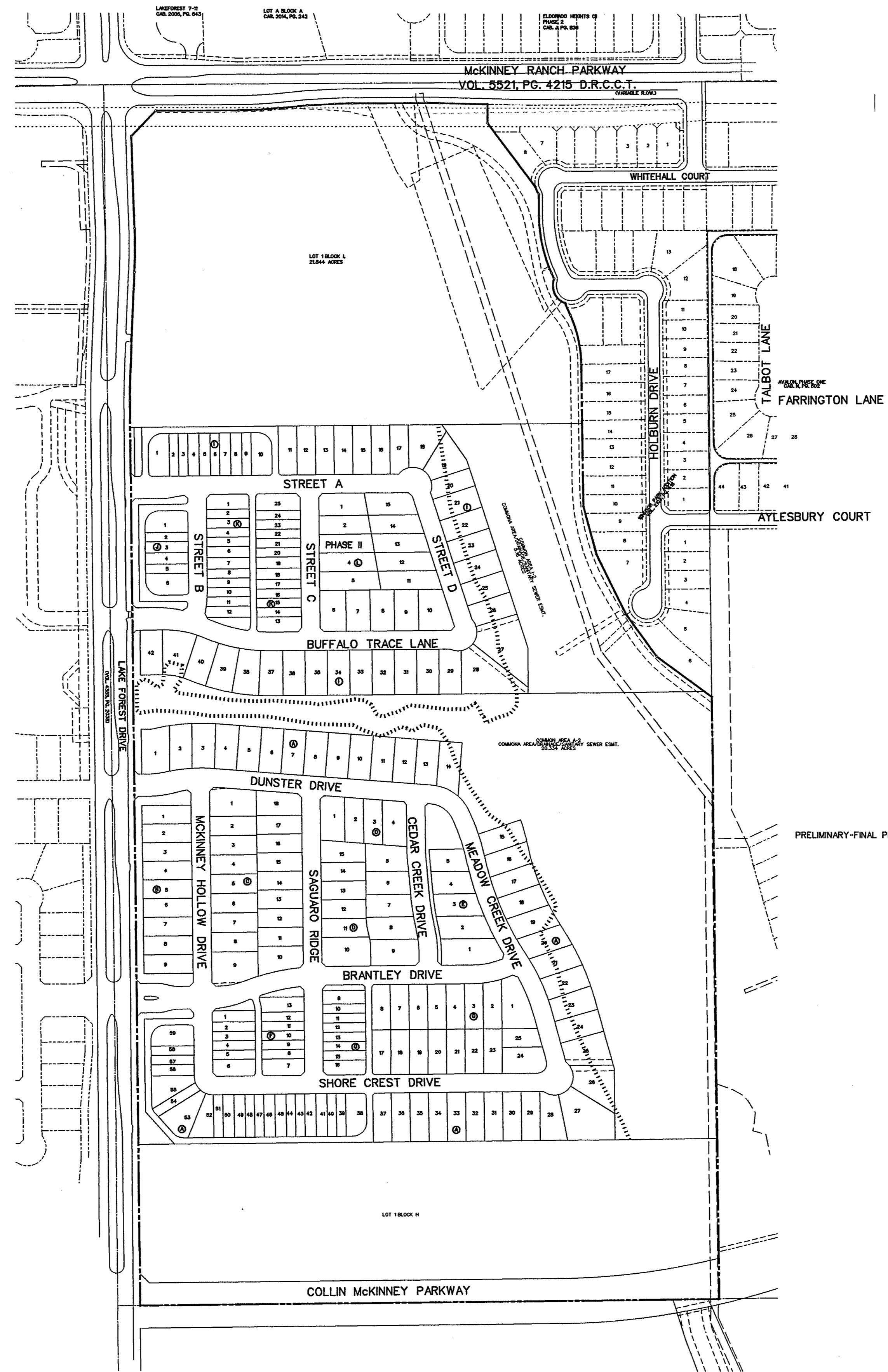


0 200 400
SCALE: 1" = 200'



PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY/FINAL PLAT
OF
**LAKE FOREST
PHASES I & II**

101.416 ACRES
84 TOWNHOMES LOTS
148 SINGLE FAMILY HOMES LOTS
12 COMMON AREAS LOTS
2 COMMERCIAL LOTS

OUT OF THE
ESOM HARRIS SURVEY, ABSTRACT NO. 400
IN THE

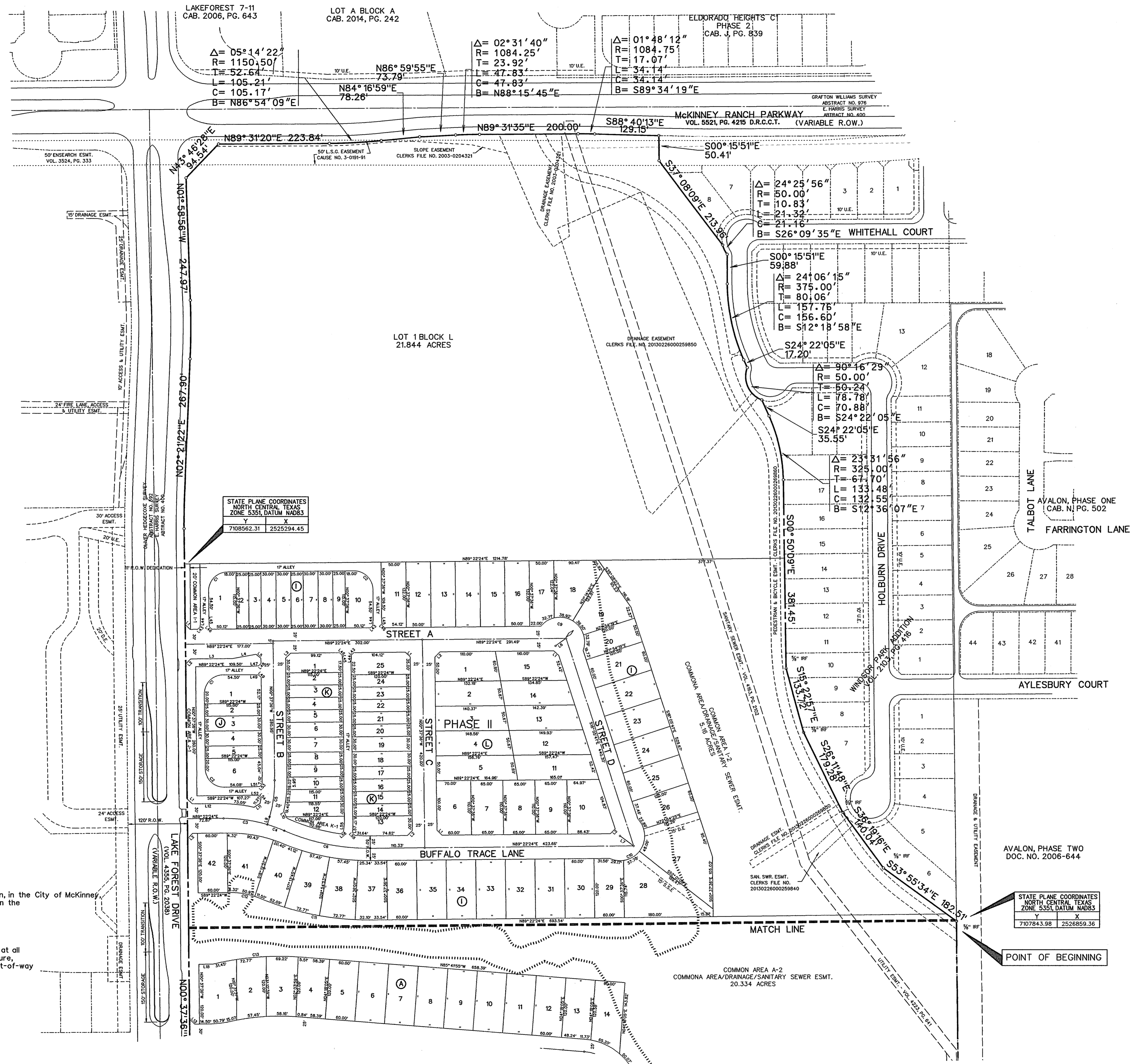
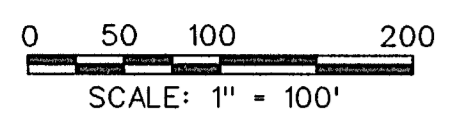
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OWNERS

BLACKMON RANCH LTD.
2201 AUGUSTA
MCKINNEY, TEXAS 75070

GSW LAND INVESTORS II, LP.
15455 DALLAS PARKWAY, SUITE 1000
ADDISON, TEXAS 75001

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2016 SCALE: 1"=200'

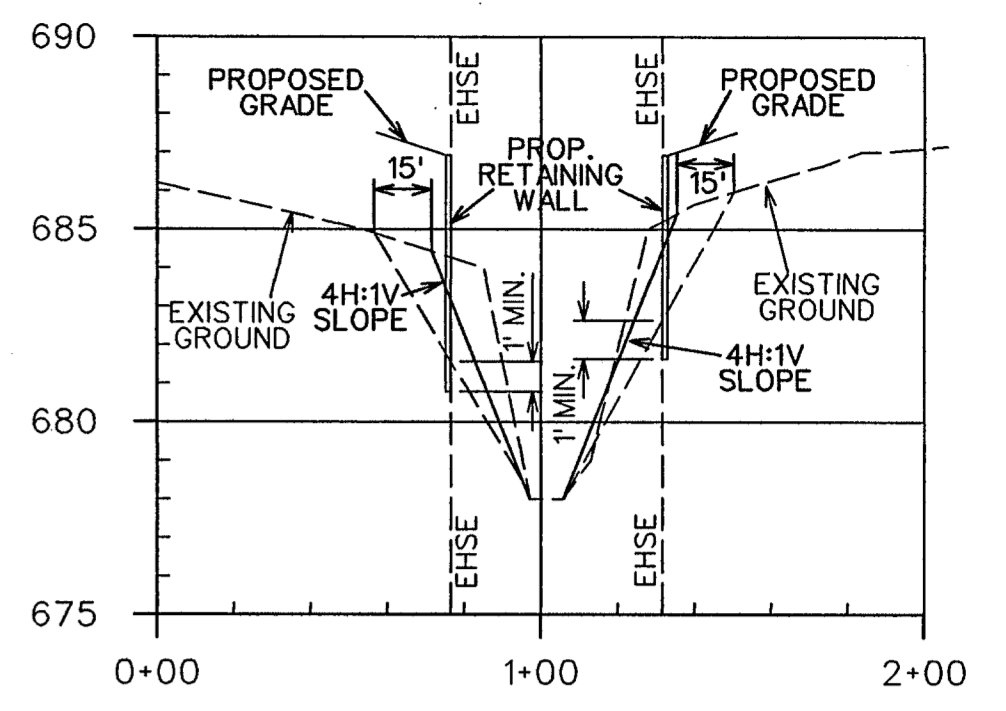


STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351, DATUM NAD83

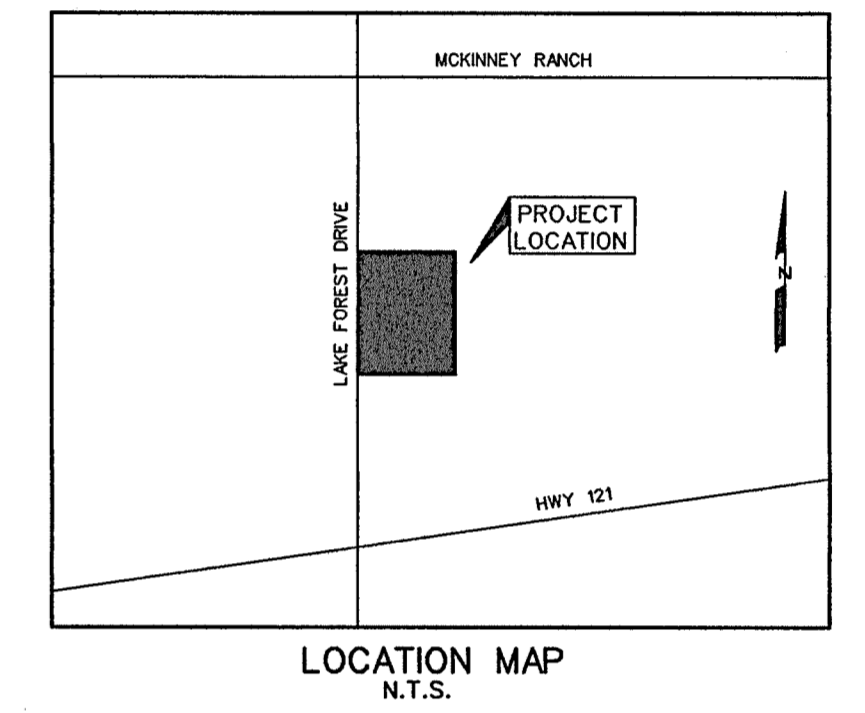
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STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351, DATUM NAD83

Y	X
7107843.98	2526859.36



TYPICAL CROSS SECTION
EROSION HAZARD SETBACK
EASEMENT RECLAMATION



TOTAL ACRES	101.416
PHASE I	144
PHASE II	88
TOTAL LOTS	232
TOTAL COMMON AREAS	12
TOTAL COMMERCIAL LOTS	2

PRELIMINARY/FINAL PLAT
OF
**LAKE FOREST
PHASES I & II**
101.416 ACRES

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- NOTES**
- Bearing are referenced to Roanoke Manot Addition, in the City of McKinney recorded in Clerks File No. 20090724010001880, in the Plat Records of Collin County, Texas.
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 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - U.E. - Utility Easement
IRF - Iron Rod Found
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V.A.M. - Visibility Access Easement
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D.E. - Drainage Easement
--- Phase Line
--- Zoning Line
- Street Name Change
 - 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 requirements of the subdivision ordinance.
 - All common areas to be dedicated to and maintained by the HOA.

CURVE TABLE

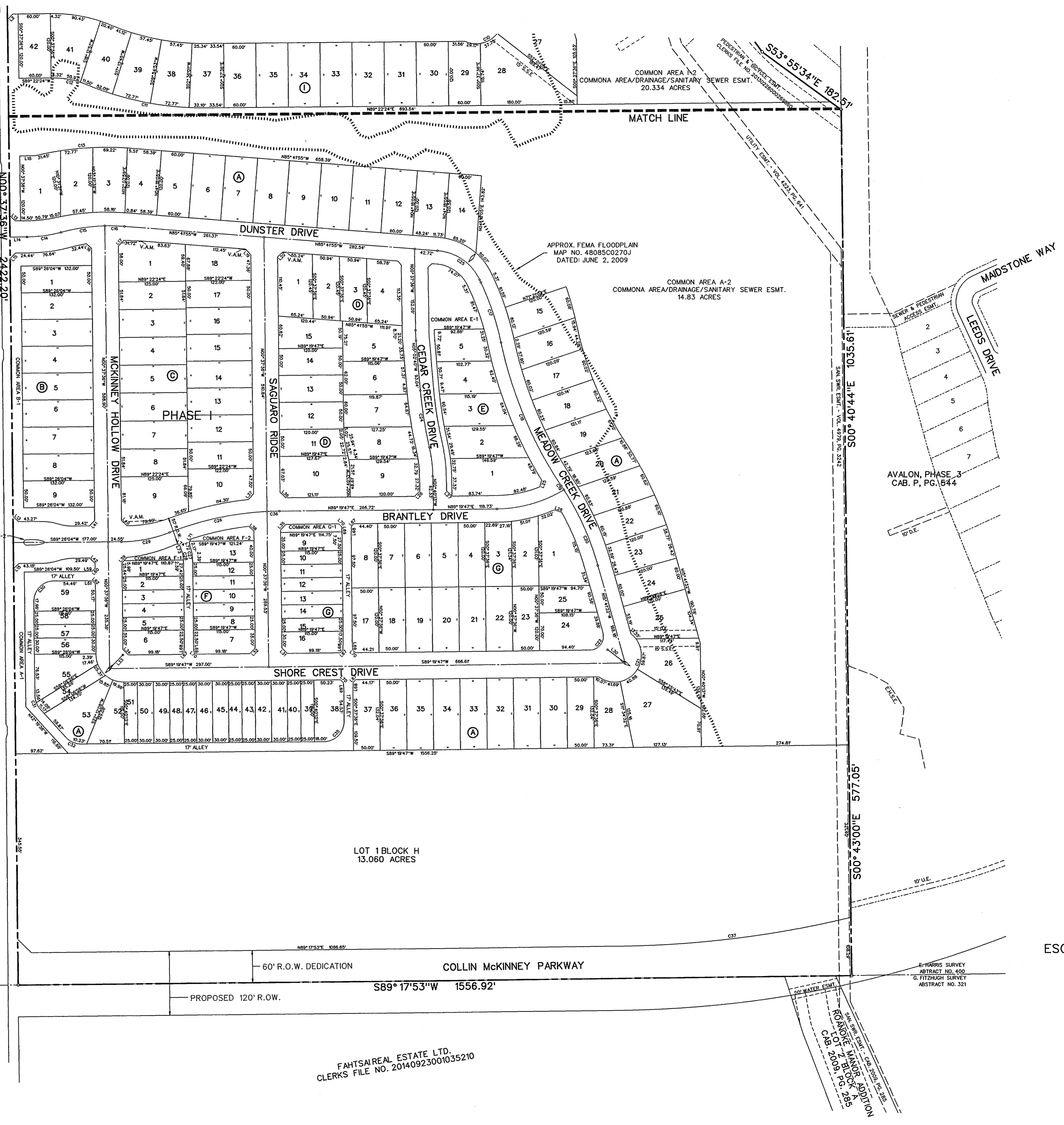
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	90°00'00"	38.00'	59.69'	38.00'	53.74'	N44°22'24"E
2.	90°00'00"	38.00'	59.69'	38.00'	53.74'	S45°37'36"E
3.	17°06'23"	300.00'	89.57'	45.12'	89.24'	S82°04'24"E
4.	06°58'23"	300.00'	36.51'	18.27'	36.49'	S70°02'02"E
5.	17°06'23"	250.00'	74.64'	37.60'	74.36'	N07°55'36"E
6.	24°04'45"	425.00'	178.61'	90.64'	177.30'	S78°35'13"E
7.	06°29'20"	191.50'	21.69'	10.86'	21.68'	S02°37'04"W
8.	06°29'20"	208.50'	23.61'	11.82'	23.60'	S02°37'04"W
9.	109°24'01"	50.00'	95.47'	—	81.61'	S72°47'44"E
10.	157°55'34"	50.00'	137.82'	—	98.15'	N35°38'22"E
11.	23°05'30"	570.00'	229.72'	116.44'	228.17'	N79°04'51"W
12.	23°05'30"	155.00'	62.47'	31.66'	62.05'	S79°04'51"E
13.	17°59'18"	570.00'	178.95'	90.22'	178.22'	N85°18'26"E
14.	14°41'22"	250.00'	64.10'	32.22'	63.92'	N82°08'23"E
15.	13°33'32"	350.00'	82.83'	41.61'	82.63'	N81°31'28"E
16.	05°59'51"	350.00'	36.64'	18.34'	36.62'	S88°41'50"E
17.	12°55'01"	525.00'	118.36'	59.43'	118.11'	S18°36'23"E
18.	21°17'15"	775.00'	287.94'	145.65'	286.29'	S22°47'30"E
19.	05°16'08"	525.00'	48.28'	24.16'	48.26'	S31°02'21"E
20.	12°42'45"	525.00'	116.49'	58.48'	116.25'	S22°02'55"E
21.	178°45'42"	50.00'	156.00'	—	99.99'	N36°49'08"E
22.	105°01'19"	50.00'	45.82'	32.59'	39.67'	S85°49'08"E
23.	12°30'43"	250.00'	54.59'	27.41'	54.48'	N06°55'34"W
24.	08°08'16"	750.00'	106.52'	53.35'	106.43'	N09°06'48"W
25.	58°49'17"	95.00'	37.53'	53.55'	93.30'	S55°22'49"E
26.	18°39'18"	775.00'	187.21'	94.44'	186.30'	N17°40'13"E
27.	08°54'14"	108.50'	18.75'	9.40'	18.73'	N05°31'03"W
28.	08°08'40"	91.50'	13.01'	6.51'	13.00'	S04°38'16"E
29.	21°04'46"	250.00'	91.98'	46.51'	91.45'	S78°53'41"W
30.	30°03'39"	38.00'	59.73'	38.04'	53.77'	S44°24'37"W
31.	41°42'02"	38.00'	27.66'	14.47'	27.05'	S21°28'37"E
32.	48°20'35"	38.00'	32.06'	17.06'	31.12'	S66°29'56"E
33.	90°00'00"	38.00'	59.69'	38.00'	53.74'	N44°19'47"E
34.	30°00'00"	38.00'	59.69'	38.00'	53.74'	S44°19'47"E
35.	89°57'23"	38.00'	59.66'	37.97'	57.72'	S44°21'06"W
36.	02°19'14"	575.00'	23.29'	11.65'	23.29'	N88°10'10"E
37.	13°15'19"	1940.0'	448.79'	225.40'	447.78'	N83°06'24"E

LINE TABLE

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
1.	S 45°37'36" E	14.14'	43.	S 45°29'13" W	7.21'
2.	N 44°22'24" E	14.14'	44.	N 01°36'02" E	17.52'
3.	N 89°29'54" E	48.31'	45.	N 02°51'13" W	17.52'
4.	N 79°29'54" E	48.31'	46.	S 46°44'25" E	7.21'
5.	N 50°33'51" W	12.87'	47.	N 87°16'25" E	17.52'
6.	S 54°27'23" W	26.21'	48.	N 43°19'24" E	7.20'
7.	S 54°21'38" W	34.20'	49.	S 88°31'36" E	17.52'
8.	S 46°12'41" E	27.64'	50.	S 44°34'36" E	7.20'
9.	N 16°28'47" E	16.42'	51.	N 87°16'54" E	17.58'
10.	S 26°16'49" E	15.51'	52.	N 88°32'14" W	17.60'
11.	N 57°53'05" W	14.08'	53.	N 44°34'54" E	7.37'
12.	S 89°22'24" W	52.64'	54.	S 40°17'42" E	6.70'
13.	S 45°33'56" E	14.14'	55.	N 06°23'04" E	17.52'
14.	N 89°26'04" E	31.74'	56.	N 52°01'43" E	6.99'
15.	N 44°26'04" E	14.14'	57.	N 02°32'37" E	17.53'
16.	S 50°09'48" E	13.14'	58.	S 41°49'08" E	7.21'
17.	N 44°12'11" E	14.18'	59.	N 87°20'04" E	17.51'
18.	N 89°26'04" E	28.16'	60.	N 43°21'14" E	7.20'
19.	S 43°09'45" E	14.74'	61.	S 88°27'56" E	17.52'
20.	S 46°50'15" E	13.52'	62.	S 44°32'46" E	7.20'
21.	S 55°22'54" E	19.81'	63.	N 46°43'13" W	7.10'
22.	S 87°26'52" E	25.10'	64.	N 02°46'13" W	17.52'
23.	S 04°18'05" W	4.42'	65.	N 01°25'47" E	17.52'
24.	N 89°22'24" E	25.00'	66.	N 45°22'47" E	7.20'
25.	N 17°39'22" E	14.15'	67.	N 45°24'05" E	7.20'
26.	S 72°07'52" E	14.77'	68.	N 01°28'24" E	17.52'
27.	S 46°24'13" E	13.95'	69.	S 02°43'36" E	17.51'
28.	N 44°21'06" E	14.15'	70.	S 49°41'54" E	7.20'
29.	S 29°18'28" W	14.14'	71.	N 28°36'17" E	7.34'
30.	N 53°10'52" W	41.08'	72.	N 14°19'43" W	17.55'
31.	S 45°38'54" E	14.14'	73.	N 17°53'28" W	17.52'
32.	N 44°21'06" E	14.15'	74.	N 64°24'26" W	6.93'
33.	N 44°21'06" E	35.37'			
34.	S 45°38'54" E	14.14'			
35.	S 44°21'06" W	14.15'			
36.	S 45°38'54" E	14.14'			
37.	N 41°49'31" E	14.82'			
38.	S 48°27'14" E	13.49'			
39.	N 42°32'28" E	14.62'			
40.	N 45°35'46" W	14.15'			
41.	N 44°24'14" E	14.13'			
42.	N 45°35'46" W	14.15'			

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LOT 1 BLOCK H
13.060 ACRES

60' R.O.W. DEDICATION
COLLIN MCKINNEY PARKWAY
S89°17'53"W 1556.92'

FAHSAI REAL ESTATE LTD.
CLERKS FILE NO. 20140923001035210

PRELIMINARY/FINAL PLAT
OF
**LAKE FOREST
PHASES I & II**
101.416 ACRES

84 TOWNHOMES LOTS
12 SINGLE FAMILY HOMES LOTS
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ESOM HARRIS SURVEY, ABSTRACT NO. 400
IN THE

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNERS
BLACKMON RANCH LTD.
2201 AUGUSTA
MCKINNEY, TEXAS 75070

GSW LAND INVESTORS II, LP.
15455 DALLAS PARKWAY, SUITE 1000
ADDISON, TEXAS 75001

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2016 SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF COLLIN
LEGAL DESCRIPTION

BEING, a 101.416 acre tract of land situated in the Esom Harris Survey, Abstract No. 400, in the City of McKinney, Collin County, Texas and being part of a 119 acre tract as described in Vol. 4071, Pg. 698 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most southern corner of Windsor Park Addition, an addition to the City of McKinney, as described in Doc. No. 2013-416 in the Plat Records of Collin County, Texas, and being in the west line of Avalon Phase Two, an addition to the City of McKinney, as described Doc. No. 2006-644 in said Plat Records;

THENCE, South 00°40'44" East, along the west line of said Avalon Phase TWO, at 405.78 feet, passing the southwest corner of said Avalon Phase Two and being the northwest corner of Avalon Phase 3, an addition to the City of McKinney, as described in Vol. P, Pg. 544 in said Plat Records, for a total distance of 1035.61 feet, to a 1/2 inch iron rod set;

THENCE, South 00°43'00" East, continuing along said west line, at 451.49 feet, passing the southwest corner of said Avalon Phase 3, and continuing for a total distance of 577.05 feet, to a 1/2 inch iron rod set at the southeast corner of said 119 acre tract;

THENCE, South 89°17'53" West, along the south line of said 119 acre tract, for a distance of 1556.92 feet, to a 1/2 inch iron rod set in the east line of Lake Forest Drive (Variable R.O.W.);

THENCE, North 00°37'36" West, departing the south line of said 119 acre tract and with the east line of said Lake Forest Drive, for a distance of 2422.20 feet, to a 1/2 inch iron rod set;

THENCE, North 02°21'22" East, continuing along said east line, for a distance of 267.90 feet, to a 1/2 inch iron rod set;

THENCE, North 01°58'56" West, continuing along said east line, for a distance of 247.97 feet, to a 1/2 inch iron rod set;

THENCE, North 43°46'28" East, departing the east line of said Lake Forest Drive, for a distance of 94.54 feet, to a 1/2 inch iron rod set in the south line of McKinney Ranch Parkway (Variable R.O.W.);

THENCE, North 89°31'20" East, along the south line of said McKinney Ranch Parkway, for a distance of 223.84 feet, to a 1/2 inch iron rod set at the point of curvature of curve to the left, having a radius of 1150.50 feet, a central angle of 05°14'22", and a tangent of 52.64 feet;

THENCE, continuing along said south line and with said curve to the left for an arc distance of 105.21 feet (Chord Bearing North 86°54'09" East - 105.17 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 84°16'59" East, continuing along said south line, for a distance of 78.26 feet, to a 1/2 inch iron rod set;

THENCE, North 86°59'55" East, continuing along said south line, for a distance of 73.79 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 1084.25 feet, a central angle of 02°31'40", and a tangent of 23.92 feet;

THENCE, continuing along said south line and with said curve to the right for an arc distance of 47.83 feet (Chord Bearing North 88°15'45" East - 47.83 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 89°31'35" East, continuing along said south line, for a distance of 200.00 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 1084.75 feet, a central angle of 01°48'12" and a tangent of 17.07 feet;

THENCE, continuing along said south line and with said curve to the right for an arc distance of 34.14 feet (Chord Bearing South 89°34'19" East - 34.14 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 88°40'13" East, continuing along said south line, for a distance of 129.15 feet, to a 1/2 inch iron rod set at the northwest corner of said Windsor Park Addition;

THENCE, South 00°15'51" East, departing said south line and along the west line of said Windsor Park Addition, for a distance of 50.41 feet, to a 1/2 inch iron rod set;

THENCE, South 37°08'09" East, continuing along said west line, for a distance of 213.96 feet, to a 1/2 inch iron rod set on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 24°25'56", and a tangent of 10.83 feet;

THENCE, continuing along said west line and with said curve to the left for an arc distance of 21.32 feet (Chord Bearing South 26°09'35" East - 21.16 feet), to a 1/2 inch iron rod set;

THENCE, South 00°15'51" East, continuing along said west line, for a distance of 59.88 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 375.00 feet, a central angle of 24°06'15", and a tangent of 80.06 feet;

THENCE, continuing along said west line and with said curve to the left for an arc distance of 157.76 feet (Chord Bearing South 12°18'58" East - 156.60 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 24°22'05" East, continuing along said west line, for a distance of 17.20 feet, to a 1/2 inch iron rod set on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 90°16'29", and a tangent of 50.24 feet;

THENCE, continuing along said west line and with said curve to the left for an arc distance of 78.78 feet (Chord Bearing South 24°22'05" East - 70.88 feet), to a 1/2 inch iron rod set;

THENCE, South 24°22'05" East, continuing along said west line, for a distance of 35.55 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 325.00 feet, a central angle of 23°31'56", and a tangent of 67.70 feet;

THENCE, continuing along said west line and with said curve to the right for an arc distance of 133.48 feet (Chord Bearing South 12°36'07" East - 132.55 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 00°50'09" East, continuing along said west line, for a distance of 381.45 feet, to a 5/8 inch iron rod found;

THENCE, South 15°22'57" East, continuing along said west line, for a distance of 133.72 feet, to a 5/8 inch iron rod found;

THENCE, South 26°11'48" East, continuing along said west line, for a distance of 179.28 feet, to a 5/8 inch iron rod found;

THENCE, South 36°19'16" East, continuing along said west line, for a distance of 140.04 feet, to a 5/8 inch iron rod found;

THENCE, South 53°55'34" East, continuing along said west line, for a distance of 182.51 feet, to the POINT OF BEGINNING and containing 101.416 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we GSW LAND INVESTORS II, LP. & BLACKMON RANCH LTD., the undersigned do hereby adopt this plat designating the herein described property as "LAKE FOREST PHASES I & II", 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, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the 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 parts of any buildings, fences, trees, shrubs or other improvements or growths, which in any way endanger, or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity, at any time, of 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 _____ Texas, this the _____ day of _____, 2016.

GSW LAND INVESTORS II, LP.

Beau Brooks
Vice President
Authorized Representative

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BEAU BROOKS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

BLACKMON RANCH LTD.

Warren Blackmon
Authorized Representative

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WARREN BLACKMON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

NOTES

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