

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, being a part of the Thomas A. Rhoades Survey, Abstract Number 741, and being a 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:

BEGINNING at a PK nail found in the north line of said 82.669 acre tract, said point being in the approximate centerline of County Road Number 412;

THENCE South 00 degrees 20 minutes 49 seconds West, 248.38 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of Lot 13, Block A Millstone, Phase 1A, as recorded in Document Number 2022-708, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of Kenworth Lane, a 50 foot right-of-way;

THENCE North 89 degrees 34 minutes 24 seconds West, 353.69 feet along the north right-of-way line of said Kenworth Lane to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of Lot 5, Block A of said Millstone, Phase 1A;

THENCE North 00 degrees 25 minutes 36 seconds East, 248.61 feet to a PK nail found for corner in the north line of said 82.669 acre tract, said point also being in the approximate centerline of County Road Number 412;

THENCE along the north line of said 82.669 acre tract and along the approximate centerline of County Road Number 412 as follows:

South 89 degrees 34 minutes 24 seconds East, 290.92 feet to a PK nail found for corner;  
South 89 degrees 22 minutes 01 seconds East, 62.42 feet to the POINT OF BEGINNING and containing 87, 879 square feet or 2.017 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)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°20'49"W	248.38'
L2	N89°34'24"W	353.69'
L3	N00°25'36"E	248.61'
L4	S89°34'24"E	290.92'
L5	S89°22'01"E	62.42'
L6	S89°22'01"E	30.32'
L7	S89°22'01"E	31.16'

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-6	8,755	0.201
A-7	8,755	0.201
A-8	8,755	0.201
A-9	8,693	0.200
A-10	8,539	0.196
A-11	8,381	0.192
A-12	8,349	0.192
CA-A-1	8,844	0.203

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 Final Replat **MILLSTONE PHASES 2B**, being an addition to the City of McKinney, 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 plotting 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

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.

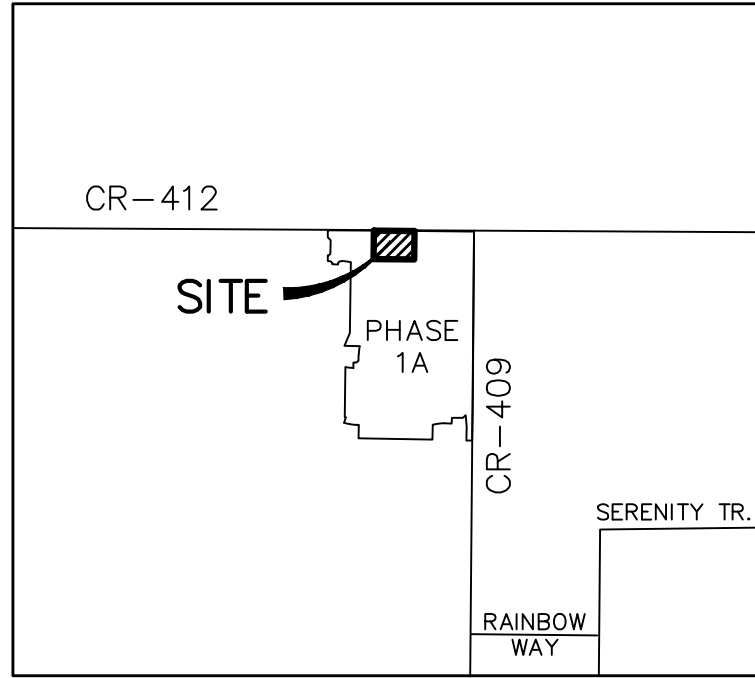
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

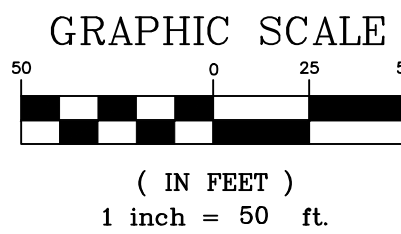
"Approved and Accepted"

City Manager  
City of McKinney, Texas

Date



VICINITY MAP  
N.T.S.



LEGEND

POB IRON ROD FOUND  
CM CONTROL MONUMENT  
BL BUILDING LINE  
UE UTILITY EASEMENT  
CA COMMON AREA

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.

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.

RECORD PLAT

MILLSTONE PHASE 2B

7 RESIDENTIAL LOTS 1 COMMON AREA LOTS

BEING 2.017 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

Date: MARCH 06, 2023

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