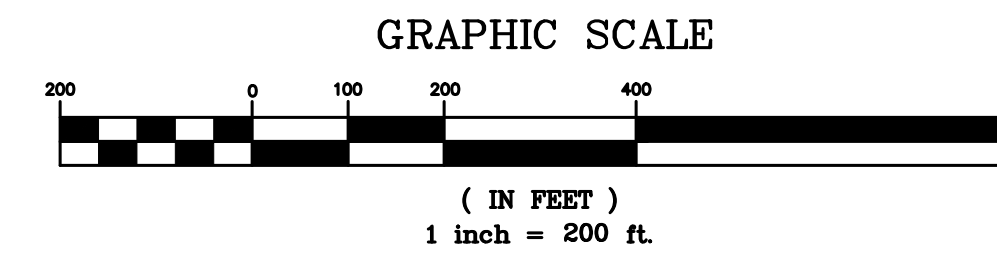


VICINITY MAP
N.T.S.



NOTES:

- 1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- 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 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 4.) ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.
- 5.) AT LEAST 80% OF THE BUILDINGS OR A PORTION THEREOF WILL BE BUILT AT THE 15 FOOT BUILD-TO-LINE AND NO MORE THEN 20% OF THE LOTS ON A BLOCK WILL BE BUILT FURTHER BACK THAN ONE-THIRD THE AVERAGE WIDTH OF THE LOTS (APPROXIMATELY 16.5 FEET).
- 6.) EMERGENCY ACCESS EASEMENT SERVES THE CITY OF MCKINNEY WATER TOWER SITE TO BE STRICTLY USED FOR EMERGENCY ACCESS ONLY.

FLOOD STATEMENT:

According to Community Panel No. 48085C0265 J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is shown within an area identified as Zone "A". If 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 statement shall not create liability on the part of the Surveyor.

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LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATER EASEMENT
- SVE SIGHT VISIBILITY EASEMENT (15'x50')
- SSE SANITARY SEWER EASEMENT
- MHSS MANHOLE SANITARY SEWER

CASE NO 15-203PF

PRELIMINARY-FINAL PLAT

WATTERS BRANCH

146 LOTS & 8 COMMON AREAS

43.922 ACRES OUT OF
THE GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

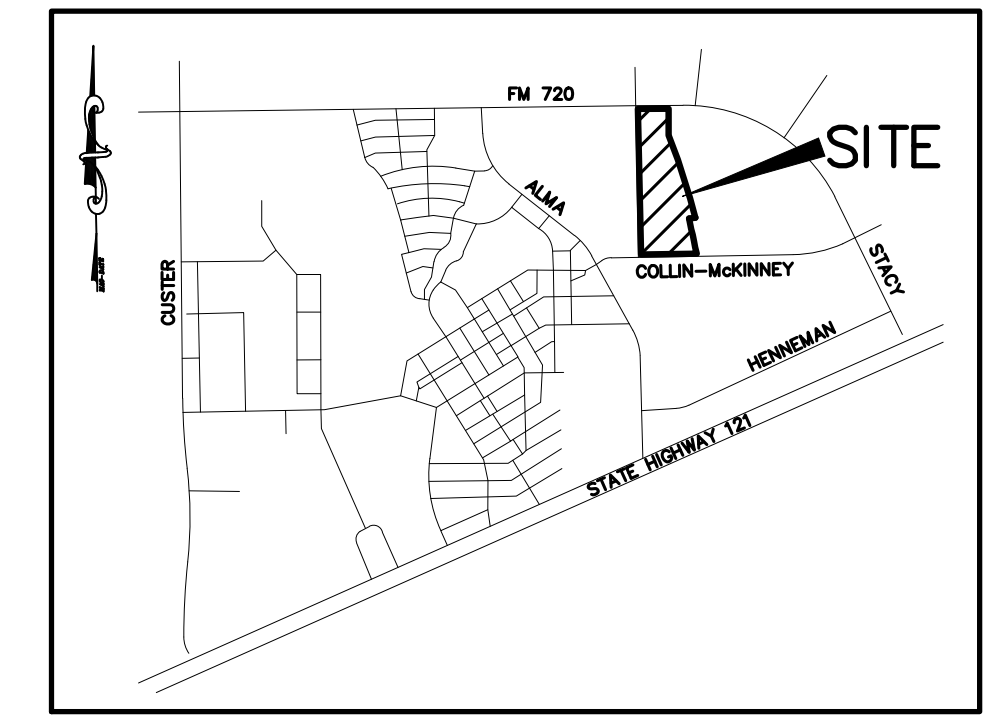
WATTERS BRANCH, LLC OWNER/DEVELOPER
15400 Knoll Trail Drive, Suite 230 (972) 960-9941
Dallas, Texas 75248

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
TBPE No. F-438 TBPLS No. 10076000

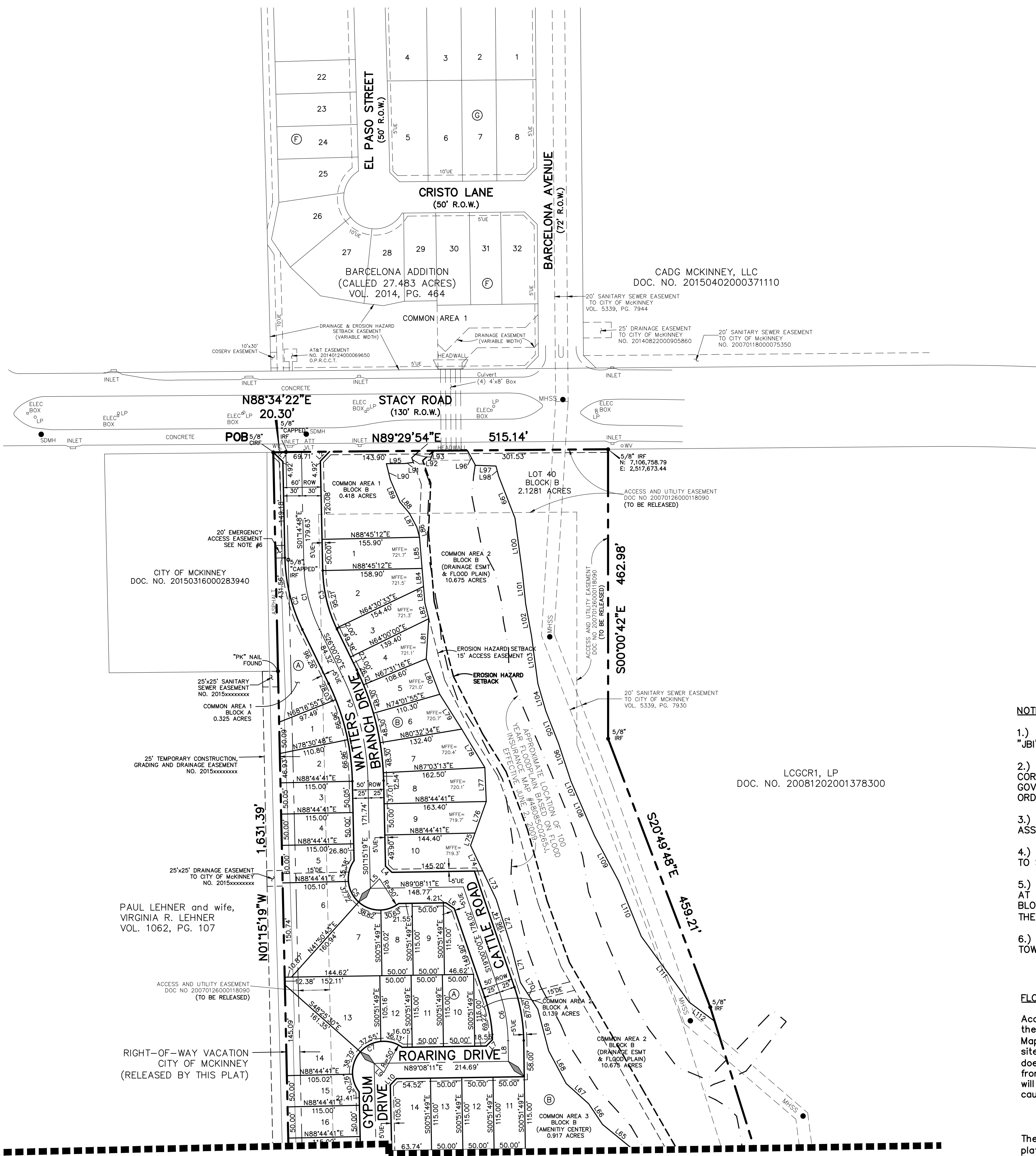
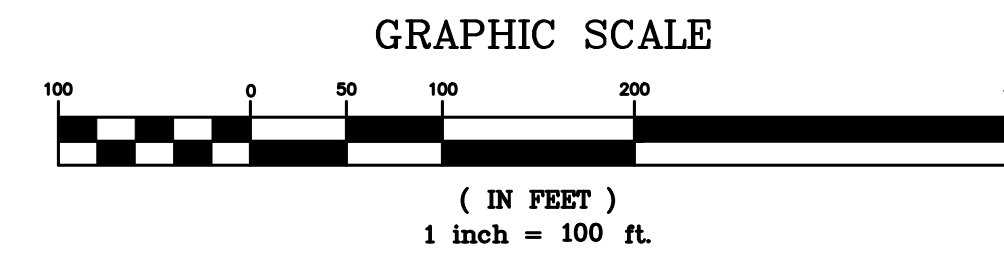
REVISED: MARCH 09, 2016
SUBMITTED: AUGUST 10, 2015

RECEIVED
By Planning Department at 8:26 am, Mar 10, 2016

Drawing: H:\Projects\SBK005.dwg XSBK005-Prefinal P.T.dwg Saved By: psinder Save Time: 3/9/2016 12:39 PM Plotted by: psinder Plot Date: 3/9/2016 12:40 PM



VICINITY MAP
N.T.S.



LINE TABLE with columns for NO., BEARING, and LENGTH. Includes tables for L1-L26 and L101-L112.

CURVE TABLE with columns for NO., LENGTH, DELTA, RADIUS, TANGENT, CHORD BEARING, and CHORD. Includes tables for C1-C16.

NOTES:

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The owner and any subsequent owner of Common Area 2, Block B of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said common area. 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.

- IRF IRON ROD FOUND
IRS IRON ROD SET
POB POINT OF BEGINNING
ROW RIGHT-OF-WAY
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
WE WATER EASEMENT
VAM VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
SSE SANITARY SEWER EASEMENT
MHSS MANHOLE SANITARY SEWER
MMFE MINIMUM FINISHED FLOOR ELEVATION

CASE NO 15-203PF
PRELIMINARY-FINAL PLAT

WATERS BRANCH

146 LOTS & 8 COMMON AREAS

43.922 ACRES OUT OF THE GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

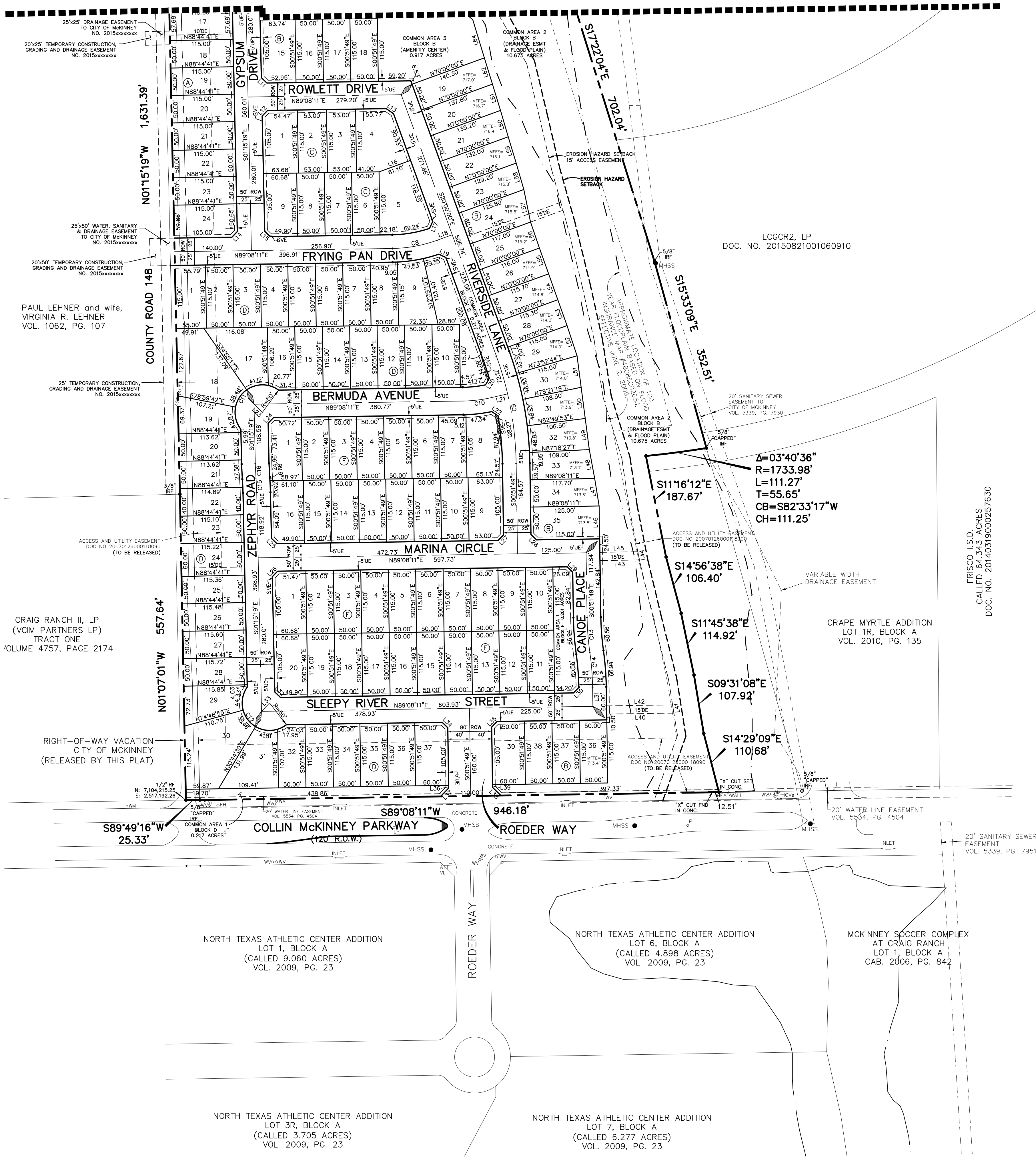
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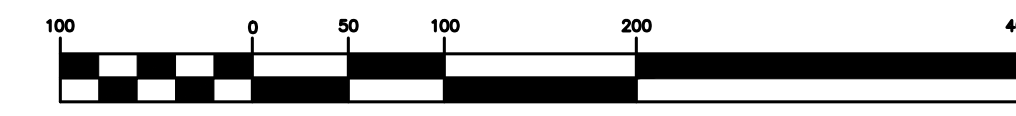
REVISED: MARCH 09, 2016
SUBMITTED: AUGUST 10, 2015
Sheet 2 of 4

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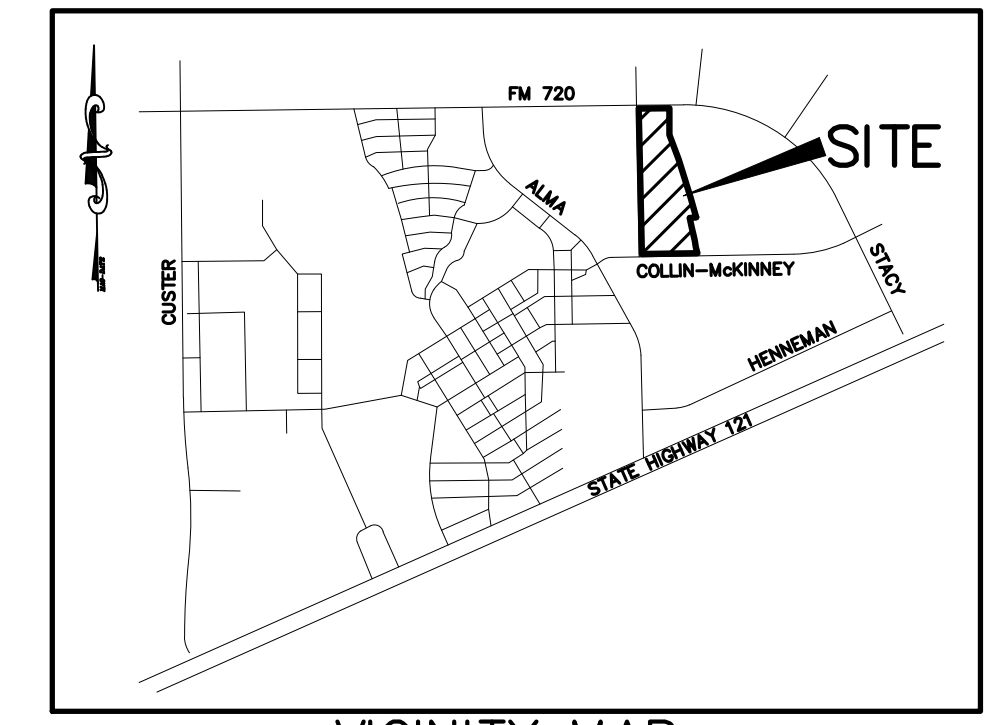
MATCH LINE FOR CONTINUATION SEE SHEET 2



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP
N.T.S.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE							
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	
L1	S46°20'14"E	21.18	L7	S44°08'11"W	14.14	L13	S18°19'39"E	58.08	L19	S31°00'32"E	71.63	L104	N16°06'16"W	45.76	C1	108.01	24°45'12"	250.00	54.86	S13°37'24"E	107.17	
L2	N43°57'39"E	21.10	L8	N45°51'49"W	14.14	L14	L53	S19°39'22"E	50.00	L20	S32°17'13"E	65.86	L105	N21°19'41"W	55.83	C2	118.81	24°45'12"	275.00	60.34	S13°37'24"E	117.89
L3	N46°03'34"W	14.19	L9	S45°51'49"E	14.14	L15	S19°32'30"E	50.00	L21	S20°49'31"E	60.72	L106	N18°13'45"W	63.23	C3	97.21	24°45'12"	225.00	49.37	S13°37'24"E	96.45	
L4	S43°56'26"W	21.14	L10	S44°08'11"W	14.14	L16	S19°39'22"E	50.00	L22	S03°41'50"W	64.20	L107	N23°22'38"W	95.23	C4	172.75	24°44'41"	400.00	87.74	N13°37'40"W	171.41	
L5	S54°55'55"E	16.19	L11	N00°51'49"W	35.00	L17	S18°51'15"E	50.01	L23	S14°05'47"E	25.77	L108	N23°22'38"W	95.23	C5	142.55	163°20'53"	50.00	341.66	S46°03'34"E	98.95	
L6	S44°06'39"W	14.14	L12	S46°03'34"E	14.19	L18	S11°39'22"E	60.64	L24	S04°39'18"E	26.62	L109	N28°02'13"W	82.65	C6	79.13	18°08'11"	250.00	39.90	N09°55'55"W	78.80	
L7	S00°51'49"E	33.00	L13	S43°56'26"W	21.14	L19	S16°06'36"E	50.12	L25	S04°39'18"E	29.04	L110	N22°12'57"W	95.06	C7	143.23	164°07'53"	50.00	358.75	S43°56'26"W	99.04	
L8	N46°03'34"W	21.29	L14	S45°51'49"E	14.14	L20	S16°47'41"E	50.08	L26	S04°40'49"E	50.09	L111	N36°04'53"W	129.92	C8	83.50	19°08'11"	250.00	42.14	N79°34'05"E	83.11	
L9	S43°56'26"W	14.09	L15	S44°08'11"W	14.14	L21	S17°01'24"E	50.07	L27	S14°57'54"E	16.62	L112	N53°01'03"W	51.06	C9	200.39	19°08'11"	600.00	101.14	N10°25'55"W	199.48	
L10	S46°03'34"E	14.19	L16	N00°51'49"W	5.00	L22	S17°01'24"E	50.07	L28	S28°03'51"E	25.55	C10	53.24	12°12'01"	250.00	26.72	N83°02'06"E	53.14				
L11	S43°56'26"W	14.09	L17	S44°08'11"W	21.21	L23	S17°08'15"E	50.06	L29	S40°31'05"E	23.08	C11	143.23	164°07'53"	50.00	358.75	S46°03'34"E	98.95				
L12	N55°25'55"W	16.30	L18	S45°51'49"E	21.21	L24	S16°54'45"E	72.87	L30	S23°12'43"E	39.19	C12	142.55	163°20'53"	50.00	341.66	S46°03'34"E	98.95				
L13	S43°56'26"W	14.09	L19	N00°51'49"W	5.00	L25	S50°42'59"E	65.20	L31	S04°40'49"E	26.17	C13	63.75	7°18'19"	500.00	31.92	S04°30'59"E	63.71				
L14	S46°03'34"E	14.19	L20	N89°08'11"E	122.43	L26	S33°48'45"E	39.86	L32	N82°38'26"E	14.10	C14	63.75	7°18'19"	500.00	31.92	N04°30'59"W	63.71				
L15	N70°00'00"E	61.10	L21	N09°02'33"W	15.15	L27	S48°06'27"E	48.13	L33	S19°47'48"E	7.92	C15	26.27	3°00'37"	500.00	13.14	N02°45'37"W	26.27				
L16	N25°13'21"E	14.09	L22	N11°06'57"W	15.24	L28	S32°55'20"E	50.81	L34	N28°10'28"W	27.05	C16	26.27	3°00'37"	500.00	13.14	S02°45'37"E	26.27				
L17	N30°39'18"E	13.70	L23	N89°08'11"E	120.27	L29	S28°09'24"E	59.53	L35	N48°39'23"E	16.57											
L18	S76°56'00"W	29.42	L24	N89°08'11"E	69.26	L30	S14°19'01"E	55.12	L36	N88°10'57"W	32.85											
L19	S56°24'05"E	13.82	L25	S00°51'49"E	60.00	L31	S17°34'31"E	83.37	L37	N14°35'20"W	16.64											
L20	N46°03'34"W	21.29	L26	S09°10'13"E	50.53	L32	S25°28'54"E	50.40	L38	N21°16'49"W	72.10											
L21	N43°56'26"W	14.09	L27	S10°34'49"E	53.76	L33	S25°21'32"E	44.97	L39	N07°46'26"W	89.19											
L22	S46°03'34"E	14.19	L28	S07°25'47"E	57.29	L34	S19°33'05"W	21.30	L40	N05°56'56"W	49.04											
L23	S43°56'26"W	14.09	L29	S07°24'22"E	57.25	L35	S19°33'05"W	53.49	L41	N10°18'05"W	51.94											
L24			L30	S07°26'36"E	57.91	L36	S02°28'25"E	54.36	L42	N07°37'32"W	76.97											

- NOTES:**
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 - EMERGENCY ACCESS EASEMENT SERVES THE CITY OF MCKINNEY WATER TOWER SITE TO BE STRICTLY USED FOR EMERGENCY ACCESS ONLY.

FLOOD STATEMENT:

According to Community Panel No. 48085C0265 J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is shown within an area identified as Zone "A". If 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 statement shall not create liability on the part of the Surveyor.

The owner and any subsequent owner of Common Area 2, Block B of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said common area. 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 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.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
VAM	VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
SSE	SANITARY SEWER EASEMENT
MHSS	MANHOLE SANITARY SEWER

CASE NO 15-203PF
PRELIMINARY-FINAL PLAT

WATERS BRANCH

146 LOTS & 8 COMMON AREAS

43.922 ACRES OUT OF

THE GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

WATERS BRANCH, LLC OWNER/DEVELOPER
15400 Knoll Trail Drive, Suite 230 (972) 960-9941
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REVISED: MARCH 09, 2016
SUBMITTED: AUGUST 10, 2015
Sheet 3 of 4

Plotted by: pandier Plot Date: 3/9/2016 12:41 PM Drawing: H:\Projects\SBK005\dwg\SBK005-Prefinal.PT.dwg Saved By: pandier Save Time: 3/9/2016 12:39 PM

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

BEING a tract of land located in the City of McKinney, Collin County, Texas, a part of the George F. Lucas Survey, Abstract No. 540, and being all of a called 42.629 acre tract of land described in a special warranty deed to Watters Branch, LLC as recorded in Document Number 20150803000962930, Collin County Deed Records, and also being a part of County Road Number 148 (a prescriptive right-of-way not in use), and being further described as follows:

BEGINNING at a five-eighths inch iron rod with cap found at the northeast corner of a called 2.170 acre tract of land described in a special warranty deed to the City of McKinney, Texas as recorded in Document Number 20150316000283940, Collin County Deed Records, said point being at the intersection of the south right-of-way line of Stacy Road (a 130 foot wide right-of-way) with the centerline of County Road Number 148;

THENCE North 88 degrees 34 minutes 22 seconds East, 20.30 feet to a five-eighths inch iron rod with cap found at the northwest corner of said 42.629 acre tract of land, said point being at the intersection of the south right-of-way line of Stacy Road with the east right-of-way of line of County Road Number 148;

THENCE North 89 degrees 29 minutes 54 seconds East, 515.14 feet along the south right-of-way line of Stacy Road to a five-eighths inch iron rod found at the northeast corner of said 42.629 acre tract of land, said point also being the northwest corner of a called 54.5816 acre tract of land described in a special warranty deed to Wellstone at Craig Ranch, III, LLC as recorded in Document Number 20070126000118100, Collin County Deed Records;

THENCE along the east line of said 42.629 acre tract of land as follows:
South 00 degrees 00 minutes 42 seconds East, 462.98 feet to a five-eighths inch iron rod found for corner;
South 20 degrees 49 minutes 48 seconds East, 459.21 feet to a five-eighths inch iron rod found for corner;
South 17 degrees 22 minutes 04 seconds East, 702.04 feet to a five-eighths inch iron rod found for corner;
South 15 degrees 33 minutes 09 seconds East, 352.51 feet to a five-eighths inch iron rod with cap found for corner;
Southwesterly, 111.27 feet along a curve to the right which has a central angle of 03 degrees 40 minutes 36 seconds, a radius of 1,733.98 feet, a tangent of 55.65 feet, and whose chord bears South 82 degrees 33 minutes 17 seconds West, 111.25 feet to a point for corner in the center of Watters Branch;
South 11 degrees 16 minutes 12 seconds East, 187.67 feet along the center of Watters Branch to a point for corner in the west line of Lot 1R, Block A, Crape Myrtle Addition, an addition to the City of McKinney, Texas as recorded in Volume 2010, Page 135, Collin County Plat Records;

THENCE along the east line of said 42.629 acre tract of land and along the center of Watters Branch and along the west line of said Crape Myrtle Addition as follows:
South 14 degrees 56 minutes 38 seconds East, 106.40 feet to a point for corner;
South 11 degrees 45 minutes 38 seconds East, 114.92 feet to a point for corner;
South 09 degrees 31 minutes 08 seconds East, 107.92 feet to a point for corner;
South 14 degrees 29 minutes 09 seconds East, 110.68 feet to an * in concrete found at the southeast corner of said 42.629 acre tract of land and at the southwest corner of said Crape Myrtle Addition, said point being in the north right-of-way line of Collin McKinney Parkway (a 120 foot wide right-of-way);

THENCE South 89 degrees 08 minutes 11 seconds West, 946.18 feet along the north right-of-way line of said Collin McKinney Parkway to a five-eighths inch iron rod with cap found at the southwest corner of said 42.629 acre tract of land, said point also being at the intersection of the north right-of-way line of Collin McKinney Parkway with the east right-of-way of line of County Road Number 148;

THENCE South 89 degrees 49 minutes 16 seconds West, 25.33 feet to a one-half inch iron rod found at the intersection of the north right-of-way line of Collin McKinney Parkway with the centerline of County Road Number 148;

THENCE along the centerline of County Road Number 148 as follows:
North 01 degrees 07 minutes 01 seconds West, 557.64 feet to a three-eighths inch iron rod found for corner;
North 01 degrees 15 minutes 19 seconds West, 1631.39 feet to a pk nail found at the southeast corner of said 2.170 acre tract;
North 01 degrees 14 minutes 48 seconds West, 350.07 feet to the POINT OF BEGINNING and containing 1,913,232 square feet or 43.922 acres of land.

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Watters Branch, LLC does hereby adopt this plat designating the herein above described property as preliminary-final plat of **WATTERS BRANCH**, 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, for 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 or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance of efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, 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 _____, _____, this ____ day of _____, 2016.

By: _____
Nick DiGiuseppe, Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Nick DiGiuseppe known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, _____, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, 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, Collin County, Texas.

Dated this the ____ day of _____, 2016.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, 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 _____, 2016.

Notary Public, State of Texas

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

CASE NO 15-203PF

PRELIMINARY-FINAL PLAT

WATTERS BRANCH

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43.922 ACRES OUT OF

THE GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540

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16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
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REVISED: MARCH 09, 2016
SUBMITTED: AUGUST 10, 2015
Sheet 4 of 4

Plotted by: psnyder Plot Date: 3/9/2016 12:41 PM
Drawing: H:\Projects\SBK005\dwg\SBK005-Prefinal P.T.dwg Saved By: psnyder Save Time: 3/9/2016 12:39 PM