

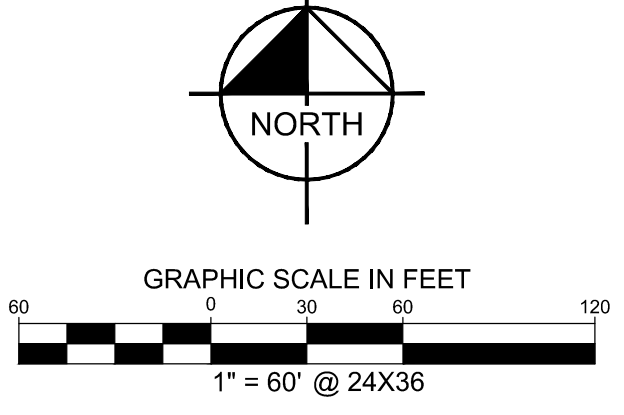
LEGEND

P.O.B.	POINT OF BEGINNING
ADS	ALUMINUM DISK IN CONCRETE SET
IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
HOA	HOMEOWNER'S ASSOCIATION
MFFE	MINIMUM FINISHED FLOOR ELEVATION
W.E.	WATER EASEMENT
P.W.E.	PRIVATE WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
V.E.	VISIBILITY EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
L.R.C.C.T.	LAND RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS

- NOTES:**
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 - 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.
 - See Sheet 2 for Line and Curve Data.
 - Traffic calming devices to be provided along this street. The device shall be specified, reviewed and approved by the Fire Department and Engineering through the design review process.
 - All common areas hereby dedicated to and will be owned and maintained by the Meridian at Southgate Homeowner's Association with the exception of common area CA-33, Block G which will be maintained by current land owner.
 - The owners of Block B, Lot CA-B1 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

STATE PLANE COORDINATES
 N=7,114,143.39
 E=2,541,182.79

STATE OF TEXAS
 CALLED 18.47 ACRES
 VOL. 443, PG. 348
 D.R.C.C.T.



**RECORD PLAT
 MERIDIAN AT SOUTHGATE**

BEING A REPLAT OF LOT 2R1, BLOCK A OF THE GREENS OF MCKINNEY, SECTION 3, RECORDED IN VOL. 2008, PAGE 194, PLAT RECORDS, COLLIN COUNTY, TEXAS
 AND
 BEING 64.025 ACRES SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449 AND THE JOAB BUTLER SURVEY, ABSTRACT NO. 68
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

- 177 RESIDENTIAL LOTS
- 7 COMMON AREAS
- 1 NON-RESIDENTIAL LOT

FLOOD STATEMENT:
 According to Panel No. 48085C0270J, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone A, which is defined as a special flood hazard area inundated by 100-year flood, no base flood elevations determined. For the portions of this site not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CO-OWNER:
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 8000 IH-10 West, Suite 1200
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 Tel. No. (210) 733-6125
 Fax No. (210) 733-6178
 Contact: Samuel Kasparck

CO-OWNER:
 WILBOW-MERIDIAN LLC
 4131 N. Central Expressway, Suite 990
 Dallas, Texas 75204
 Tel. No. (972) 865-1343
 Contact: Jennifer Rabon, VP Development

ENGINEER:
 KIMLEY-HORN AND ASSOC. INC.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779
 Contact: Lori Lusk, PE

Kimley»Horn

5750 Genesis Court, Suite 200
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	MAY 2018	067125006	1 OF 6

FLOOD STATEMENT:

According to Panel No. 48085C0270J, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone A, which is defined as a special flood hazard area inundated by 100-year flood, no base flood elevations determined. For the portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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LEGEND

Table with 2 columns: Symbol and Description. Includes items like P.O.B. POINT OF BEGINNING, ADS ALUMINUM DISK IN CONCRETE SET, IRFC 5/8" IRON ROD FOUND WITH PLASTIC CAP, etc.

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Kimley-Horn logo

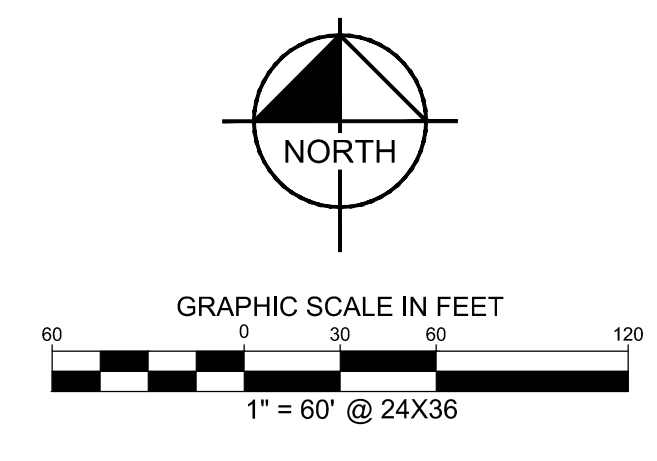
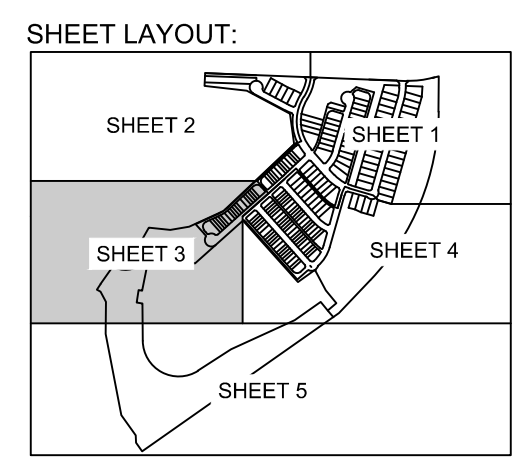
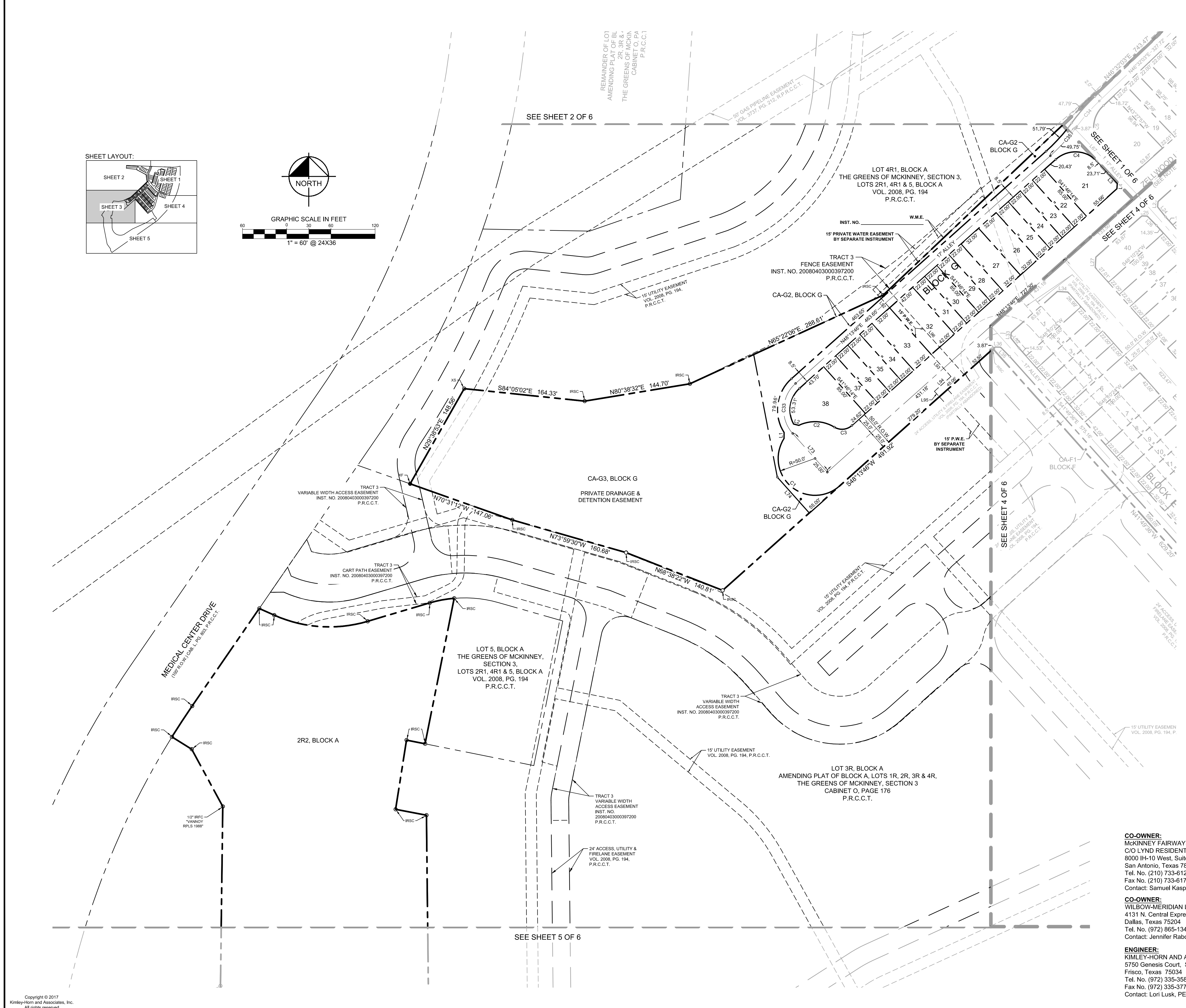
5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

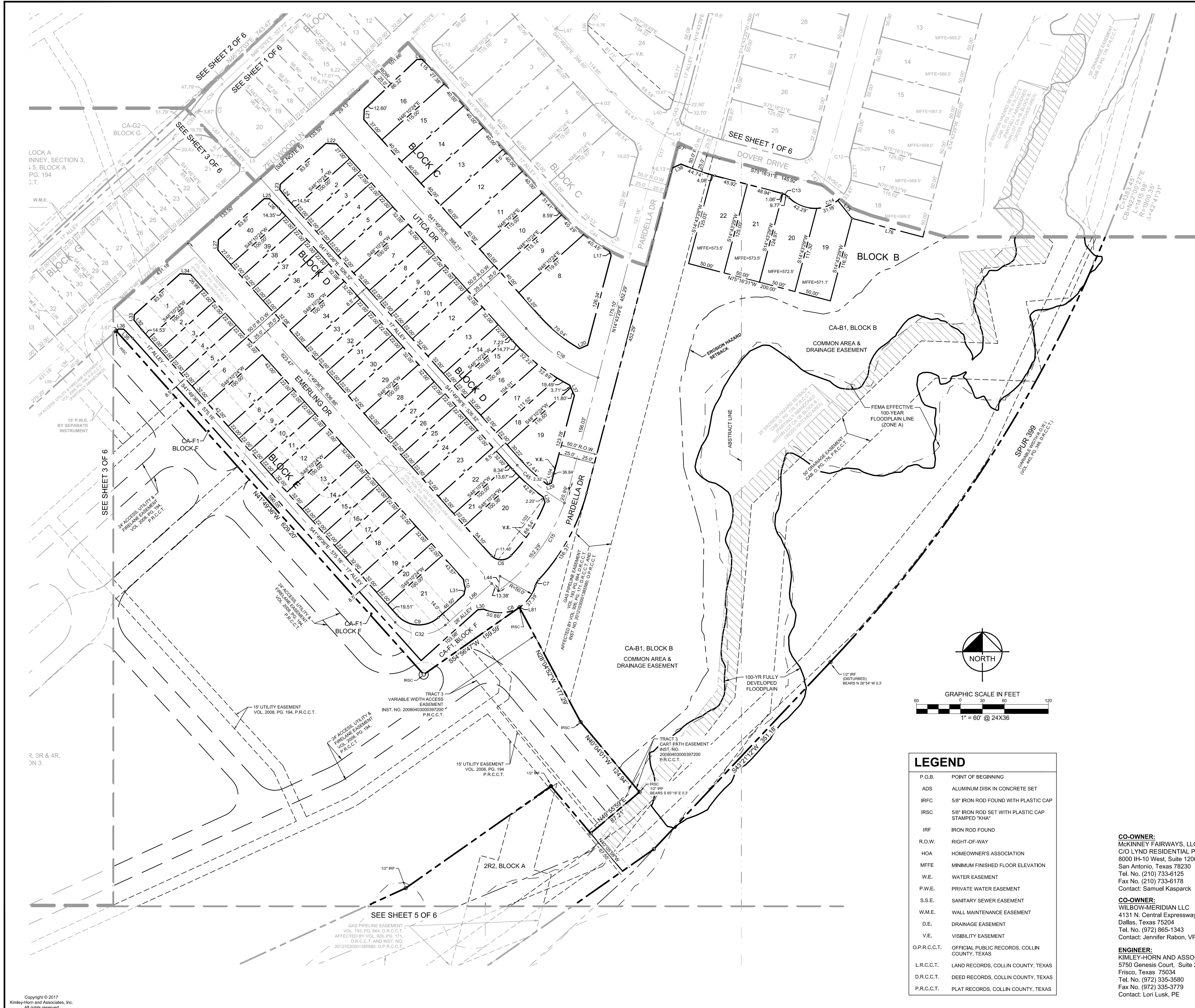
Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 60', JMH, KHA, MAY 2018, 067125006, 3 OF 6

CO-OWNER: MCKINNEY FAIRWAYS, LLC C/O LYND RESIDENTIAL PROPERTIES 8000 IH-10 West, Suite 1200 San Antonio, Texas 78230 Tel. No. (210) 733-6125 Fax No. (210) 733-6178 Contact: Samuel Kasparck

CO-OWNER: WILBOW-MERIDIAN LLC 4131 N. Central Expressway, Suite 990 Dallas, Texas 75204 Tel. No. (972) 865-1343 Contact: Jennifer Rabon, VP Development

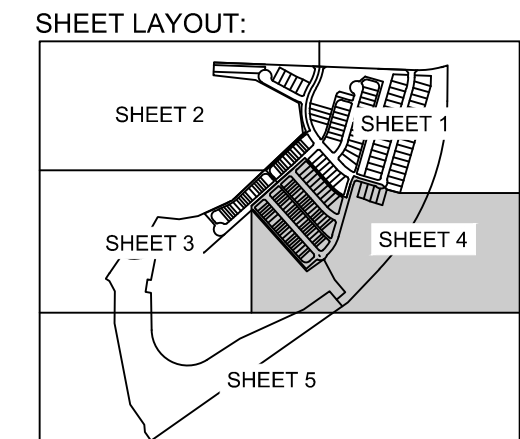
ENGINEER: KIMLEY-HORN AND ASSOC. INC. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Contact: Lori Lusk, PE





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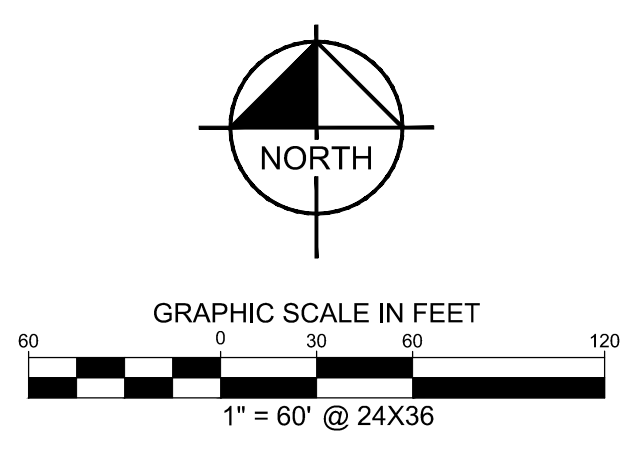
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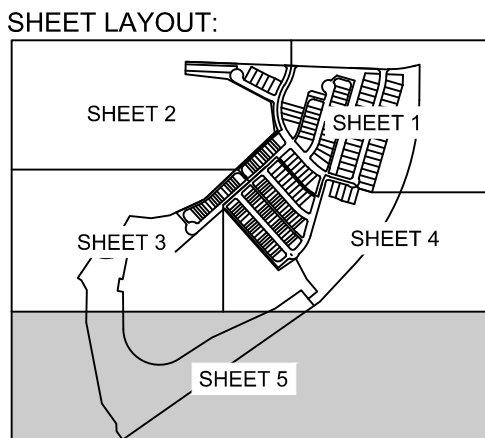
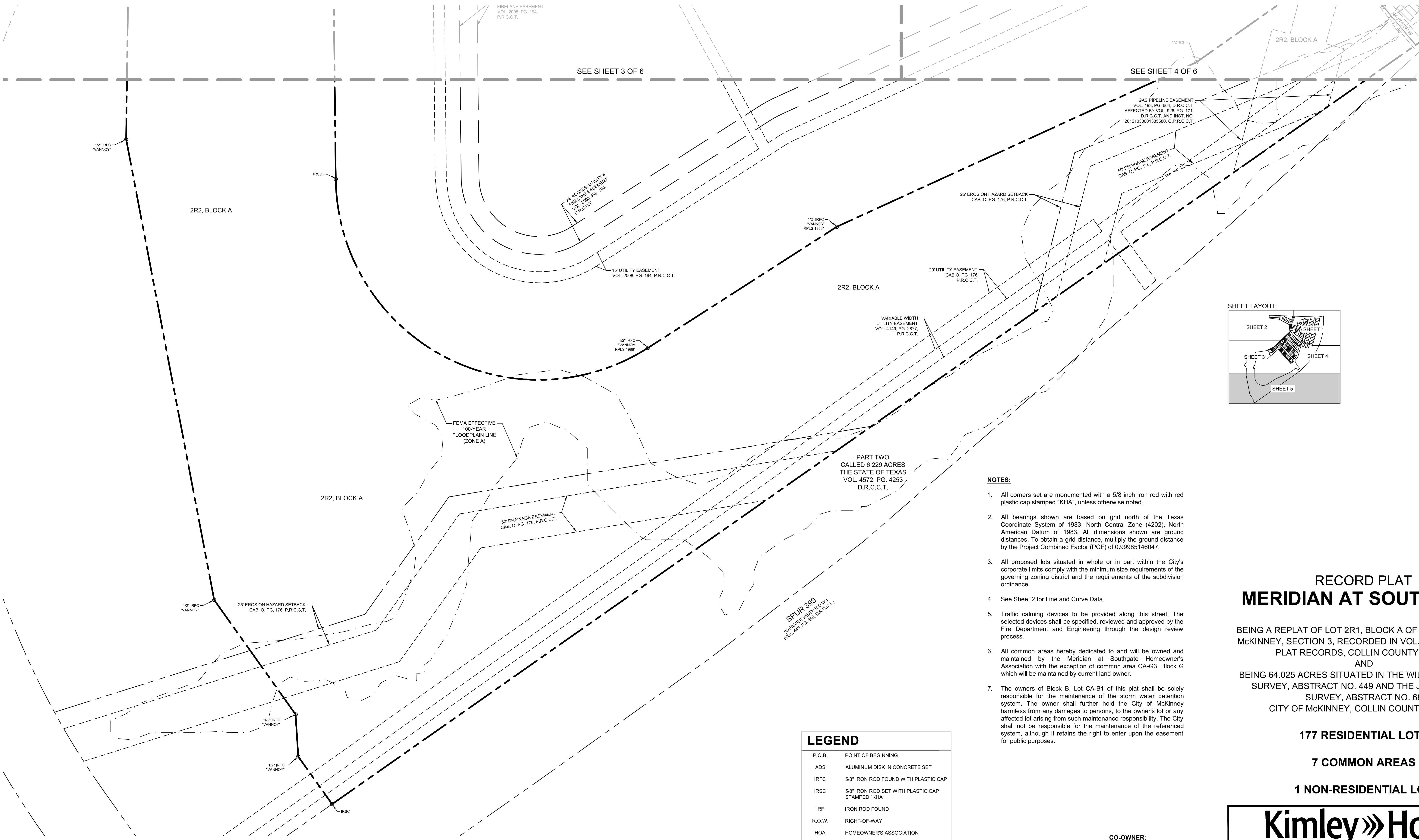
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D:\NAME\FCP\PLAT_SURVEY\2017\2506-GREENS OF MCKINNEY\DWG\RECORD PLAT_LAYOUT.DWG PLOTTED BY: HOENNER_DOWN 05/22/2018 11:54 AM LAST SAVED: 05/22/2018 11:49 AM

