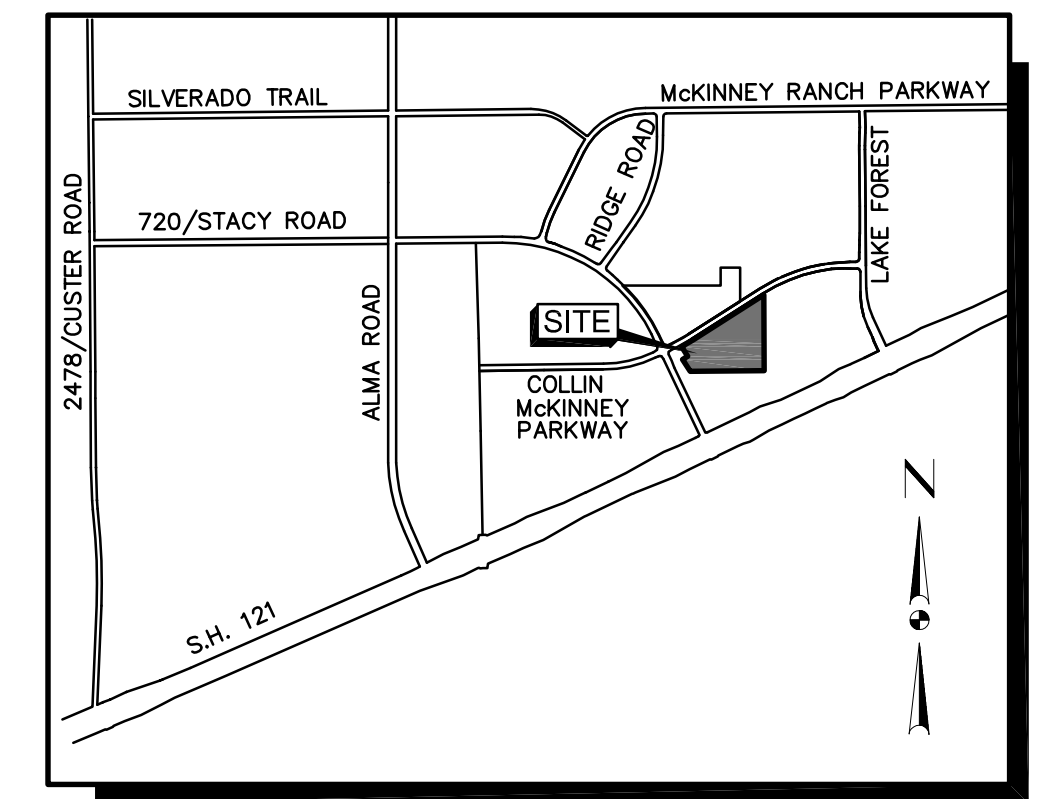


LINE	LENGTH	BEARING
L1	226.00'	S32°31'26"E
L2	1682.98'	N57°28'34"E
L3	270.00'	S32°31'26"E
L4	290.00'	S57°28'34"W
L5	710.42'	S32°31'26"E
L6	155.63'	S00°20'11"E
L7	408.40'	S32°31'26"E
L8	76.83'	S00°21'07"E
L9	17.51'	S00°26'58"E
L10	32.64'	S32°31'26"E
L11	270.00'	S32°31'26"E
L12	885.00'	N57°28'34"E
L13	15.52'	N58°58'36"E
L14	103.42'	N64°16'48"E
L15	955.37'	N57°28'34"E
L16	96.18'	N57°28'34"E
L17	104.88'	N63°29'47"E
L18	72.76'	S89°33'02"W
L19	15.00'	N00°27'32"W
L20	72.76'	N89°33'02"E
L21	123.50'	N57°28'34"E
L22	105.00'	S32°31'26"E
L23	116.00'	S32°31'26"E
L24	94.30'	N57°28'34"E
L25	226.09'	S32°31'26"E
L26	741.34'	S89°33'02"W
L27	129.91'	N89°33'02"E
L28	32.64'	N32°31'26"W
L29	110.92'	S89°33'02"W
L30	75.36'	S89°33'02"W
L31	31.14'	N74°02'50"W
L32	26.33'	S65°01'38"W
L33	44.33'	N79°38'05"W
L34	15.00'	N10°21'55"E
L35	8.85'	S79°38'05"E
L36	131.10'	N32°31'26"W

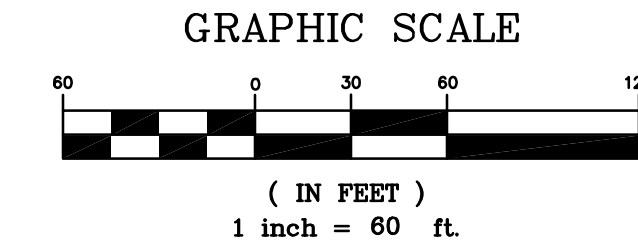
CURVE	Delta	RADIUS	TANGENT	CHORD DIRECTION	LENGTH
C1	32°11'15"	350.00'	100.98'	N16°25'48"W	196.62'
C2	32°10'19"	350.00'	100.93'	N16°26'16"W	196.53'
C3	2°35'31"	236.00'	5.34'	S60°16'22"W	10.68'
C4	2°12'16"	2560.00'	49.25'	N60°27'59"E	98.49'
C5	0°35'34"	2571.09'	13.30'	N57°46'21"E	26.61'
C6	57°55'33"	75.00'	41.51'	S61°29'12"E	75.82'
C7	57°55'33"	85.00'	47.04'	S61°29'12"E	85.93'
C10	26°13'27"	257.50'	59.98'	N76°26'18"E	117.86'
C11	23°20'43"	242.50'	50.10'	N77°52'40"E	98.81'

FLOODPLAIN STATEMENT:

The property shown hereon is located in Zone "X" which is not a flood hazard area according to Map No. 48085C0270 J, dated June 2, 2009 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.



VICINITY MAP
N.T.S.



Notes

- 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.
- A homeowner's association shall be established for maintenance and ownership of all common areas. The establishment of the home owner's association shall be reviewed for approval by the city of McKinney.
- Preliminary-Final plat for city purposes only.
- The purpose of this plat is to subdivide property into single family lots and one commercial lot.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.

Legend of Symbols & Abbreviations

- 1/2" IRF - 1/2" IRON ROD FOUND
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT
- P.O.E. = POSITIVE OVERFLOW EASEMENT
- V.E. = VISIBILITY EASEMENT
- C.C.F.# = COLLIN COUNTY FILING #
- P.A.E. = PED. ACCESS EASEMENT
- A.E. = ACCESS EASEMENT

**PRELIMINARY-FINAL PLAT
WORKMAN FLOYD II**

- LOTS 1-48, BLOCK A
- LOTS 1-24, BLOCK B
- LOTS 1-15, BLOCK C
- LOTS 1-8, BLOCK D
- LOTS 1-32, BLOCK E
- LOTS 1-26, BLOCK F
- 6 COMMON AREAS
- 35.8040 ACRES

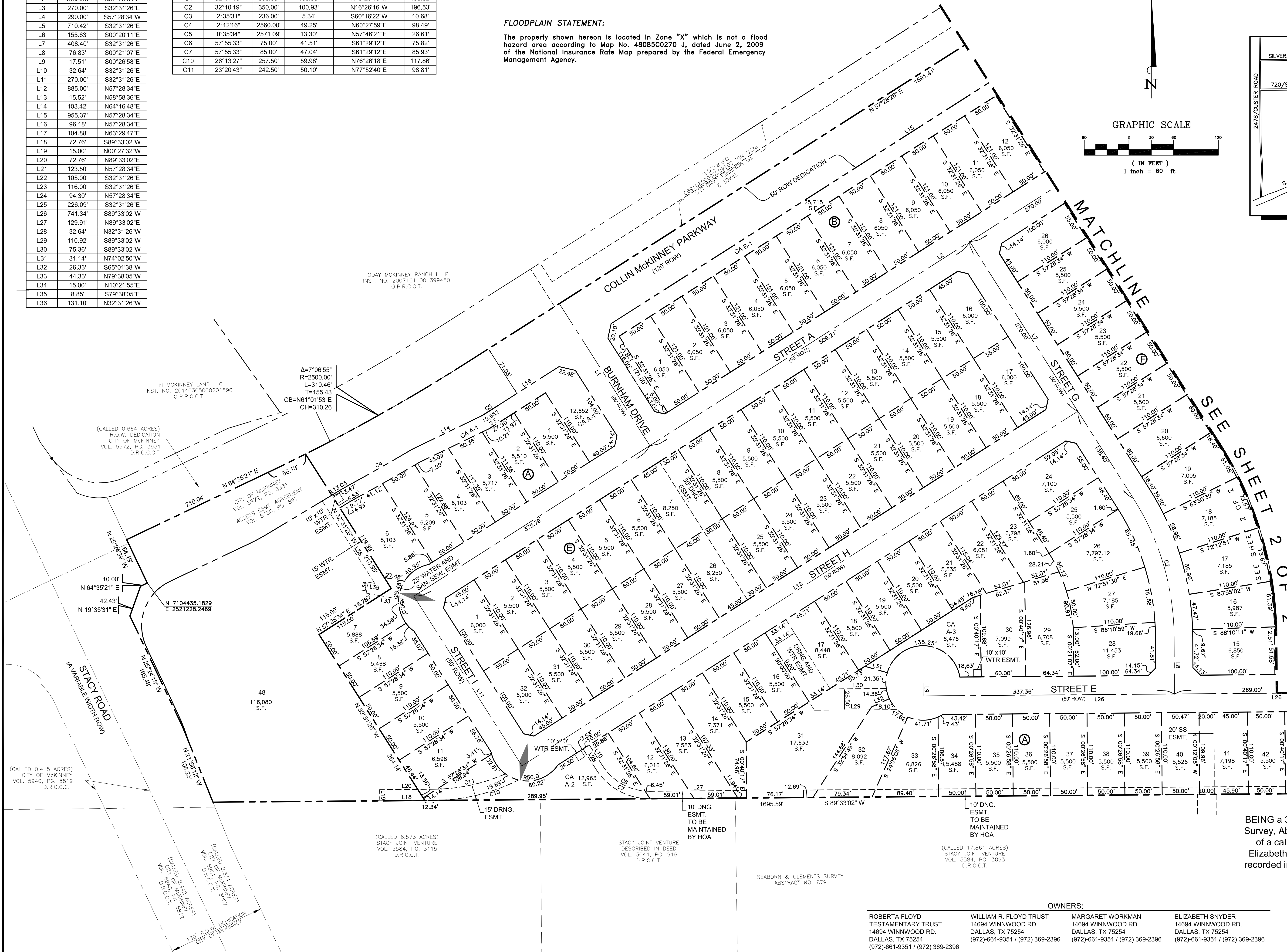
BEING a 35.8040 acres of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392, Collin County, Texas and being all of a called 35.8040 acre tract of land described in a deed to Elizabeth Snider, Margaret Workman and William Robert Floyd recorded in Instrument No. 20100712000713630, Deed Records, Collin County, Texas, PREPARED 7/22/2015

ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 402 NORTH TENNESSEE STREET MCKINNEY, TEXAS 75069 (469) 424-5900 ATTN: LEVI WILD, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 402 NORTH TENNESSEE STREET MCKINNEY, TEXAS 75069 (469) 424-5900 ATTN: LEVI WILD, PE

OWNERS:

ROBERTA FLOYD TESTAMENTARY TRUST 14694 WINNWOOD RD. DALLAS, TX 75254 (972)-661-9351 / (972) 369-2396	WILLIAM R. FLOYD TRUST 14694 WINNWOOD RD. DALLAS, TX 75254 (972)-661-9351 / (972) 369-2396	MARGARET WORKMAN 14694 WINNWOOD RD. DALLAS, TX 75254 (972)-661-9351 / (972) 369-2396	ELIZABETH SNYDER 14694 WINNWOOD RD. DALLAS, TX 75254 (972)-661-9351 / (972) 369-2396
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RECEIVED
By Planning Department at 10:27 am, Aug 03, 2015

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

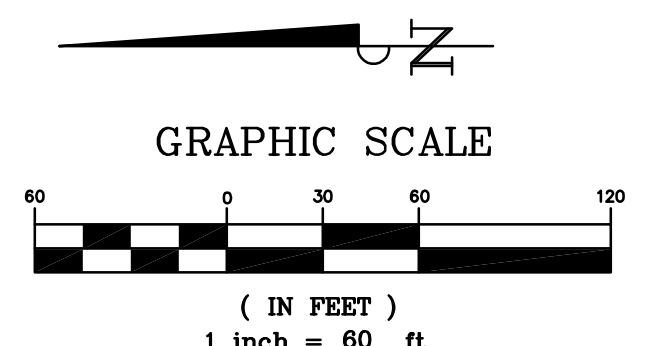
STATE OF TEXAS;

COUNTY OF DALLAS;

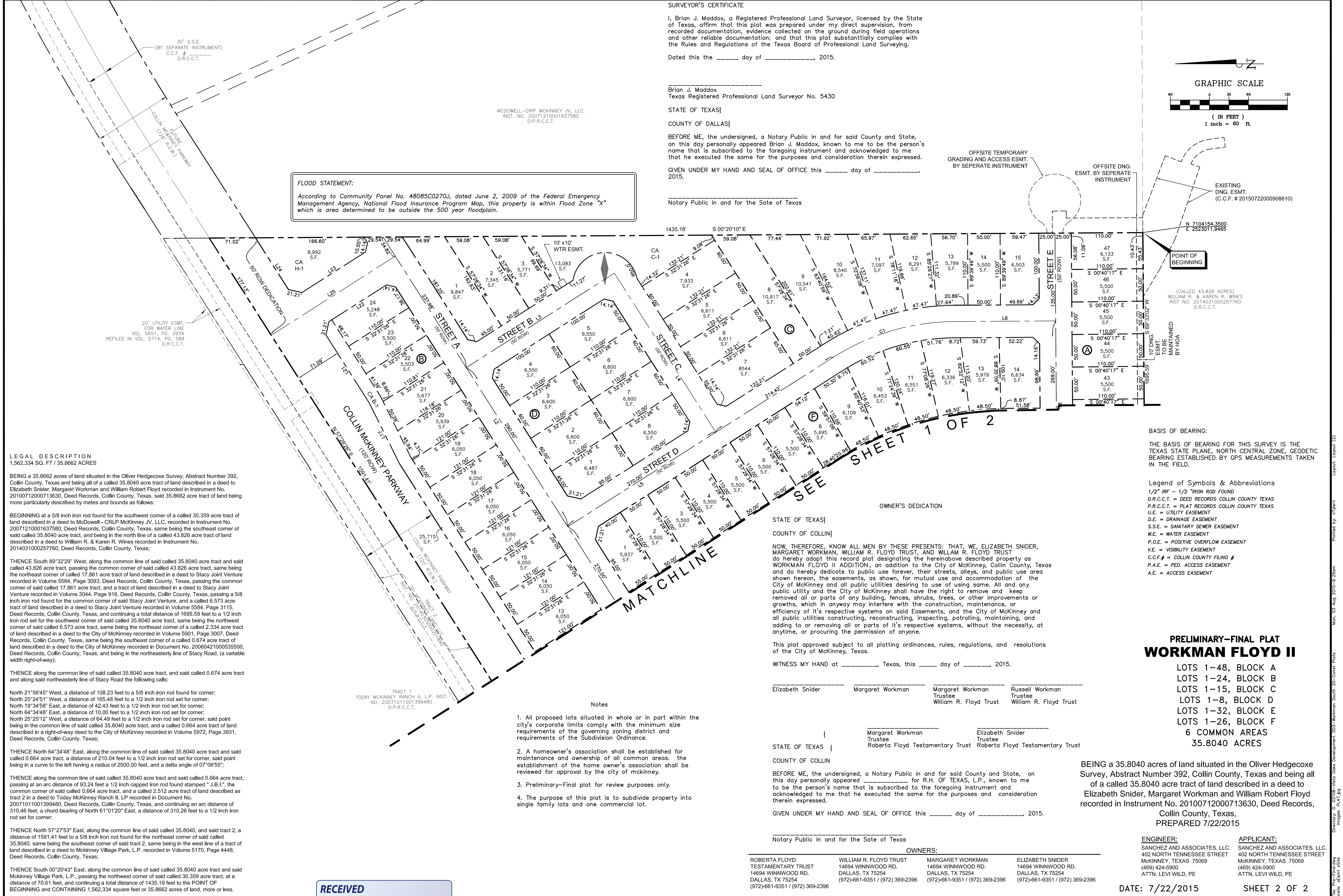
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein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

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

Notary Public in and for the State of Texas



FLOOD STATEMENT:
According to Community Panel No. 48085C0270J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" which is area determined to be outside the 500 year floodplain.



LEGAL DESCRIPTION
1,562,334 SQ. FT / 35.8662 ACRES

BEING a 35.8662 acres of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392, Collin County, Texas and being all of a called 35,8040 acre tract of land described in a deed to Elizabeth Snider, Margaret Workman and William Robert Floyd recorded in Instrument No. 20100712000713630, Deed Records, Collin County, Texas, said 35.8662 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of a called 30.359 acre tract of land described in a deed to McDowell - CRIP McKinney JV, L.L.C., recorded in Instrument No. 20071210001637580, Deed Records, Collin County, Texas, same being the southeast corner of said called 35.8040 acre tract, and being in the north line of a called 43.826 acre tract of land described in a deed to William R. & Karen R. Wines recorded in Instrument No. 2014031000257760, Deed Records, Collin County, Texas;

THENCE South 89°32'29" West, along the common line of said called 35.8040 acre tract and said called 43.826 acre tract, passing the common corner of said called 43.826 acre tract, same being the northeast corner of called 17.861 acre tract of land described in a deed to Stacy Joint Venture recorded in Volume 5584, Page 3093, Deed Records, Collin County, Texas, passing the common corner of said called 17.861 acre tract, and a tract of land described in a deed to Stacy Joint Venture recorded in Volume 3044, Page 916, Deed Records, Collin County, Texas, passing a 5/8 inch iron rod found for the common corner of said Stacy Joint Venture, and a called 6.573 acre tract of land described in a deed to Stacy Joint Venture recorded in Volume 5584, Page 3115, Deed Records, Collin County, Texas, and continuing a total distance of 1695.59 feet to a 1/2 inch iron rod set for the southwest corner of said called 35.8040 acre tract, same being the northwest corner of said called 6.573 acre tract, same being the northeast corner of a called 2.334 acre tract of land described in a deed to the City of McKinney recorded in Volume 5901, Page 3007, Deed Records, Collin County, Texas, same being the southeast corner of a called 0.674 acre tract of land described in a deed to the City of McKinney recorded in Document No. 20060421000535500, Deed Records, Collin County, Texas, and being in the northeasterly line of Stacy Road, (a variable width right-of-way);

THENCE along the common line of said called 35.8040 acre tract, and said called 0.674 acre tract and along said northeasterly line of Stacy Road the following calls:

North 21°56'45" West, a distance of 108.23 feet to a 5/8 inch iron rod found for corner;
North 25°24'51" West, a distance of 165.48 feet to a 1/2 inch iron rod set for corner;
North 19°34'58" East, a distance of 42.43 feet to a 1/2 inch iron rod set for corner;
North 64°34'58" East, a distance of 10.00 feet to a 1/2 inch iron rod set for corner;
North 25°25'12" West, a distance of 64.49 feet to a 1/2 inch iron rod set for corner, said point being in the common line of said called 35.8040 acre tract, and a called 0.664 acre tract of land described in a right-of-way deed to the City of McKinney recorded in Volume 5972, Page 3931, Deed Records, Collin County, Texas;

THENCE North 64°34'48" East, along the common line of said called 35.8040 acre tract and said called 0.664 acre tract, a distance of 210.04 feet to a 1/2 inch iron rod set for corner, said point being in a curve to the left having a radius of 2500.00 feet, and a delta angle of 07°06'55";

THENCE along the common line of said called 35.8040 acre tract and said called 0.664 acre tract, passing at an arc distance of 93.24 feet a 1/2 inch capped iron rod found stamped "J.B.L.", the common corner of said called 0.664 acre tract, and a called 2.512 acre tract of land described as tract 2 in a deed to Today McKinney Ranch II, LP recorded in Document No. 20071011001399480, Deed Records, Collin County, Texas, and continuing an arc distance of 310.46 feet, a chord bearing of North 61°01'20" East, a distance of 310.26 feet to a 1/2 inch iron rod set for corner;

THENCE North 57°27'53" East, along the common line of said called 35.8040, and said tract 2, a distance of 1591.41 feet to a 5/8 inch iron rod found for the northeast corner of said called 35.8040, same being the southeast corner of said tract 2, same being in the west line of a tract of land described in a deed to McKinney Village Park, L.P., recorded in Volume 5170, Page 4448, Deed Records, Collin County, Texas;

THENCE South 00°20'43" East, along the common line of said called 35.8040 acre tract and said McKinney Village Park, L.P., passing the northwest corner of said called 30.359 acre tract, at a distance of 70.61 feet, and continuing a total distance of 1435.19 feet to the POINT OF BEGINNING and CONTAINING 1,562,334 square feet or 35.8662 acres of land, more or less.

MCDOWELL-CRIP MCKINNEY JV, L.L.C.
INST. NO. 20071210001637580
O.P.R.C.C.T.

20' UTILITY ESMT.
FOR WATER LINE
VOL. 5651, PG. 3934
REFILED IN VOL. 5714, PG. 589
D.R.C.C.T.

30' S.S.E.
(BY SEPARATE INSTRUMENT)
C.C.F.#
D.R.C.C.T.

COLLIN MCKINNEY PARKWAY
PLANNED PARKWAY
(120' ROW)

60' ROW DEDICATION

TRACT 1
TODAY MCKINNEY RANCH II, L.P. INST.
NO. 20071011001399480
O.P.R.C.C.T.

Notes

- 1. 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.
- 2. A homeowner's association shall be established for maintenance and ownership of all common areas. The establishment of the home owner's association shall be reviewed for approval by the city of mckinney.
- 3. Preliminary-Final plat for review purposes only.
- 4. The purpose of this plat is to subdivide property into single family lots and one commercial lot.

STATE OF TEXAS;

COUNTY OF COLLIN;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, ELIZABETH SNIDER, MARGARET WORKMAN, WILLIAM R. FLOYD TRUST, AND WILLIAM R. FLOYD TRUST do hereby adopt this record plat designating the hereinabove described property as WORKMAN FLOYD II 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.

Elizabeth Snider Margaret Workman Margaret Workman Trustee William R. Floyd Trust Russell Workman Trustee William R. Floyd Trust

STATE OF TEXAS } Margaret Workman Trustee Elizabeth Snider Trustee Roberta Floyd Testamentary Trust Roberta Floyd Testamentary Trust

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ for R.H. OF TEXAS, L.P., 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

OWNERS:

ROBERTA FLOYD TESTAMENTARY TRUST 14694 WINNWOOD RD. DALLAS, TX 75254 (972)-661-9351 / (972) 369-2396
WILLIAM R. FLOYD TRUST 14694 WINNWOOD RD. DALLAS, TX 75254 (972)-661-9351 / (972) 369-2396
MARGARET WORKMAN 14694 WINNWOOD RD. DALLAS, TX 75254 (972)-661-9351 / (972) 369-2396
ELIZABETH SNIDER 14694 WINNWOOD RD. DALLAS, TX 75254 (469) 424-5900 (469) 424-5900 ATTN: LEVI WILD, PE

PRELIMINARY-FINAL PLAT WORKMAN FLOYD II

- LOTS 1-48, BLOCK A
- LOTS 1-24, BLOCK B
- LOTS 1-15, BLOCK C
- LOTS 1-8, BLOCK D
- LOTS 1-32, BLOCK E
- LOTS 1-26, BLOCK F
- 6 COMMON AREAS
- 35.8040 ACRES

BEING a 35.8040 acres of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392, Collin County, Texas and being all of a called 35.8040 acre tract of land described in a deed to Elizabeth Snider, Margaret Workman and William Robert Floyd recorded in Instrument No. 20100712000713630, Deed Records, Collin County, Texas, PREPARED 7/22/2015

ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 402 NORTH TENNESSEE STREET MCKINNEY, TEXAS 75069 (469) 424-5900 ATTN: LEVI WILD, PE
APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 402 NORTH TENNESSEE STREET MCKINNEY, TEXAS 75069 (469) 424-5900 ATTN: LEVI WILD, PE

RECEIVED
By Planning Department at 10:28 am, Aug 03, 2015

Plotted By: KJYEP Mon, 03 Aug 2015 9:29 am File: P:\1519-Directroy_6_021018-Mark_Ocas_Development_003-Workman_South_20'-Cont_Plat.dwg xref: xkamt_1519