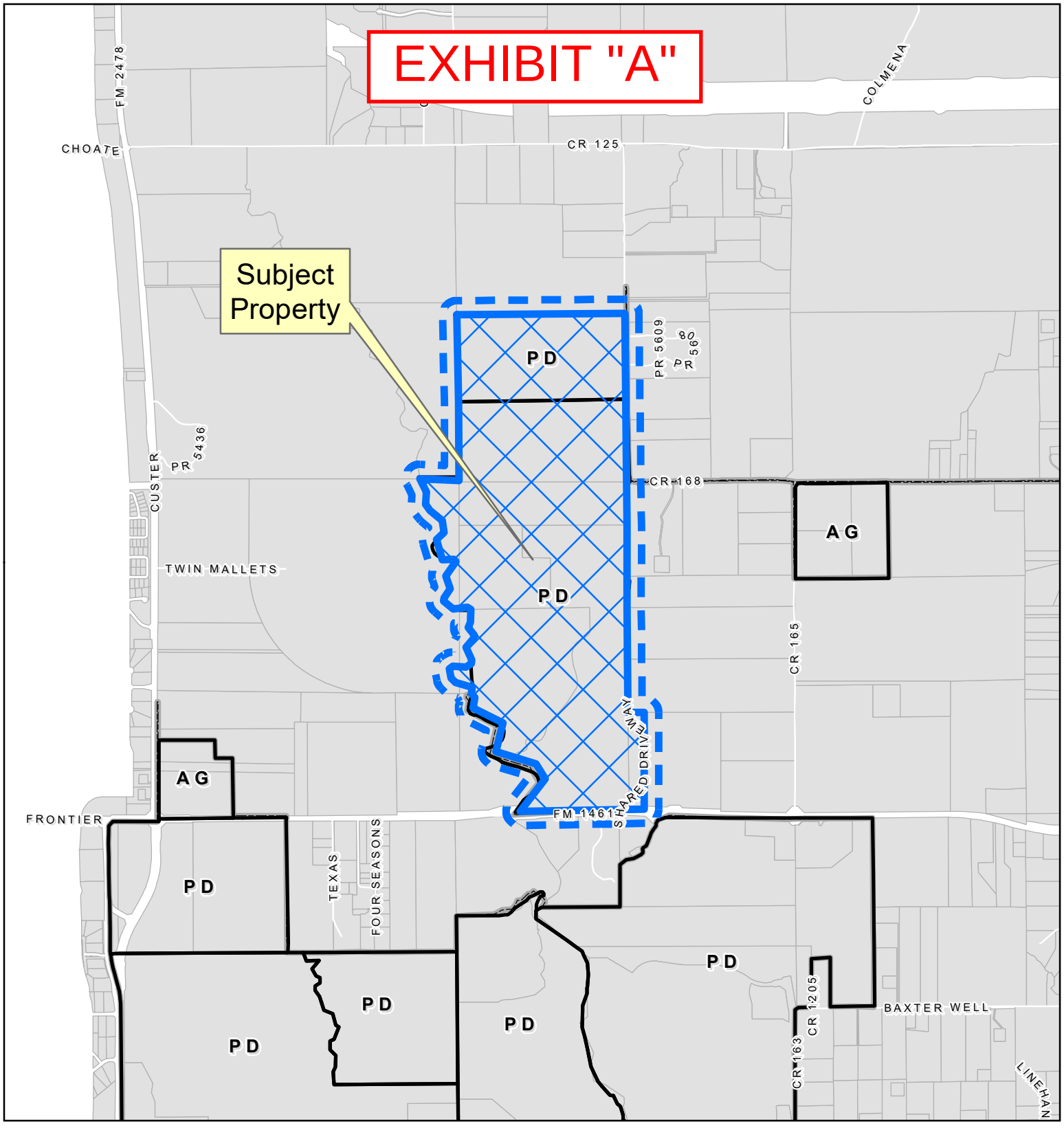
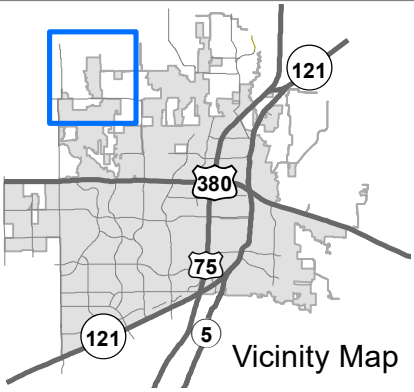




Vicinity Map

Property Owner Notification Map

SUP2022-0004

0 1,000 2,000 Feet

200' Buffer

Case

N

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

McKINNEY TEXAS
Unique by nature.

EXHIBIT "B"

LEGAL DESCRIPTION
461.518 ACRES

BEING a tract of land situation in the C.A. BURNS SURVEY, ABSTRACT NO. 109, the S.W. CASH SURVEY, ABSTRACT NO. 237, the BENJAMIN THAYER SURVEY, ABSTRACT NO. 915, and the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas and being all of those tracts of land conveyed in Deeds to Franklin Investment Company, according to the documents of record file in Volume 4184, Page 1238, Volume 5049, Pg. 4489, Volume 5519, Pg. 5995, Volume 5519, Page 6002 and Volume 5519, Page 6009, Deed Records, Collin County, Texas, and being all of that tract of land conveyed in Deed to Robinson 83 Partners L.P., according to the document of record filed in Document 20140708000703540, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at the common most easterly northeast corner of said Franklin Investment Company tracts and the northwest corner of that tract of land conveyed in Deed to M S Family Limited Partnership, according to the document of record filed in Document Number 20100823000877020, Official Public Records, Collin County, Texas;

THENCE S 00° 03' 49" E, a distance of 1,534.51 feet;

THENCE S 88° 29' 56" W, a distance of 1,643.09 feet;

THENCE N 80° 11' 28" W, a distance of 101.98 feet;

THENCE S 88° 29' 56" W, a distance of 279.00 feet to a point in the approximate centerline of an existing creek;

THENCE With the approximate centerline of said existing creek, the following courses and distances:

N 38° 00' 11" E, a distance of 709.90 feet;

N 30° 59' 49" W, a distance of 280.00 feet;

N 72° 59' 49" W, a distance of 666.40 feet;

N 14° 00' 11" E, a distance of 469.00 feet;

N 62° 59' 49" W, a distance of 530.00 feet;

N 10° 30' 11" E, a distance of 164.50 feet;

N 39° 29' 49" W, a distance of 575.00 feet;

N 83° 15' 11" E, a distance of 276.20 feet;

N 05° 30' 11" E, a distance of 348.00 feet;

N 03° 15' 42" E, a distance of 77.74 feet;

EXHIBIT "B"

N 30° 59' 41" E, a distance of 140.90 feet;

N 43° 27' 39" W, a distance of 145.78 feet;

N 09° 14' 21" E, a distance of 247.40 feet;

N 23° 01' 17" W, a distance of 73.42 feet;

N 85° 20' 14" W, a distance of 316.43 feet;

N 50° 58' 19" W, a distance of 117.15 feet;

N 05° 13' 53" E, a distance of 95.53 feet;

N 32° 24' 04" E, a distance of 155.32 feet;

N 04° 39' 46" E, a distance of 316.43 feet;

N 30° 39' 07" E, a distance of 105.48 feet;

N 47° 53' 55" W, a distance of 95.53 feet;

S 82° 38' 26" W, a distance of 130.86 feet;

N 64° 12' 45" W, a distance of 89.44 feet;

N 30° 55' 08" W, a distance of 179.23 feet;

N 30° 29' 10" E, a distance of 163.78 feet;

N 44° 13' 21" E, a distance of 141.42 feet;

N 07° 23' 27" W, a distance of 347.31 feet;

N 38° 08' 28" W, a distance of 624.95 feet;

THENCE S 89° 50' 15" E, a distance of 685.52 feet;

THENCE N 00° 05' 59" W, a distance of 1,052.29 feet;

THENCE N 00° 56' 03" W, a distance of 1,445.36 feet;

THENCE N 89° 31' 11" E, a distance of 2,645.07 feet;

THENCE S 00° 38' 05" E, a distance of 1,357.64 feet;

THENCE S 00° 56' 00" E, a distance of 1,275.74 feet;

EXHIBIT "B"

THENCE S 89° 32' 43" W, a distance of 7.00 feet;

THENCE S 00° 36' 37" E, a distance of 229.35 feet;

THENCE S 00° 29' 57" E, a distance of 194.25 feet;

THENCE S 00° 41' 03" E, a distance of 273.77 feet;

THENCE S 00° 31' 03" E, a distance of 410.28 feet;

THENCE S 00° 58' 11" E, a distance of 182.35 feet;

THENCE S 00° 47' 03" E, a distance of 241.30 feet;

THENCE S 09° 16' 03" E, a distance of 50.69 feet;

THENCE S 02° 08' 17" W, a distance of 76.70 feet;

THENCE S 03° 50' 58" W, a distance of 33.51 feet;

THENCE S 03° 27' 28" W, a distance of 56.66 feet;

THENCE S 00° 25' 09" E, a distance of 235.49 feet;

THENCE S 00° 22' 58" W, a distance of 13.84 feet;

THENCE S 12° 14' 54" W, a distance of 54.57 feet;

THENCE S 00° 37' 05" E, a distance of 85.96 feet;

THENCE S 00° 12' 06" E, a distance of 320.72 feet;

THENCE S 00° 01' 11" W, a distance of 325.06 feet;

THENCE S 00° 24' 07" E, a distance of 201.62 feet;

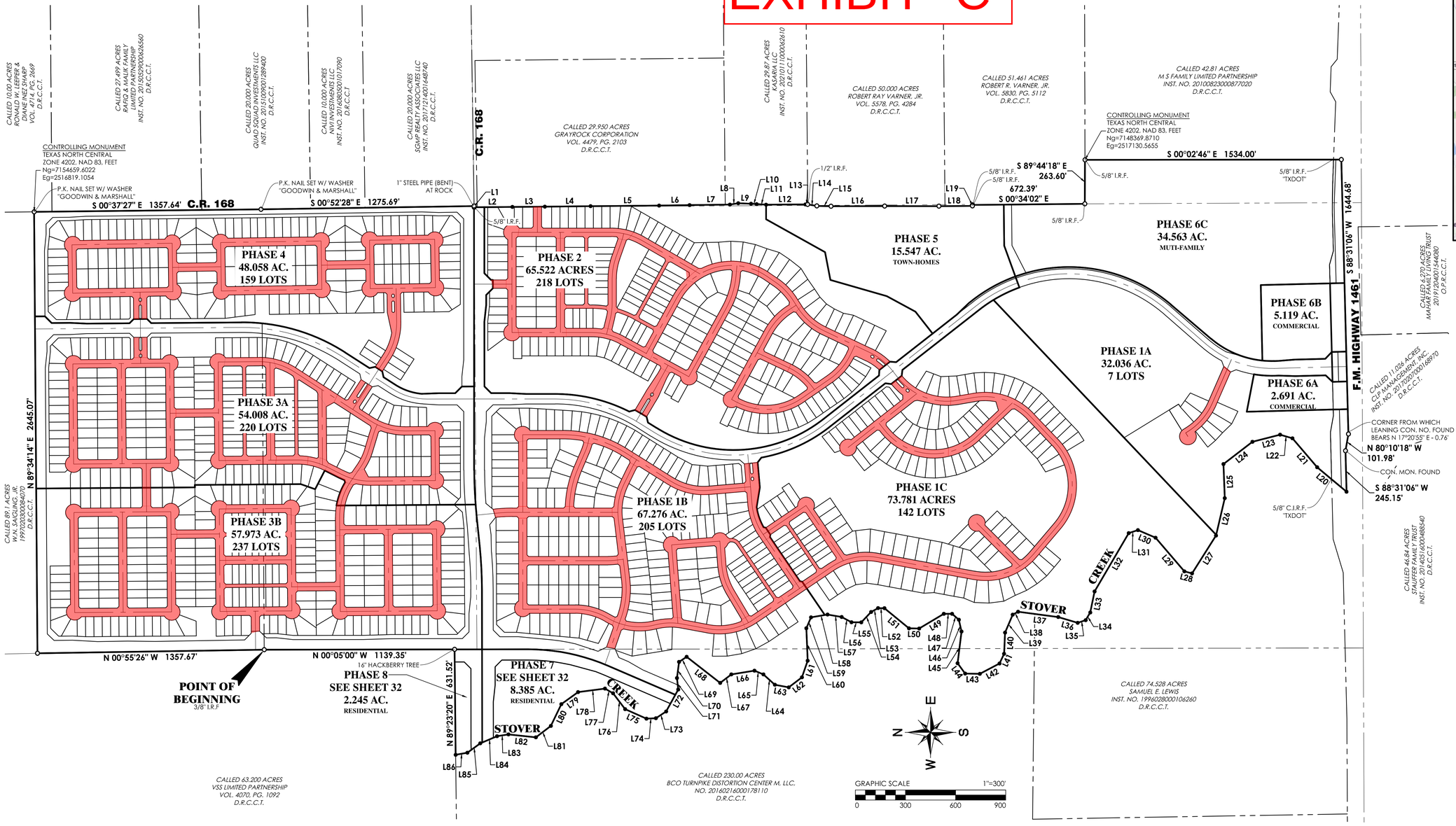
THENCE N 89° 32' 43" E, a distance of 6.50 feet;

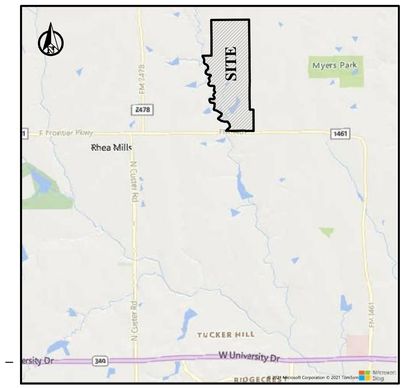
THENCE S 00° 33' 25" E, a distance of 516.78 feet;

THENCE S 00° 41' 45" E, a distance of 155.28 feet;

THENCE S 89° 37' 54" E, a distance of 262.99 feet to the **POINT OF BEGINNING**, and containing 461.518 acres of land, more or less.

EXHIBIT "C"





VICINITY MAP
N.T.S.

PRIVATE STREET

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.

All of the gates into and throughout the subdivision shall be automatic-only and comply with all McKinney Fire specifications.

PHASE 5, 6A, 6B & 6C ARE NOT PART OF THIS SUP REQUEST

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S83°22'13"W	7.10'
L2	S00°33'35"E	229.05'
L3	S00°26'54"E	194.25'
L4	S00°38'00"E	273.77'
L5	S00°28'00"E	410.28'
L6	S00°55'08"E	182.35'
L7	S00°44'00"E	241.30'
L8	S09°13'00"E	50.69'
L9	S02°11'20"W	76.70'
L10	S03°54'01"W	33.51'
L11	S03°30'31"W	56.66'
L12	S00°22'06"E	235.49'
L13	S00°30'13"W	13.28'
L14	S09°11'20"W	55.41'

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L15	S01°17'15"W	85.16'
L16	S00°09'03"E	320.72'
L17	S00°04'14"W	325.06'
L18	S00°22'38"E	200.66'
L19	S84°29'12"E	6.10'
L20	N39°50'27"E	228.98'
L21	N49°32'00"E	227.85'
L22	N16°28'43"E	77.14'
L23	N14°28'41"W	170.86'
L24	N37°32'24"W	219.03'
L25	S87°48'30"W	204.24'
L26	N76°52'20"W	230.17'
L27	N57°40'42"W	268.30'
L28	N14°55'37"E	47.69'

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L29	N49°25'52"E	265.25'
L30	N23°20'03"E	114.98'
L31	N18°10'41"W	57.78'
L32	N59°40'53"W	404.76'
L33	N78°23'27"W	128.67'
L34	N59°14'41"W	53.71'
L35	N18°04'41"W	50.45'
L36	N16°34'30"E	121.34'
L37	N07°30'56"E	242.53'
L38	N28°23'02"W	36.58'
L39	N67°01'46"W	116.77'
L40	N87°18'40"W	127.20'
L41	N64°58'24"W	64.12'
L42	N27°43'45"W	133.32'

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L43	N01°03'43"E	87.90'
L44	N53°52'26"E	76.69'
L45	S83°00'07"E	191.47'
L46	N77°26'07"E	72.32'
L47	N40°56'22"E	53.86'
L48	N00°03'08"E	49.57'
L49	N30°52'15"W	171.50'
L50	N01°00'53"E	61.31'
L51	N39°25'43"E	189.93'
L52	N00°51'01"E	38.21'
L53	N29°12'09"W	47.86'
L54	N46°34'25"W	85.23'
L55	N00°29'08"E	58.88'
L56	N28°15'31"E	66.52'

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L57	N09°48'38"E	86.05'
L58	N09°40'29"W	100.16'
L59	N66°35'23"W	71.00'
L60	S87°39'06"W	194.73'
L61	N71°01'08"W	105.08'
L62	N37°25'41"W	99.31'
L63	N10°44'31"E	84.48'
L64	N42°04'42"E	92.42'
L65	N22°30'52"E	58.14'
L66	N09°06'57"W	140.32'
L67	N37°24'45"W	84.01'
L68	N37°56'50"E	254.31'
L69	N33°42'49"W	54.78'
L70	N82°38'38"W	97.45'

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L71	S83°42'54"W	69.38'
L72	N61°10'01"W	150.21'
L73	N33°14'34"W	73.30'
L74	N02°44'35"W	56.73'
L75	N24°05'40"E	139.66'
L76	N52°45'55"E	119.55'
L77	N30°01'37"E	55.89'
L78	N07°27'05"W	162.48'
L79	N35°47'31"W	123.31'
L80	N64°19'28"W	144.71'
L81	N37°16'59"W	112.72'
L82	N06°04'32"E	165.18'
L83	N09°04'40"W	69.24'
L84	N22°59'28"W	108.98'

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L85	N36°05'33"W	95.51'
L86	N10°09'16"W	71.19'

SUP EXHIBIT
FOR
ASTER PARK PRIVATE STREETS
BEING
467.204 ACRES
SITUATED IN THE
CHARLES A. BURNS SURVEY, ABSTRACT No. 109
BENJAMIN THAYER SURVEY, ABSTRACT No. 915
COLEMAN WATSON SURVEY, ABSTRACT No. 945
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
1190 RESIDENTIAL LOTS, 49 COMMON AREAS, 2 COMMERCIAL LOTS,
1 MULTI-FAMILY LOT, 1 TOWN-HOME LOT
Date: April 2022

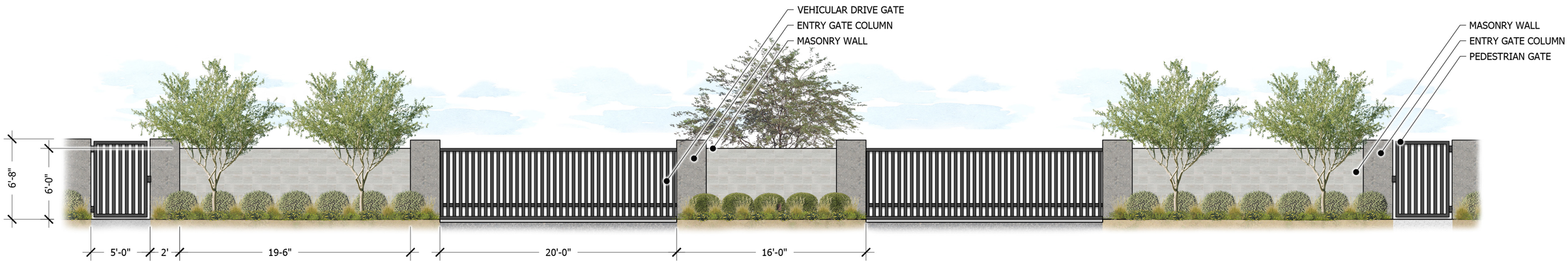
DEVELOPER/OWNER:
Hines
2200 ROSS AVENUE, SUITE 4200 W
DALLAS, TX 75201
972-716-0152

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 -- TxSurv Firm # 10021700

E:\10938 - Brock Creek Ranch\COO\CVP-PF\A1\10938-PFH_A1 SHEETS.dwg

EXHIBIT "D"





ELEVATION
NTS

Hines

ASTER PARK ENTRY GATE

Typical Entry Gate Plan & Elevation

Plan Scale 1:20 Date:05-04-2022

20' 40' 60'

ABLASTUDIO.COM

ABLA