

OWNER'S CERTIFICATE

STATE OF TEXAS}
COUNTY OF COLLIN}

WHEREAS WE, GEHAN HOMES, LTD., are the owners of a tract of land located in the Esom Harris Survey, Abstract No. 400, situated in the City of McKinney, Collin County, Texas, being all of Lot 19 Block A of Windsor Park Addition, an addition to the City of McKinney, Texas. Recorded in Instrument Number 20130910010002720 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found in the south right-of-way of Wallace Street (50' right-of-way), same being the northeast corner of Lot 20 Block A of said Windsor Park Addition, and the northwest corner of said Lot 19 Block A of Windsor Park Addition;

THENCE, North 89 degrees 42 minutes 40 seconds East along south right-of-way of said Wallace Street, a distance of 45.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE, South 45 degrees 25 minutes 50 seconds East, a distance of 21.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S 5430" found for corner in the west right-of-way of Holburn Drive (50' right-of-way);

THENCE, South 00 degrees 34 minutes 20 seconds East along west right-of-way of said Holburn Drive, a distance of 120.11 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner, being the southeast corner of said Lot 19 and the northeast corner of Lot 18 Block A of said Windsor Park Addition;

THENCE, South 89 degrees 25 minutes 40 seconds West, departing the west right-of-way of said Holburn Drive, continuing along the north line of said Lot 18 Block A, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE, North 00 degrees 34 minutes 20 seconds West, departing the north line of said Lot 18 Block A, a distance of 135.41 feet to the POINT OF BEGINNING, containing 8,003 square feet or 0.184 acre.

OWNER'S DEDICATION

STATE OF TEXAS}
COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, GEHAN HOMES, LTD., does hereby adopt this minor replat designating the herein above described property as LOT 19R AND LOT CA1 WINDSOR PARK ADDITION, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 anyway may interfere with the construction, maintenance, or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, 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 _____, Texas, this ____ day of _____, 2015.

GEHAN HOMES, LTD., a Texas limited partnership
By: Gehan Homes I, Inc., a Texas corporation General Partner
By: John Moline, Controller

STATE OF TEXAS}
COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ for GEHAN HOMES, LTD., known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2015.

Brian J. Maddox
Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS}
COUNTY OF DALLAS}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2015.

Notary Public in and for the State of Texas

NOTES

1. A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the home owner's association shall be reviewed for approval by the City of McKinney.

FLOOD STATEMENT:

According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" (Shaded) Areas of 0.2% annual chance flood, areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance of flood & Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "AE" shown is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor.

Approved and Accepted

Chairman of the Planning and Zoning Commission
City of McKinney, Texas

Date

PURPOSE STATEMENT:

THE PURPOSE OF THIS MINOR REPLAT IS TO DIVIDE LOT 19, BLOCK A INTO TWO LOTS WITH LOT CA1 BEING A COMMON AREA DEDICATED TO AND MAINTAINED BY THE H.O.A.

MINOR REPLAT
LOT 19R, BLOCK A & LOT CA1, BLOCK A
WINDSOR PARK ADDITION
0.184 ACRE

BEING A REPLAT OF LOT 19 BLOCK A OF WINDSOR PARK ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS. RECORDED IN INSTRUMENT NUMBER 20130910010002720 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
SITUATED IN THE
THE ESOM HARRIS SURVEY, ABSTRACT NO. 400
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner:
GEHAN HOMES, LTD.
15725 N Dallas Parkway
Suite 300
Addison, TX 75001
(972) 383-4300

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416