



**FLOOD NOTE**  
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0170J, dated June 2, 2009, this property is within Flood Zone X.  
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain.  
 This flood statement does not imply that the property and/or the structure 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 flood statement shall not create liability on the part of the surveyor.

BATRA FAMILY TRUST  
 CC #20060608000781280

PRELIMINARY-FINAL PLAT  
**CAMBRIDGE MEADOWS**  
 BEING 82.572 ACRES OF THE THOMAS RHODES SURVEY, ABSTRACT NO. 741  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 ENGINEER/APPLICANT: Winkelmänn & Associates, Inc.  
 4570 Westgrove Drive  
 Suite 325  
 Addison, Texas 75001  
 Attn: Brian Umberger  
 SURVEYOR: Winkelmänn & Associates, Inc.  
 6750 Hillcrest Plaza Drive  
 Suite 325  
 Dallas, Texas 75230  
 (972) 490-7090  
 LOT TOTAL = 331  
 COMMON AREAS = 9

- NOTE:**
1. THE OWNERS OF LOT CA-8 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. 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 SYSTEM ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.
  2. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
  3. COMMON AREAS TO BE MAINTAINED BY H.O.A.
  4. \*\*GRANTEE'S RIGHT TO UTILIZE THIS TEMPORARY WORKSPACE WILL TERMINATE AND CEASE ON THE EARLIER OF (1) THE DATE ON WHICH INITIAL CONSTRUCTION OF THE PIPELINE AND APPURTENANCES HAVE BEEN COMPLETED AND THE SAME ARE PLACED INTO SERVICE OR (2) TWO (2) YEARS FROM THE DATE ACTUAL CONSTRUCTION BEGINS WITHIN THE TEMPORARY WORKSPACE.\*\*

<p>Winkelmänn &amp; Associates, Inc.          6750 HILLCREST PLAZA, SUITE 325          DALLAS, TEXAS 75230          PHONE: (972) 490-7090          FAX: (972) 490-7099          WWW.WINKELMANN.COM</p>	<p>REVISION          APPROVAL</p>
<p>THOMAS RHODES SURVEY, ABSTRACT NO. 741          CITY OF MCKINNEY,          COLLIN COUNTY, TEXAS</p>	<p>DATE</p>
<p>PRELIMINARY-FINAL PLAT  <b>CAMBRIDGE MEADOWS</b></p>	<p>NO.</p>
<p>DATE: 10.31.17</p>	<p>NO.</p>
<p>Scale: 1" = 100'</p>	<p>NO.</p>
<p>File: 180605-75200-PPLT</p>	<p>NO.</p>
<p>Project No.: 75200</p>	<p>NO.</p>
<p>SHEET  <b>1</b>          OF  <b>2</b></p>	<p>NO.</p>

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, We, Wallace E. and Nancy L. Dall, are the sole owners of a tract of land situated in the THOMAS RHODES SURVEY, ABSTRACT NO. 741, in the City of McKinney, Collin County, Texas, and being the same two tracts of land described in deed to Wallace E. and Nancy L. Dall as recorded in County Clerk's Instrument No. 94-0085404, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a mag-nail set for corner at the intersection of the centerline of County Road No. 412 with the intersection of County Road 409, at the northeast corner of the Thomas Rhodes Survey;

THENCE South 00 deg 36 min 05 sec West, departing the centerline of said County Road 412 and along the centerline of said County Road No. 409, a distance of 393.10 feet to a MAG nail set for corner;

THENCE South 00 deg 39 min 13 sec West, continuing along the centerline of said County Road No. 409, a distance of 1423.32 feet to a point for corner from which a 1/2-inch iron rod found bears, North 08 deg 30 min 45 sec West, a distance of 1.42 feet, said point being the northeast corner of a tract of land described in deed to Batra Family Trust as recorded in County Clerk's Instrument No. 20060608000781280, Official Public Records, Collin County, Texas;

THENCE North 88 deg 50 min 03 sec West, departing the centerline of said County Road 409 and along the north line of said Batra Family Trust tract, a distance of 1438.81 feet to a 5/8-inch iron rod found for corner, said iron rod being the southeast corner of a tract of land identified as Tract A and the southwest corner of a tract of land as identified as Tract B, in said deed to Wallace E. and Nancy L. Dall;

THENCE North 88 deg 46 min 14 sec West, continuing along said north line, a distance of 557.43 feet to a 3/8-inch iron rod found for corner, said iron rod being the southwest corner of said Tract A and situated in the east line of a tract of land as described in deed to REA Capital, L.P., recorded in County Clerk's Instrument No. 20150330000345130, Official Public Records, Collin County, Texas;

THENCE North 00 deg 53 min 27 sec East, departing the north line of said Batra Family Trust tract and along the west line of said Tract A and the east line of said REA Capital tract, a distance of 1,792.20 feet to a MAG nail set for corner and situated in the centerline of said County Road No. 412;

THENCE South 89 deg 34 min 24 sec East, along the center of said County Road 412, a distance of 1,406.68 feet to a 3/8-inch iron rod found for corner;

THENCE South 89 deg 22 min 01 sec East, continuing along the centerline of said County Road 412, a distance of 581.72 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 3,596,835 square feet or 82.572 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 15th day of October, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoSnack VRS network.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT Wallace E. and Nancy L. Dall, do hereby adopt this Preliminary-Final Plat designating the hereinabove described property as "CAMBRIDGE MEADOWS", an addition to the City of McKinney, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Record Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 201 8.

OWNER:

BY: Owners name

By: Owners name

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 201 8.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, 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.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
Phone: (972) 490-7090

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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 \_\_\_\_\_, 201 8.

Notary Public, State of Texas

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0170J, dated June 2, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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Table with 6 columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Rows C1 to C23.

Table with 3 columns: LINE #, BEARING, DISTANCE. Rows L1 to L24.

Table with 3 columns: LINE #, BEARING, DISTANCE. Rows L25 to L48.

Table with 3 columns: LINE #, BEARING, DISTANCE. Rows L49 to L72.

Table with 3 columns: LINE #, BEARING, DISTANCE. Rows L73 to L93.

NOTE:

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LOT TOTAL = 331
COMMON AREAS = 9

\*PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY\*

PRELIMINARY-FINAL PLAT
CAMBRIDGE MEADOWS
BEING 82.572 ACRES OUT OF THE THOMAS RHODES SURVEY, ABSTRACT NO. 741
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

ENGINEER/APPLICANT: Texas Development Services, 4570 Westgrove Drive, Suite 145, Addison, Texas 75001, Attn: Brian Umberger
SURVEYOR: Winkelmann & Associates, Inc., 6750 Hillcrest Plaza Drive, Suite 325, Dallas, Texas 75230, (972) 490-7090

PRELIMINARY-FINAL PLAT
CAMBRIDGE MEADOWS

Date : 10.31.17
Scale : N/A
File : 180605-75200-PPLT
Project No. : 75200

SHEET
2
OF
2

THOMAS RHODES SURVEY, ABSTRACT NO. 741
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

TEXAS DEVELOPMENT SERVICES
4570 WESTGROVE DRIVE, SUITE 145
ADDISON, TEXAS 75001



REVISION

DATE

No.

APPROV