



STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351, DATUM NAD83

Y	X
7108562.31	2525294.45

STATE PLANE COORDINATES
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Y	X
7107843.98	2526859.36

- NOTES**
- Bearing are referenced to Roanoke Manor Addition, in the City of McKinney, recorded in Clerks File No. 20090724010001880, in the Plat Records of Collin County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 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
S.S.E. - Sanitary Sewer Easement
V.A.M. - Visibility Access Easement
C.M. - Controlling Monument
D.E. - Drainage Easement
- 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	CHORD	BEARING
1.	23°05'30"	155.00'	62.47'	62.05'	S79°04'51"E
2.	23°05'30"	570.00'	229.72'	228.17'	S79°04'51"E
3.	17°06'23"	300.00'	89.57'	89.24'	S82°04'24"E
4.	06°58'22"	300.00'	36.51'	36.49'	S70°02'02"E
5.	24°04'45"	425.00'	178.61'	177.30'	S78°35'13"E
6.	17°06'23"	250.00'	74.64'	74.36'	N07°55'36"E
7.	90°00'00"	40.00'	40.00'	62.83'	S45°37'36"E
8.	90°00'00"	40.00'	40.00'	62.83'	S45°37'36"E
9.	06°51'08"	350.00'	41.86'	41.83'	N85°56'50"E
10.	19°25'28"	50.00'	16.95'	16.87'	N62°44'45"E
11.	55°08'33"	50.00'	48.12'	46.29'	S45°39'56"E
12.	157°55'34"	50.00'	137.82'	98.15'	S35°38'22"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 44°22'24" W	14.14'
2.	N 45°37'36" W	14.14'
3.	N 57°53'05" E	14.08'
4.	S 25°42'59" E	15.45'
5.	S 40°23'48" E	6.80'
6.	S 87°46'07" E	17.55'
7.	N 89°31'08" E	17.57'
8.	S 39°12'21" W	7.35'
9.	N 44°11'43" E	7.25'
10.	S 87°45'51" E	17.53'
11.	N 86°30'40" E	17.53'
12.	N 42°56'33" E	7.25'
13.	N 50°33'51" W	12.87'
14.	S 45°48'17" W	7.25'
15.	S 02°14'09" W	17.53'
16.	S 03°29'20" E	17.53'
17.	S 47°03'28" E	7.25'
18.	N 54°21'38" W	16.13'
19.	S 59°12'21" W	8.31'
20.	S 02°14'09" W	18.37'
21.	S 03°29'20" E	18.43'
22.	S 40°14'13" E	8.36'
23.	N 44°22'24" E	14.14'
24.	S 41°49'08" E	7.29'
25.	N 02°32'37" E	17.53'
26.	N 06°23'04" E	18.19'
27.	N 52°01'43" E	7.14'

PRELIMINARY/FINAL PLAT
OF
LAKE FOREST PHASE II
21.881 ACRES
82 SINGLE FAMILY HOMES LOTS
4 COMMON AREAS LOTS
86 TOTAL LOTS
OUT OF THE
ESOM HARRIS SURVEY, ABSTRACT NO. 400
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OWNER
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
JANUARY 2020 SCALE: 1"=60'

STATE OF TEXAS
COUNTY OF COLLIN
LEGAL DESCRIPTION

BEING, a tract of land situated in the Esom Harris Survey, Abstract No. 400, in the City of McKinney, Collin County, Texas, being part of a 64.2100 acre tract, as described in Doc. No. 20160404000399500 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest of Lake Forest Phase 1A, an addition to the City McKinney, as described in Document No. 2018-24, in the Plat Records of Collin County, Texas, also being in the east line of Lake Forest Drive (120' R.O.W.), and being in the east line of said 64.2100 acre tract:

THENCE, North 00° 37' 36" West, along the east line of said 64.2100 acre tract and the west line of said Lake Forest Drive, for a distance of 734.96 feet, to 1/2 inch iron rod found at the northwest corner of said 64.2100 acre tract:

THENCE, North 89° 22' 24" East, departing the east line of said Lake Forest Drive and with the north line of said 64.2100 acre tract, for a distance of 1214.78 feet, at the northeast corner of said 64.2100 acre tract and being in the west line of Windsor Park Addition, an addition to the City of McKinney, as described in Doc. No. 2013 Pg. 416 in the Plat Records of Collin County, Texas:

THENCE, South 00° 50' 09" East, along the east line of said 64.2100 acre tract and the west line of said Windsor Park Addition, for a distance of 222.62 feet, to a 5/8 inch iron rod found:

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

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

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

THENCE, South 53° 55' 34" East, continuing along said lines, for a distance of 180.01 feet, to 5/8 inch iron rod found at the most southerly corner of said Windsor Park Addition and being the most easterly northeast corner of said 64.2100 acre tract, same being the northeast corner of said Lake Forest Phase 1A:

THENCE, South 89° 22' 24" West, along the north line of said Lake Forest Phase 1A, for a distance of 1553.07 feet, to the point of BEGINNING and containing 21.881 acres of land.

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 _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we GSW LAND INVESTORS II, LP., the undersigned do hereby adopt this plat designating the herein described property as "LAKE FOREST PHASE 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 _____, 2020.

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 _____, 2020.

Notary Public in and for the State of Texas

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