

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, 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 (DRCCCT), 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 (DRCCCT), the Southwest corner of a called 51.469 acre tract described in a deed to HC McKinney 3, LLC recorded in Instrument No. 20211202002445730 (DRCCCT), 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. 20210830001753760 (DRCCCT) bears South 89 deg. 44 min. 18 sec. East - 263.60 feet;

THENCE North 46 deg. 29 min. 18 sec. West departing said deed lines, a distance of 794.02 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 46 deg. 33 min. 12 sec. West, a distance of 1,938.50 feet to the centerline of Stover Creek and being in the West line of said 428.025 acre tract;

THENCE in a northerly direction along said centerline and West line the following thirty-three (33) courses;

North 76 deg. 52 min. 20 sec. West, a distance of 4.23 feet;

North 57 deg. 40 min. 42 sec. West, a distance of 268.30 feet;

North 14 deg. 55 min. 37 sec. East, a distance of 47.69 feet;

North 49 deg. 25 min. 52 sec. East, a distance of 265.25 feet;

North 23 deg. 20 min. 03 sec. East, a distance of 114.98 feet;

North 18 deg. 10 min. 41 sec. West, a distance of 57.78 feet;

North 59 deg. 40 min. 53 sec. West, a distance of 404.76 feet;

North 78 deg. 23 min. 27 sec. West, a distance of 128.67 feet;

North 59 deg. 14 min. 41 sec. West, a distance of 53.71 feet;

North 18 deg. 04 min. 41 sec. West, a distance of 50.45 feet;

North 16 deg. 34 min. 30 sec. East, a distance of 121.34 feet;

North 07 deg. 30 min. 56 sec. East, a distance of 242.53 feet;

North 28 deg. 23 min. 02 sec. West, a distance of 36.58 feet;

North 67 deg. 01 min. 46 sec. West, a distance of 116.77 feet;

North 87 deg. 18 min. 40 sec. West, a distance of 127.20 feet;

North 64 deg. 58 min. 24 sec. West, a distance of 64.12 feet;

North 27 deg. 43 min. 45 sec. West, a distance of 133.32 feet;

North 01 deg. 03 min. 43 sec. East, a distance of 87.90 feet;

North 53 deg. 52 min. 26 sec. East, a distance of 76.69 feet;

South 83 deg. 00 min. 07 sec. East, a distance of 191.47 feet;

North 77 deg. 26 min. 07 sec. East, a distance of 72.32 feet;

North 40 deg. 56 min. 22 sec. East, a distance of 53.86 feet;

North 00 deg. 03 min. 08 sec. East, a distance of 49.57 feet;

North 30 deg. 52 min. 15 sec. West, a distance of 171.50 feet;

North 01 deg. 00 min. 53 sec. East, a distance of 61.31 feet;

North 39 deg. 25 min. 43 sec. East, a distance of 189.93 feet;

North 00 deg. 51 min. 01 sec. East, a distance of 38.21 feet;

North 29 deg. 12 min. 09 sec. West, a distance of 47.86 feet;

North 46 deg. 34 min. 25 sec. West, a distance of 85.23 feet;

North 00 deg. 29 min. 08 sec. East, a distance of 58.88 feet;

North 28 deg. 15 min. 31 sec. East, a distance of 66.52 feet;

North 09 deg. 48 min. 38 sec. East, a distance of 86.05 feet;

North 09 deg. 40 min. 29 sec. West, a distance of 16.50 feet;

THENCE North 55 deg. 52 min. 37 sec. East departing said centerline and West line, a distance of 241.19 feet to a 1/2" capped iron rod set;

THENCE North 10 deg. 52 min. 37 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 55 deg. 52 min. 37 sec. East, a distance of 320.00 feet to a 1/2" capped iron rod set;

THENCE South 79 deg. 07 min. 23 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 56 deg. 25 min. 18 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 12 deg. 46 min. 47 sec. East, a distance of 13.66 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 20 deg. 53 min. 31 sec., and being subtended by a chord which bears North 70 deg. 56 min. 49 sec. East - 126.92 feet;

THENCE in an easterly direction along said curve to the right, a distance of 127.62 feet to a 1/2" capped iron rod set;

THENCE South 80 deg. 45 min. 06 sec. East non-tangent to said curve, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE North 85 deg. 08 min. 22 sec. East, a distance of 23.21 feet to a 1/2" capped iron rod set;

THENCE South 49 deg. 51 min. 38 sec. East, a distance of 39.60 feet to a 1/2" capped iron rod set;

THENCE North 85 deg. 08 min. 22 sec. East, a distance of 80.43 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 08 min. 22 sec. East, a distance of 33.34 feet to a 1/2" capped iron rod set;

THENCE South 52 deg. 08 min. 46 sec. East, a distance of 30.26 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 930.00 feet, a central angle of 27 deg. 46 min. 32 sec., and being subtended by a chord which bears South 24 deg. 11 min. 11 sec. East - 446.44 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 450.84 feet to a 1/2" capped iron rod set;

THENCE South 38 deg. 04 min. 28 sec. East tangent to said curve, a distance of 424.82 feet to a 1/2" capped iron rod set;

THENCE South 06 deg. 49 min. 55 sec. West, a distance of 35.41 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 39 min. 31 sec. East, a distance of 91.01 feet to a 1/2" capped iron rod set;

THENCE South 83 deg. 11 min. 22 sec. East, a distance of 20.56 feet to a 1/2" capped iron rod set;

OWNER'S DEDICATION CONT...

THENCE South 38 deg. 04 min. 28 sec. East, a distance of 585.30 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 870.00 feet, a central angle of 06 deg. 45 min. 17 sec., and being subtended by a chord which bears South 34 deg. 41 min. 49 sec. East - 102.50 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 102.56 feet to the POINT OF BEGINNING, containing 3,211,302 square feet or 73.721 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT FM 1461 Owner LP, does hereby adopt this record plat designating the herein above described property as ASTER PARK, PHASE 1C, 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 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 this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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 sole member

By: Name: Robert W. Witte Title: Senior Managing Director

STATE OF TEXAS: )
) SS
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 plotted 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 ad 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 GMcivil 2559 SW Grapevine Pkwy, Grapevine, TX 76051 Metro (817) 329-4373

STATE OF TEXAS: )
) SS
COUNTY OF TARRANT: )

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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: \_\_\_\_\_

Table with 2 columns: Field Name, Value. Fields include Approved, Planning and Zoning Commission Chairman, Date, Affest, Planning and Zoning Commission Secretary, Date.

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 3/27/2023 11:26 AM

NOTES

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 of the surface location, the combined scale factor for this site is 0.9998495. 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 noted.

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, and Drainage 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.

Table with 5 columns: Management Practice, Maintenance Procedure, Schedule, Responsibility Of, and Structural BMP. Rows include Underground Storm Drain System, Preservation of 100-Yr Floodplain, Preservation of Natural Creeks, and Open Space.

NOTES:

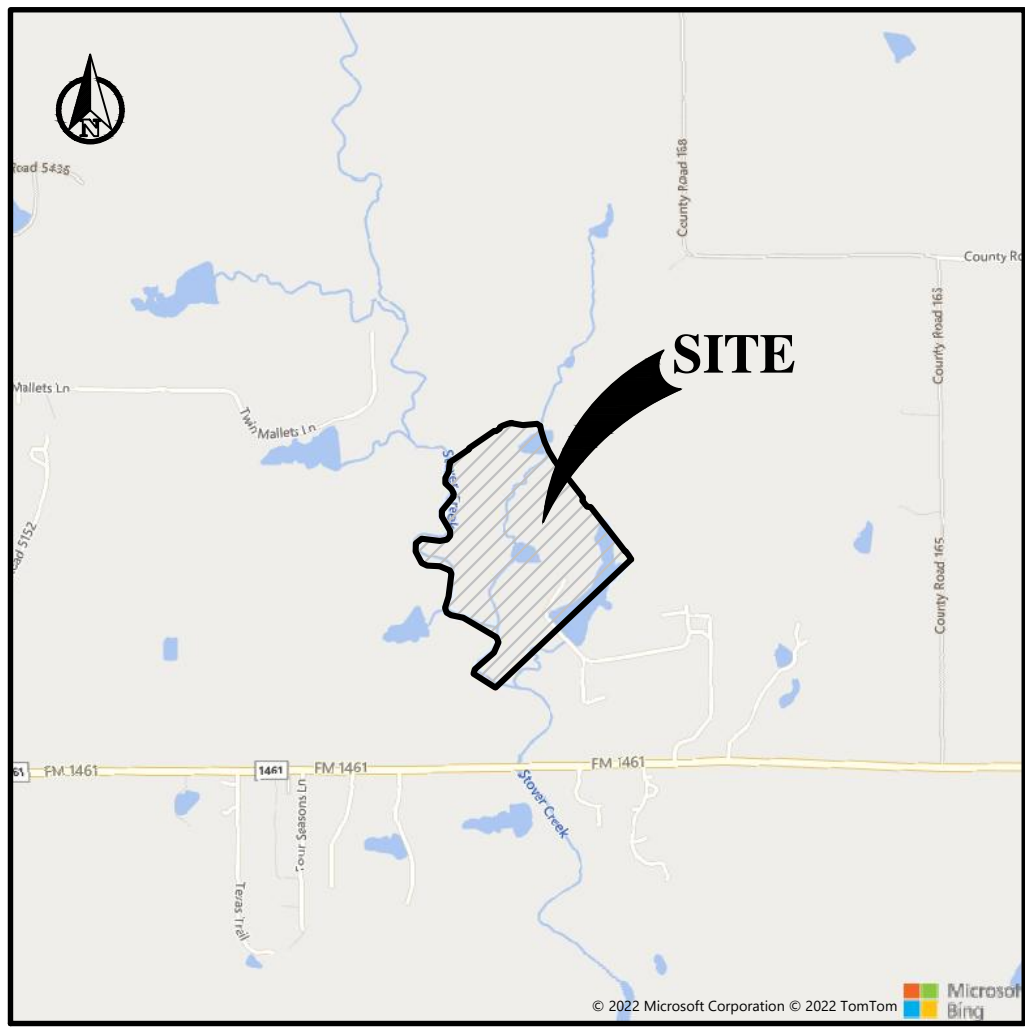
a. CITY OF MCKINNEY EROSION BMP'S ARE BASED ON NCTICOG ISWM DETAILS EXCEPT AS OTHERWISE NOTED, AND MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATION, INCLUDING BUT NOT LIMITED TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND UNITED STATES ENVIRONMENTAL PROTECTION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

Table with 3 columns: Category, Value 1, Value 2. Title: SITE AREA SUMMARY. Rows include Gross Area, Public Right-of-Way, Private Right-of-Way, Lots, Common Areas.

\*SEE SHEET 2 FOR LOT SUMMARY TABLES\*



VICINITY MAP N.T.S.

Legend table listing symbols and their corresponding descriptions for various features like 1/2" capped iron rod set, square feet, instrument number, volume, book, page, deed records, plat records, iron rod found, capped iron rod found, right-of-way, common area, building line, utility easement, water easement, drainage easement, sight visibility easement, boundary line, adjoiner line, easement line, centerline, 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.

FINAL PLAT OF ASTER PARK PHASE 1C

BEING 73.721 ACRES SITUATED IN THE CHARLES A. BURNS SURVEY, ABSTRACT No. 109 COLEMAN WATSON SURVEY, ABSTRACT No. 945 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

142 RESIDENTIAL LOTS, 5 COMMON AREAS

Date: March 2023

DEVELOPER:

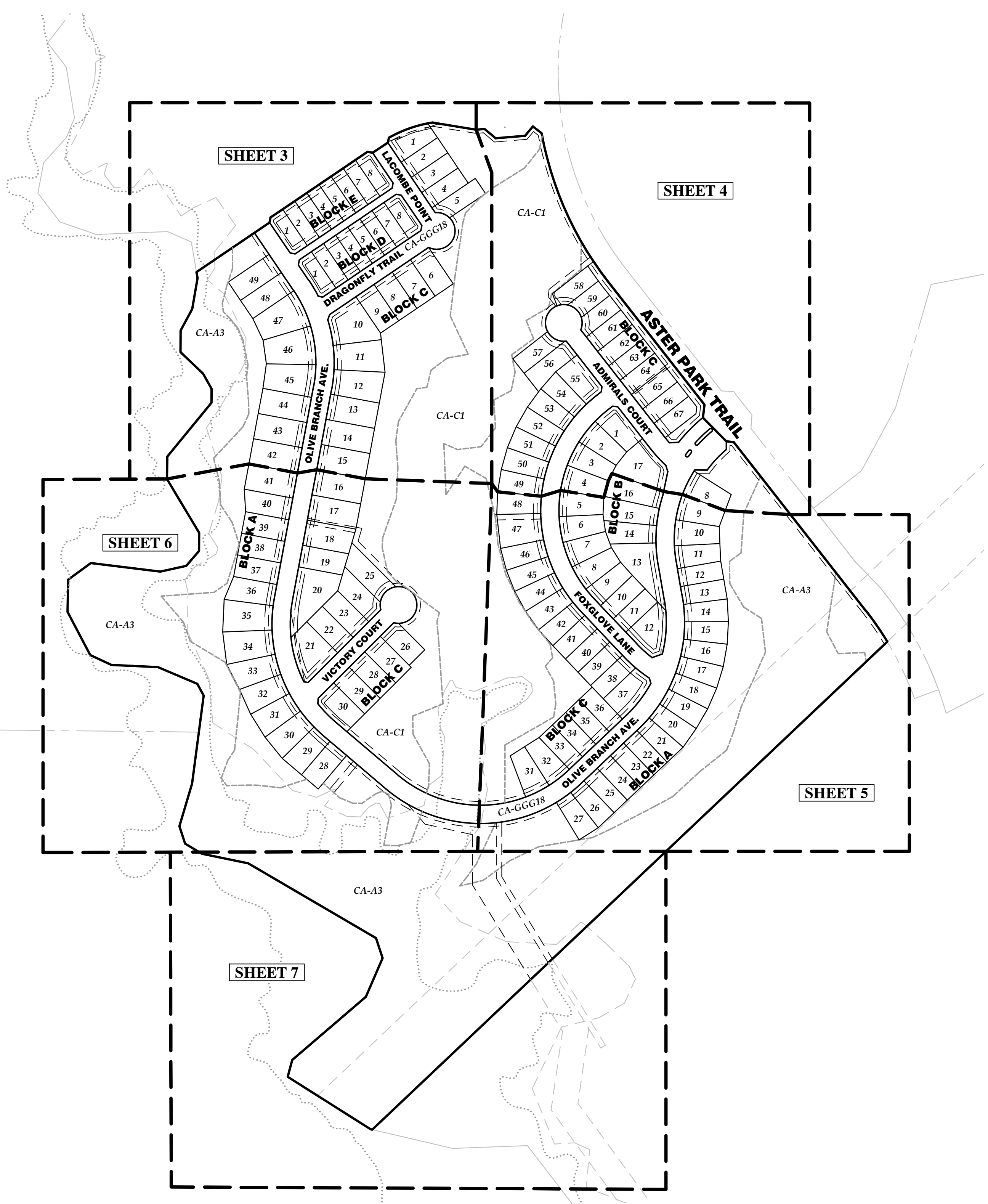
Hines logo and address: 2700 COMMERCE STREET, SUITE 1600 DALLAS, TX 75226 972-716-0152

PREPARED BY:

GMcivil Engineering & Surveying logo and address: 2559 SW Grapevine Pkwy, Grapevine, Texas 76051 817-329-4373 1xSurv Firm # F-2944 | 1xSurv Firm # 10021700

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





LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
8	A	7,264	0.167
9	A	7,264	0.167
10	A	7,257	0.167
11	A	6,800	0.156
12	A	6,000	0.138
13	A	6,232	0.143
14	A	6,552	0.150
15	A	6,533	0.150
16	A	6,533	0.150
17	A	6,533	0.150
18	A	6,533	0.150
19	A	6,533	0.150
20	A	6,617	0.152
21	A	6,536	0.150
22	A	6,000	0.138
23	A	6,000	0.138
24	A	6,000	0.138
25	A	6,000	0.138
26	A	6,497	0.149
27	A	6,607	0.152
28	A	7,200	0.165
29	A	7,663	0.176
30	A	7,897	0.181
31	A	7,820	0.180
32	A	7,820	0.180
33	A	8,375	0.192
34	A	10,408	0.239
35	A	10,408	0.239
36	A	7,940	0.182
37	A	7,200	0.165
38	A	7,200	0.165
39	A	7,200	0.165
40	A	7,650	0.176
41	A	9,450	0.217
42	A	9,450	0.217
43	A	9,450	0.217
44	A	9,450	0.217
45	A	10,719	0.246
46	A	11,762	0.270
47	A	11,762	0.270
48	A	8,100	0.186
49	A	8,100	0.186

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	B	7,786	0.179
2	B	7,152	0.164
3	B	7,152	0.164
4	B	7,152	0.164
5	B	7,152	0.164
6	B	7,152	0.164
7	B	7,152	0.164
8	B	7,152	0.164
9	B	6,556	0.151
10	B	6,000	0.138
11	B	6,000	0.138
12	B	9,993	0.229
13	B	12,653	0.290
14	B	7,590	0.174
15	B	8,513	0.195
16	B	8,695	0.200
17	B	12,051	0.277

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	D	5,985	0.137
2	D	4,800	0.110
3	D	4,800	0.110
4	D	4,800	0.110
5	D	4,800	0.110
6	D	4,800	0.110
7	D	4,800	0.110
8	D	5,900	0.135

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	E	5,900	0.135
2	E	4,800	0.110
3	E	4,800	0.110
4	E	4,800	0.110
5	E	4,800	0.110
6	E	4,800	0.110
7	3	4,800	0.110
8	E	5,900	0.135

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	C	7,707	0.177
2	C	6,000	0.138
3	C	6,000	0.138
4	C	6,000	0.138
5	C	6,630	0.152
6	C	7,200	0.165
7	C	7,200	0.165
8	C	7,200	0.165
9	C	7,200	0.165
10	C	12,253	0.281
11	C	10,531	0.242
12	C	10,429	0.239
13	C	9,450	0.217
14	C	9,450	0.217
15	C	9,450	0.217
16	C	9,450	0.217
17	C	9,450	0.217
18	C	9,195	0.211
19	C	7,476	0.172
20	C	14,622	0.336
21	C	11,675	0.268
22	C	7,200	0.165
23	C	7,200	0.165
24	C	8,063	0.185
25	C	8,834	0.203
26	C	6,684	0.153
27	C	7,200	0.165
28	C	7,200	0.165
29	C	7,200	0.165
30	C	8,563	0.197
31	C	7,264	0.167
32	C	7,208	0.165
33	C	6,000	0.138
34	C	6,000	0.138
35	C	6,000	0.138
36	C	6,000	0.138
37	C	8,950	0.205
38	C	6,037	0.139
39	C	6,000	0.138
40	C	6,000	0.138

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
41	C	6,000	0.138
42	C	6,370	0.146
43	C	6,533	0.150
44	C	6,533	0.150
45	C	6,533	0.150
46	C	6,533	0.150
47	C	9,798	0.225
48	C	6,533	0.150
49	C	6,533	0.150
50	C	6,533	0.150
51	C	6,533	0.150
52	C	6,533	0.150
53	C	6,533	0.150
54	C	6,604	0.152
55	C	8,233	0.189
56	C	7,728	0.177
57	C	6,270	0.144
58	C	6,177	0.142
59	C	4,889	0.112
60	C	5,663	0.130
61	C	6,000	0.138
62	C	6,000	0.138
63	C	6,000	0.138
64	C	6,000	0.138
65	C	6,000	0.138
66	C	6,000	0.138
67	C	5,912	0.136

MEAN LOT SIZE - 7,279 SQ. FT. / 0.167 ACRES  
 MEDIAN LOT SIZE - 6,742 SQ. FT. / 0.155 ACRES

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

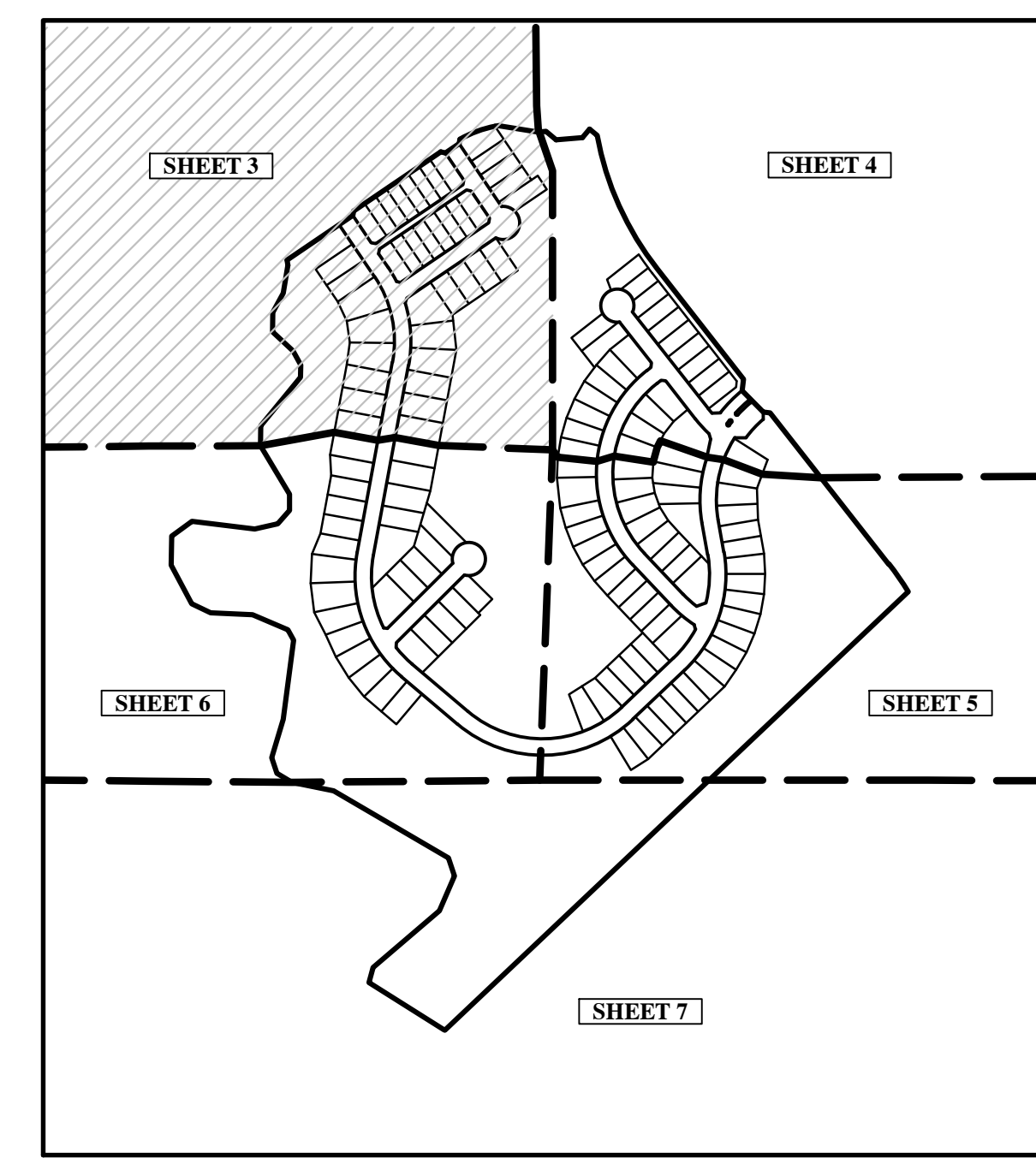
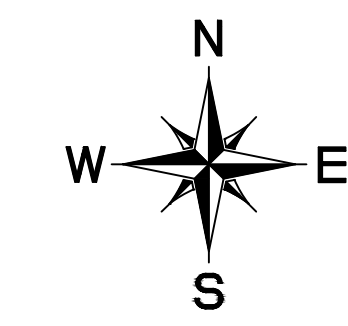
DEVELOPER:  
**Hines**  
 2700 COMMERCE STREET, SUITE 1600  
 DALLAS, TX 75226  
 972-716-0152

PREPARED BY:  
**GMcivil**  
 Engineering & Surveying  
 2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
 817-329-4373  
 1xEng Firm # F-2944 | 1xSurv Firm # 10021700

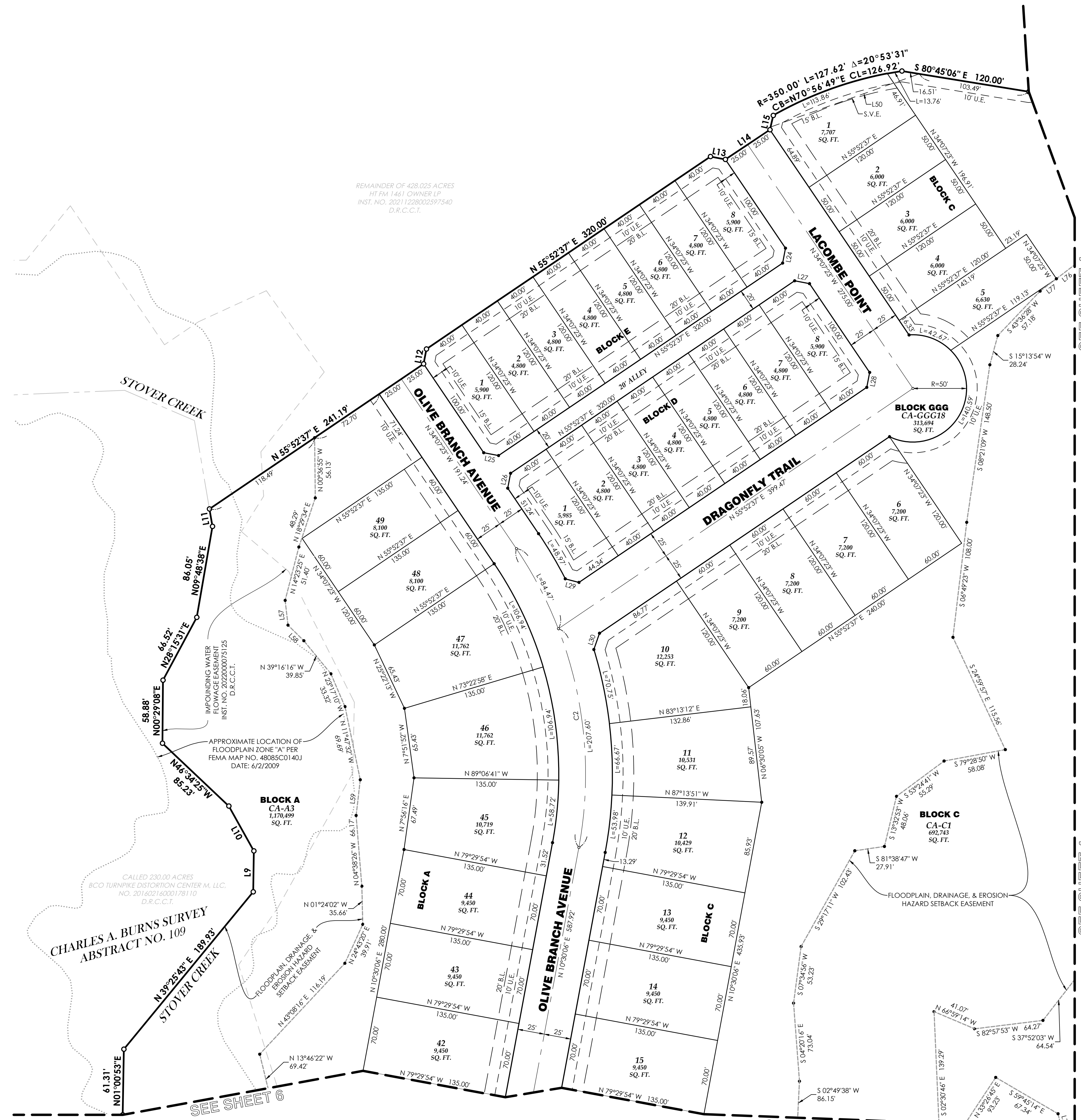
**FINAL PLAT**  
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 COLEMAN WATSON SURVEY, ABSTRACT No. 945  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 142 RESIDENTIAL LOTS, 5 COMMON AREAS  
 Date: March 2023

E:\10238 - Rock Creek Ranch\CCO\PLAN\PHASE 1C\10238-FINAL-PLAT-SHEETS.dwg





KEY MAP  
N.T.S.



REMAINDER OF 428.025 ACRES  
HT FM 1461 OWNER LP  
INST. NO. 20211228022597540  
D.R.C.C.T.

CALLED 230.00 ACRES  
BCO TURNPIKE DISTORTION CENTER M, LLC  
NO. 20160216000178110  
D.R.C.C.T.

CHARLES A. BURNS SURVEY  
ABSTRACT NO. 109

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 7 FOR  
LINE & CURVE TABLE

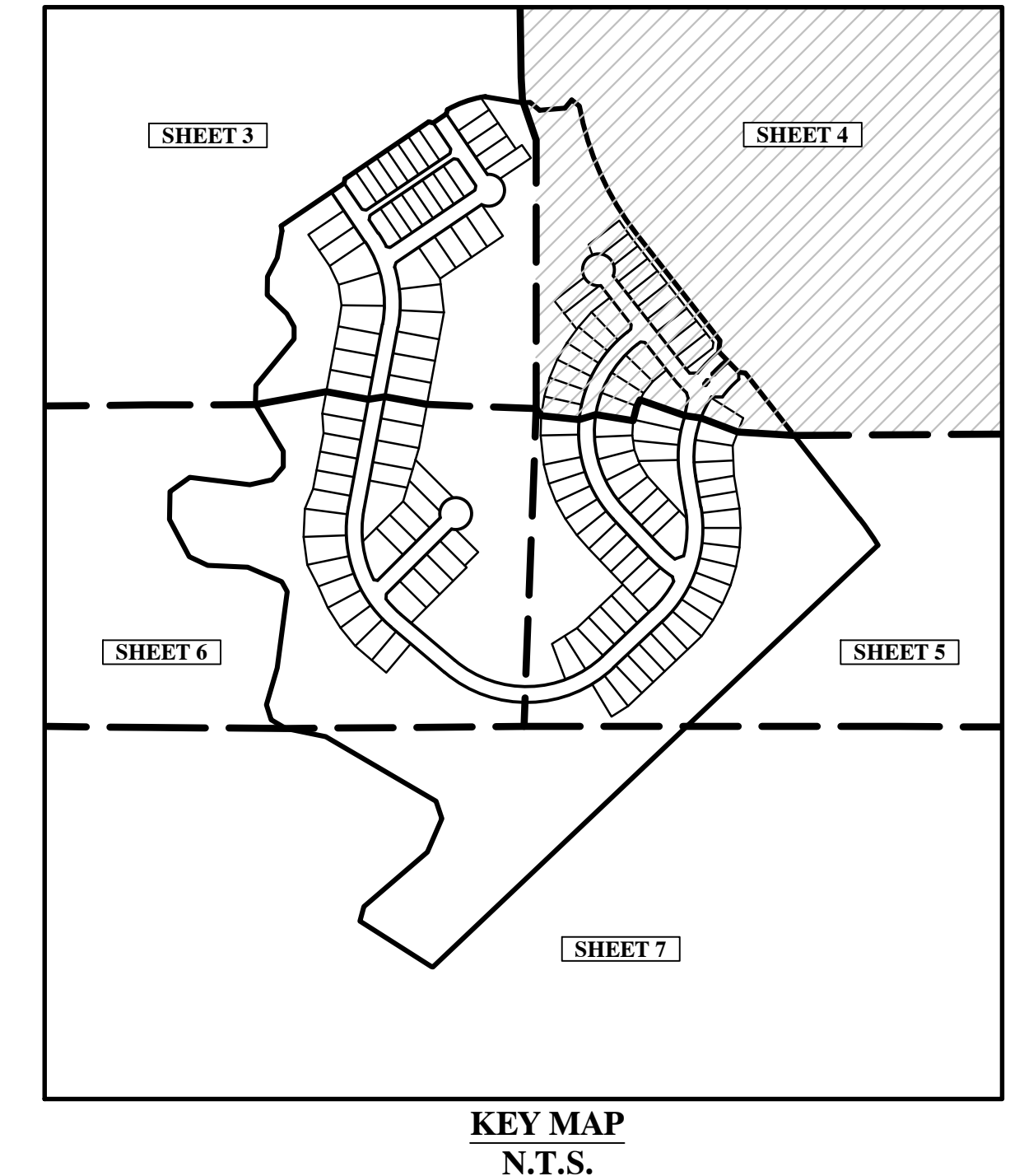
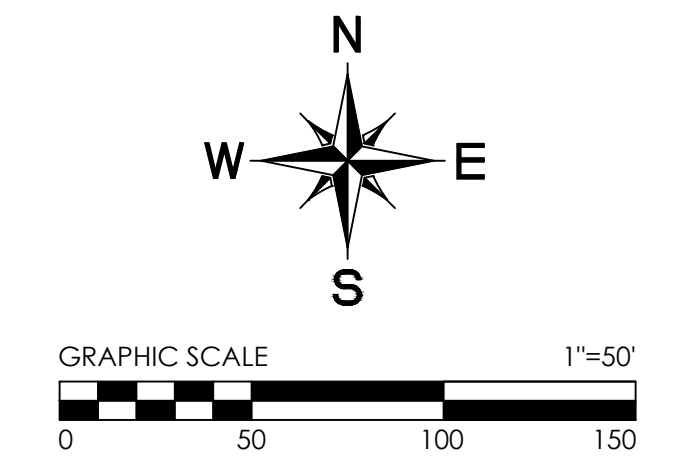
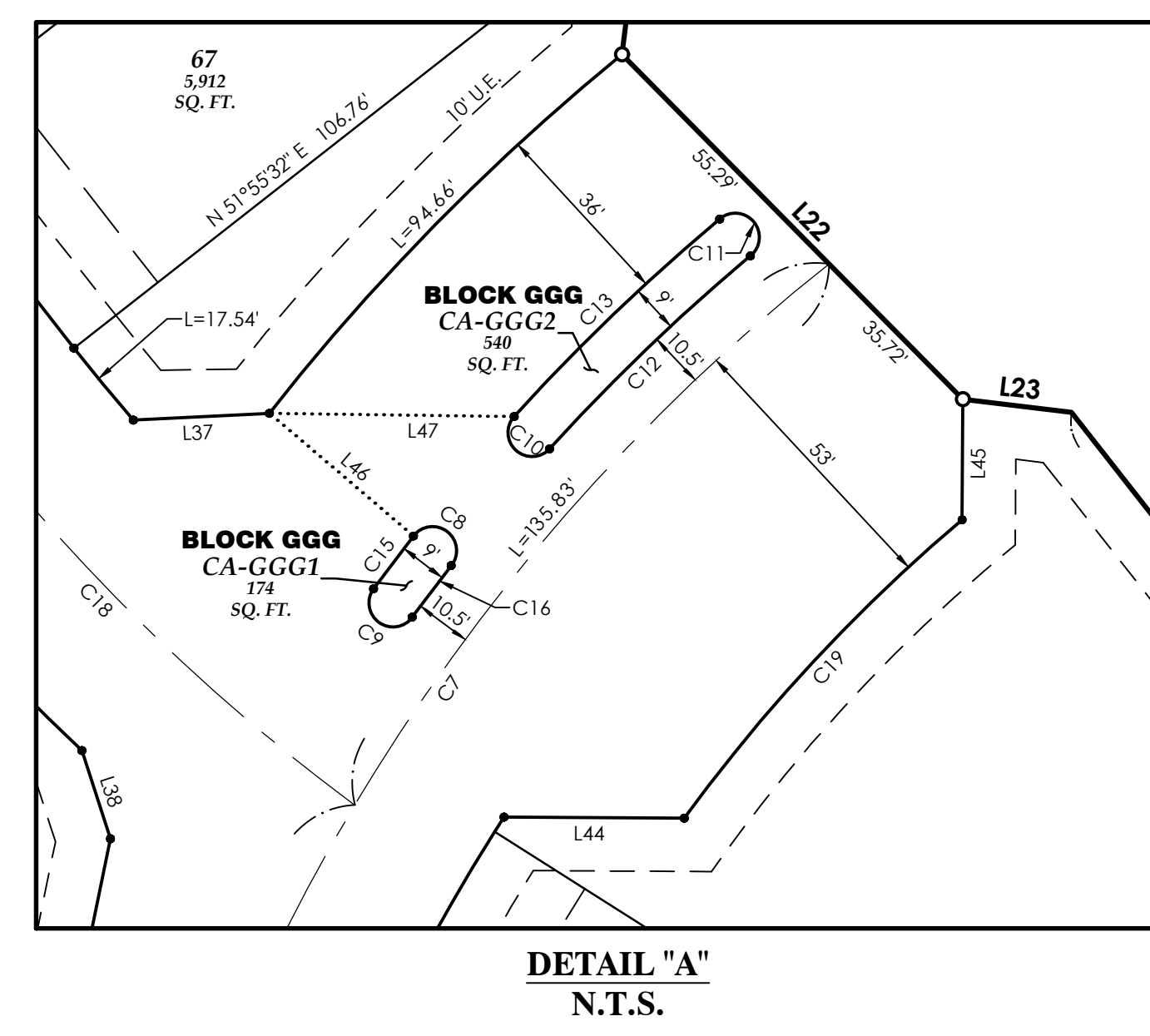
OWNER:  
**HT FM 1461 OWNER LP**  
2800 Post Oak Boulevard, Suite 4800  
Houston, TX 77056

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

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

**FINAL PLAT**  
OF  
**ASTER PARK PHASE 1C**  
BEING  
73.721 ACRES  
SITUATED IN THE  
CHARLES A. BURNS SURVEY, ABSTRACT No. 109  
COLEMAN WATSON SURVEY, ABSTRACT No. 945  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
142 RESIDENTIAL LOTS, 5 COMMON AREAS  
Date: March 2023





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

**SEE SHEET 7 FOR LINE & CURVE TABLE**

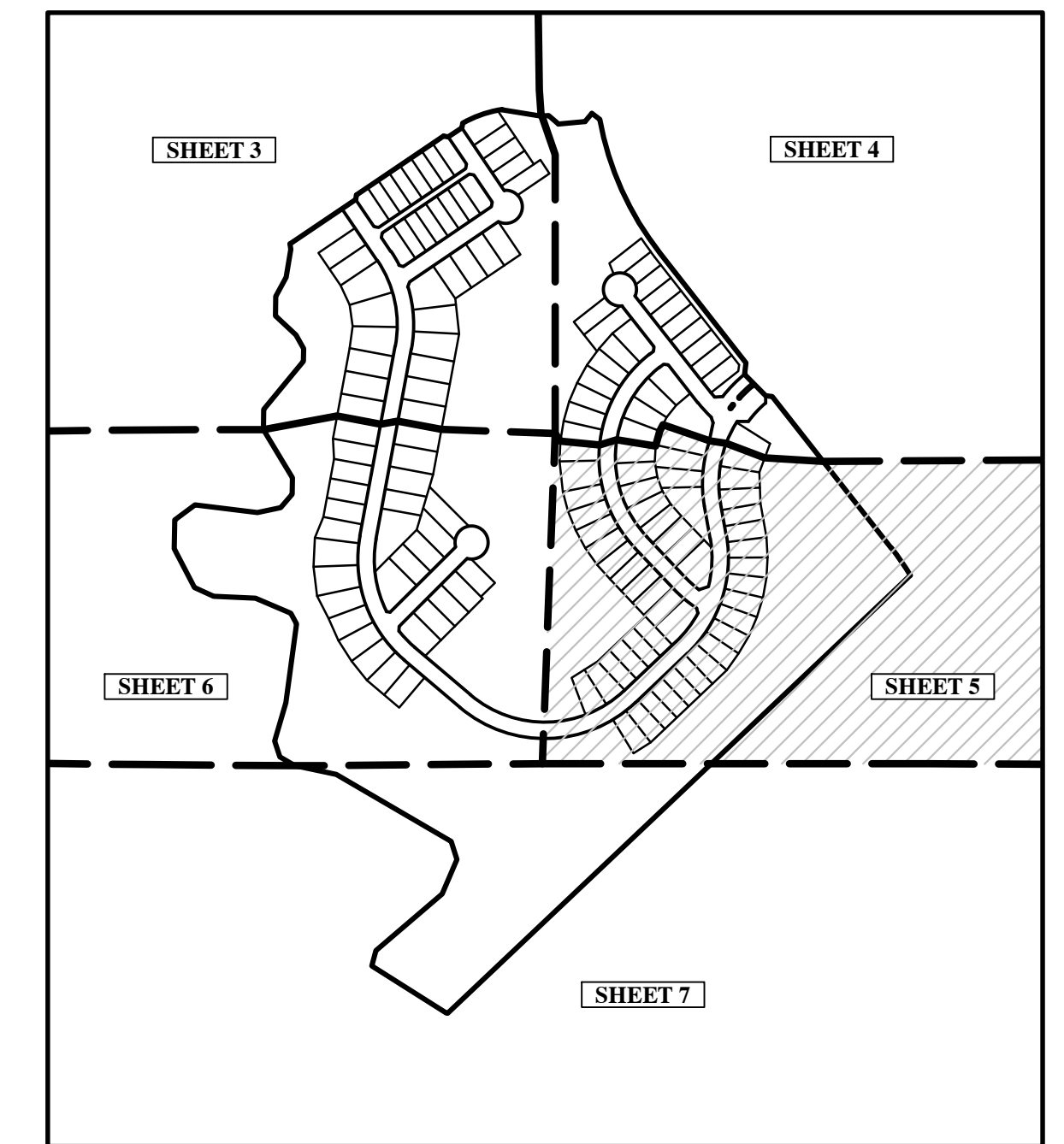
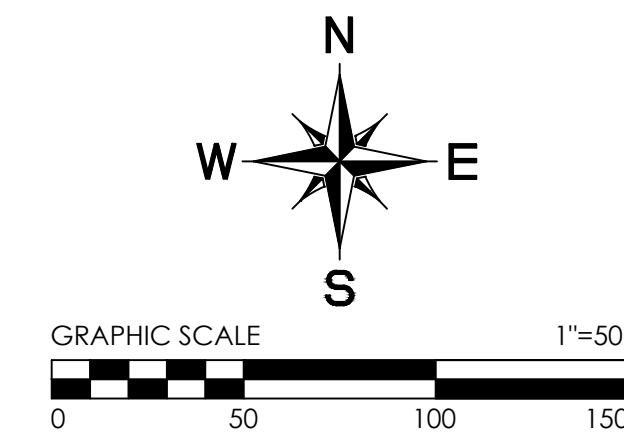
**DEVELOPER:**  
**Hines**  
2700 COMMERCE STREET, SUITE 1600  
DALLAS, TX 75226  
972-716-0152

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

**FINAL PLAT**  
OF  
**ASTER PARK PHASE 1C**  
BEING  
73.721 ACRES  
SITUATED IN THE  
CHARLES A. BURNS SURVEY, ABSTRACT No. 109  
COLEMAN WATSON SURVEY, ABSTRACT No. 945  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
142 RESIDENTIAL LOTS, 5 COMMON AREAS  
Date: March 2023

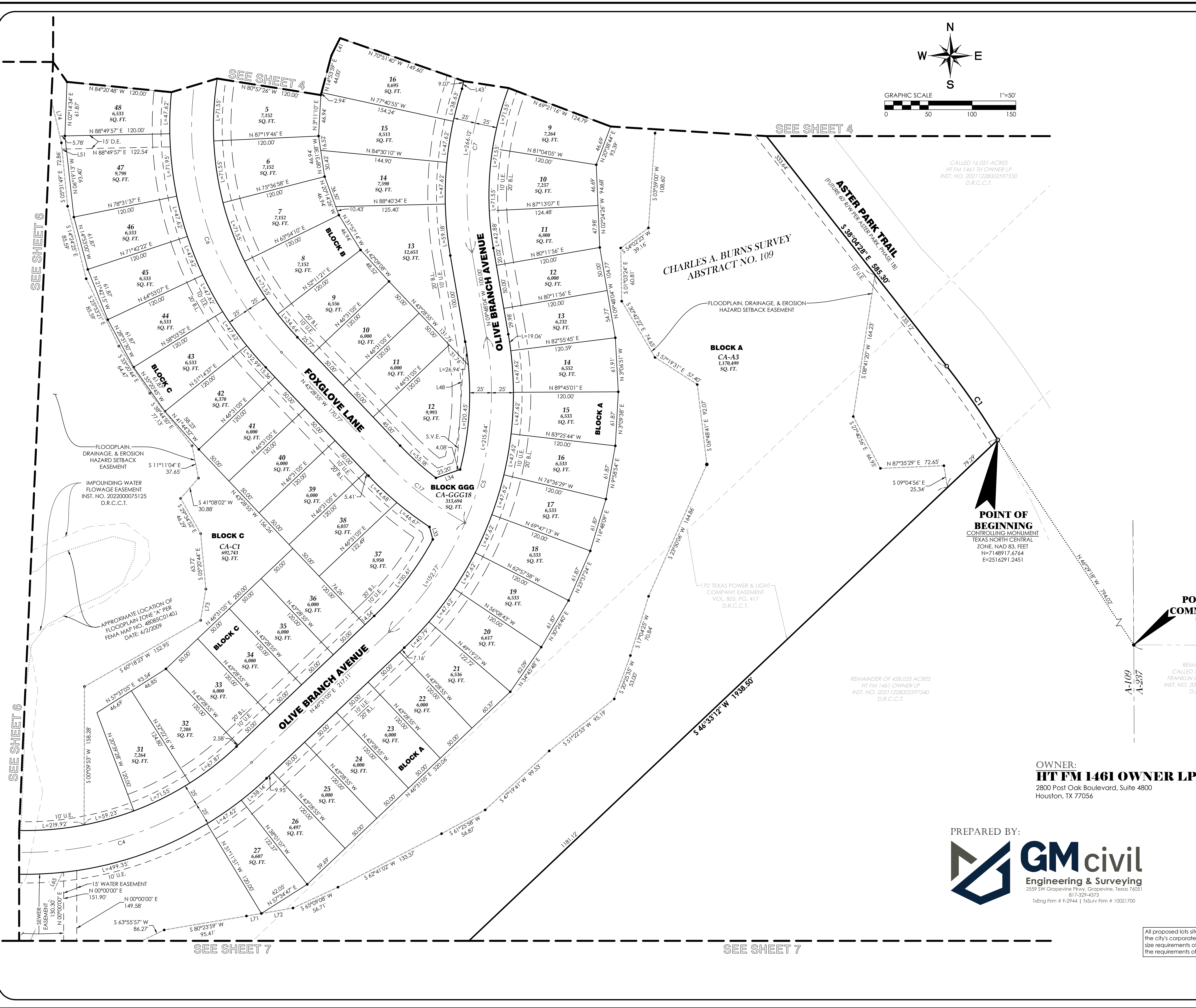
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**KEY MAP**  
N.T.S.

**SEE SHEET 7 FOR  
LINE & CURVE TABLE**



**POINT OF BEGINNING**  
CONTROLLING MONUMENT  
TEXAS NORTH CENTRAL  
ZONE, NAD 83, FEET  
N=7148917.6744  
E=2516291.2451

**POINT OF COMMENCING**  
5/8" I.R.F.

S. W. CASH SURVEY  
ABSTRACT NO. 237

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

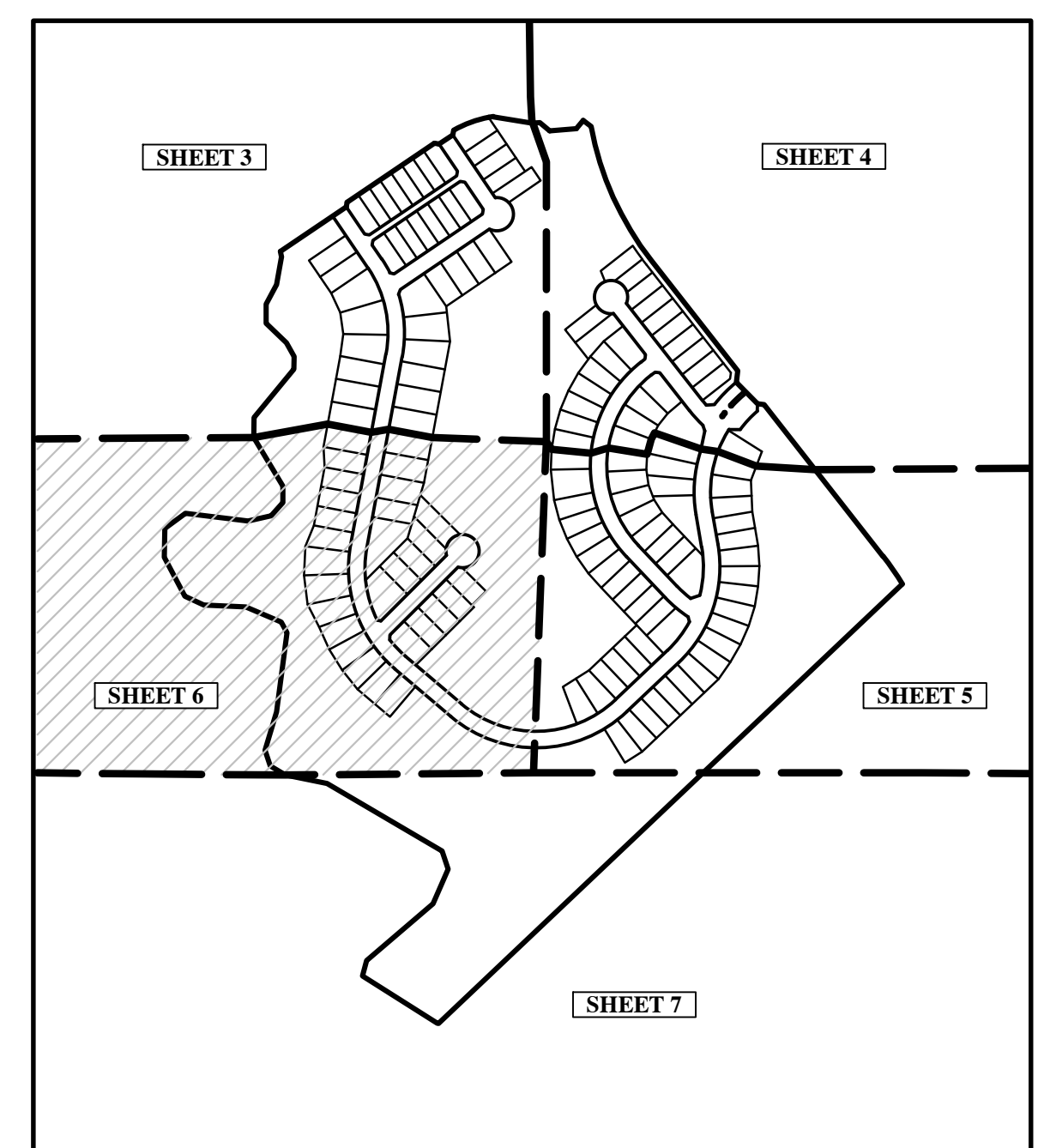
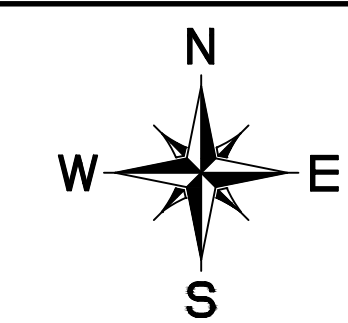
OWNER:  
**HT FM 1461 OWNER LP**  
2800 Post Oak Boulevard, Suite 4800  
Houston, TX 77056

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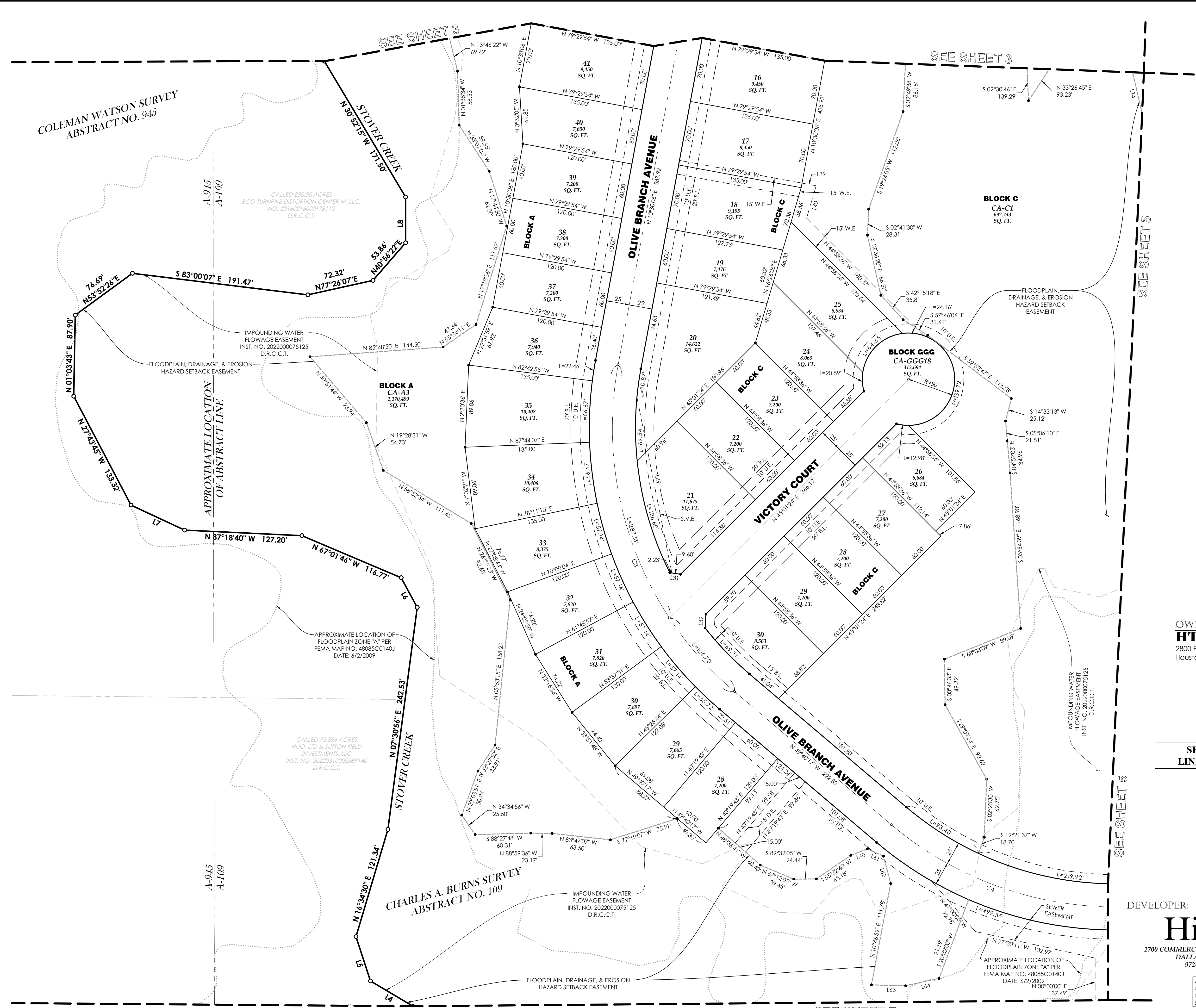
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Date: March 2023 **SHEET 6 of 7**

SEE SHEET 7

SEE SHEET 7

SEE SHEET 5

SEE SHEET 3

SEE SHEET 3

COLEMAN WATSON SURVEY  
ABSTRACT NO. 945

CHARLES A. BURNS SURVEY  
ABSTRACT NO. 109

APPROXIMATE LOCATION  
OF ABSTRACT LINE.

CALLLED 230.00 ACRES  
BCO TURNPIKE DISTRICTION CENTER M. LLC.  
NO. 20140216003178110  
D.R.C.C.T.

CALLLED 73.896 ACRES  
HUD, LTD & SUTTON FIELD  
INVESTMENTS, LLC.  
INST. NO. 20220310000389140  
D.R.C.C.T.

IMPOUNDING WATER  
FLOWAGE EASEMENT  
INST. NO. 2022000075125  
D.R.C.C.T.

APPROXIMATE LOCATION OF  
FLOODPLAIN ZONE "A" PER  
FEMA MAP NO. 48085C0140J  
DATE: 6/2/2009

IMPOUNDING WATER  
FLOWAGE EASEMENT  
INST. NO. 2022000075125  
D.R.C.C.T.

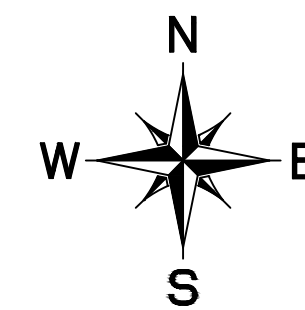
FLOODPLAIN,  
DRAINAGE, & EROSION  
HAZARD SETBACK  
EASEMENT

IMPOUNDING WATER  
FLOWAGE EASEMENT  
INST. NO. 2022000075125  
D.R.C.C.T.

APPROXIMATE LOCATION OF  
FLOODPLAIN ZONE "A" PER  
FEMA MAP NO. 48085C0140J  
DATE: 6/2/2009

SEWER  
EASEMENT





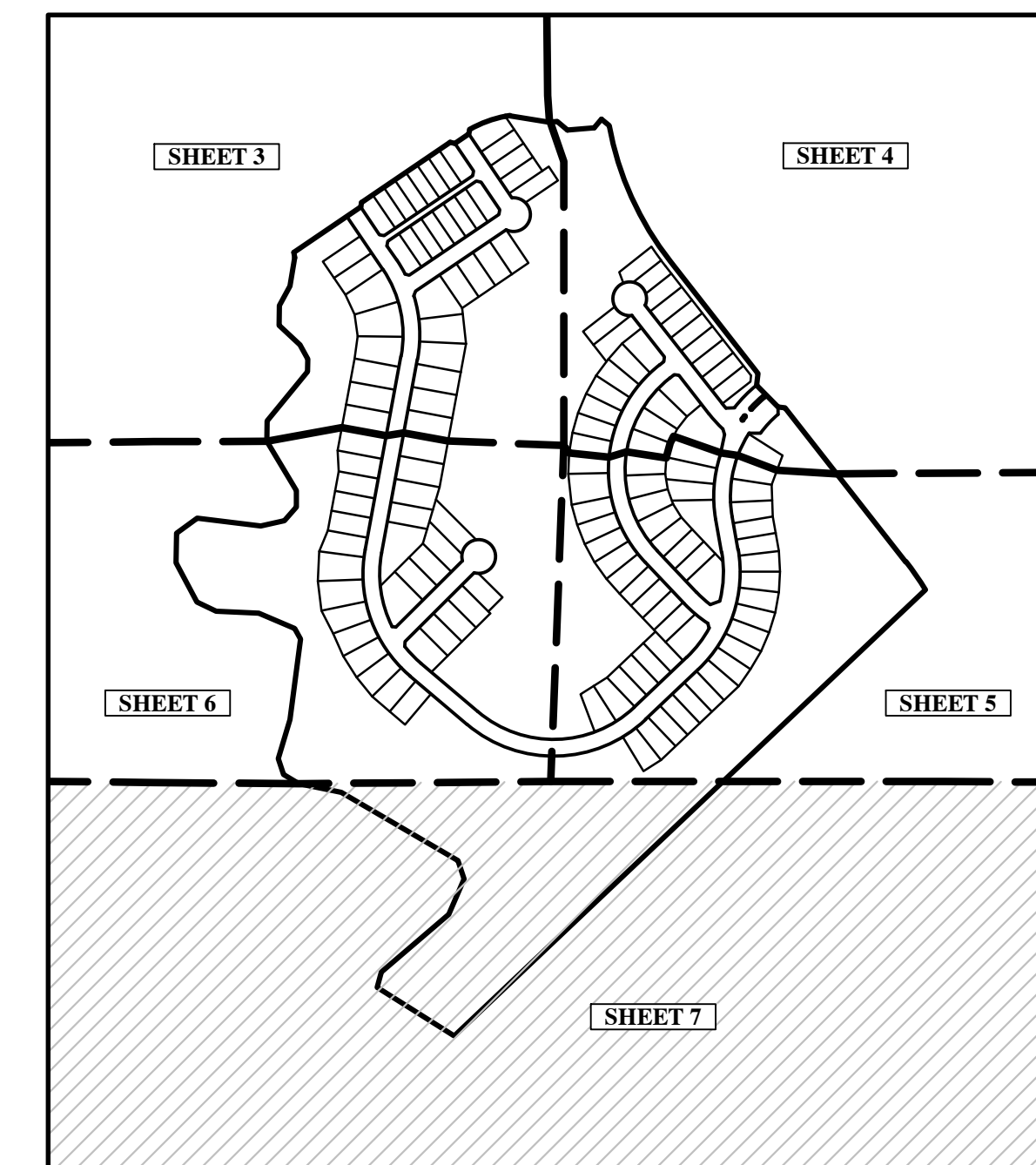
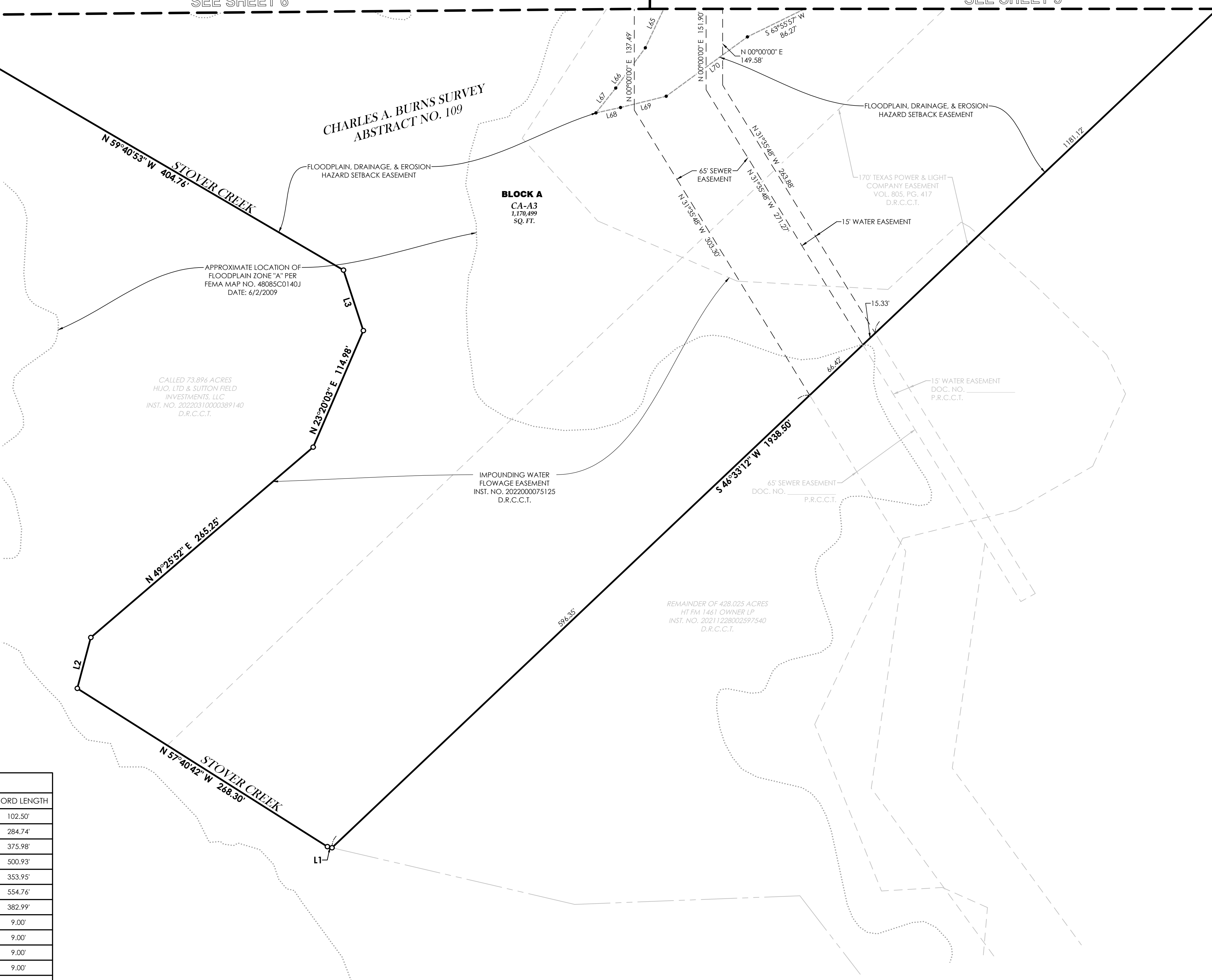
SEE SHEET 6

SEE SHEET 5

LINE #	BEARING	DISTANCE
L1	N76°52'20"W	4.23'
L2	N14°55'37"E	47.69'
L3	N18°10'41"W	57.78'
L4	N59°14'41"W	53.71'
L5	N18°04'41"W	50.45'
L6	N28°23'02"W	36.58'
L7	N64°58'24"W	64.12'
L8	N00°03'08"E	49.57'
L9	N00°51'01"E	38.21'
L10	N29°12'09"W	47.86'
L11	N09°40'29"W	16.50'
L12	N10°52'37"E	14.14'
L13	S79°07'23"E	14.14'
L14	N56°25'18"E	50.00'
L15	N12°46'47"E	13.66'
L16	N85°08'22"E	23.21'
L17	S49°51'38"E	39.60'
L18	N85°08'22"E	80.43'
L19	N40°08'22"E	33.34'
L20	S52°08'46"E	30.26'
L21	S06°49'55"W	35.41'
L22	S44°39'31"E	91.01'
L23	S83°11'22"E	20.56'
L24	N10°52'37"E	14.14'
L25	S79°07'23"E	14.14'
L26	S10°52'37"W	14.14'
L27	N79°07'23"W	14.14'
L28	N10°52'37"E	14.14'
L29	S75°15'28"E	13.16'
L30	N19°07'24"E	16.02'
L31	N81°13'40"W	11.83'
L32	N03°45'30"E	15.03'
L33	S14°50'42"E	14.76'
L34	N70°54'20"E	29.28'
L35	N83°04'28"W	14.14'
L36	S06°55'32"W	14.14'
L37	S87°08'24"W	25.56'
L38	N17°57'09"W	17.40'
L39	S79°29'54"E	15.60'
L40	N16°26'06"E	36.54'
L41	N26°36'47"E	22.14'
L42	S06°49'55"W	18.75'

LINE #	BEARING	DISTANCE
L43	S11°34'21"W	64.72'
L44	S89°39'50"E	33.83'
L45	S00°20'10"W	22.63'
L46	S49°34'10"E	35.53'
L47	N89°14'22"W	45.96'
L48	N03°23'52"E	151.54'
L49	S11°13'31"E	194.33'
L50	N70°21'10"E	147.27'
L51	N43°49'57"E	1.70'
L52	N38°04'28"W	33.82'
L53	N06°55'32"E	20.36'
L54	N38°04'28"W	33.67'
L55	N06°55'32"E	7.93'
L56	N51°55'32"E	136.04'
L57	N06°32'17"W	23.26'
L58	N45°29'53"W	20.71'
L59	N06°39'34"E	33.51'
L60	S68°29'10"W	19.31'
L61	N65°23'16"W	19.33'
L62	N14°42'11"W	30.56'
L63	N88°41'19"W	37.04'
L64	S77°47'41"W	37.16'
L65	N25°18'15"E	125.72'
L66	N36°21'04"E	45.28'
L67	N38°30'33"E	28.80'
L68	S77°38'12"W	22.82'
L69	S76°08'36"W	42.62'
L70	S53°50'04"W	91.18'
L71	S80°16'12"W	17.35'
L72	S80°16'12"W	36.62'
L73	S09°28'10"W	36.13'
L74	S13°20'50"E	108.90'
L75	S11°43'08"W	36.94'
L76	S52°42'31"W	27.30'
L77	S52°42'31"W	19.14'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	870.00'	102.56'	6°45'17"	S34°41'49"E	102.50'
C2	375.00'	292.07'	44°37'29"	N11°48'39"W	284.74'
C3	375.00'	393.83'	60°10'22"	N19°35'06"W	375.98'
C4	375.00'	548.54'	83°48'38"	S88°25'24"W	500.93'
C5	375.00'	368.61'	56°19'09"	S18°21'31"W	353.95'
C6	375.00'	624.44'	95°24'27"	N04°13'19"E	554.76'
C7	375.00'	401.96'	61°24'52"	S20°54'22"W	382.99'
C8	4.50'	14.14'	180°00'00"	N52°00'20"W	9.00'
C9	4.50'	14.14'	180°00'00"	S53°48'29"E	9.00'
C10	4.50'	14.14'	180°00'00"	S47°44'38"E	9.00'
C11	4.50'	14.14'	180°00'00"	N39°58'05"W	9.00'
C12	385.50'	52.32'	7°46'33"	N46°08'39"E	52.28'
C13	394.50'	53.54'	7°46'33"	S46°08'39"W	53.50'
C14	1115.15'	70.22'	3°36'29"	S35°57'23"E	70.21'
C15	394.50'	12.41'	1°48'09"	S37°05'35"W	12.41'
C16	385.50'	12.13'	1°48'09"	N37°05'35"E	12.13'
C17	375.00'	117.04'	17°52'59"	S52°25'24"E	116.57'
C18	375.00'	101.28'	15°28'26"	S45°48'40"E	100.97'
C19	322.00'	76.72'	13°39'04"	S42°57'48"W	76.54'



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