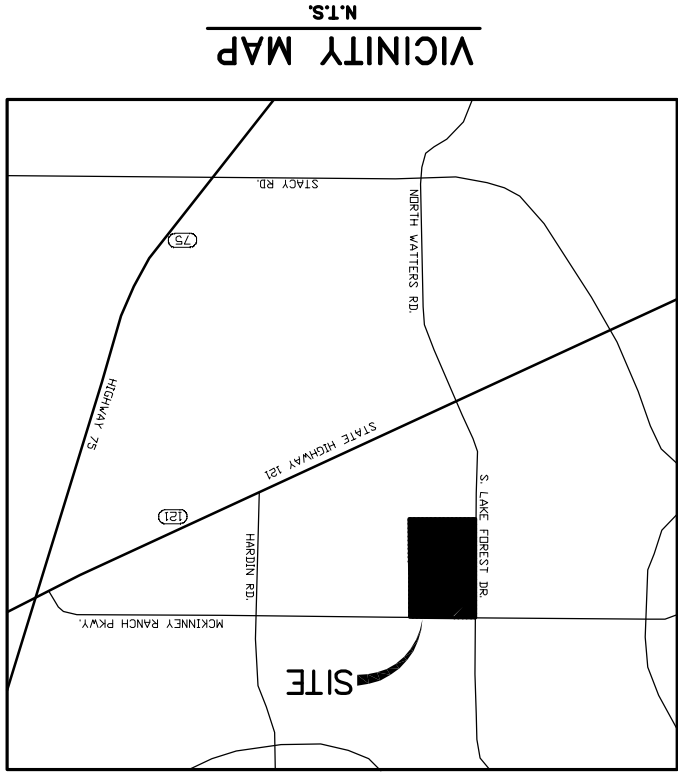




- 1 AND THE ADJACENT PEDESTRIAN AND BICYCLE EASEMENT SHALL BE DETERMINED ALONG WITH THIS FUTURE ROADWAY AND TRAIL.
- 2 THE EXISTING TRIBUTARY HAS NOT BEEN STUDIED. UPON DEVELOPMENT OF ANY PROPERTY ADJACENT TO THIS TRIBUTARY, A STUDY WILL BE REQUIRED TO DETERMINE THE EROSION HAZARD SETBACK AND FULLY DEVELOPED FLOODPLAIN. ALL DEVELOPMENT ADJACENT TO THIS TRIBUTARY SHALL COMPLY WITH THE CITY OF MCKINNEY STORM WATER MANAGEMENT ORDINANCE.

- 3 THE 100 YEAR FEMA FLOODPLAIN FOR COTTONWOOD DEVELOPED FLOODPLAIN. ALL DEVELOPMENT ADJACENT TO COTTONWOOD CREEK SHALL COMPLY WITH THE CITY OF MCKINNEY STORM WATER MANAGEMENT ORDINANCE.
- 4 UPON DEVELOPMENT OF ANY PORTION OF LOT 1 BLOCK D, A TREE SURVEY SHALL BE REQUIRED TO IDENTIFY ANY TREES PER THE CITY OF MCKINNEY TREE PRESERVATION ORDINANCE. DEVELOPMENT ON LOT 1 BLOCK D SHALL COMPLY WITH THE CITY OF MCKINNEY TREE PRESERVATION ORDINANCE.

- 5 DESIGN OF COLLIN MCKINNEY PARKWAY SHALL ACCOMMODATE THE EXISTING DRAINAGE CHANNEL. ADDITIONAL RIGHT-OF-WAY WILL BE REQUIRED TO CONSTRUCT COLLIN MCKINNEY PARKWAY
- 6 CONSTRUCTION OF COLLIN MCKINNEY PARKWAY WILL REQUIRE PORTIONS OF A BRIDGE OVER COTTON WOOD CREEK.

NOTE:  
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.

\* THESE LOTS CAN ONLY BE DEVELOPED PENDING REVIEW AND APPROVAL OF A FLOOD STUDY TO RECLAIM FULLY DEVELOPED FLOODPLAIN. THESE LOTS SHALL HAVE 80' OF DEPTH FROM THE FRONT LOT LINE TO THE DRAINAGE EASEMENT

THE ESOM HARRIS SURVEY, ABSTRACT NO. 400  
IN THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

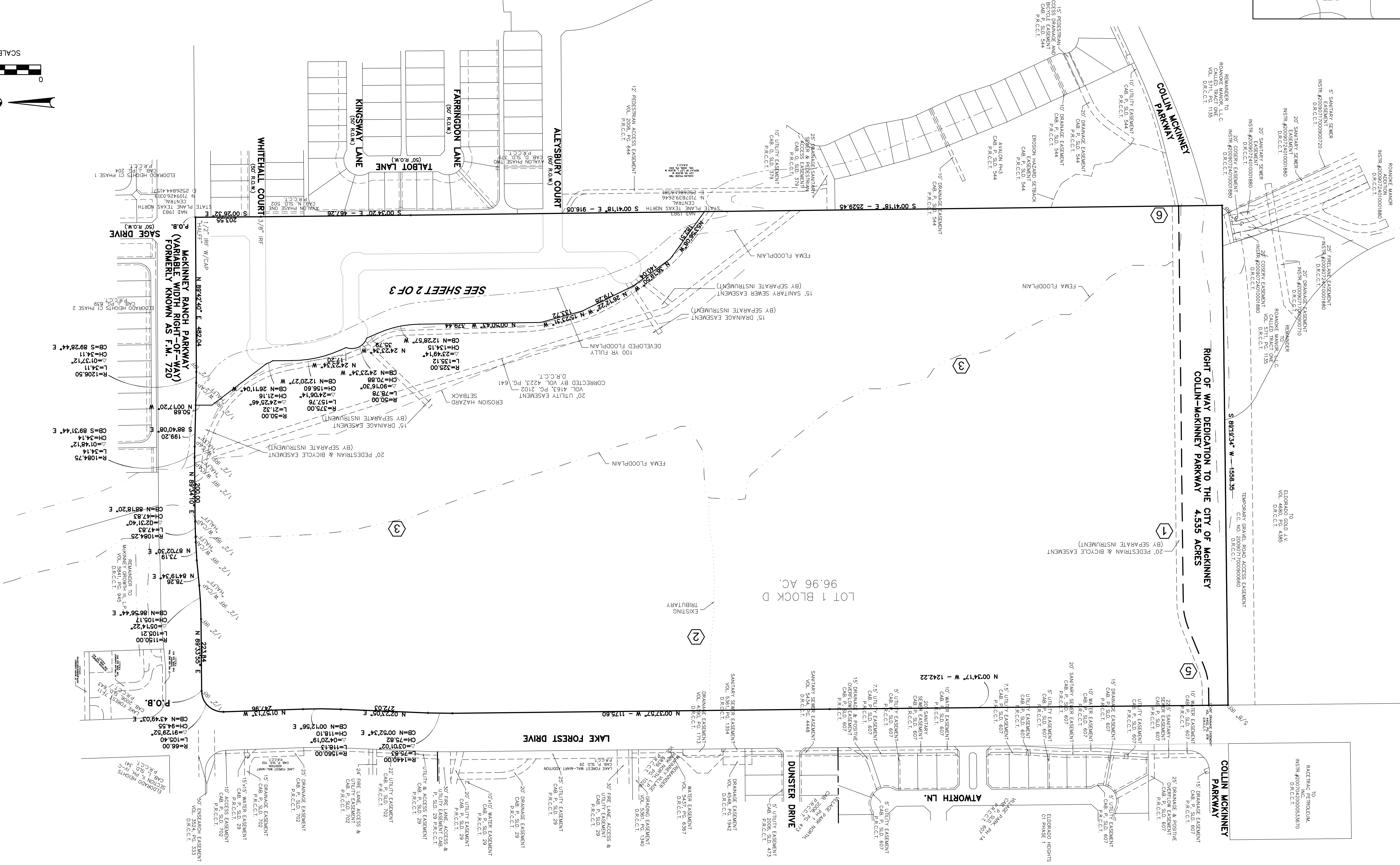
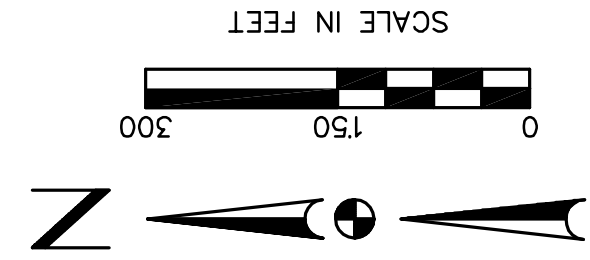
Owner:  
BLACKBOKK RANCH, LTD.  
2201 Augusta St.  
McKinney, Texas 75070  
(972) 658-2281  
(972) 564-4416

Surveyor:  
MADDOCK SURVEYING  
P.O. Box 2109  
Forsyth, Texas 75056

FOR REVIEW PURPOSES ONLY  
PRELIMINARY-FINAL PLAT

WINDSOR PARK ADDITION  
AND 1 COMMON AREA  
114.21 ACRES

SITUATED IN THE  
THE ESOM HARRIS SURVEY, ABSTRACT NO. 400





STATE OF TEXAS}

COUNTY OF COLLIN}

WHEREAS, WE, BLACKMON RANCH, LTD., are the owners of a tract of land located in the Esom Harris Survey, Collin County, Texas, and being more particularly described as follows:  
Abstract No. 400, situated in the City of McKinney, Collin County, Texas, embracing a portion of a tract of land described by deed to Blackmon Ranch, Ltd. Recorded in Instrument Number 98-0000133 of the Deed Records of

BEGINNING at a 1/2 inch iron rod found in the south right of way line of McKinney Ranch Parkway, a variable width right of way, for the northwest corner of said Blackmon Ranch, Ltd. tract;

THENCE North 89 degrees 33 minutes 55 seconds East, along the north line of said Blackmon Ranch, Ltd. tract, a distance of 223.84 feet to a 1/2 inch iron rod found for the beginning of a curve to the left;

THENCE in a northwesterly direction along said curve to the left, having a radius of 1,150.00 feet, a central angle of 05 degrees 14 minutes 22 seconds, a central angle which bears North 86 degrees 56 minutes 44 seconds East, a distance of 105.17 feet and an arc length of 105.21 feet to a 1/2 inch iron rod with cap stamped "HALFF" at the end of said curve;

THENCE North 84 degrees 19 minutes 34 seconds East, along the north line of said Blackmon Ranch, Ltd. tract, a distance of 78.26 feet to a point for corner,

THENCE North 87 degrees 02 minutes 30 seconds East, along the north line of said Blackmon Ranch, Ltd. tract, a distance of 73.19 feet to a 1/2 inch iron rod with cap stamped "HALFF" at the beginning of a curve to the right;

THENCE in a northwesterly direction along said curve to the right, having a radius of 1,084.25 feet, a central angle of 02 degrees 31 minutes 40 seconds, a chord which bears North 88 degrees 18 minutes 20 seconds East, a distance of 47.83 feet, and an arc length of 47.83 feet to a 1/2 inch iron rod found stamped "HALFF" at the end of said curve;

THENCE North 89 degrees 34 minutes 10 seconds East, along the north line of said Blackmon Ranch, Ltd. Tract, a distance of 200.00 feet to a 1/2 inch iron rod found stamped "HALFF" found for the beginning of a curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 1,084.75 feet, a central angle of 01 degree 37 minutes 12 seconds, a chord which bears South 89 degrees 28 minutes 44 seconds East, a distance of 34.11 feet, and an arc length of 34.11 feet to a 1/2 inch iron rod found at the end of said curve;

THENCE North 88 degrees 40 minutes 08 seconds East, along the north line of said Blackmon Ranch, Ltd. Tract, a distance of 199.20 feet to a 1/2 inch iron rod found stamped "HALFF" at the beginning of a curve to the left;

THENCE North 89 degrees 42 minutes 40 seconds East, along the north line of said Blackmon Ranch, Ltd. tract, a distance of 482.04 feet to a 1/2 inch iron rod found stamped "HALFF" for the northeast corner of said Blackmon Ranch, Ltd. Tract;

THENCE South 00 degrees 26 minutes 32 seconds East, along the east line of said Blackmon Ranch, Ltd. tract, a distance of 203.55 feet to a 3/8 inch iron rod found for corner;

THENCE South 00 degrees 34 minutes 20 seconds East, along the east line of said Blackmon Ranch, Ltd. tract, a distance of 467.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 41 minutes 18 seconds East, along the east line of said Blackmon Ranch, Ltd. tract, a distance of 2,529.45 feet to a 5/8 inch iron rod found for the southeast corner of said Blackmon Ranch, Ltd. tract;

THENCE South 89 degrees 19 minutes 34 seconds West, along the south line of said Blackmon Ranch, Ltd. tract, a distance of 1,558.36 feet to a 5/8 inch iron rod found in the east right of way line of Lake Forest Drive, a variable width right of way, for the southwest corner of said Blackmon Ranch, Ltd. tract;

THENCE North 00 degrees 34 minutes 17 seconds West, along the east right of way line of said Lake Forest Drive and the west line of said Blackmon Ranch, Ltd. tract, a distance of 1,242.22 feet to a point for corner;

THENCE North 00 degrees 37 minutes 57 seconds West, along the east right of way line of said Lake Forest Drive and the west line of said Blackmon Ranch, Ltd. tract, a distance of 1,175.60 feet to a point for the beginning of a curve to the right;

THENCE in a northwesterly direction along said curve to the right, having a radius of 1,440.00 feet, a central angle of 03 degrees 01 minute 02 seconds, a chord which bears North 00 degrees 52 minutes 34 seconds East, a distance of 75.82 feet, and an arc length of 75.83 feet to a point for the end of said curve;

THENCE North 02 degrees 23 minutes 05 seconds East, along the east right of way line of said Lake Forest Drive and the west line of said Blackmon Ranch, Ltd. tract, a distance of 272.03 feet to the beginning of a curve to the left;

THENCE in a northwesterly direction along said curve to the left, having a radius of 1,560.00 feet, a central angle of 04 degrees 20 minutes 19 seconds, a chord which bears North 00 degrees 12 minutes 56 seconds East, a distance of 118.10 feet, and an arc length of 118.13 feet to the end of said curve;

THENCE North 01 degree 57 minutes 13 seconds West, along the east right of way line of said Lake Forest Drive and the west line of said Blackmon Ranch, Ltd. tract, a distance of 247.96 feet to the beginning of a curve to the right;

THENCE in a northwesterly direction along said curve to right, having a radius of 66.00 feet, a central angle of 91 degrees 29 minutes 52 seconds, a chord which bears North 43 degrees 49 minutes 03 seconds East, a distance of 94.55 feet, and an arc length of 105.40 feet to the PLACE OF BEGINNING, and containing 4,975.253 square feet or 114.216 acres of land, more or less.

\* THESE LOTS CAN ONLY BE DEVELOPED PENNING FULLY DEVELOPED FLOODPLAIN. THESE LOTS SHALL HAVE REVIEW AND APPROVAL OF A FLOOD STUDY TO RECLAIM DRAINAGE EASEMENT 80' OF DEPTH FROM THE FRONT LOT LINE TO THE

NOTE:

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.

FLOOD STATEMENT:

Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" (Shaded) Areas of 0.2% annual chance flood, areas of 1% square mile, and areas protected by levees from 1% annual chance of flood & Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "AE" shown is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor.

NOTES

1. A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the home owner's association shall be reviewed for approval by the City of McKinney.  
2. All home owners shall maintain floodplain areas within their platted lot.

Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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.

COUNTY OF DALLAS}

STATE OF TEXAS}

Brian J. Maddox  
Texas Registered Professional Land Surveyor No. 5430

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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.

SURVEYOR'S CERTIFICATE

Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ for BLACKMON RANCH, LTD., 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.

COUNTY OF COLLIN}

STATE OF TEXAS}

BLACKMON RANCH, LTD.,  
Representative

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.  
anytime, or procuring the permission of anyone.  
adding to or removing all or parts of it's respective systems, without the necessity, at efficiency of it's respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, maintaining, and keeping in any way may interfere with the construction, maintenance, or growth, which in any way may interfere with the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or public utility and the City of McKinney shall have the right to remove and keep 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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, BLACKMON RANCH, WINDSOR PARK 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 as 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

COUNTY OF COLLIN}

STATE OF TEXAS}

OWNER'S DEDICATION

|              |             |            |
|--------------|-------------|------------|
| LOT NO. AREA | LOT 1       | 7,149 S.F. |
| LOT 2        | 6,063 S.F.  |            |
| LOT 3        | 6,068 S.F.  |            |
| LOT 4        | 6,844 S.F.  |            |
| LOT 5        | 12,902 S.F. |            |
| LOT 6        | 13,354 S.F. |            |
| LOT 7        | 7,165 S.F.  |            |
| LOT 8        | 7,826 S.F.  |            |
| LOT 9        | 6,001 S.F.  |            |
| LOT 10       | 6,366 S.F.  |            |
| LOT 11       | 6,423 S.F.  |            |
| LOT 12       | 8,423 S.F.  |            |
| LOT 13       | 8,444 S.F.  |            |
| LOT 14       | 8,459 S.F.  |            |
| LOT 15       | 8,471 S.F.  |            |
| LOT 16       | 8,482 S.F.  |            |
| LOT 17       | 8,494 S.F.  |            |
| LOT 18       | 8,570 S.F.  |            |
| LOT 19       | 9,356 S.F.  |            |
| LOT 20       | 6,805 S.F.  |            |
| LOT 21       | 8,707 S.F.  |            |

|              |             |            |
|--------------|-------------|------------|
| LOT NO. AREA | LOT 1       | 7,122 S.F. |
| LOT 2        | 6,033 S.F.  |            |
| LOT 3        | 6,028 S.F.  |            |
| LOT 4        | 6,033 S.F.  |            |
| LOT 5        | 6,018 S.F.  |            |
| LOT 6        | 6,290 S.F.  |            |
| LOT 7        | 6,009 S.F.  |            |
| LOT 8        | 6,004 S.F.  |            |
| LOT 9        | 6,001 S.F.  |            |
| LOT 10       | 6,001 S.F.  |            |
| LOT 11       | 6,000 S.F.  |            |
| LOT 12       | 9,389 S.F.  |            |
| LOT 13       | 8,137 SF.   |            |
| LOT 14       | 7,537 S.F.  |            |
| LOT 15       | 6,000 S.F.  |            |
| LOT 16       | 6,000 S.F.  |            |
| LOT 17       | 10,055 S.F. |            |
| LOT 18       | 7,521 S.F.  |            |
| LOT 19       | 6,600 S.F.  |            |
| LOT 20       | 6,600 S.F.  |            |
| LOT 21       | 6,600 S.F.  |            |
| LOT 22       | 6,600 S.F.  |            |
| LOT 23       | 6,600 S.F.  |            |
| LOT 24       | 7,282 S.F.  |            |

|              |             |            |
|--------------|-------------|------------|
| LOT NO. AREA | LOT 1       | 7,088 S.F. |
| LOT 2        | 6,000 S.F.  |            |
| LOT 3        | 6,000 S.F.  |            |
| LOT 4        | 6,000 S.F.  |            |
| LOT 5        | 6,000 S.F.  |            |
| LOT 6        | 6,600 S.F.  |            |
| LOT 7        | 7,645 S.F.  |            |
| LOT 8        | 13,035 S.F. |            |

SITUATED IN THE  
THE ESOM HARRIS SURVEY, ABSTRACT NO. 400  
IN THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
Owner:  
BLACKMON RANCH, LTD.  
MADDOX SURVEYING  
Surveyor  
P.O. Box 2109  
McKinney, Texas 75126  
(972) 658-2281  
(972) 564-4416

FOR REVIEW PURPOSES ONLY  
PRELIMINARY-FINAL PLAT  
WINDSOR PARK ADDITION  
LOTS 1-24, BLK. A; LOTS 1-8, BLK. C; LOT 1, BLK. D  
AND 1 COMMON AREA  
114.21 ACRES