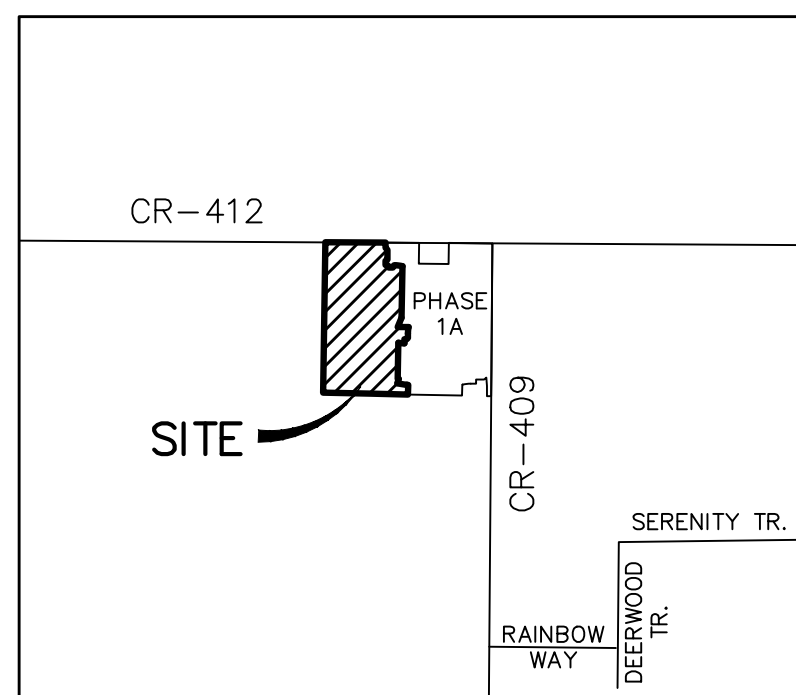
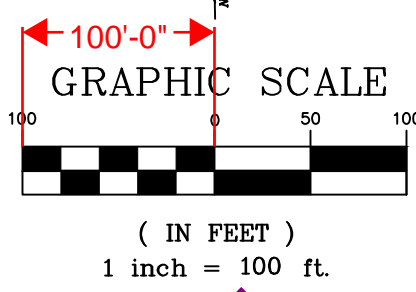


172 Single Family Residential Lot ??

REA CAPITAL, LP
CALLED: 61.892
CC #20150330000345130

- LEGEND
- POINT OF BEGINNING
 - IRON ROD FOUND
 - CONTROL MONUMENT
 - BUILDING LINE
 - UTILITY EASEMENT
 - COMMON AREA
 - RIGHT-OF-WAY
 - WALL MAINTENANCE EASEMENT
 - STREET NAME CHANGE INDICATOR



NOTES:

- ACCORDING TO MAP NUMBER 48085C0170J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP, THIS PROPERTY IS WITHIN UNSHADED ZONE X DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- 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.
- WATER AND SEWER SERVICE WAS GRANTED A VARIANCE TO BE SERVED BY NORTH COLLIN SPECIAL WATER DISTRICT AND ON ON-SITE TREATMENT PLANT (OSSF).
- ALL LOT CORNERS ARE ONE-HALF INCH IRON SET WITH A YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
- 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), DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- 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.

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	85.64'	014°29'47"	338.50'	43.05'	S82°19'31"E
C2	75.15'	011°04'57"	388.50'	37.69'	S06°25'56"W
C3	70.07'	010°20'01"	388.50'	35.13'	N83°56'32"W
C4	9.32'	001°22'27"	388.50'	4.66'	S73°00'15"E
C5	112.00'	016°31'02"	388.50'	56.39'	S80°34'32"E
C6	104.79'	016°31'02"	363.50'	52.76'	N80°34'32"W
C7	104.69'	016°30'04"	363.50'	52.71'	S82°54'55"W
C8	105.09'	016°33'53"	363.50'	52.91'	N82°56'49"E
C9	104.79'	016°31'02"	363.50'	52.76'	N09°29'17"E
C10	37.72'	005°56'45"	363.50'	18.88'	S14°46'26"W
C11	164.18'	156°46'34"	60.00'	291.99'	S43°56'23"E
C12	104.79'	016°31'02"	363.50'	52.76'	S80°51'02"E
C13	104.79'	016°31'02"	363.50'	52.76'	N80°51'02"W
C14	164.15'	156°44'56"	60.00'	291.64'	N45°42'29"E
C15	109.94'	017°19'46"	363.50'	55.39'	N09°33'20"E
C16	109.94'	017°19'46"	363.50'	55.39'	S09°33'20"W
C17	109.94'	017°19'46"	363.50'	55.39'	S09°33'20"W
C18	109.94'	017°19'46"	363.50'	55.39'	N09°33'20"E
C19	164.04'	156°39'02"	60.00'	290.37'	S45°39'32"W

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°25'36"W	61.00'	L21	S88°50'03"E	20.01'	L41	S14°33'01"W	53.51'
L2	S44°20'28"E	35.21'	L22	N44°01'14"W	21.25'	L42	S13°21'51"W	53.26'
L3	S00°53'27"W	117.61'	L23	S46°09'10"W	21.22'	L43	S05°01'23"W	52.14'
L4	S45°39'32"W	21.30'	L24	N44°15'54"W	21.16'	L44	N50°13'12"E	22.75'
L5	N89°34'24"W	6.00'	L25	S48°22'39"W	22.17'	L45	N43°04'14"W	21.61'
L6	S00°25'36"W	50.00'	L26	N41°01'05"W	20.17'	L46	N45°53'27"E	21.21'
L7	S89°34'14"E	23.10'	L27	N46°03'37"E	21.15'	L47	N44°06'33"W	35.36'
L8	S44°25'59"E	21.09'	L28	N46°03'37"E	35.25'	L48	N89°06'33"W	112.00'
L9	S00°53'27"W	12.05'	L29	N43°56'23"W	21.28'	L49	N89°06'33"W	112.00'
L10	S89°06'33"E	50.00'	L30	N44°06'33"W	21.21'	L50	S44°06'33"E	21.21'
L11	N00°53'27"E	12.40'	L31	N45°53'27"E	21.21'	L51	N45°53'27"E	21.21'
L12	N45°39'32"E	21.30'	L32	N45°53'27"E	21.21'	L52	N45°39'32"E	21.30'
L13	S89°34'23"E	12.18'	L33	N44°06'33"W	21.21'	L53	S44°20'28"E	35.21'
L14	S22°20'53"W	119.74'	L34	S44°06'33"E	21.21'	L54	S44°20'28"E	21.13'
L15	S89°06'33"E	130.05'	L35	N45°53'27"E	21.21'	L55	N45°39'36"E	21.30'
L16	S00°53'27"W	52.32'	L36	N45°53'27"E	21.21'			
L17	S45°53'27"W	21.21'	L37	N44°06'33"W	21.21'			
L18	N89°06'33"W	27.31'	L38	N44°06'33"W	21.21'			
L19	S00°53'27"W	50.00'	L39	N48°38'36"E	20.17'			
L20	S17°40'59"W	50.00'	L40	S06°23'08"W	52.24'			

Case Number:
17-0021PFR
Case Type:
Preliminary Final
Re plat
Case Status:
Denied

DENIED

PLAT 2023-0055- FP

REVIEWED BY PLANNING

BHUMIKA THAKORE
PLANNER I

Bthakore@mckinneytexas.org
972-547-7403

RECORD PLAT

MILLSTONE, PHASE 2A

173 RESIDENTIAL LOTS 4 COMMON AREA LOTS

BEING 36.932 ACRES OUT OF
THE THOMAS RHODES SURVEY, ABSTRACT NO. 741

CITY OF MCKINNEY ETX,
COLLIN COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER

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

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

MARCH 06, 2023

Sheet 1 of 2

LEGAL DESCRIPTION

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

BEGINNING at a "PK" nail found at the northwest corner of said 82.669 acre tract, said point being the northeast corner of that called 61.892 acre tract of land described in deed to REA Capital, LP as recorded in Document Number 20150330000345130, Official Public Records, Collin County, Texas, said point also being in the approximate centerline of County Road No. 412 (60 foot wide county roadway easement);

THENCE South 89 degrees 34 minutes 24 seconds East, 716.03 feet along the north line of said 82.669 acre tract and along the approximate centerline of County Road 412 to a "PK" nail found in the west line of Millstone, Phase 1A as recorded in Document Number 2022–708, Official Public Records of Collin County, Texas;

THENCE along the west line of said Millstone, Phase 1A as follows:
South 00 degrees 25 minutes 36 seconds West, 61.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 44 degrees 20 minutes 28 seconds East, 35.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 00 degrees 53 minutes 27 seconds West, 117.61 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 45 degrees 39 minutes 32 seconds West, 21.30 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 89 degrees 34 minutes 24 seconds West, 6.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 00 degrees 25 minutes 36 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 89 degrees 34 minutes 14 seconds East, 23.10 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 44 degrees 25 minutes 59 seconds East, 21.09 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 00 degrees 53 minutes 27 seconds West, 12.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 89 degrees 06 minutes 33 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 00 degrees 53 minutes 27 seconds East, 12.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 45 degrees 39 minutes 32 seconds East, 21.30 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 89 degrees 34 minutes 23 seconds East, 12.18 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 85.64 feet along a curve to the right having a central angle of 14 degrees 29 minutes 47 seconds, a radius of 338.50 feet, a tangent of 43.05 feet and whose chord bears South 82 degrees 19 minutes 31 seconds East, 85.42 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 00 degrees 53 minutes 27 seconds West, 613.30 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 22 degrees 20 minutes 53 seconds West, 119.74 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 89 degrees 06 minutes 33 seconds East, 130.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 75.15 feet along a curve to the left having a central angle of 11 degrees 04 minutes 57 seconds, a radius of 388.50 feet, a tangent of 37.69 feet and whose chord bears South 06 degrees 25 minutes 56 seconds West, 75.03 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 00 degrees 53 minutes 27 seconds West, 52.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 45 degrees 53 minutes 27 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 89 degrees 06 minutes 33 seconds West, 27.31 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 00 degrees 53 minutes 27 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
Northwesterly, 70.07 feet along a curve to the right having a central angle of 10 degrees 20 minutes 01 seconds, a radius of 388.50 feet, a tangent of 35.13 feet and whose chord bears North 83 degrees 56 minutes 32 seconds West, 69.97 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 00 degrees 53 minutes 27 seconds West, a distance of 433.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 9.32 feet along a curve to the right having a central angle of 01 degrees 22 minutes 27 seconds, a radius of 388.50 feet, a tangent of 4.66 feet and whose chord bears South 73 degrees 00 minutes 15 seconds East, 9.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 17 degrees 40 minutes 59 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 112.00 feet along a curve to the left having a central angle of 16 degrees 31 minutes 02 seconds, a radius of 388.50 feet, a tangent of 56.39 feet and whose chord bears South 80 degrees 34 minutes 32 seconds East, 111.61 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 88 degrees 50 minutes 03 seconds East, 20.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 01 degrees 09 minutes 57 seconds West, 115.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 82.669 acre tract, said point being in the north line of that called 78.19 acre tract of land described in deed to the Batra Family Trust as recorded in Document Number 20060608000781280, Official Public Records, Collin County, Texas;

THENCE along the south line of said 82.669 acre tract and the north line of said 78.19 acre tract as follows:
North 88 degrees 50 minutes 03 seconds West, 454.92 feet to a five–eighths inch iron rod found for corner;
North 88 degrees 46 minutes 14 seconds West, 557.43 feet to a three–eighths inch iron rod found at the southwest corner of said 82.669 acre tract, said point also being in the east line of said 61.892 acre tract;

THENCE North 00 degrees 53 minutes 27 seconds East, a distance of 1,792.20 feet along the west line of said 82.669 acre tract and along the east line of said 61.892 acre tract to the POINT OF BEGINNING and containing 1,608,751 square feet or 36.932 acre 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)

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 2A**, being an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use areas 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 of efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, 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 at Dallas, Texas, this ____ day of _____, 2023.

By: D.R. HORTON–TEXAS, LTD.

By: _____
David L. Booth, authorized signature for
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.

PRELIMINARY– FOR REVIEW PURPOSES ONLY

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



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 and Accepted"

City Manager
City of McKinney, Texas

Date

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
CA–I–2	2,800	0.064	I–7	6,120	0.140	J–2	5,600	0.129	K–14	5,880	0.135	L–18	6,607	0.152	M–20	5,826	0.134	N–8	5,600	0.129	O–6	10,075	0.231
CA–O–1	89,970	1.606	I–8	5,600	0.129	J–3	5,600	0.129	K–15	5,880	0.135	M–1	7,454	0.171	M–21	5,852	0.134	N–9	5,600	0.129	O–7	15,278	0.351
CA–P–1	44,220	1.015	I–9	5,600	0.129	J–4	5,600	0.129	K–16	6,887	0.158	M–2	5,600	0.129	M–22	5,600	0.129	N–10	5,600	0.129	O–8	7,811	0.179
CA–Q–1	31,189	0.716	I–10	5,600	0.129	J–5	5,600	0.129	L–1	6,608	0.152	M–3	5,600	0.129	M–23	5,600	0.129	N–11	6,665	0.153	O–9	5,828	0.134
F–1	8,163	0.187	I–11	5,600	0.129	J–6	5,600	0.129	L–2	5,600	0.129	M–4	5,600	0.129	M–24	5,600	0.129	N–12	6,670	0.153	O–10	5,625	0.129
F–2	6,199	0.142	I–12	5,600	0.129	J–7	5,600	0.129	L–3	5,600	0.129	M–5	5,600	0.129	M–25	5,600	0.129	N–13	5,600	0.129	O–11	5,625	0.129
F–3	6,813	0.156	I–13	5,600	0.129	J–8	7,072	0.162	L–4	5,600	0.129	M–6	5,600	0.129	M–26	5,600	0.129	N–14	5,600	0.129	O–12	5,625	0.129
F–4	7,188	0.165	I–14	5,600	0.129	K–1	6,887	0.158	L–5	5,600	0.129	M–7	5,600	0.129	M–27	5,600	0.129	N–15	5,600	0.129	O–13	5,625	0.129
F–5	7,250	0.166	I–15	5,600	0.129	K–2	5,880	0.135	L–6	5,600	0.129	M–8	5,600	0.129	M–28	5,600	0.129	N–16	5,600	0.129	O–14	5,625	0.129
F–6	7,241	0.166	I–16	9,510	0.218	K–3	5,880	0.135	L–7	5,600	0.129	M–9	5,600	0.129	M–29	5,600	0.129	N–17	5,600	0.129	O–15	5,625	0.129
F–7	7,036	0.162	I–30	10,194	0.234	K–4	5,880	0.135	L–8	5,600	0.129	M–10	5,600	0.129	M–30	5,600	0.129	N–18	5,600	0.129	O–16	5,625	0.129
F–8	6,478	0.149	I–31	7,052	0.162	K–5	5,880	0.135	L–9	6,631	0.152	M–11	5,600	0.129	M–31	5,600	0.129	N–19	5,600	0.129	O–17	5,676	0.130
F–9	5,958	0.137	I–32	6,449	0.148	K–6	5,880	0.135	L–10	6,705	0.154	M–12	5,787	0.133	M–32	7,555	0.173	N–20	5,600	0.129	P–1	8,587	0.197
F–10	5,762	0.132	I–33	5,932	0.136	K–7	5,880	0.135	L–11	5,600	0.129	M–13	5,757	0.132	N–1	6,640	0.152	N–21	5,600	0.129	P–2	7,250	0.166
I–1	8,766	0.201	I–34	5,762	0.132	K–8	9,829	0.226	L–12	5,600	0.129	M–14	5,815	0.134	N–2	5,600	0.129	N–22	6,741	0.155	P–3	7,250	0.166
I–2	6,160	0.141	I–35	5,757	0.132	K–9	7,576	0.174	L–13	5,600	0.129	M–15	5,850	0.134	N–3	5,600	0.129	O–1	8,588	0.197	P–4	7,250	0.166
I–3	6,160	0.141	I–36	5,757	0.132	K–10	5,880	0.135	L–14	5,600	0.129	M–16	7,405	0.170	N–4	5,600	0.129	O–2	7,250	0.166	P–5	7,241	0.166
I–4	6,494	0.149	I–37	5,757	0.132	K–11	5,880	0.135	L–15	5,600	0.129	M–17	7,392	0.170	N–5	5,600	0.129	O–3	7,250	0.166	P–6	7,039	0.162
I–5	10,864	0.249	I–38	7,293	0.167	K–12	5,880	0.135	L–16	5,600	0.129	M–18	5,784	0.133	N–6	5,600	0.129	O–4	7,250	0.166	P–7	6,475	0.149
I–6	9,357	0.215	J–1	7,968	0.183	K–13	5,880	0.135	L–17	5,600	0.129	M–19	5,754	0.132	N–7	5,600	0.129	O–5	7,222	0.166	P–8	5,890	0.135

RECORD PLAT

MILLSTONE, PHASE 2A

173 RESIDENTIAL LOTS 4 COMMON AREA LOTS

BEING 36.932 ACRES OUT OF
THE THOMAS RHODES SURVEY, ABSTRACT NO. 741

CITY OF MCKINNEY ETJ,
COLLIN COUNTY, TEXAS

D.R. HORTON–TEXAS, LTD. OWNER/DEVELOPER

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

JB 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

Drawing: H:\Projects\H0E315\Phase 1\Surveying\dwg\H0E315-pt (PH2A).dwg Saved By: rthatcher Save Time: 12/27/2022 10:32 AM Plotted by: bjohnson Plot Date: 3/6/2023 1:50 PM



March 6, 2023

City of McKinney Planning Staff
221 N. Tennessee
McKinney, TX 75069

**RE: Final Plat
Millstone, Phase 2A
JBI Project No. HOE315**

Dear Planning Staff:

On behalf of D.R. Horton-Texas, Ltd. please accept this letter of intent to consider approval of a Final Plat for Millstone, Phase 2A. The plat area is 36.932 acres consisting of 173 residential single-family lots, and 4 common area lots. This project is located on the Southwest corner of the intersection of C.R. 409 & C.R. 412. Four common areas are proposed with this plat. These common areas will be used to enhance the neighborhood aesthetically, and to provide residences meeting areas and recreational areas.

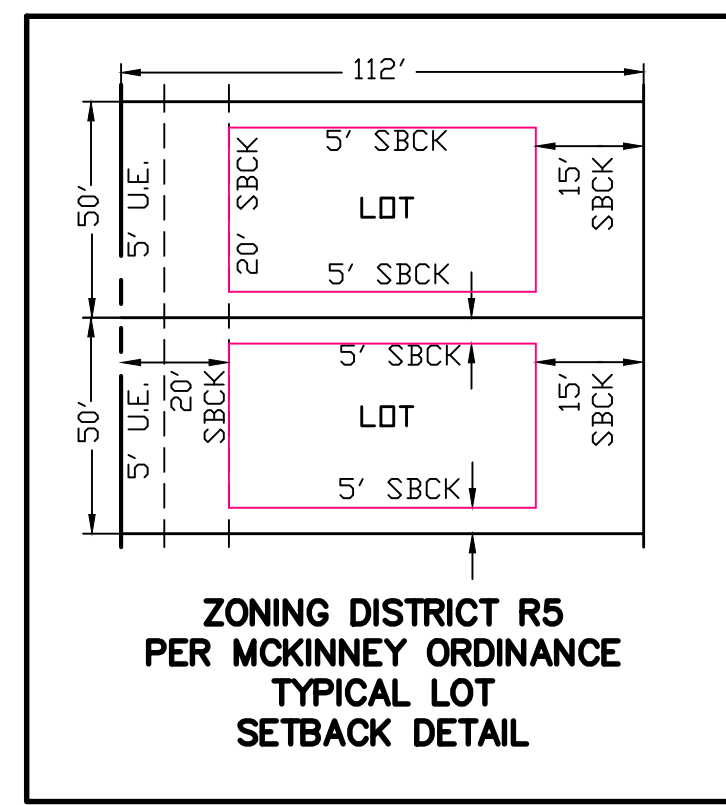
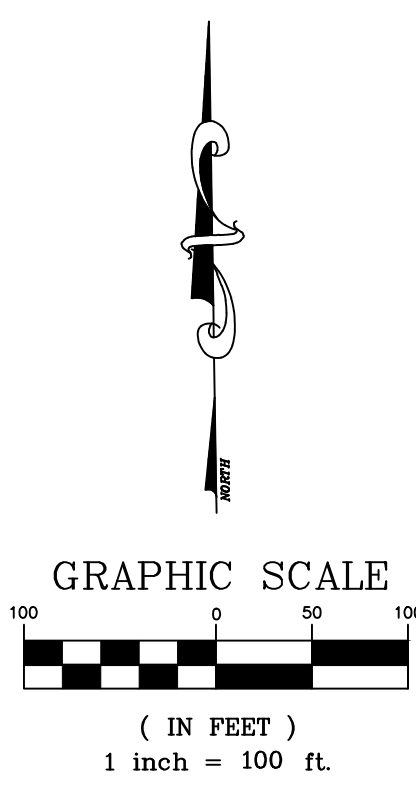
Please contact me if you have any questions.

Sincerely,

JBI PARTNERS, INC.

A handwritten signature in blue ink that reads "Alex Rejcek". The signature is fluid and cursive, written in a professional style.

Alex Rejcek, P.E.
972.738.6125
arejcek@jbipartners.com



**SETBACK EXHIBIT FOR
RECORD PLAT**

MILLSTONE, PHASE 2A

173 RESIDENTIAL LOTS 4 COMMON AREA LOTS

BEING 36.932 ACRES OUT OF
THE THOMAS RHODES SURVEY, ABSTRACT NO. 741

CITY OF MCKINNEY ETJ,
COLLIN COUNTY, TEXAS

D.R. HORTON—TEXAS, LTD. OWNER/DEVELOPER

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

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

BATRA FAMILY TRUST
CALLED: 78.19 ACRES
CC#20060608000781280

REA CAPITAL, LP
CALLED: 61.892
CC #20150330000345130