

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
  - According to Community Panel No. 48085C0105J, dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within zone "X-Unshaded" (not a special flood hazard area). This flood statement shall not create liability on the part of the surveyor.
  - Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983). The horizontal coordinates of this survey derived from McKinney monument 26 utilizing a combined scale factor of 0.999856823.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.
  - All open space lots shall be owned and maintained by HOA.

SEE SHEET No. 2 FOR LINE & CURVE TABLES

SEE SHEET No. 3 FOR LOT AREA TABLE

**LEGEND**

IRP	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP STAMPED "KHA"
BL	BUILDING LINE
INST	INSTRUMENT NO.
VOL	VOLUME
PG	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
L.R.C.C.T.	LAND RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
E.E.	ELECTRIC EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
	STREET NAME CHANGE

**RECORD PLAT  
HONEY CREEK ADDITION,  
PHASE 1**

123 RESIDENTIAL LOTS  
5 COMMON AREAS  
BEING 34.902 ACRES OUT OF THE  
J. EMBERSON SURVEY, ABSTRACT NO. 294  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

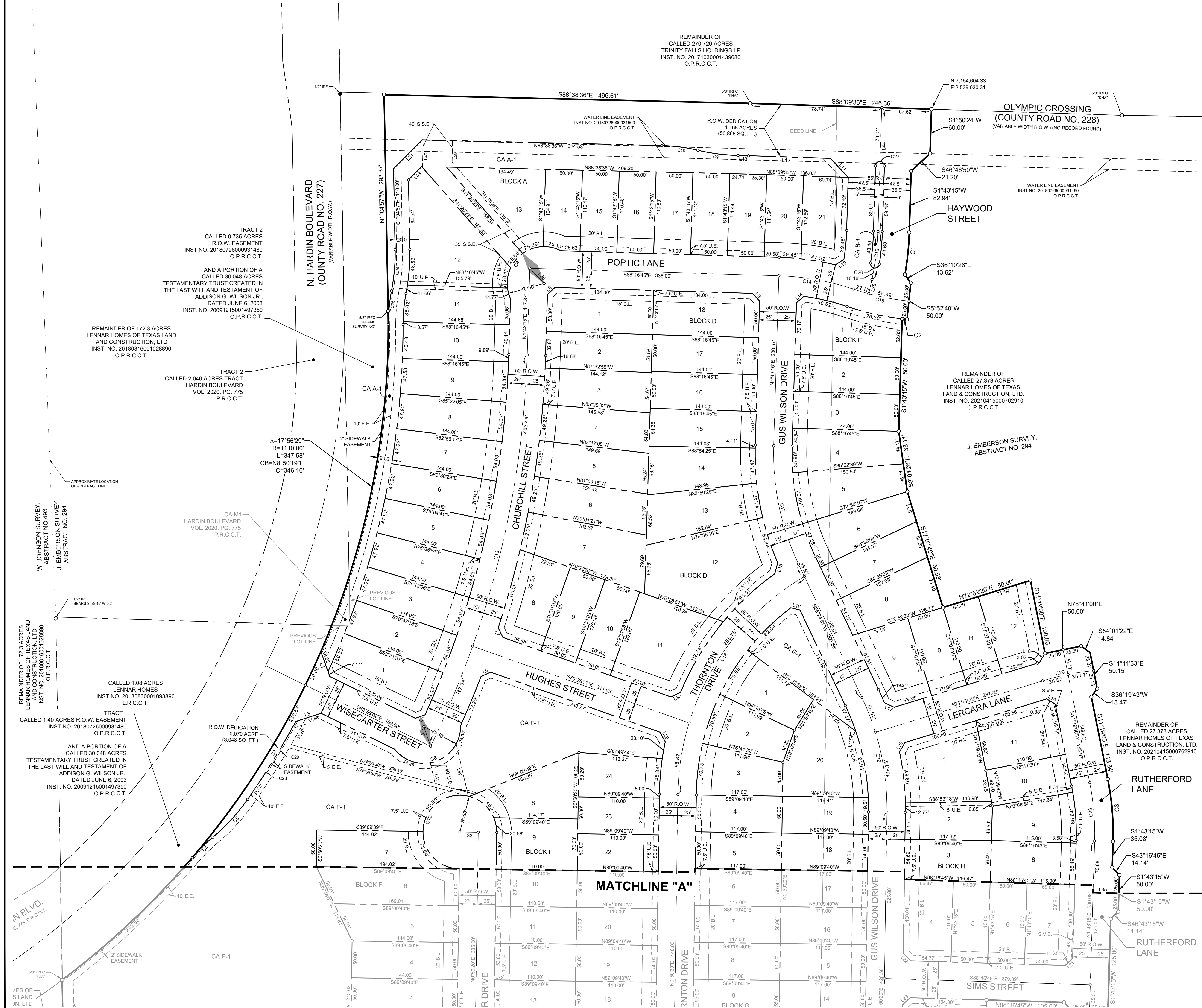
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
Tel. No. (972) 335-3580  
FIRM # 10153822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	Oct. 2022	063451506	1 OF 3

**OWNER/DEVELOPER:**  
LENNAR HOMES  
1707 MARKET PLACE BLVD  
IRVING, TEXAS 75063  
CONTACT: ELIZABETH BENTLEY

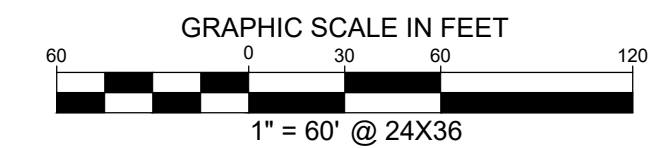
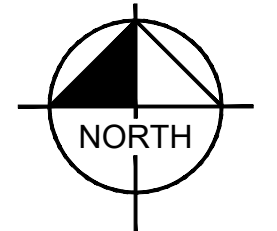
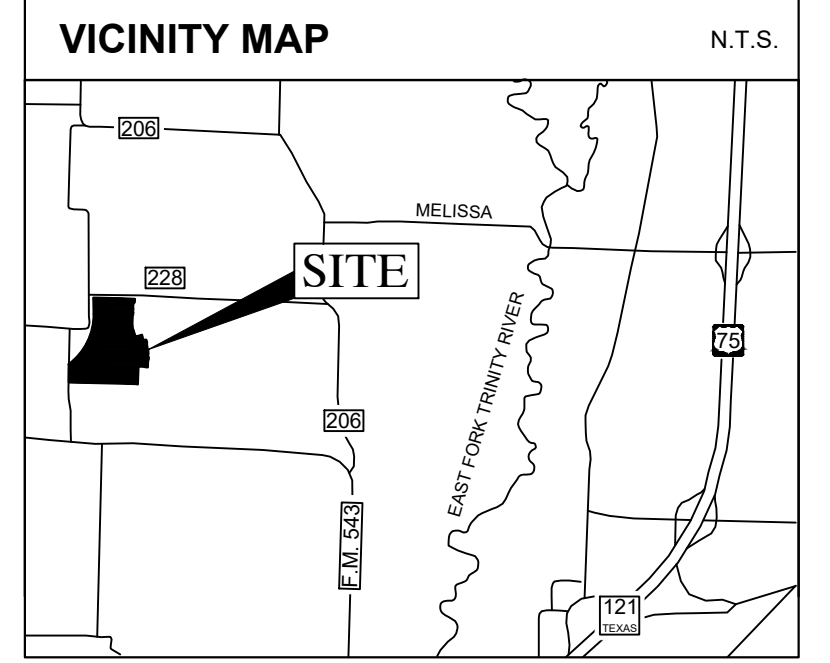
**ENGINEER:**  
KIMLEY-HORN & ASSOCIATES  
13455 NOEL RD, TWO GALLERIA TOWER  
SUITE 700, DALLAS, TEXAS 75240  
TEL: (972) 770-1300  
CONTACT: PEYTON MCGEE, P.E.

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6160 WARREN PARKWAY, SUITE 210  
FRISCO, TEXAS 75034  
PHONE: 972-335-3580  
CONTACT: SYLVIANA GUNAWAN, RPLS



MATCHLINE "A"

D:\WORK\2022\228\PH1\228\_P1.DWG PLOTTED BY GUNAWAN, SYLVIANA 10/26/2022 4:14 PM LAST SAVED



SEE SHEET No. 3 FOR LOT AREA TABLE

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LEGEND

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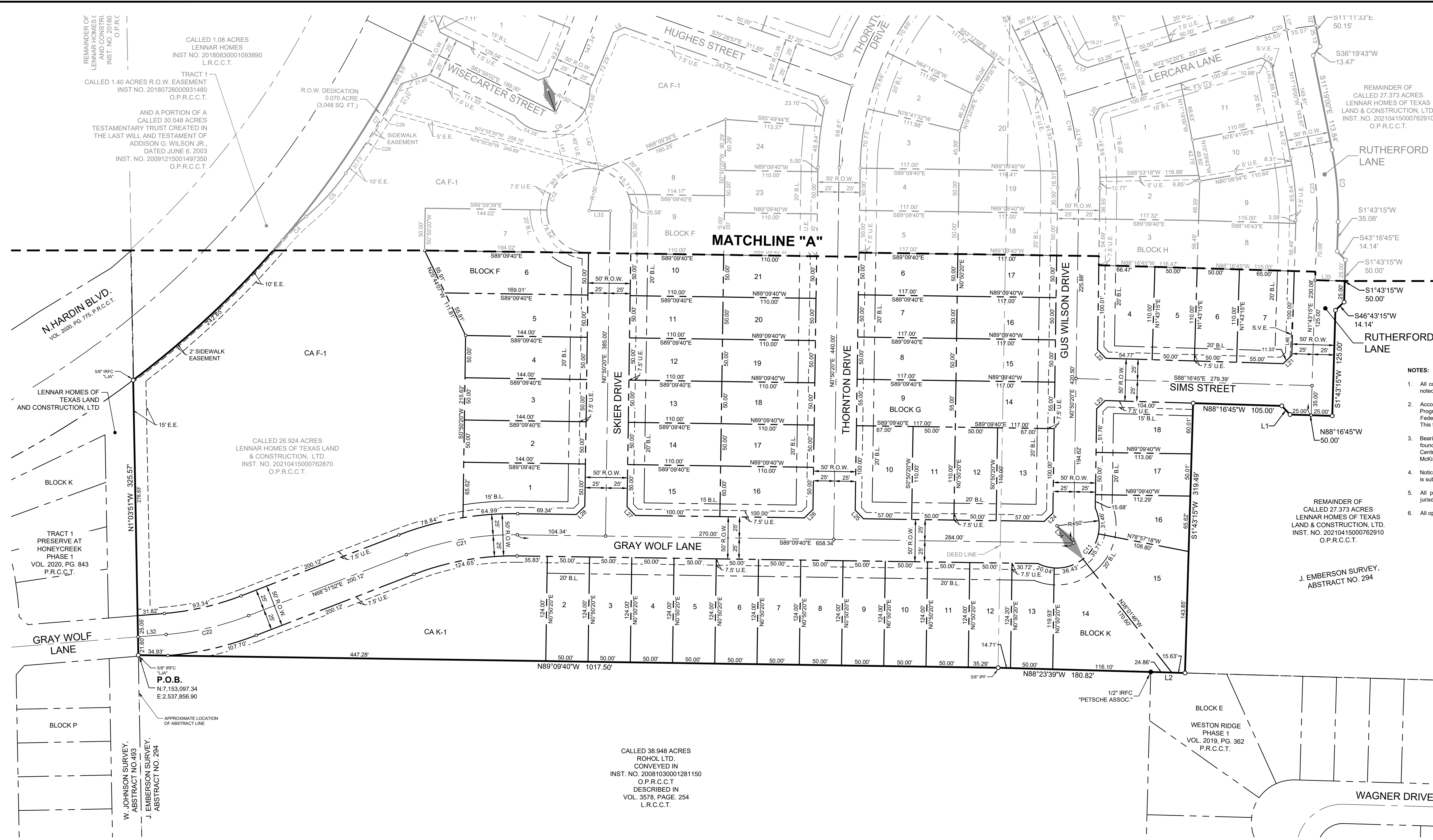
Tel. No. (972) 335-3580  
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	Oct. 2022	063451506	2 OF 3

OWNER/DEVELOPER:  
LENNAR HOMES  
1707 MARKET PLACE BLVD  
IRVING, TEXAS 75063  
CONTACT: ELIZABETH BENTLEY

ENGINEER:  
KIMLEY-HORN & ASSOCIATES  
13455 NOEL RD, TWO GALLERIA TOWER  
SUITE 700, DALLAS, TEXAS 75240  
TEL: (972) 770-1300  
CONTACT: PEYTON MCGEE, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
6160 WARREN PARKWAY, SUITE 210  
FRISCO, TEXAS 75034  
PHONE: 972-335-3580  
CONTACT: SYLVIANA GUNAWAN, RPLS



NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N43°16'45"W	14.14'	L21	N46°43'15"E	14.14'	L41	N12°59'28"W	52.28'
L2	N88°22'37"W	40.49'	L22	N43°43'12"W	14.25'	L42	N12°59'28"W	72.83'
L3	N71°58'29"E	35.94'	L23	N46°16'48"E	14.03'	L43	S45°08'14"W	25.19'
L4	N19°57'06"W	12.91'	L24	S45°50'20"W	14.14'	L44	N01°43'15"E	168.03'
L5	S70°20'30"W	13.97'	L25	S44°09'40"E	14.14'	L45	N13°30'54"W	50.12'
L6	N65°10'01"E	14.30'	L26	S45°50'20"W	14.14'	L46	S03°14'40"W	74.81'
L7	S26°07'54"E	14.30'	L27	N44°09'40"W	14.14'			
L8	N46°43'15"E	14.14'	L28	S45°50'20"W	14.14'			
L9	S43°16'45"E	14.14'	L29	S28°56'40"E	14.97'			
L10	S57°07'27"W	13.61'	L30	S65°38'48"W	14.42'			
L11	S43°13'10"E	35.39'	L31	N45°08'14"E	55.35'			
L12	N88°09'36"W	111.08'	L32	N85°19'10"E	33.40'			
L13	N88°38'36"W	13.92'	L33	N89°09'40"W	25.00'			
L14	S49°21'59"W	13.47'	L34	S44°09'40"E	28.28'			
L15	N15°30'48"E	15.41'	L35	S88°16'45"E	35.00'			
L16	S75°52'43"E	12.73'	L36	N43°16'45"W	28.28'			
L17	S64°25'19"E	14.70'	L37	S19°12'25"E	28.40'			
L18	S31°23'21"W	14.70'	L38	N12°31'39"E	19.67'			
L19	S58°56'37"E	13.48'	L39	S01°05'10"W	29.36'			
L20	S30°09'58"W	14.70'	L40	S01°05'10"W	37.64'			

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°26'30"	392.50'	57.83'	S05°56'30"W	57.78'
C2	1°01'10"	375.00'	6.67'	N83°36'45"W	6.67'
C3	13°02'16"	375.00'	85.33'	S04°47'53"E	85.15'
C4	9°34'13"	236.00'	39.42'	S45°16'58"W	39.37'
C5	15°08'12"	264.00'	69.74'	N42°29'58"E	69.54'
C6	143°03'50"	50.00'	124.85'	N70°19'35"E	94.85'
C7	6°21'33"	1121.00'	124.42'	N31°45'05"E	124.35'
C8	29°19'02"	50.00'	25.58'	S39°44'27"W	25.31'
C9	12°02'28"	264.00'	55.48'	S82°37'23"E	55.38'
C10	12°02'26"	236.00'	49.59'	N82°37'23"E	49.50'
C11	40°55'32"	50.00'	35.71'	N31°30'28"E	34.96'
C12	104°02'50"	50.00'	90.80'	S52°51'44"W	78.83'
C13	24°17'43"	1299.00'	550.82'	N13°52'07"E	546.70'
C14	16°50'37"	350.00'	102.89'	N79°51'28"W	102.52'
C15	12°41'12"	350.00'	77.50'	S77°46'44"E	77.34'
C16	10°48'24"	350.00'	66.01'	N07°07'27"E	65.92'
C17	27°08'06"	350.00'	165.76'	S11°50'48"E	164.21'
C18	58°32'53"	350.00'	357.65'	S30°06'46"W	342.29'
C19	26°15'10"	350.00'	160.37'	N12°17'15"W	158.97'
C20	11°33'08"	350.00'	70.57'	S78°38'54"W	70.45'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	21°58'27"	350.00'	134.23'	S79°51'06"W	133.41'
C22	16°27'18"	350.00'	100.52'	N77°05'31"E	100.17'
C23	13°02'16"	350.00'	79.64'	N04°47'53"W	79.47'
C24	12°08'31"	264.00'	55.95'	N04°59'18"E	55.84'
C25	11°11'30"	236.00'	46.10'	S05°27'49"W	46.02'
C26	180°00'00"	6.00'	18.85'	S81°06'03"E	12.00'
C27	178°23'08"	6.00'	18.68'	N89°05'11"W	12.00'
C28	9°42'03"	165.03'	27.94'	N36°41'24"E	27.91'
C29	3°20'32"	1151.86'	67.19'	N30°14'48"E	67.18'

DWG NAME: K:\P\F\SURVEY\30531536\HONEY CREEK ADDITION PHASE 1.PFD PLOTTED BY: GUNAWAN, SYLVIANA 10/26/2022 4:15 PM LAST SAVED 10/26/2022 2:28 PM



STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the sole owner of a tract of land situated in the J. Emberson Survey, Abstract No. 294, Collin County, Texas, and being all of a called 26.924 acre tract of land described in a Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument No. 20210415000762870 of the Official Public Records of Collin County, Texas, and being a portion of a called 27.373 acre tract of land described in a Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument No. 20210415000762910 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 plastic cap stamped "LJA" found for the southwest corner of said 26.924 acre tract, common the northwest corner of a called 38.948 acre tract of land conveyed in a Warranty Deed to Rohol LTD, as recorded in Instrument No. 20081030001281150 of the Official Public Records of Collin County, Texas, same being on the easterly line of Tract 1 of Preserve at Honeycreek, Phase 1, according to the Record Plat thereof recorded in Volume 2020, Page 843 of the Plat Records of Collin County, Texas;

THENCE North 01°03'51" West, along the westerly line of said 26.924 acre tract and the easterly line of said Tract 1, a distance of 325.57 feet to a 5/8 inch iron rod with plastic cap stamped "LJA" found for the southernmost northwest corner of said 26.924 acre tract, same being on the easterly right of way line of N. Hardin Boulevard, a variable width right of way, and at the beginning of a non-tangent curve to the left with a radius of 1,110.00 feet, a central angle of 54°06'55", and a chord bearing and distance of North 25°58'31" East, 1,009.85 feet;

THENCE in a northeasterly direction, along the westerly line of said 26.924 acre tract and along the easterly right-of-way line of said N. Hardin Boulevard, with said non-tangent curve to the left, an arc distance of 1,048.38 feet to a 5/8 inch iron rod with plastic cap stamped "Adams Surveying" found for corner;

THENCE North 01°04'57" West, continuing along the westerly line of said 26.924 acre tract and the easterly right of way line of said N. Hardin Boulevard, a distance of 293.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 26.924 acre tract, being on the southerly line of a remainder of a called 270.720 acre tract of land described in a deed to Trinity Falls Holdings, LP, as recorded in instrument No. 201710300001439880 of the Official Public Records of Collin County, Texas;

THENCE South 88°38'36" East, departing the easterly right-of-way line of said N. Hardin Boulevard, along the northerly line of said 26.924 acre tract and the southerly line of said 270.720 acre tract, a distance of 496.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 88°09'36" East, continuing along the northerly line of said 26.924 acre tract and the southerly line of said 270.720 acre tract and along the northerly line of said 27.373 acre tract, a distance of 246.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly line of said 27.373 acre tract and the southerly line of said 270.720 acre tract, and crossing said 27.373 acre tract, the following courses and distances:

South 01°50'24" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°46'50" West, a distance of 35.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°43'15" West, a distance of 82.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 392.50 feet, a central angle of 08°26'30", and a chord bearing and distance of South 05°56'30" West, 57.78 feet;

In a southwestly direction, with said tangent curve to the right, an arc distance of 57.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 36°10'26" East, a distance of 13.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 05°52'40" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 01°01'10", and a chord bearing and distance of North 83°36'45" West, 6.67 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 6.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°43'15" West, a distance of 152.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 08°04'28" East, a distance of 82.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 17°07'40" East, a distance of 164.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°52'20" East, a distance of 124.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°19'00" East, a distance of 100.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°41'00" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°01'22" East, a distance of 14.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°11'33" East, a distance of 50.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 36°19'43" West, a distance of 13.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°19'00" East, a distance of 113.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 375.00 feet, a central angle of 13°02'16", and a chord bearing and distance of South 04°47'53" East, 85.15 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 85.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°43'15" West, a distance of 35.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°16'45" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°43'15" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°43'15" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°43'15" West, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°16'45" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°16'45" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°16'45" West, a distance of 105.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°43'15" West, a distance of 319.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said 27.373 acre tract, same being on the northerly line of Weston Ridge Phase 1, according to the Record Plat thereof recorded in Volume 2019, Page 362 of the Plat Records of Collin County, Texas;

THENCE North 88°22'37" West, along the southerly line of said 27.373 acre tract and along the northerly line of said Weston Ridge Phase 1, a distance of 40.49 feet to a 1/2 inch iron rod with plastic cap stamped "Petsche Assoc." found for the northwest corner of said Weston Ridge Phase 1, common to the northeast corner of aforementioned 38.948 acre tract;

THENCE North 88°23'39" West, continuing along the southerly line of said 27.373 acre tract and along the northerly line of said 38.948 acre tract, a distance of 180.82 feet to a 5/8 inch iron pipe found for the southwest corner of said 27.373 acre tract, common to the southeast corner of said 26.924 acre tract;

THENCE North 89°09'40" West, continuing along the northerly line of said 38.948 acre tract and along the southerly line of said 26.924 acre tract, a distance of 1,017.50 feet to the POINT OF BEGINNING and containing 34.902 acres (1,520,335 square feet) of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, does hereby adopt this Record Plat designating the hereinabove described property as HONEY CREEK ADDITION, PHASE 1, an addition to Collin County, Texas, does hereby dedicate to the public forever, the streets, alleys, and public use area shown hereon; the easements, shown hereon for the mutual use and accommodation of the City of McKinney and all public utility providers desiring to use or using same. LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, do hereby dedicate to the public in fee simple forever the streets shown hereon together with the drainage easements appurtenant thereto as shown hereon for the mutual use and accommodation of the public. All and any public utility providers and the City of McKinney shall have the right to remove and keep removed all or part of any building, fences, shrubs, trees or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within said Easements; and shall have the right to remove and keep removed all and any obstructions within the drainage easements which adversely affect the proper functioning of the same. The City of McKinney and all public utilities shall also have the right to constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, 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 this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, a Texas limited liability partnership

By: Elizabeth Bentley, Community Development Manager

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Elizabeth Bentley, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

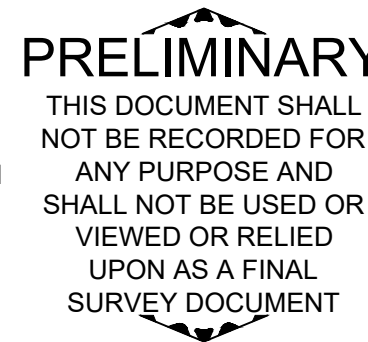
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, 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.

Sylviana Gunawan Registered Professional Land Surveyor No. 6461 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Ph. 972-335-3580 sylviana.gunawan@kimley-horn.com



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 Sylviana Gunawan, 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 \_\_\_\_\_, 2022.

Notary Public, State of Texas

APPROVED AND ACCEPTED

CITY MANAGER CITY OF MCKINNEY, TEXAS

DATE

RECORD PLAT HONEY CREEK ADDITION, PHASE 1

123 RESIDENTIAL LOTS 5 COMMON AREAS BEING 34.902 ACRES OUT OF THE J. EMBERSON SURVEY, ABSTRACT NO. 294 COLLIN COUNTY, TEXAS



6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, JCC, KHA, Oct. 2022, 063451506, 3 OF 3

OWNER/DEVELOPER: LENNAR HOMES 1707 MARKET PLACE BLVD IRVING, TEXAS 75063 CONTACT: ELIZABETH BENTLEY

ENGINEER: KIMLEY-HORN & ASSOCIATES 13455 NOEL RD, TWO GALLERIA TOWER SUITE 700, DALLAS, TEXAS 75240 TEL: (972) 770-1300 CONTACT: PEYTON MCGEE, P.E.

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210 FRISCO, TEXAS 75034 PHONE: 972-335-3580 CONTACT : SYLVIANA GUNAWAN, RPLS

Table with 6 columns: LOT TABLE, LOT TABLE, LOT TABLE, LOT TABLE, LOT TABLE, LOT TABLE. Each column contains lot numbers, acres, and square feet.