

LEGAL DESCRIPTION

BEING a parcel of land located in Collin County, Texas, being a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being part of that called 82.669 acre tract of land described in deed to D.R. Horton— Texas, Ltd., as recorded Document Number 20201020001823160, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCING at a "PK" nail found at the northeast corner of that called 78.19 acre tract of land described in deed to Batra Family Trust, as recorded in Document Number 20060608000781280, Official Public Records of Collin County, Texas;

THENCE along the north line of said 78.19 acre tract as follows:

North 88 degrees 50 minutes 03 seconds West, 50.00 feet to the POINT OF BEGINNING, said point being in the south line of said 82.669 acre tract, said point also being in the west right-of-way line of County Road 409,
North 88 degrees 50 minutes 03 seconds West, 296.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of Lot 6, Block E Millstone, Phase 1A as recorded in Document Number 2022-708, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 09 minutes 57 seconds East, 129.90 feet along the east line of said Lot 6, Block E to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said Lot 6, Block E, said point being in the south right-of-way line of Glastonbury Road, a 50 foot right-of-way;

THENCE along the south right-of-way line of said Glastonbury Road as follows:

Northeasterly, 4.05 feet along a curve to the left having a central angle of 00 degrees 35 minutes 53 seconds, a radius of 388.50 feet, a tangent of 2.03 feet and whose chord bears North 74 degrees 56 minutes 52 seconds East, 4.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 97.58 feet along a curve to the right having a central angle of 16 degrees 31 minutes 02 seconds, a radius of 338.50 feet, a tangent of 49.13 feet and whose chord bears North 82 degrees 54 minutes 26 seconds East, 97.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 88 degrees 50 minutes 03 seconds East, 64.68 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 01 degrees 09 minutes 57 seconds East, 50.00 feet along the east right-of-way line of said Glastonbury Road to a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of Common Area Lot C1 of said Millstone, Phase 1A;

THENCE along the south line of said Common Area Lot C1 as follows:

South 88 degrees 50 minutes 03 seconds East, 94.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 46 degrees 02 minutes 56 seconds East, 35.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found in the west right-of-way line of said County Road 409;

THENCE along the west right-of-way line of said County Road 409 as follows:

South 05 degrees 20 minutes 33 seconds East, 100.65 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 55 minutes 55 seconds West, 120.00 feet to the POINT OF BEGINNING and containing 48,928 square feet or 1.123 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of McKinney geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

OWNERS DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, D.R. HORTON-TEXAS, LTD., does hereby adopt this record plat designating the herein above described property as **MILLSTONE, PHASE 1B**, an addition to Collin County, Texas, and does hereby dedicate, in fee simple, to Collin County Municipal Utility District CR412, the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2023.

BY: D.R. HORTON-TEXAS, LTD.

By: David L. Booth, Assistant Vice President
D.R. Horton-Texas, Ltd.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David L. Booth 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

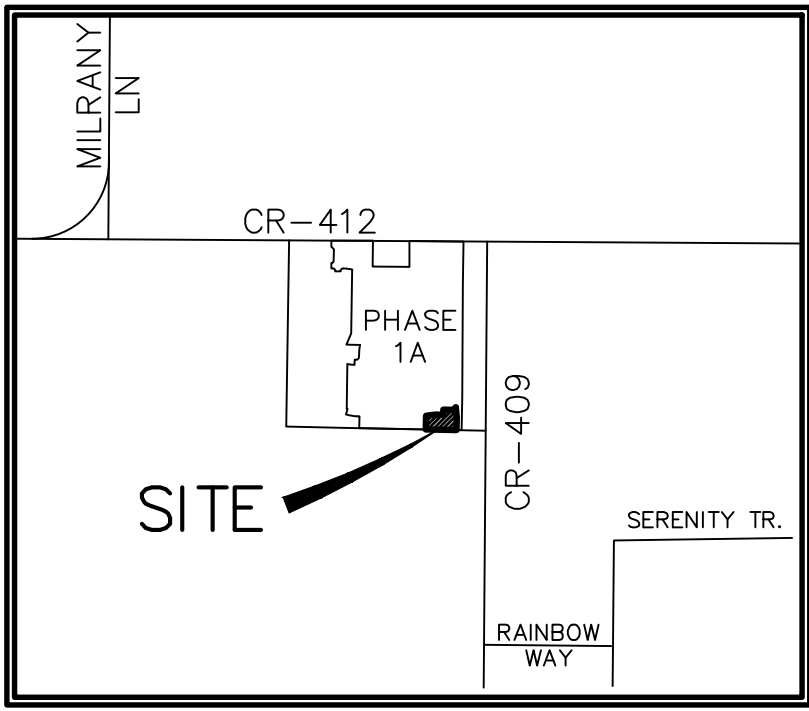
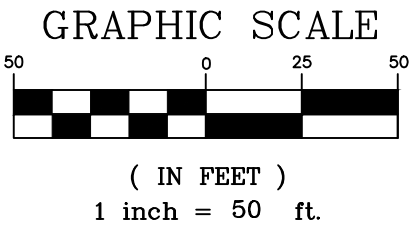
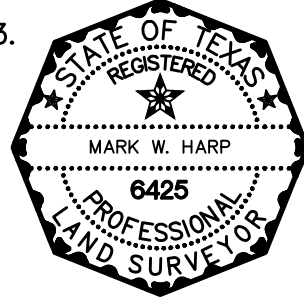
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Collin County, Texas.

Dated this the ____ day of _____, 2023.

Mark W. Harp, R.P.L.S. No. 6425



VICINITY MAP
N.T.S.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

APPROVED

CITY MANAGER
CITY OF MCKINNEY, TEXAS

DATE

ATTEST

CITY SECRETARY
CITY OF MCKINNEY, TEXAS

DATE

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°50'03"E	64.68'
L2	N01°09'57"E	50.00'
L3	S88°50'03"E	94.19'
L4	N46°02'56"E	35.28'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	4.05'	000°35'53"	388.50'	2.03'	N74°56'52"E
C2	97.58'	016°31'02"	338.50'	49.13'	N82°54'26"E

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
CA-E-1	19,365	0.445
E-7	8,231	0.189
E-8	7,218	0.166
E-9	7,250	0.166

GENERAL NOTES:

- THE PURPOSE OF THIS RECORD PLAT IS TO CREATE 3 RESIDENTIAL LOTS, AND 1 COMMON AREA LOT.
- MINIMUM MAINTENANCE REQUIREMENTS FOR DETENTION FACILITIES CAN BE FOUND ON THE POST CONSTRUCTION STORM WATER QUALITY PLAN AS PART OF THE CIVIL CONSTRUCTION PLANS.
- ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- COMMON AREAS TO BE MAINTAINED BY H.O.A.
- LOT 1X, BLOCK K IS DEDICATED TO COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412 BY THIS PLAT.
- ALL LOT CORNERS ARE ONE-HALF INCH IRON SET WITH A YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
- COLLIN COUNTY, TEXAS HAS NOT AND WILL NOT ACCEPT THE SIDEWALKS SHOWN ON THIS PLAT FOR MAINTENANCE. MAINTENANCE OF THE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION ("H.O.A."), OR IF THERE IS NO H.O.A., OR THE H.O.A. CEASES TO EXIST. MAINTENANCE SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER FOR THE PORTION OF ANY SIDEWALK RUNNING ALONG THE LOT OWNER'S LOT. BY ACCEPTING A DEED REFERENCING THIS PLAT THE GRANTEE AGREES TO THE FOREGOING AND BINDS THE GRANTEE'S SUCCESSORS AND ASSIGNS THERETO.

RECORD PLAT

MILLSTONE, PHASE 1B

3 RESIDENTIAL LOTS 1 COMMON AREA LOTS

BEING 1.123 ACRES OUT OF THE THOMAS RHODES SURVEY, ABSTRACT NO. 741 CITY OF MCKINNEY ETJ

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412 COLLIN COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER

4306 Miller Road, Suite A (214) 607-4244
Rowlett, Texas 75088
Contact: David L. Booth, Assistant Vice President

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

