

Collin County Prescriptive Right of Way Road to be abandoned by Record Plat where possible. All other County Roads determined to be abandoned by County will follow Collin County abandonment procedures at the time of Record Plat.

**Notes**

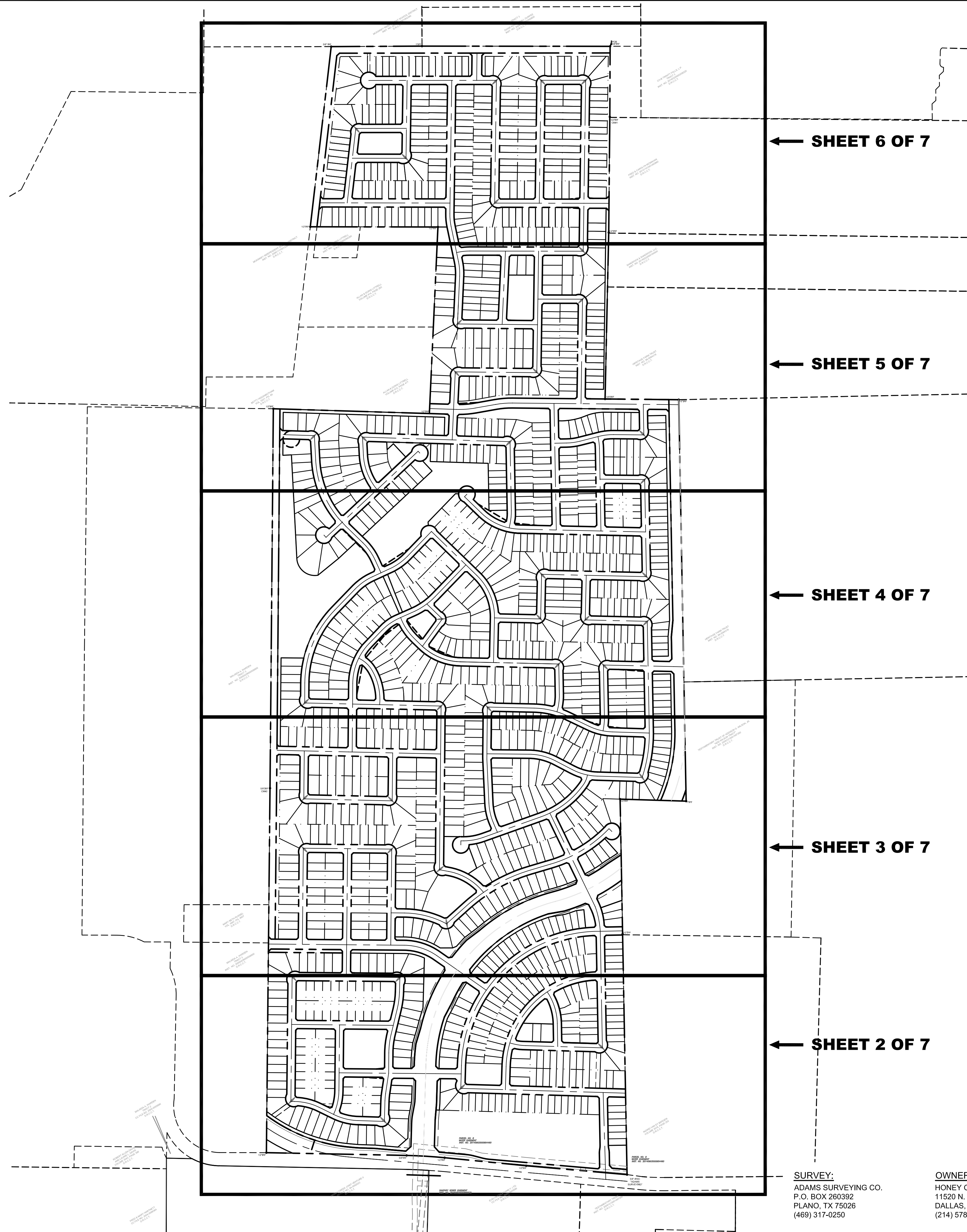
1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the Subdivision Ordinance.
2. A homeowner's association shall be established for maintenance and ownership of all common areas. The establishment of the home owner's association shall be reviewed for approval by the city of McKinney.
3. Traffic calming measures (i.e. speed humps or other forms of calming) will be added at the time of construction documents or record plat as necessary (to be coordinated with city of McKinney engineering and fire departments)
4. If an overall parkland agreement for Cross F Ranch is not reached, the property will be subject to the requirements under Parkland Dedication at one acre per 50 units or the cash equivalent in accordance with the Sub Regulations that are in place at that time, and subject to review and approval by the Director of Parks and Recreation.

**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
- DNG = DRAINAGE EASEMENT
- S.S. = SANITARY SEWER EASEMENT
- WTR. = WATER EASEMENT
- V.E. = VISIBILITY EASEMENT
- C.C.F.# = COLLIN COUNTY FILING #



← SHEET 6 OF 7

← SHEET 5 OF 7

← SHEET 4 OF 7

← SHEET 3 OF 7

← SHEET 2 OF 7

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**HONEY CREEK 313**

1,460 SINGLE FAMILY LOTS

38 COMMON AREAS

AND 1 COMMERCIAL LOT

BEING 313.22 ACRES IN THE

WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493

JOHN EMBERSON SURVEY, ABSTRACT NO. 294

P. NEWSOM SURVEY, ABSTRACT NO. 666

LARKIN ADAMSON SURVEY, ABSTRACT NO. 1088

COLLIN COUNTY, TEXAS

PREPARED 6/8/2017

**SURVEY:**  
ADAMS SURVEYING CO.  
P.O. BOX 260392  
PLANO, TX 75026  
(469) 317-0250

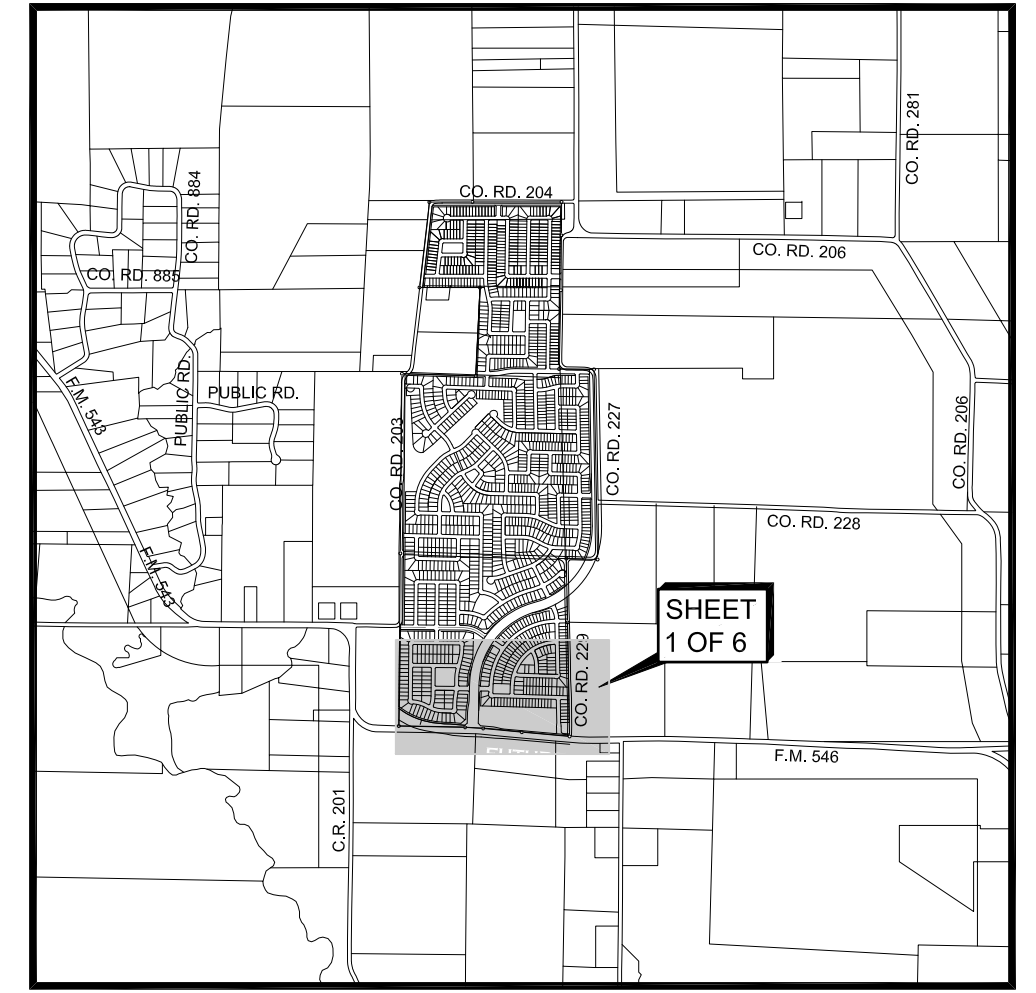
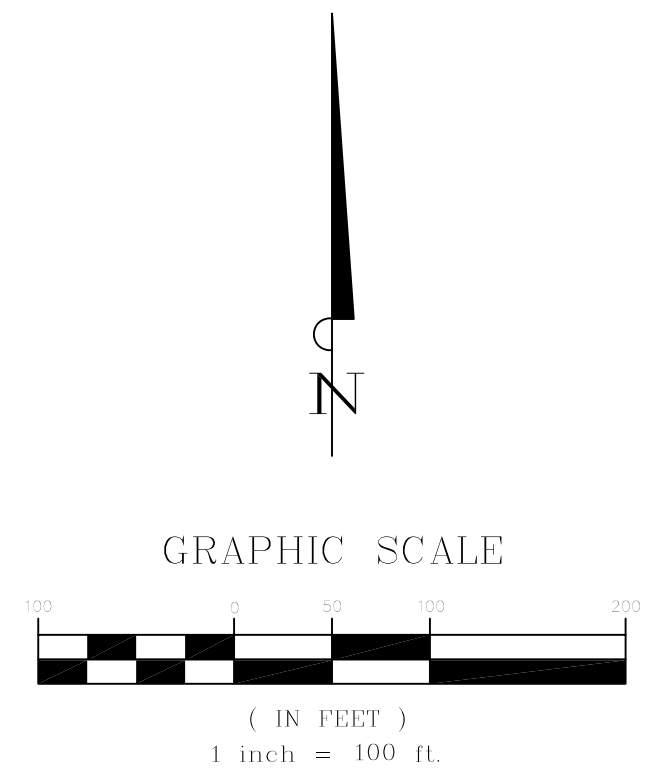
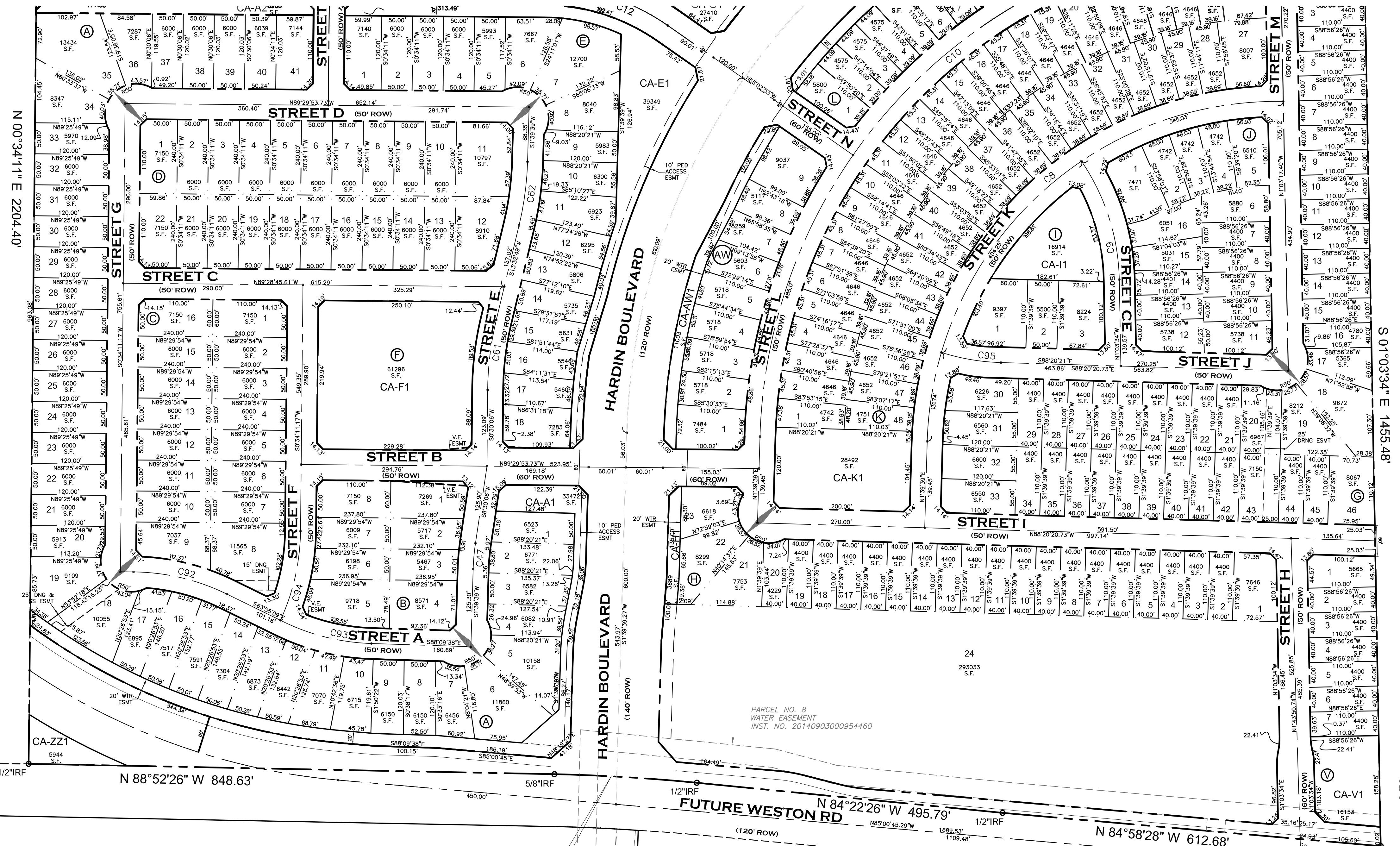
**OWNER:**  
HONEY CREEK JOINT VENTURE 2  
11520 N. CENTRAL EXPY STE. 138  
DALLAS, TX 75243-6672  
(214) 578-0365

**ENGINEER:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE

SEE SHEET 2 OF 6 FOR CONTINUATION

MALINDA A. WARDEN  
TRACT 3  
INST. NO. 20105422000558900  
D.R.C.C.T.



INGRID VAN EY BERGEN  
VOLUME 3578, PAGE 252  
D.R.C.C.T.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**HONEY CREEK 313**

1,460 SINGLE FAMILY LOTS  
38 COMMON AREAS

AND 1 COMMERCIAL LOT  
BEING 313.22 ACRES IN THE

WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493  
JOHN EMBERSON SURVEY, ABSTRACT NO. 294

P. NEWSOM SURVEY, ABSTRACT NO. 666  
LARKIN ADAMSON SURVEY, ABSTRACT NO. 1088

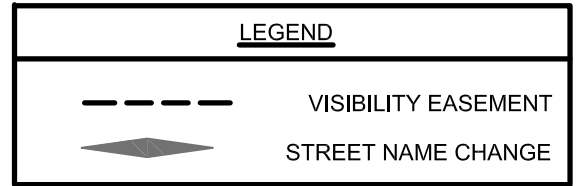
COLLIN COUNTY, TEXAS  
PREPARED 6/8/2017

- 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. Traffic calming measures (i.e. speed humps or other forms of calming) will be added at the time of construction documents or record plat as necessary (to be coordinated with city of McKinney engineering and fire departments)
  4. If an overall parkland agreement for Cross F Ranch is not reached, the property will be subject to the requirements under Parkland Dedication at one acre per 50 units or the cash equivalent in accordance with the Sub Regulations that are in place at that time, and subject to review and approval by the Director of Parks and Recreation.

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  
DNG = DRAINAGE EASEMENT  
S.S. = SANITARY SEWER EASEMENT  
WTR. = WATER EASEMENT  
V.E. = VISIBILITY EASEMENT  
C.C.F.# = COLLIN COUNTY FILING #

Collin County Prescriptive Right of Way Road to be abandoned by Record Plat where possible. All other County Roads determined to be abandoned by County will follow Collin County abandonment procedures at the time of Record Plat.



**SURVEY:**  
ADAMS SURVEYING CO.  
P.O. BOX 260392  
PLANO, TX 75243-6672  
(469) 317-0250

**OWNER:**  
HONEY CREEK JOINT VENTURE 2  
11520 N. CENTRAL EXPY STE. 138  
DALLAS, TX 75243-6672  
(214) 578-0365

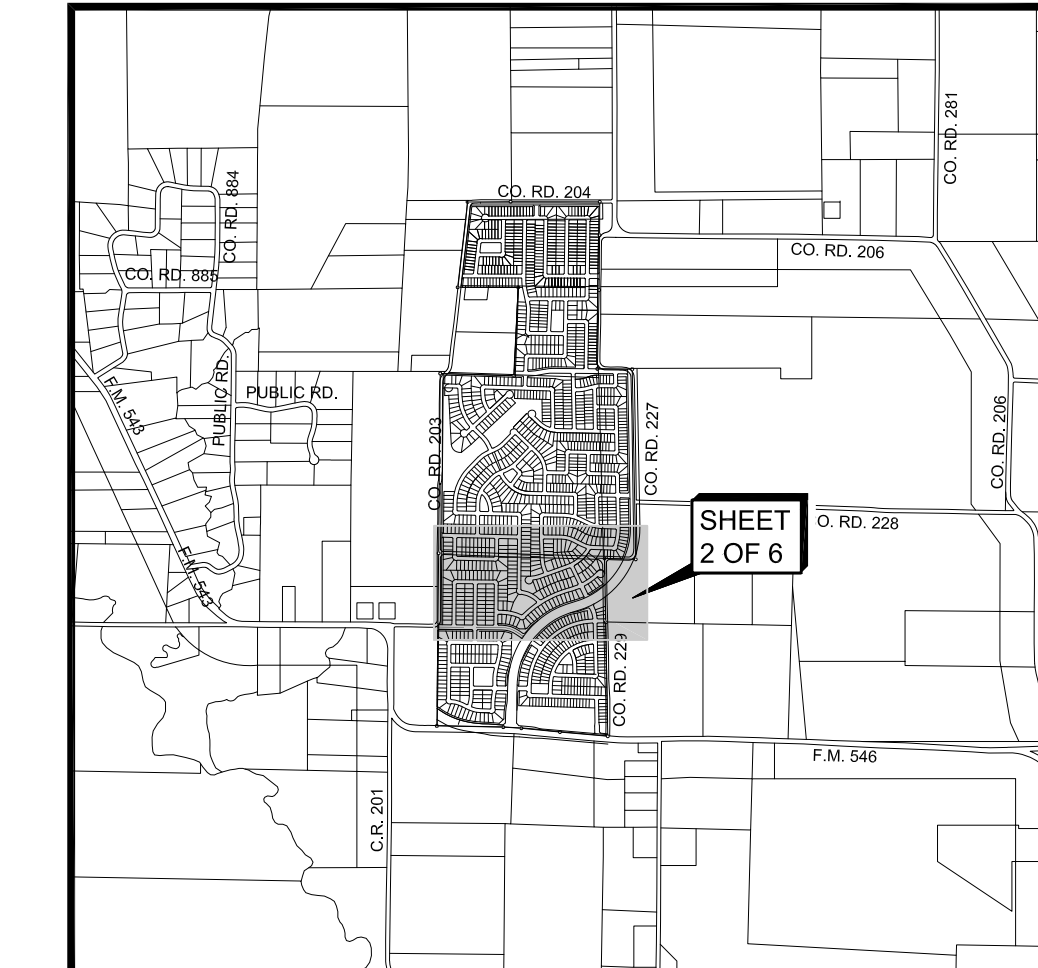
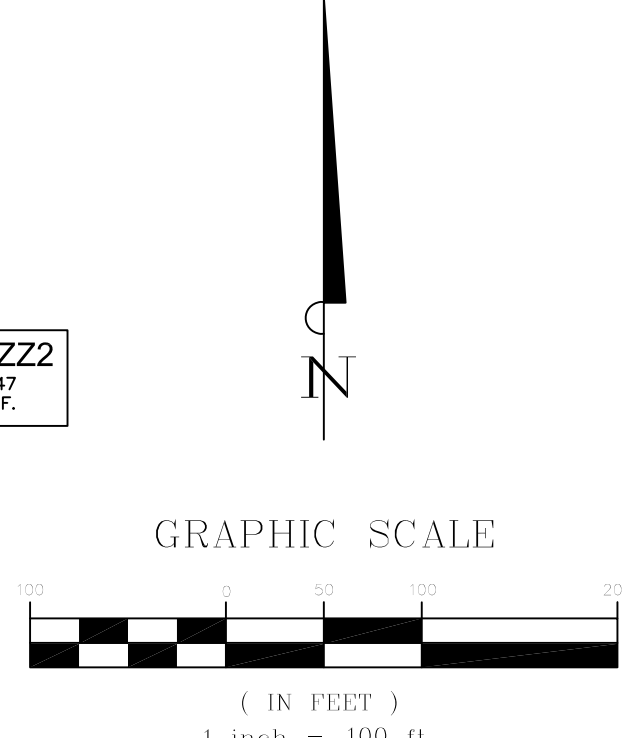
**ENGINEER:**  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE

SEE SHEET 3 OF 6 FOR CONTINUATION



TESTAMENTARY TRUST OF ADDISON G. WILSON, JR.  
ADD WILSON TRACT  
INST. NO. 20091215001497250  
D.R.C.C.T.



SCALE: 1"=2500'

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**HONEY CREEK 313**

1,460 SINGLE FAMILY LOTS

38 COMMON AREAS

AND 10 COMMERCIAL LOT

BEING 313.22 ACRES IN THE

WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493

JOHN EMBERSON SURVEY, ABSTRACT NO. 294

P. NEWSOM SURVEY, ABSTRACT NO. 666

LARKIN ADAMSON SURVEY, ABSTRACT NO. 1088

COLLIN COUNTY, TEXAS

PREPARED 6/8/2017

127691 S.F. RIGHT OF WAY DEDICATION FOR CR 203 AS NECESSARY

5/8" IRF CM#2

127691 S.F. RIGHT OF WAY DEDICATION FOR CR 203 AS NECESSARY

MARY BETH RUSSELL  
VOL. 5907, PG. 4607  
D.R.C.C.T.

MALINDA A WARREN  
INST. NO. 20090428000558900  
D.R.C.C.T.

- 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.
  - Traffic calming measures (i.e. speed humps or other forms of calming) will be added at the time of construction documents or record plat as necessary (to be coordinated with city of McKinney engineering and fire departments)
  - If an overall parkland agreement for Cross F Ranch is not reached, the property will be subject to the requirements under Parkland Dedication at one acre per 50 units or the cash equivalent in accordance with the Sub Regulations that are in place at that time, and subject to review and approval by the Director of Parks and Recreation.

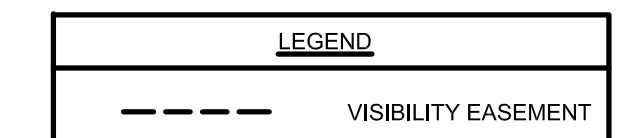
**BASIS OF BEARING:**

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
  - DNG = DRAINAGE EASEMENT
  - S.S. = SANITARY SEWER EASEMENT
  - WTR. = WATER EASEMENT
  - V.E. = VISIBILITY EASEMENT
  - C.C.F.# = COLLIN COUNTY FILING #

SEE SHEET 1 OF 6 FOR CONTINUATION

Collin County Prescriptive Right of Way Road to be abandoned by Record Plat where possible. All other County Roads determined to be abandoned by County will follow Collin County abandonment procedures at the time of Record Plat.

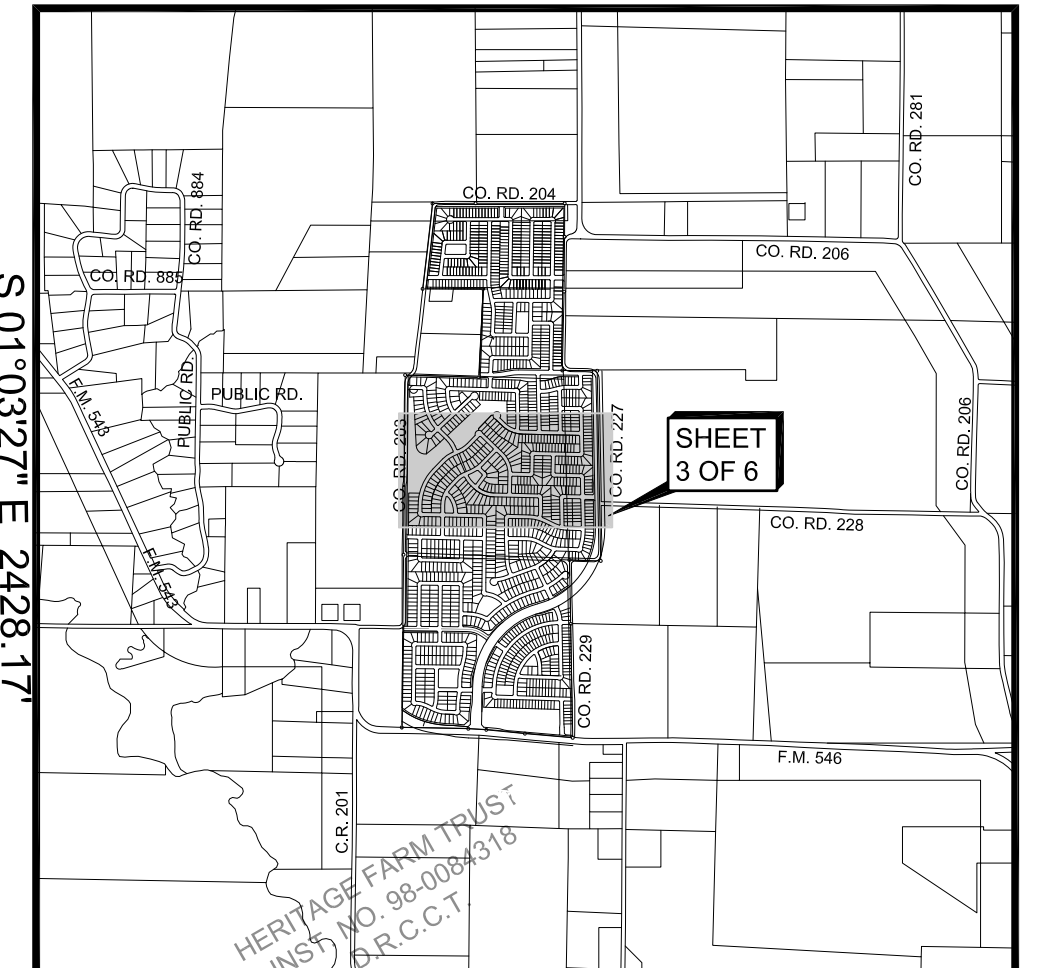
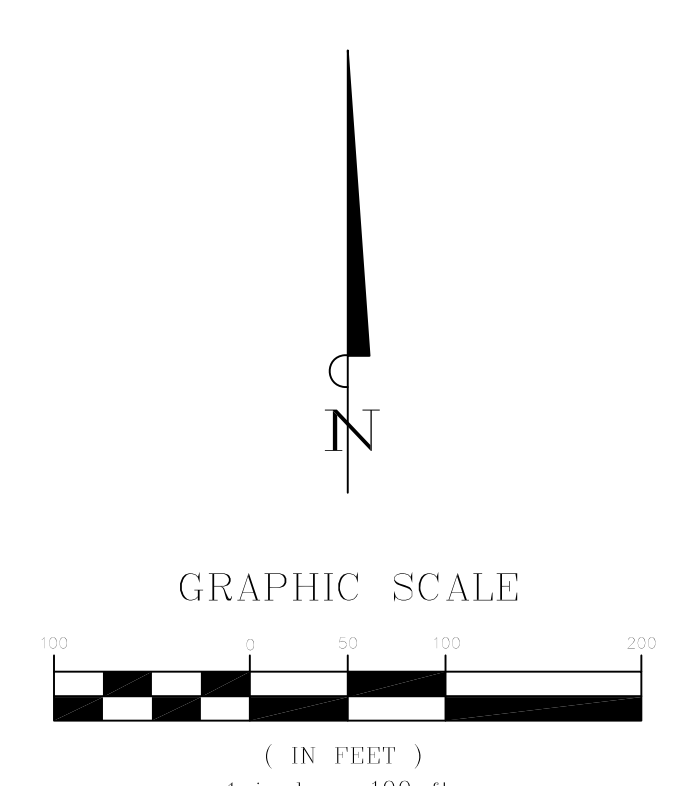


**SURVEY:**  
ADAMS SURVEYING CO.  
P.O. BOX 260392  
PLANO, TX 75026  
(469) 317-0250

**OWNER:**  
HONEY CREEK JOINT VENTURE 2  
11520 N. CENTRAL EXPY STE. 138  
DALLAS, TX 75243-6672  
(214) 578-0365

**ENGINEER:**  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE



- 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.
  - Traffic calming measures (i.e. speed humps or other forms of calming) will be added at the time of construction documents or record plat as necessary (to be coordinated with city of McKinney engineering and fire departments)
  - If an overall parkland agreement for Cross F Ranch is not reached, the property will be subject to the requirements under Parkland Dedication at one acre per 50 units or the cash equivalent in accordance with the Sub Regulations that are in place at that time, and subject to review and approval by the Director of Parks and Recreation.

**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  
 DNG = DRAINAGE EASEMENT  
 S.S. = SANITARY SEWER EASEMENT  
 WTR. = WATER EASEMENT  
 V.E. = VISIBILITY EASEMENT  
 C.C.F.# = COLLIN COUNTY FILING #

Collin County Prescriptive Right of Way Road to be abandoned by Record Plat where possible. All other County Roads determined to be abandoned by County will follow Collin County abandonment procedures at the time of Record Plat.



**HONEY CREEK 313**  
 1,460 SINGLE FAMILY LOTS  
 38 COMMON AREAS  
 AND 1 COMMERCIAL LOT  
 BEING 313.22 ACRES IN THE  
 WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493  
 JOHN EMBERSON SURVEY, ABSTRACT NO. 294  
 P. NEWSOM SURVEY, ABSTRACT NO. 666  
 LARKIN ADAMSON SURVEY, ABSTRACT NO. 1088  
 COLLIN COUNTY, TEXAS  
 PREPARED 6/8/2017

**SURVEY:** ADAMS SURVEYING CO. P.O. BOX 260392 PLANO, TX 75026 (469) 317-0250

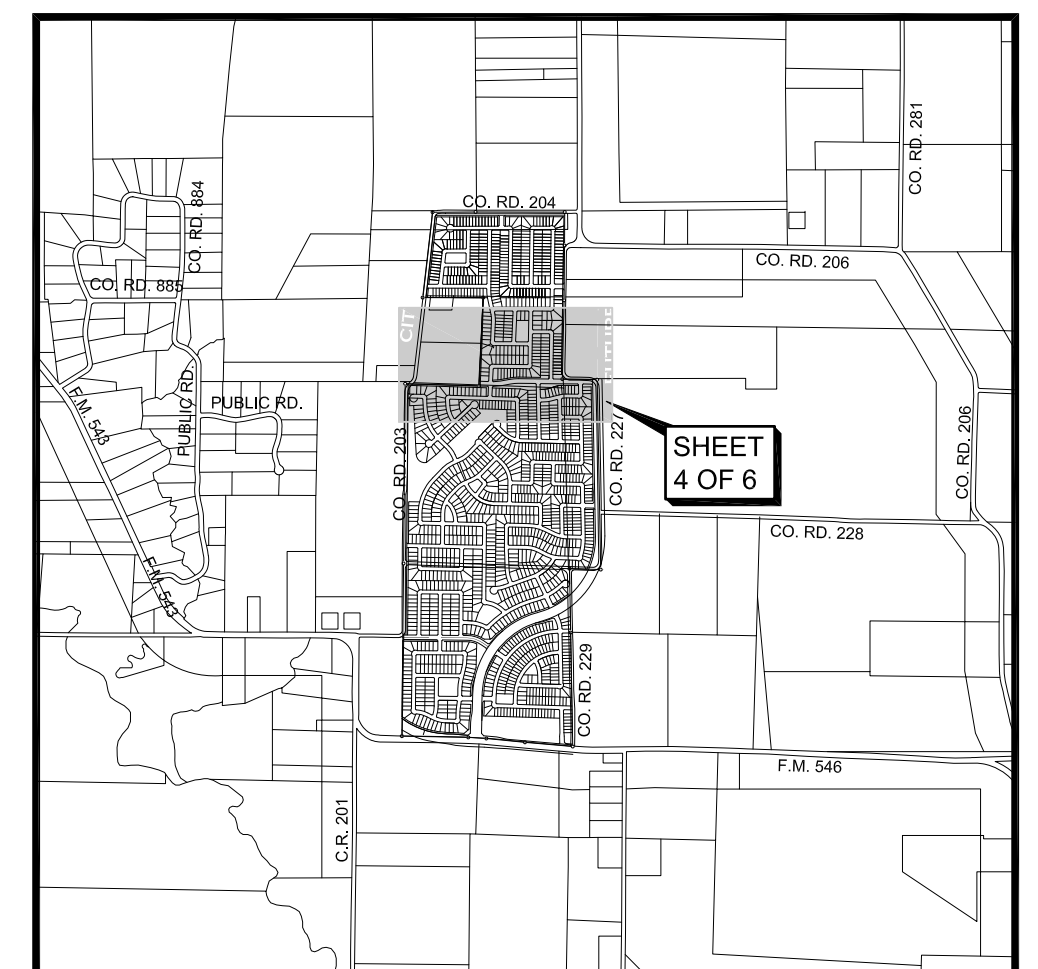
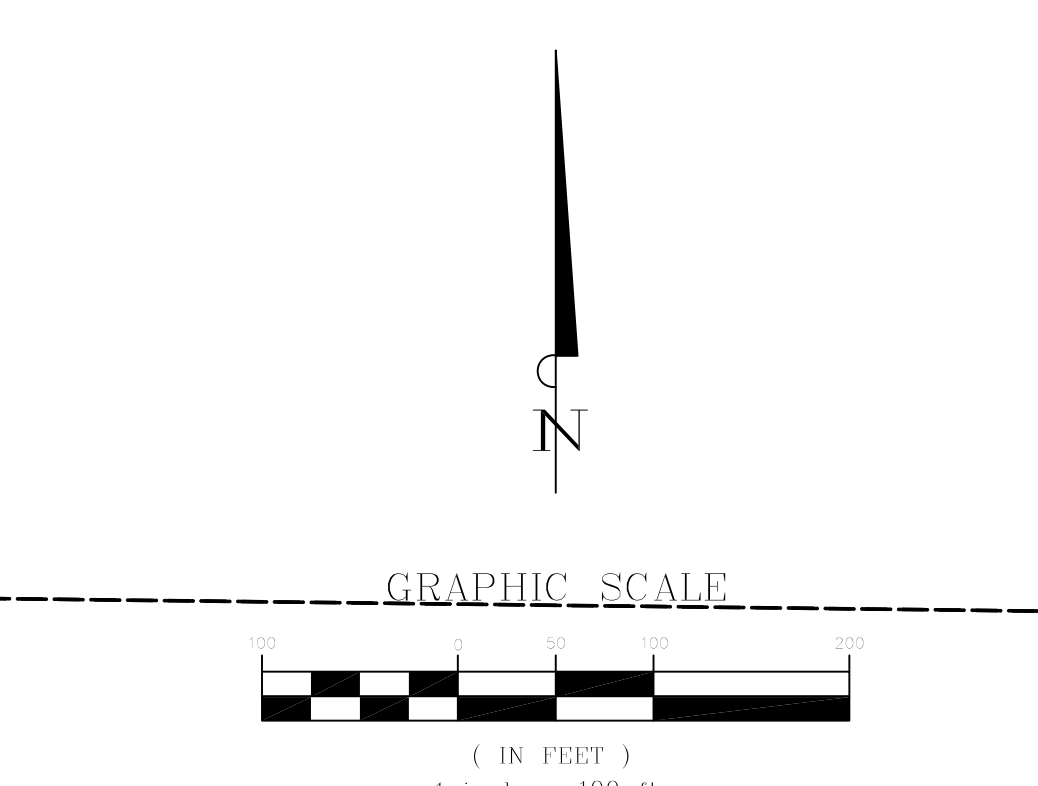
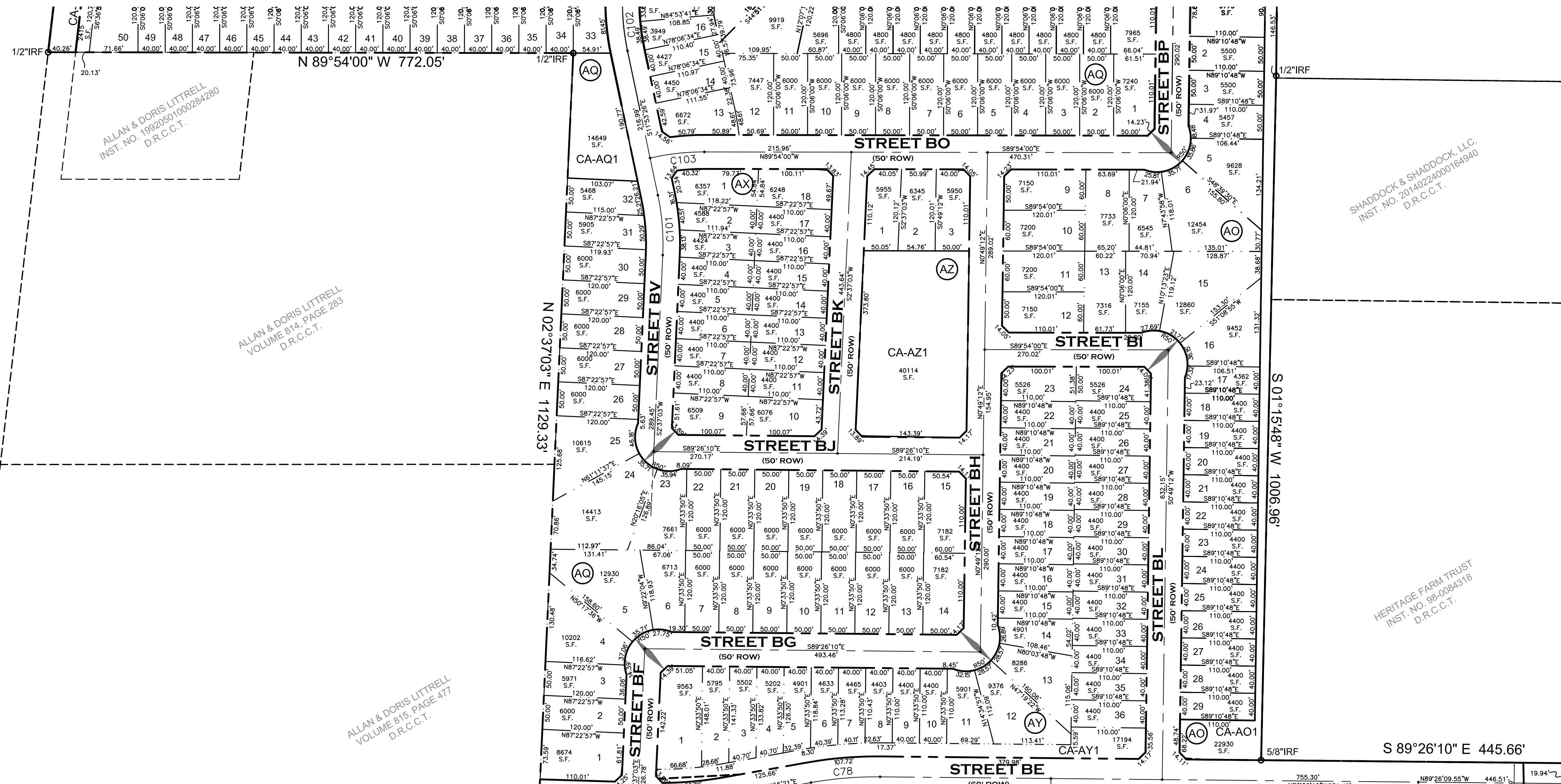
**OWNER:** HONEY CREEK JOINT VENTURE 2 11520 N. CENTRAL EXPY STE. 138 DALLAS, TX 75243-6672 (214) 578-0365

**ENGINEER:** SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CHRIS BLEVINS, PE

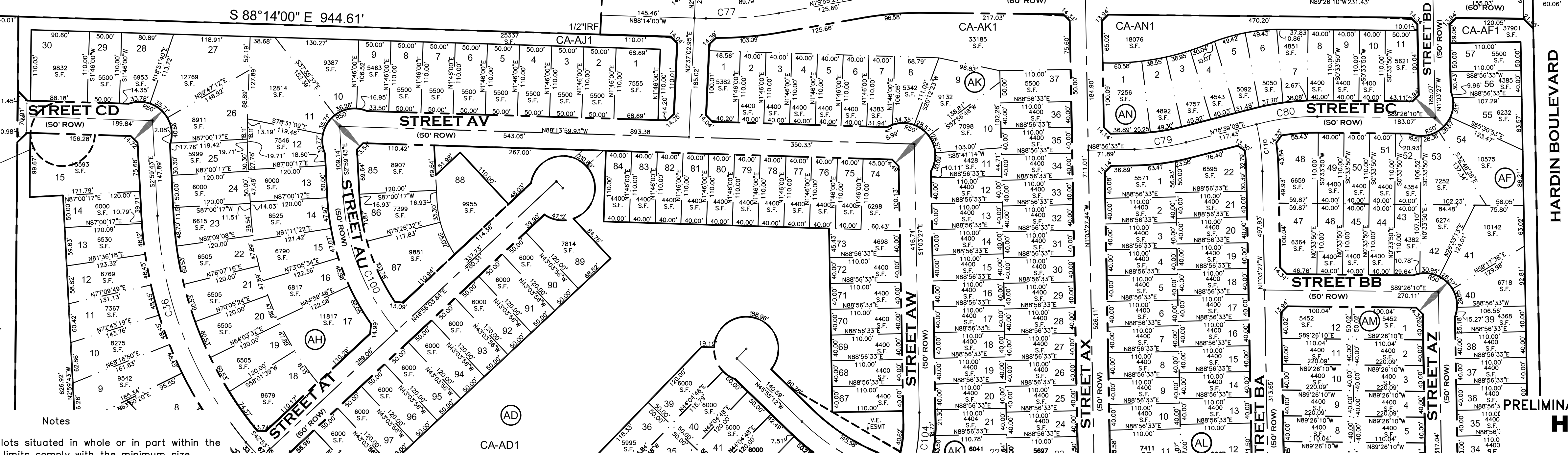
**APPLICANT:** SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CHRIS BLEVINS, PE

**SHEET 4 OF 7**

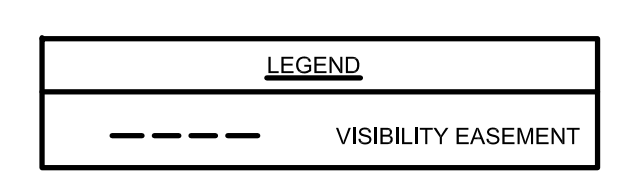
SEE SHEET 5 OF 6 FOR CONTINUATION



LOCATION MAP  
SCALE: 1"=2500'



SEE SHEET 3 OF 6 FOR CONTINUATION



MCKINNEY INDEPENDENT SCHOOL DISTRICT  
INST. NO. 20081117001339790  
D.R.C.C.T.

ALLAN & DORIS LITTELL  
INST. NO. 19922801000284280  
D.R.C.C.T.

ALLAN & DORIS LITTELL  
VOLUME 814 PAGE 283  
D.R.C.C.T.

SHADDOCK & SHADDOCK, L.L.C.  
INST. NO. 20140224000164940  
D.R.C.C.T.

HERITAGE FARM TRUST  
INST. NO. 98-0084318  
D.R.C.C.T.

BETTY HIGGINBOTHAM  
VOL. 8221, PG. 89  
D.R.C.C.T.

ALLAN & DORIS LITTELL  
VOLUME 815, PAGE 477  
D.R.C.C.T.

- Notes
- All proposed lots situated in whole or in part within the city's corporate limits complied 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.
  - Traffic calming measures (i.e. speed humps or other forms of calming) will be added at the time of construction documents or record plat as necessary (to be coordinated with city of McKinney engineering and fire departments)
  - If an overall parkland agreement for Cross F Ranch is not reached, the property will be subject to the requirements under Parkland Dedication at one acre per 50 units or the cash equivalent in accordance with the Sub Regulations that are in place at that time, and subject to review and approval by the Director of Parks and Recreation.

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  
DNG = DRAINAGE EASEMENT  
S.S. = SANITARY SEWER EASEMENT  
WTR. = WATER EASEMENT  
V.E. = VISIBILITY EASEMENT  
C.C.F.# = COLLIN COUNTY FILING #

Collin County Prescriptive Right of Way Road to be abandoned by Record Plat where possible. All other County Roads determined to be abandoned by County will follow Collin County abandonment procedures at the time of Record Plat.

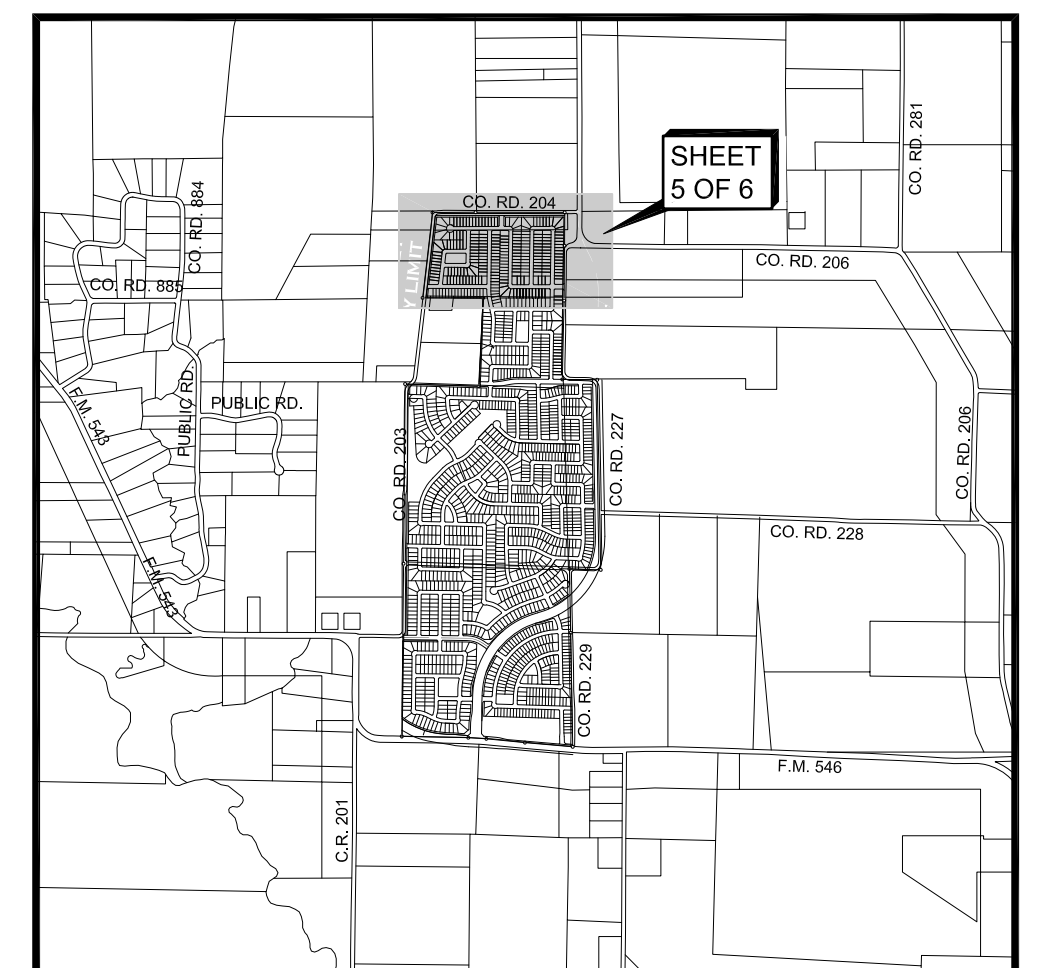
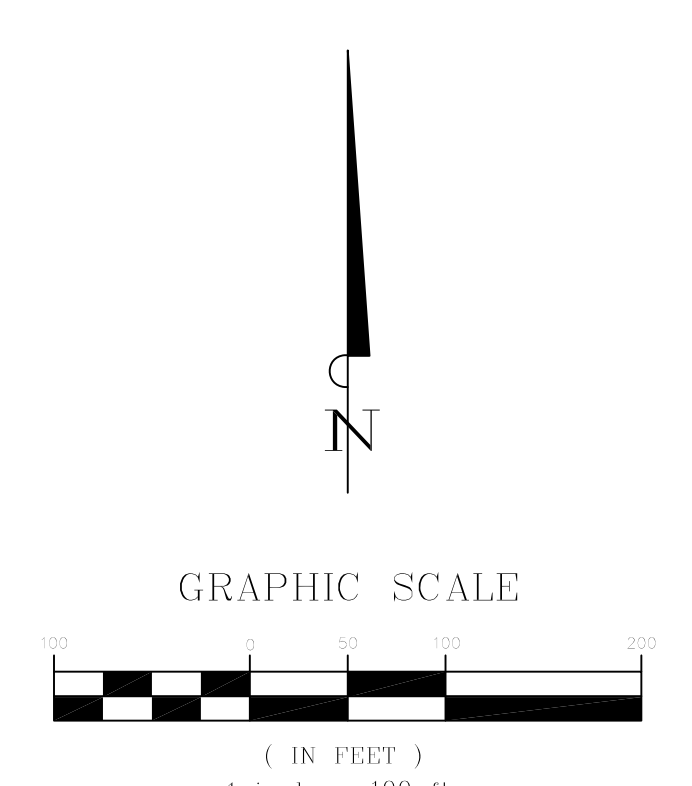
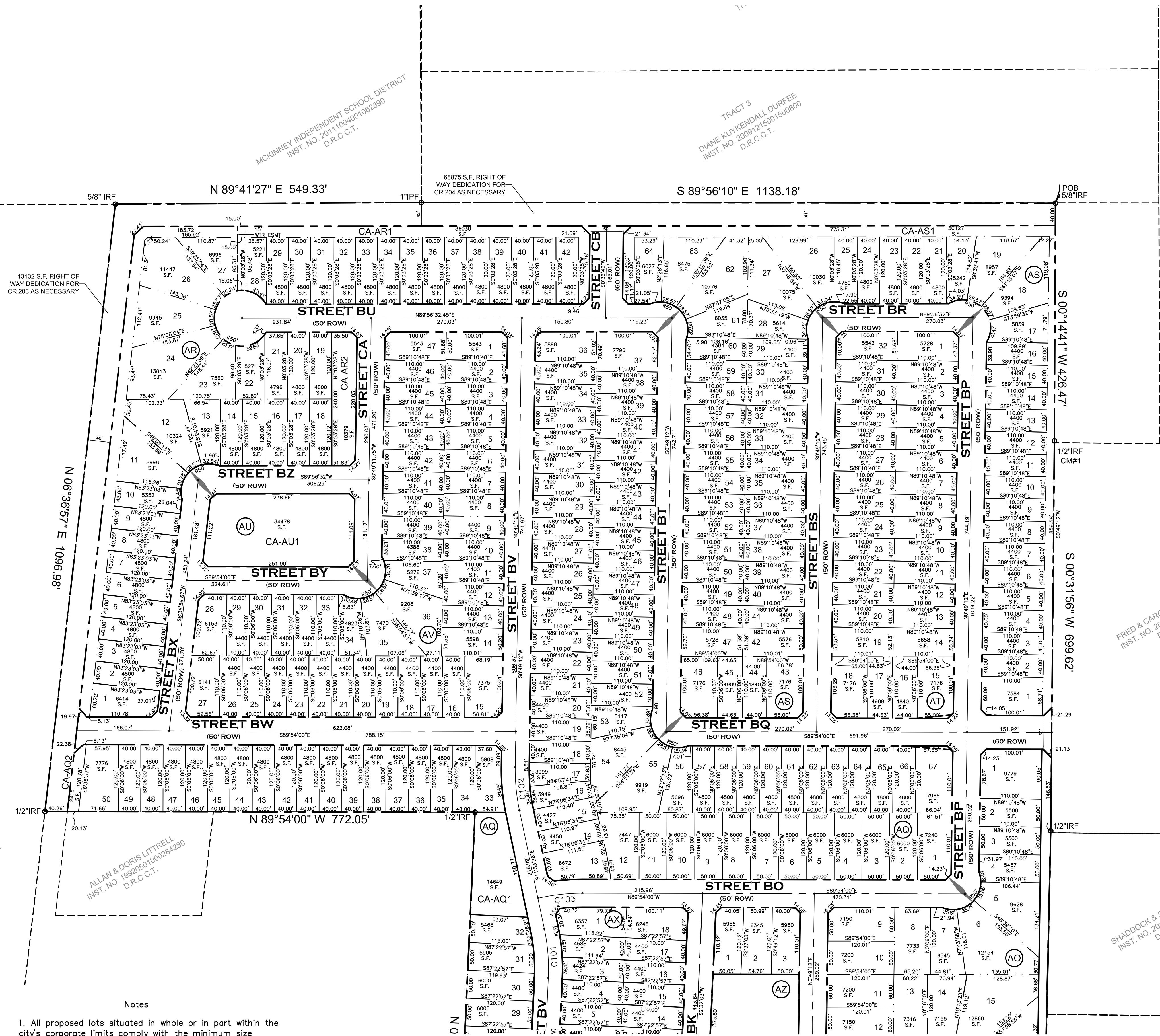
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY  
**HONEY CREEK 313**  
1,460 SINGLE FAMILY LOTS  
38 COMMON AREAS  
AND 1 COMMERCIAL LOT  
BEING 313.22 ACRES IN THE  
WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493  
JOHN EMBERSON SURVEY, ABSTRACT NO. 294  
P. NEWSOM SURVEY, ABSTRACT NO. 666  
LARKIN ADAMSON SURVEY, ABSTRACT NO. 1088  
COLLIN COUNTY, TEXAS  
PREPARED 6/8/2017

**SURVEY:**  
ADAMS SURVEYING CO.  
P.O. BOX 260392  
PLANO, TX 75243  
(469) 317-0250

**OWNER:**  
HONEY CREEK JOINT VENTURE 2  
11520 N. CENTRAL EXPY STE. 138  
DALLAS, TX 75243-6672  
(214) 578-0365

**ENGINEER:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE



- 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.
  - Traffic calming measures (i.e. speed humps or other forms of calming) will be added at the time of construction documents or record plat as necessary (to be coordinated with city of McKinney engineering and fire departments)
  - If an overall parkland agreement for Cross F Ranch is not reached, the property will be subject to the requirements under Parkland Dedication at one acre per 50 units or the cash equivalent in accordance with the Sub Regulations that are in place at that time, and subject to review and approval by the Director of Parks and Recreation.

**SEE SHEET 4 OF 6 FOR CONTINUATION**



**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 ROAD FOUND  
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS  
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS  
 DNG = DRAINAGE EASEMENT  
 S.S. = SANITARY SEWER EASEMENT  
 WTR. = WATER EASEMENT  
 V.E. = VISIBILITY EASEMENT  
 C.C.F.# = COLLIN COUNTY FILING #

Collin County Prescriptive Right of Way Road to be abandoned by Record Plat where possible. All other County Roads determined to be abandoned by County will follow Collin County abandonment procedures at the time of Record Plat.

**SURVEY:**  
 ADAMS SURVEYING CO.  
 P.O. BOX 260392  
 PLANO, TX 75026  
 (469) 317-0250

**OWNER:**  
 HONEY CREEK JOINT VENTURE 2  
 11520 N. CENTRAL EXPY STE. 138  
 DALLAS, TEXAS 75071  
 (214) 578-0365

**ENGINEER:**  
 SANCHEZ AND ASSOCIATES, LLC.  
 2000 N MCDONALD STREET  
 MCKINNEY, TEXAS 75071  
 (469) 424-5900  
 ATTN: CHRIS BLEVINS, PE

**APPLICANT:**  
 SANCHEZ AND ASSOCIATES, LLC.  
 2000 N MCDONALD STREET  
 MCKINNEY, TEXAS 75071  
 (469) 424-5900  
 ATTN: CHRIS BLEVINS, PE

**PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY**  
**HONEY CREEK 313**  
 1,460 SINGLE FAMILY LOTS  
 38 COMMON AREAS  
 AND 1 COMMERCIAL LOT  
 BEING 313.22 ACRES IN THE  
 WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493  
 JOHN EMBERSON SURVEY, ABSTRACT NO. 294  
 P. NEWSOM SURVEY, ABSTRACT NO. 666  
 LARKIN ADAMSON SURVEY, ABSTRACT NO. 1088  
 COLLIN COUNTY, TEXAS  
 PREPARED 6/8/2017

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
C1	1349.374	1050.00	73°37'55"	S38°28'36.61"W	785.96
C2	451.875	1050.00	24°39'28"	N62°57'50.18"E	229.49
C8	881.020	565.00	89°20'34"	N46°19'56.47"E	558.56
C9	203.378	350.00	33°17'36"	N17°42'22.09"W	104.65
C10	1292.313	835.00	88°40'32"	S45°59'55.31"W	815.92
C11	152.385	512.72	17°01'44"	N11°32'41.80"W	76.76
C12	210.445	350.00	34°27'01"	N72°16'23.22"W	108.51
C13	267.062	545.00	28°04'34"	N75°27'36.51"W	136.27
C16	250.262	350.00	40°58'07"	N58°56'45.55"W	130.75
C25	286.164	835.00	19°38'09"	N8°45'37.17"E	144.50
C33	486.774	640.00	43°34'42"	S22°17'27.22"W	255.84
C34	261.435	350.00	42°47'51"	S67°19'07.41"E	137.15
C35	285.757	350.00	46°46'45"	N22°31'49.45"W	151.38
C36	384.134	600.00	36°40'55"	S21°20'10.66"E	198.91
C38	261.435	350.00	42°47'51"	S67°19'07.41"E	137.15
C47	41.788	350.00	6°50'27"	S5°04'52.77"W	20.92
C49	130.065	350.00	21°17'31"	S35°16'26.45"E	65.79
C61	113.840	500.00	13°02'42"	S7°01'27.50"W	57.17
C62	103.725	500.00	11°53'09"	S7°36'14.01"W	52.05
C63	413.559	800.00	29°37'08"	S59°03'11.79"W	211.51
C65	267.315	535.00	28°37'41"	S49°50'19.67"W	136.51
C70	105.222	180.00	33°29'36"	S46°56'34.19"E	54.16
C71	216.224	350.00	35°23'47"	N12°29'52.97"W	111.69
C77	113.697	550.00	11°50'39"	N85°50'40.42"E	57.05
C78	102.152	550.00	10°38'30"	N85°14'35.61"E	51.22
C79	81.185	350.00	13°17'24"	N82°17'50.35"E	40.78

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
C80	91.091	350.00	14°54'42"	N83°06'29.29"E	45.80
C83	119.694	350.00	19°35'39"	S80°12'10.63"W	60.44
C84	138.007	350.00	22°35'31"	S55°22'33.85"W	69.91
C85	129.022	350.00	21°07'16"	S54°38'26.34"W	65.25
C86	134.849	350.00	22°04'30"	S55°07'00.76"W	68.27
C87	150.739	425.00	20°19'18"	S54°14'27.28"W	76.17
C91	154.553	350.00	25°18'02"	S33°16'10.59"E	78.56
C92	155.839	350.00	25°30'40"	S76°40'28.79"E	79.23
C93	148.083	350.00	24°14'30"	S76°02'23.59"E	75.17
C94	148.464	350.00	24°18'14"	S12°43'18.17"W	75.37
C95	90.231	350.00	14°46'16"	S80°57'12.87"E	45.37
C96	126.308	350.00	20°40'37"	S12°57'05.57"E	63.85
C97	266.205	350.00	43°34'42"	S22°17'27.22"W	139.91
C98	145.882	350.00	23°52'52"	N76°20'01.33"W	74.02
C99	212.270	500.00	24°19'28"	N76°33'19.08"W	107.76
C100	228.238	350.00	37°21'47"	S21°40'36.60"E	118.34
C101	88.624	350.00	14°30'29"	S4°38'11.39"E	44.55
C102	77.643	350.00	12°42'37"	S5°32'06.99"E	38.98
C103	73.245	350.00	11°59'25"	S84°06'16.94"W	36.76
C104	81.232	350.00	13°17'52"	S5°35'28.80"W	40.80
C105	107.608	350.00	17°36'57"	S7°45'00.81"W	54.23
C106	157.404	350.00	25°46'03"	N75°23'26.16"W	80.06
C107	164.465	350.00	26°55'24"	N75°58'08.83"W	83.78
C108	83.412	350.00	13°39'17"	S5°46'11.10"W	41.90
C109	444.612	999.00	25°30'00"	S60°49'35.13"W	226.05
C110	73.648	350.00	12°03'23"	N7°05'08.90"W	36.96

Whereas Honey Creek Joint Venture 2 is the owner of a tract or parcel of land situated in the William Johnson Survey, Abstract No. 493, the John Emberson Survey, Abstract No. 294, the P. Newsom Survey, Abstract No. 666, and the Larkin Adamson Survey, Abstract No. 1088, being a called 313.22 acre tract of land described in deed from One Longhorn Corporation to Honey Creek Joint Venture II dated October 7, 1994, as recorded in County Clerks File Number 94-0092023 of the Deed Records, Collin County, Texas, and more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the Northeast corner of said called 313.22 acre tract of land, being in the general center of county road 204, and being in the South line of called 7.34 acre tract of land described in Instrument Number 20091215001500800 of the Deed Records, Collin County, Texas, (D.R.C.C.T.);

THENCE S 00°04'41" W a distance of 426.47 feet to a 1/2" iron rod found in the East line of said called 313.22 acre tract and being the Northwest corner of called 36.05 acre tract of land described in Instrument Number 20131101001493860 of the D.R.C.C.T.;

THENCE S 00°31'56" W with the common line of said called 313.22 acre tract and said called 36.05 acre tract and generally along the center of county road 227 a distance of 699.62 feet to a 1/2" iron rod found in the East line of said called 313.22 acre tract, being the Southwest corner of said 36.05 acre tract, and being the Eastern Northeast corner of a called 72.00 acre tract of land described in Instrument Number 20140224000164940 of the D.R.C.C.T.;

THENCE S 01°15'48" W a distance of 1006.96 feet to a 5/8" iron rod found at an inner corner of said 313.22 acre tract and being the Southwest corner of a called 43.30 acre tract of land described in Instrument Number 98-0084318 of the D.R.C.C.T.;

THENCE S 89°26'10" E a distance of 445.66 feet to a 1/2" iron rod found at an outer corner of said called 313.22 acre tract, being in the South line of said 43.30 acre tract of land, and being the Northwest corner of a called 208.20 acre tract of land described in Instrument Number 98-0084318 of the D.R.C.C.T.;

THENCE S 01°03'27" E a distance of 2428.17 feet to a 1" iron pipe found at the common corner of said called 313.22 acre tract and a called 30.04 acre tract of land describe in Instrument Number 20091215001497350 of the D.R.C.C.T.;

THENCE N 88°16'27" W a distance of 399.64 feet to a 1/2" iron rod found at the common corner of said called 313.22 acre tract and said called 30.04 acre tracts of land and being in the general centerline of county road 227 and county road 229;

THENCE S 01°03'40" E a distance of 815.79 feet to a 1/2" iron pipe found in the East line of said called 313.22 acre tract, being the Southwest corner of said called 30.04 acre tract of land, and being the Northwest corner of a called 38.94 acre tract of land described in Volume 3578, Page 252 of the D.R.C.C.T.;

THENCE S 01°03'34" E a distance of 1455.48 feet to a 5/8" iron rod set stamped ADAMS SURVEYING COMPANY at the Southeast corner of said called 313.22 acre tract of land, being the Southwest corner of said called 38.94 acre tract, and being in the North line of Fm. 543;

THENCE N 84°58'28" W along the North line of said Fm. 543 a distance of 612.68 feet to a 1/2" iron rod found in the South line of said called 313.22 acre tract of land and being in the North line of said Fm. 543;

THENCE N 84°22'26" W along the North line of said Fm. 543 a distance of 495.79 feet to a 1/2" iron rod found in the South line of said called 313.22 acre tract, being in the North line of said Fm. 543, and being at the beginning of a curve to the left whose chord bears N 86°33'10" W, 230.30 feet;

THENCE along said North line of Fm. 543, said South line of called 313.22 acre tract of land, and said curve to the left having a radius of 3065.36, central angle of 4°18'21", and length of 230.36 feet to a 5/8" iron rod found in the North line of Fm. 543 and in the South line of called 313.22 acre tract;

THENCE N 88° 52'26" W along the North line of said Fm. 543 and South line of said called 313.22 acre tract of land a distance of 848.63 feet to a 1/2" iron rod found at the Southwest corner of said called 313.22 acre tract of land, being the Southeast corner of a called 97.21 acre tract of land described in Instrument Number 20050428000558900 D.R.C.C.T., and being in the North line of said Fm. 543;

THENCE N 00°34'11" E a distance of 2204.40 feet to a 5/8" iron rod found in the West line of said called 313.22 acre tract of land, in the East line of said called 97.21 acre tract of land, and generally in the center of county road 203;

THENCE N 00°30'06" E a distance of 2294.98 feet to a 1/2" iron rod found being in the South line of a called 2.00 acre tract of land described in Volume 5221, Page 89 of the D.R.C.C.T.;

THENCE S 88°14'00" E a distance of 944.61 feet to a 1/2" iron rod found at the common corner of said called 313.22 acre tract of land and a called 10.00 acre tract of land described in Volume 815, Page 477 of the D.R.C.C.T.;

THENCE N 02°37'03" E a distance of 1129.33 feet to a 1/2" iron rod found at the common corner of said called 313.22 acre tract of land and a called 8.84 acre tract of land described in 815, Page 477 of the D.R.C.C.T.;

THENCE N 89°54'00" W a distance of 772.05 feet to a 1/2" iron rod found, being in the East line of a called 22.70 acre tract of land describe in Instrument Number 20081117001339790 of the D.R.C.C.T.;

THENCE N 06°36'57" E a distance of 1096.98 feet to a 5/8" iron rod found at the Northwest corner of said called 313.22 acre tract of land, being in the South line of a called 40.00 acre tract of land described in Instrument Number 20111004001062390 D.R.C.C.T., and being in the general center line of county road 204;

THENCE N 89°41'27" E a distance of 549.33 feet to a 1" iron pipe found in the North line of said called 313.22 acre tract of land, being in the general center line of said county road 204, and being the Southwest corner of said called 7.34 acre tract of land;

THENCE S 89°56'10" E a distance of 1138.18 feet to the POINT OF BEGINNING and containing 313.21 acres or 13,643,439 square feet of land, more or less.

OWNERS DEDICATION

STATE OF TEXAS} HONEY CREEK JOINT VENTURE 2  
11520 N. CENTRAL EXPY STE. 138  
DALLAS, TX 75243-6672  
COUNTY OF COLLIN} (214) 578-0365

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, I, Honey Creek Joint Venture 2, do hereby adopt this plat designating the herein above described property as HONEY CREEK 313 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 \_\_\_\_\_, 2017.  
BY HONEY CREEK JOINT VENTURE 2

JOHN C. FRANKLIN  
Owner

STATE OF TEXAS}  
COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John C. Franklin, 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

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 \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2017.

Notary Public in and for the Sate of Texas  
STATE OF TEXAS}

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.
- Traffic calming measures (i.e. speed humps or other forms of calming) will be added at the time of construction documents or record plat as necessary (to be coordinated with city of McKinney engineering and fire departments)
- If an overall parkland agreement for Cross F Ranch is not reached, the property will be subject to the requirements under Parkland Dedication at one acre per 50 units or the cash equivalent in accordance with the Sub Regulations that are in place at that time, and subject to review and approval by the Director of Parks and Recreation.

Collin County Prescriptive Right of Way Road to be abandoned by Record Plat where possible. All other County Roads determined to be abandoned by County will follow Collin County abandonment procedures at the time of Record Plat.

SURVEY:  
ADAMS SURVEYING CO.  
P.O. BOX 260392  
PLANO, TX 75026  
(469) 317-0250

OWNER:  
HONEY CREEK JOINT VENTURE 2  
11520 N. CENTRAL EXPY STE. 138  
DALLAS, TX 75243-6672  
(214) 578-0365

ENGINEER:  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE

APPLICANT:  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CHRIS BLEVINS, PE

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY  
**HONEY CREEK 313**  
1,460 SINGLE FAMILY LOTS  
38 COMMON AREAS  
AND 1 COMMERCIAL LOT  
BEING 313.22 ACRES IN THE  
WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493  
JOHN EMBERSON SURVEY, ABSTRACT NO. 294  
P. NEWSOM SURVEY, ABSTRACT NO. 666  
LARKIN ADAMSON SURVEY, ABSTRACT NO. 1088  
COLLIN COUNTY, TEXAS  
PREPARED 6/8/2017