

LOCATION MAP
MAPSCO PAGE: 259-N,S,T
N.T.S.

LEGEND table with symbols for Boundary Line, Iron Rod Found, Existing Easement, Proposed Easement, Visibility Easement, Easement, Adjacent Property Line, Deed Records Collin County Texas, Block Designation, Limits of 100yr Flood Plain, Common Area, Ex. Easement to be Abandoned, Right-of-way Dedication, Phase Line, Access Easement, P.O.B. 1, P.O.B. 2.

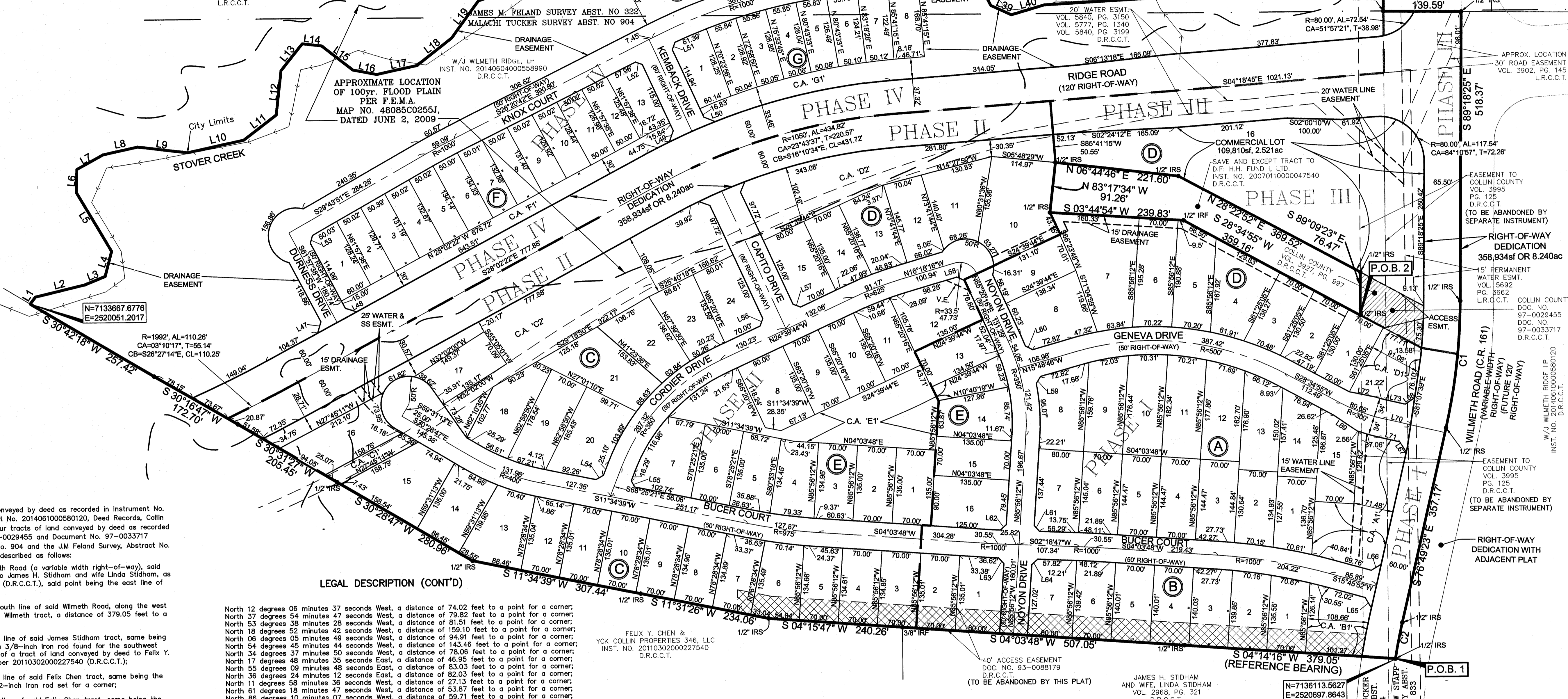
Table with columns: LINE, DISTANCE, BEARING. Lists 15 lines with their respective measurements.

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LEGAL DESCRIPTION (OVERALL TRACT)

WHEREAS W/J Wilmeth Ridge, LP is the owner of three tracts of land conveyed by deed as recorded in Instrument No. 20140604000558990, Instrument No. 20140604000558980 and Instrument No. 2014061000580120, Deed Records, Collin County, Texas (D.R.C.C.T.), and Whereas Collin County is the owner of four tracts of land conveyed by deed as recorded in Volume 3927, Page 1001, Volume 3927, Page 997, Document No. 97-0029455 and Document No. 97-0033717 (D.R.C.C.T.), and being situated in the Malachi Tucker Survey, Abstract No. 904 and the J.M. Feland Survey, Abstract No. 322, City of McKinney, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set in the south line of future Wilmeth Road (a variable width right-of-way), said point being the northwest corner of a tract of land conveyed by deed to James H. Stidham and wife Linda Stidham, as recorded in Volume 2968, Page 321, Deed Records, Collin County, Texas (D.R.C.C.T.), said point being the east line of said W/J Wilmeth tract;

LEGAL DESCRIPTION (CONT'D)

North 12 degrees 06 minutes 37 seconds West, a distance of 74.02 feet to a point for a corner; North 37 degrees 54 minutes 47 seconds West, a distance of 79.82 feet to a point for a corner; North 53 degrees 38 minutes 27 seconds West, a distance of 81.51 feet to a point for a corner; North 18 degrees 52 minutes 42 seconds West, a distance of 159.10 feet to a point for a corner; North 06 degrees 05 minutes 49 seconds West, a distance of 94.91 feet to a point for a corner; North 54 degrees 45 minutes 44 seconds West, a distance of 143.46 feet to a point for a corner; North 34 degrees 17 minutes 50 seconds West, a distance of 78.06 feet to a point for a corner; North 17 degrees 48 minutes 35 seconds East, a distance of 46.95 feet to a point for a corner; North 55 degrees 09 minutes 48 seconds East, a distance of 82.03 feet to a point for a corner; North 36 degrees 24 minutes 12 seconds East, a distance of 50.71 feet to a point for a corner; North 11 degrees 58 minutes 36 seconds West, a distance of 27.13 feet to a point for a corner; North 61 degrees 18 minutes 47 seconds West, a distance of 53.87 feet to a point for a corner; North 85 degrees 10 minutes 07 seconds West, a distance of 50.71 feet to a point for a corner; North 76 degrees 44 minutes 26 seconds West, a distance of 52.06 feet to a point for a corner; North 66 degrees 21 minutes 50 seconds West, a distance of 49.01 feet to a point for a corner; North 31 degrees 24 minutes 10 seconds West, a distance of 53.51 feet to a point for a corner; North 08 degrees 45 minutes 29 seconds East, a distance of 80.87 feet to a point for a corner; North 48 degrees 02 minutes 01 seconds East, a distance of 28.73 feet to a point for a corner; North 88 degrees 57 minutes 28 seconds East, a distance of 116.54 feet to a point for a corner; North 29 degrees 18 minutes 13 seconds East, a distance of 80.87 feet to a point for a corner; North 54 degrees 09 minutes 31 seconds East, a distance of 48.91 feet to a point for a corner; North 62 degrees 40 minutes 14 seconds East, a distance of 132.76 feet to a point for a corner; North 16 degrees 12 minutes 37 seconds West, a distance of 40.15 feet to a point for a corner; North 03 degrees 08 minutes 26 seconds West, a distance of 306.27 feet to a point for a corner; North 03 degrees 36 minutes 18 seconds East, a distance of 92.78 feet to a point for a corner; North 04 degrees 50 minutes 25 seconds West, a distance of 58.72 feet to a point for a corner; North 28 degrees 50 minutes 53 seconds West, a distance of 45.80 feet to a point for a corner; North 66 degrees 13 minutes 12 seconds East, a distance of 55.86 feet to a point for a corner; North 27 degrees 55 minutes 44 seconds East, a distance of 100.33 feet to a 1/2-inch iron rod set for a corner, said corner being in the north line of said W/J Wilmeth tract;

LEGAL DESCRIPTION (SAVE AND EXCEPT TRACT)

WHEREAS D.F. H.H. FUND I, LTD. is the owner of a tract of land conveyed by deed as recorded in Instrument No. 2007011000047540, Deed Records, Collin County, Texas (D.R.C.C.T.), and being situated in the Malachi Tucker Survey, Abstract No. 904, City of McKinney, Collin County, Texas, and being more particularly described as follows: COMMENCING at P.O.B. 1, the Point of Beginning for the overall tract; THENCE South 84 degrees 38 minutes 15 seconds West, a distance of 618.22 feet to the POINT OF BEGINNING;

OWNER: W/J WILMETH RIDGE, LP ATTN: CHRISTOPHER JACKSON 600 N. PEARL ST. SUITE 850 DALLAS, TEXAS 75201 TEL: (214) 880-8600

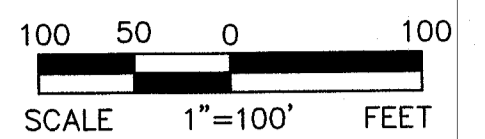
SURVEYOR: VOTEX SURVEYING COMPANY 4548 TUSCANY DRIVE PLANO, TEXAS 75093-7042 TEL (972) 964-0858 FAX (972) 964-3604

LAND USE AREA CALCULATIONS table with columns: Overall Plot Boundary, Area within Flood Plain, Right-of-way Dedications, Residential, and Lot Density.

- 1) PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
2) 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 THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
3) ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
4) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

PRELIMINARY-FINAL PLAT WILMETH RIDGE SOUTH

Lots 1-15, Block A
Lots 1-7, Block B
Lots 1-24, Block C
Lots 1-16, Block D
Lots 1-13, Block E
Lots 1-8, Block F
Common Areas 'A1', 'B1', 'C1', 'C2', 'D1', 'D2', 'E1', 'F1' & 'G1'
98 Residential Lots
9 Common Areas
1 Commercial Lot
57,849 Acres
MALACHI TUCKER SURVEY, ABSTRACT NO. 904 AND THE J.M. FELAND SURVEY, ABSTRACT NO. 322
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SEPTEMBER, 2014



APPROX. LOCATION 30' ROAD EASEMENT VOL. 3902, PG. 145 L.R.C.C.T.

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