

POINT OF BEGINNING

S 02°13'45" E  
29.40'

R=11519.16'  
D=1277.33'  
L=49.43'  
CB=N 00°59'44" W  
CD=494.33'

State of Texas  
Doc. No.  
20091027001314800

R=4839.97'  
D=1235.68'  
L=120.66'  
CB=S 00°28'00" E  
CD=120.66'

Drainage Easement  
Doc. No. 20091027001314800

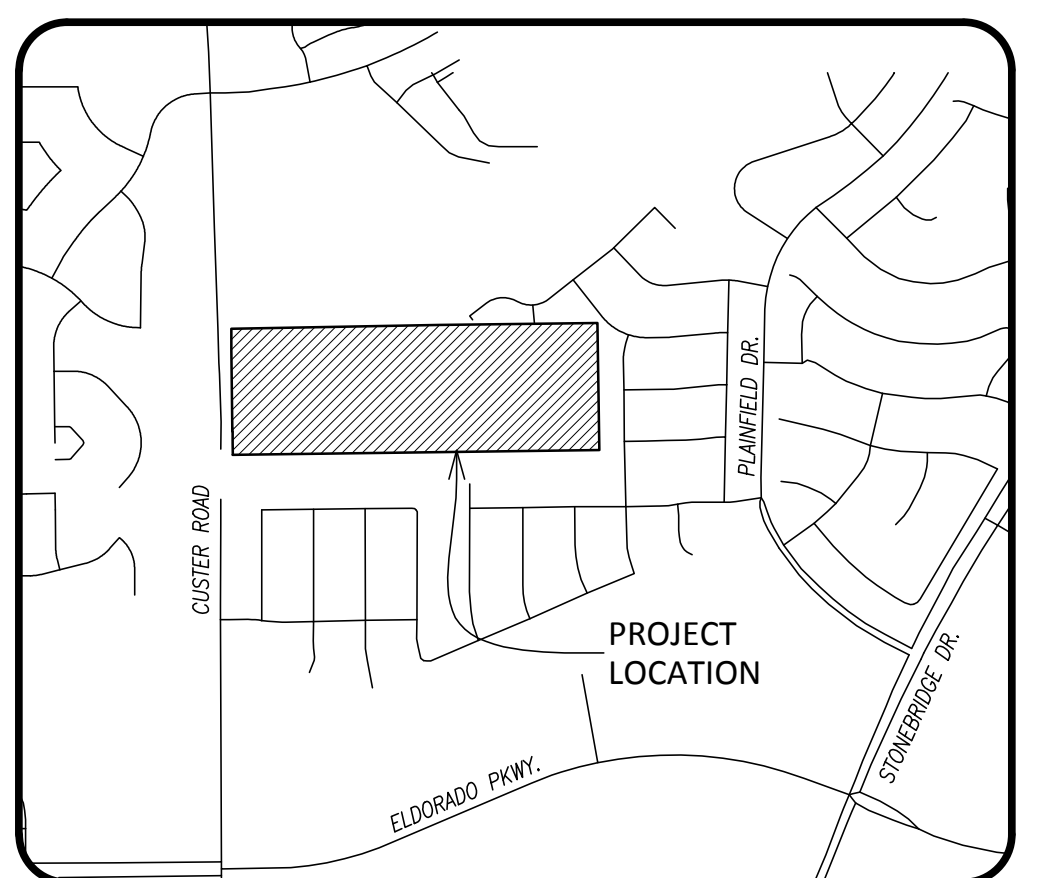
**FLOODPLAIN STATEMENT:**

The property shown herein is located in Zone "X" which is not a flood hazard area according to Map No. 48085C0265 J, dated June 2, 2009 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.

**BASIS OF BEARING:**

Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

Reference Monument  
City of McKinney  
Monument 4  
N 7115109.200  
E 2512528.400  
Elev. 749.25



LOCATION MAP  
1"=1000'

State Plane Coordinate Table

Point #	Northing	Eastng
1	7117359.9710	2509198.4470
2	7116697.6333	2509209.0851
3	7116721.9166	2511118.6111
4	7117384.1795	2511109.9093
5	7117373.7352	2510288.6657

"The owner and subsequent owner of Lot A1, Block A, Lot A2, Block A and Lot B1, Lot B of this plot shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lots. 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 creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America."

**Legend**

- 1/2" IR Iron Rod Set
- 1/2" RF Iron Rod Found
- BL Building Line Setback
- R.O.W Right Of Way
- D.E Drainage Easement
- S.S.E Sanitary Sewer Easement
- W.E Water Easement
- H.O.A Home Owners Association
- S.P.A State Plane Coordinates
- W.M.E Wall Maintenance Easement
- TPZ Tree Preservation Zone

**NOTES:**

- All proposed lots 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.
- A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the home owner's associating shall be reviewed for approval by the City of McKinney.
- All common areas shall be dedicated as pedestrian and bicycle access easement per this plat.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
- Common Area A1 Block B, Common Area A1 Block X, Common Area A1, and A2, Block A, are to be owned and maintained by the H.O.A. H.O.A. shall be solely responsible for the maintenance of the creek (including erosion control) traversing said Common Area Lots. The H.O.A. shall further hold the City of McKinney harmless from any damages to persons, the H.O.A.'s common area or any affected common area arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. Alteration to natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and the United States of America. This Area is "non-buildable Open space".
- The screening wall shall be owned and maintained by the H.O.A.

\*Min. FFE = Min. FF Elevation to be 3' Above WSEL (TBD During Final Design)

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY - FINAL PLAT**

**Melton Farms**

Lots 1-73, Block A; Lots 1-32, Block B; Lots 1-18 Block C  
5 COMMON AREAS  
29.018 ACRES  
SITUATED IN THE  
A.S. YOUNG SURVEY - ABSTRACT NO. 1037  
IN THE  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

<b>OWNER</b> FRANCES - LE MELTON 2481 S. Custer Rd. McKinney, Texas 75070 Contact: Killis Melton	<b>OWNER</b> KILLIS MELTON 2481 S. Custer Rd. McKinney, Texas 75070	<b>OWNER</b> CLYDE A GEER & LUCRETIA M GEER 2417 S. Custer Rd. McKinney, Texas 75070 Contact: Lucretia Geer	<b>APPLICANT</b> SHADDOCK DEVELOPERS, LTD. 2400 Dallas Parkway, Suite 580 Plano, Texas 75093 Telephone: (972) 985-5505 Contact: Will Shaddock	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Jennifer Haynes
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 Drawn by: ePlanSoft, Date: 9/17/2014, 1:58 PM  
 Checked by: ePlanSoft, Date: 9/17/2014, 1:58 PM  
 PLOTTED BY: ePlanSoft, Date: 9/17/2014, 1:58 PM

OWNER CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the A.S. Young Survey, Abstract No. 1037, City of McKinney, Collin County, Texas, the subject tract being all of a tract conveyed to Clyde A. and Lucretia M. Geer, recorded in Document No. 96-0006366 of the Deed Records, Collin County, Texas (DRCCT), and being a portion of a tract conveyed to Killis Melton according to the deed recorded in Volume 729, Page 47 DRCCT, the subject tract being more particularly described as follows:

BEGINNING at an aluminum right-of-way monument found on the east line of Custer Road, a 90 foot right-of-way (also known as Farm to Market Road 247B) for the southwest corner of The Mansions at Stonebridge Ranch, an addition recorded in Cabinet N, Page 473, Plat Records, Collin County, Texas (PRCCT) and being the northeast corner of a tract conveyed to the State of Texas, recorded in Document No. 20081031001281630 DRCCT, for right-of-way purposes;

THENCE N 89°16'17" E, 1090.31 feet along the south line of The Mansions at Stonebridge Ranch to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the easterly northwest corner of said Melton tract, and for the upper southwest corner of Fountainview Phase Three, an addition recorded in Cabinet P, Page 580 PRCCT;

THENCE N 89°16'17" E, 821.31 feet along the upper south line of Fountainview Phase Three to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for an inset corner of Fountainview Phase Three;

THENCE S 00°45'10" E, passing at 331.16 feet the lower southwest corner of Fountainview Phase Three and a northwesterly corner of Fountainview Phase Two, an addition recorded in Cabinet D, Page 53 PRCCT, continuing along the common line thereof a total distance of 662.32 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for a southwesterly corner of Fountainview Phase Two, and being on a north line of Fountainview Phase One, an addition recorded in Cabinet N, Page 123 PRCCT, and from which an "X" found in concrete for the intersection of the centerline of Canyon Bay with Ontario Drive bears S 41°45'00" W, 189.82 feet;

THENCE S 89°16'17" W, along a north line of Fountainview Phase One, passing at 700.99 feet a northwest corner thereof and a northeast corner of Fountainview Phase Two, passing at 1453.01 feet a northwest corner thereof and a northeast corner of Fountainview Phase One, continuing along the north line thereof a total distance of 1909.68 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the east line of Custer Road, said rod being a northwest corner of said Fountainview Phase One and the southeast corner of said State of Texas right-of-way tract;

THENCE along the east line of Custer Road, the following:

Around a non-tangent curve to the right having a central angle of 01°23'58", a radius of 4939.97 feet, a chord of N 00°28'00" W - 120.65 feet, an arc length of 120.65 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 00°13'59" E, 17.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

Around a non-tangent curve to the left having a central angle of 02°00'30", a radius of 11519.16 feet, a chord of N 00°46'13" W - 403.77 feet, an arc length of 403.80 feet to the common corner between said Geer and said Melton tracts;

Around a tangent curve to the right having a central angle of 00°27'03", a radius of 11519.16 feet, a chord of N 02°00'00" W - 90.63 feet, an arc length of 90.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

And N 02°13'45" W, 29.40 feet continuing along the east line of Custer Road to the POINT OF BEGINNING with the subject tract containing 1,264,037 square feet or 29.018 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SHADDOCK DEVELOPERS, LTD acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Melton Farms, an addition to the City of McKinney, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The SHADDOCK DEVELOPERS, LTD does herein certify the following:

- 1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of McKinney.
5. The City of McKinney is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of McKinney's use thereof.
7. The City of McKinney and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of McKinney and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of McKinney.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

SHADDOCK DEVELOPERS, LTD

By: Shaddock Developers, a Texas Limited Company, its sole member

By: Will Shaddock, President

NOTARY CERTIFICATE

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 William Shaddock, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Darren K. Brown, Registered Professional Land Surveyor Texas No. 5252



NOTARY CERTIFICATE

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 Darren K Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas

Table with 4 columns: Lot No., Block, Sq. Feet, Acre. Lists lots 1-20 in Block A.

Table with 4 columns: Lot No., Block, Sq. Feet, Acre. Lists lots 21-40 in Block A.

Table with 4 columns: Lot No., Block, Sq. Feet, Acre. Lists lots 41-60 in Block A.

Table with 4 columns: Lot No., Block, Sq. Feet, Acre. Lists lots 61-73 in Block A.

Table with 4 columns: Lot No., Block, Sq. Feet, Acre. Lists lots 1-20 in Block B.

Table with 4 columns: Lot No., Block, Sq. Feet, Acre. Lists lots 21-32 in Block B.

Table with 4 columns: Lot No., Block, Sq. Feet, Acre. Lists lots 1-18 in Block C.

NOTES:

- 1. All proposed lots 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.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY - FINAL PLAT

Melton Farms

Lots 1-73, Block A; Lots 1-32, Block B; Lots 1-18 Block C
5 COMMON AREAS
29.018 ACRES

SITUATED IN THE
A.S. YOUNG SURVEY ~ ABSTRACT NO. 1037
IN THE
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

OWNER
FRANCES - LE MELTON
2481 S. Custer Rd.
McKinney, Texas 75070
Contact: Killis Melton

OWNER
KILLIS MELTON
2481 S. Custer Rd.
McKinney, Texas 75070

OWNER
CLYDE A GEER &
LUCRETIA M GEER
2417 S. Custer Rd.
McKinney, Texas 75070
Contact: Lucretia Geer

APPLICANT
SHADDOCK DEVELOPERS, LTD.
2400 Dallas Parkway, Suite 580
Plano, Texas 75093
Telephone: (972) 985-5505
Contact: Will Shaddock

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Jennifer Haynes

Printed by: [illegible] Date: 9/16/2014 11:17 AM
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