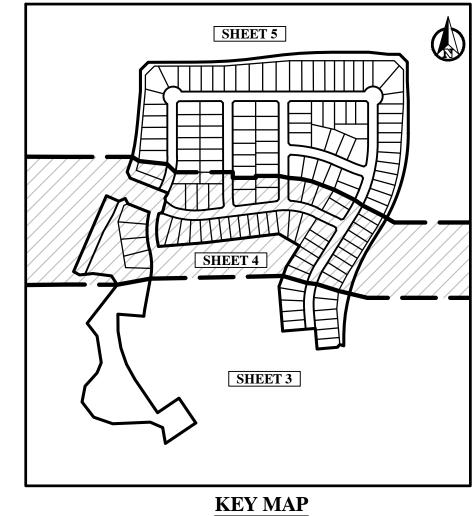


	LINE TAB	LE		LINE TAB	LE		LINE TAB	LE
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N73°28'39"W	21.98'	L27	S44°58'14''W	14.14'	L53	N23°50'35"E	63.03'
L2	S41°02'33"W	18.69'	L28	S44°15'14"E	14.33'	L54	N18°29'00"W	48.44'
L3	N63°24'28"E	13.35'	L29	\$45°48'33"W	13.93'	L55	N52°48'10"W	58.64'
L4	\$68°27'21"E	6.34'	L30	\$43°20'20''E	14.55'	L56	N07°22'26"W	85.04'
L5	N15°46'52"E	65.59'	L31	N42°21'40"E	14.77'	L57	N30°13'41"W	63.02'
L6	N12°11'05"W	15.27'	L32	S51°55'16"E	14.14'	L58	N69°37'51"E	27.40'
L7	N29°51'27"E	11.95'	L33	S44°58'14''W	14.14'	L59	N79°02'53"E	35.72'
L8	N25°04'33"W	36.34'	L34	N45°01'46"W	14.14'	L60	N60°49'24"E	31.81'
L9	N18°18'16"E	82.60'	L35	N45°01'46"W	14.14'	L61	N56°31'56"E	26.70'
L10	N33°42'49"W	54.78'	L36	S44°58'14''W	14.14'	L62	N50°41'43"E	34.64'
L11	S83°42'54''W	69.38'	L37	N69°56'28"E	14.96'	L63	N43°16'56"E	87.92'
L12	N61°10'01"W	35.91'	L38	\$52°25'48''E	35.52'	L64	N32°23'46"E	46.23'
L13	S66°40'42"E	71.00'	L39	N38°04'44"E	14.14'	L65	N00°52'40''W	42.89'
L14	N67°25'58"E	35.90'	L40	N67°25'58''E	22.09'	L66	N33°21'12"W	38.25'
L15	\$27°34'25"E	30.56'	L41	N12°05'36"W	40.05'	L67	N62°43'49"W	29.84'
L16	N04°51'38"W	96.32'	L42	N52°59'12"W	48.76'	L68	N74°53'31"W	65.92'
L17	\$57°53'29''E	21.00'	L43	N72°54'06"W	92.41'	L69	N05°28'08''E	65.31'
L18	S68°27'21"E	20.65'	L44	N81°32'25"W	50.63'	L70	N85°36'20"W	18.56'
L19	N06°55'16"W	46.42'	L45	N89°57'58"W	199.39'	L71	S45°10'55''W	34.82'
L20	N89°58'14"E	12.00'	L46	N68°30'04"W	59.36'	L72	\$37°09'39''W	81.21'
L21	S76°59'25"E	25.00'	L47	N47°41'46"W	41.16'	L73	S34°53'04''W	86.23'
L22	N14°38'54"W	13.70'	L48	N10°59'59''W	24.80'	L74	S89°02'45''W	13.01'
L23	N76°27'50"E	14.30'	L49	N09°01'03"E	17.41'	L75	N07°37'51"E	131.81'
L24	N30°19'32"W	13.92'	L50	N59°00'07"E	75.68'	L76	\$18°33'05''W	101.12'
L25	N57°11'00''E	13.71'	L51	N52°38'01"E	30.96'	L77	S29°24'51"W	144.40'
L26	N45°01'46''W	14.14'	L52	N33°59'19"E	57.28'		-	-

	CURVE TABLE									
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH					
C1	350.00'	171.34'	28°02'58"	N00°25'42"E	169.64'					
C2	400.00'	18.40'	2°38'08"	N29°31'06"E	18.40'					
C3	920.00'	516.04'	32°08'16"	\$16°02'23"W	509.30'					
C4	400.00'	197.37'	28°16'15"	S00°14'38"E	195.37'					
C5	350.00'	152.38'	24°56'43"	S01°54'24"E	151.18'					
C6	400.00'	42.09'	6°01'44"	\$07°33'05''W	42.07'					
C7	375.00'	241.96'	36°58'09"	N13°37'26"E	237.79'					
C8	700.00'	392.64'	32°08'16"	N16°02'23"E	387.51'					
С9	375.00'	67.32'	10°17'06''	\$71°50'52"E	67.22'					
C10	640.00'	260.53'	23°19'27"	\$78°22'02''E	258.74'					
C11	375.00'	41.71'	6°22'23''	S61°04'41"E	41.69'					
C12	375.00'	213.74'	32°39'23"	\$80°35'34"E	210.85'					
C13	400.00'	198.72'	28°27'54"	\$82°41'18"E	196.69'					
C14	375.00'	45.11'	6°53'30''	N03°28'31"W	45.08'					
C15	375.00'	187.68'	28°40'32''	N14°18'31"E	185.73'					
C16	88.50'	35.24'	22°48'47''	\$63°50'12"E	35.01'					

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 6/16/2023 4:13 PM

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.



N.T.S.

HT FM 1461 OWNER LP

2800 Post Oak Boulevard, Suite 4800 Houston, TX 77056

OWNER:

DEVELOPER:

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



FINAL PLAT

ASTER PARK, PHASE 1B2

BEING 40.539 ACRES

SITUATED IN THE

CHARLES A. BURNS SURVEY, ABSTRACT No. 109 COLEMAN WATSON SURVEY, ABSTRACT No. 945 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

> 144 RESIDENTIAL LOTS, 2 NON-RESIDENTIAL LOTS Date: June 2023

SHEET 4 of 5

