



- NOTE:**
1. THE OWNERS OF LOT 1X, BLOCK P 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."
  5. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF MCKINNEY AS REQUIRED BY MCKINNEY ORDINANCES AND STATE LAW.
  6. ALL PROPOSED RIGHT-OF-WAYS ARE 50 FEET IN WIDTH UNLESS OTHERWISE NOTED.

SITE DATA TABLE			
LAND AREA			
	NUMBER OF LOTS	SQUARE FEET	ACRES
RESIDENTIAL LOTS	333	2,178,239	50.005
PUBLIC WORKS LOT	1	11,838	0.271
HOMESTEAD LOT	1	65,547	1.505
COMMON AREA LOTS	8	453,068	10.401
RIGHT-OF-WAY		888,163	20.389
<b>TOTAL</b>	<b>343</b>	<b>3,596,855</b>	<b>82.572</b>

APPLICANT  
POETRY ROAD, LLC  
620 TRUELOVE TRAIL  
SOUTH LAKE, TEXAS 76092

ENGINEER/SURVEYOR  
WINKELMANN & ASSOCIATES  
6750 HILLCREST PLAZA DRIVE  
SUITE 215  
DALLAS, TEXAS 75243  
972-490-7090

**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.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"  
PRELIMINARY-FINAL PLAT  
**OXFORD PLACE**  
333 RESIDENTIAL LOTS, 1 HOMESTEAD LOT, 1 PUBLIC WORKS LOT AND 8 COMMON AREA LOTS  
82.572 ACRES  
BEING A TRACT OF LAND SITUATED IN THE THOMAS RHODES SURVEY, ABSTRACT NO. 741, COLLIN COUNTY, TEXAS

APPROVE		Winkelman & Associates, Inc. 6750 HILLCREST PLAZA, SUITE 215 DALLAS, TEXAS 75243 (972) 490-7090 FAX (972) 490-7099
REVISION		
NO.	DATE	
THOMAS RHODES SURVEY, ABSTRACT NO. 741 CITY OF MCKINNEY COLLIN COUNTY, TEXAS POETRY ROAD, LLC 620 TRUELOVE TRAIL SOUTH LAKE, TEXAS 76092		
PRELIMINARY-FINAL PLAT <b>OXFORD PLACE</b> LOTS 333 RESIDENTIAL LOTS, 1 HOMESTEAD LOT, 1 PUBLIC WORKS LOT AND 8 COMMON AREA LOTS, BLOCKS A-Q		
Date :	02.12.20	
Scale :	1:100	
File :	752000.00-PPFLT	
Project No. :	752000.00	
<b>SHEET</b>		
<b>1</b>		
<b>5</b>		



AREA TABLE		
TRACT	SQ. FT.	ACRES
CA-A1	30,717	0.705
LOT 1, BLOCK A	6,487	0.149
LOT 2, BLOCK A	5,500	0.126
LOT 3, BLOCK A	5,500	0.126
LOT 4, BLOCK A	5,500	0.126
LOT 5, BLOCK A	5,500	0.126
LOT 6, BLOCK A	5,928	0.136
LOT 7, BLOCK A	13,871	0.318
LOT 8, BLOCK A	10,466	0.240
LOT 9, BLOCK A	5,898	0.135
LOT 10, BLOCK A	5,997	0.138
LOT 11, BLOCK A	6,011	0.138
LOT 12, BLOCK A	8,571	0.197

AREA TABLE		
TRACT	SQ. FT.	ACRES
CA-B1	43,550	1.000
LOT 1, BLOCK B	8,288	0.190
LOT 2, BLOCK B	7,000	0.161
LOT 3, BLOCK B	7,000	0.161
LOT 4, BLOCK B	7,000	0.161
LOT 5, BLOCK B	6,997	0.161
LOT 6, BLOCK B	6,847	0.157
LOT 7, BLOCK B	6,341	0.146
LOT 8, BLOCK B	5,776	0.133
LOT 9, BLOCK B	5,525	0.127
LOT 10, BLOCK B	5,500	0.126
LOT 11, BLOCK B	5,500	0.126
LOT 12, BLOCK B	5,500	0.126
LOT 13, BLOCK B	6,487	0.149

AREA TABLE		
TRACT	SQ. FT.	ACRES
CA-C1	62,503	1.435
LOT 1, BLOCK C	8,288	0.190
LOT 2, BLOCK C	7,000	0.161
LOT 3, BLOCK C	7,000	0.161
LOT 4, BLOCK C	7,000	0.161
LOT 5, BLOCK C	6,972	0.160
LOT 6, BLOCK C	6,590	0.151
LOT 7, BLOCK C	17,948	0.412
LOT 8, BLOCK C	10,550	0.242
LOT 9, BLOCK C	8,681	0.199
LOT 10, BLOCK C	6,205	0.142
LOT 11, BLOCK C	6,205	0.142
LOT 12, BLOCK C	6,205	0.142
LOT 13, BLOCK C	6,205	0.142
LOT 14, BLOCK C	6,205	0.142
LOT 15, BLOCK C	6,205	0.142
LOT 16, BLOCK C	6,205	0.142
LOT 17, BLOCK C	6,198	0.142

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK D	6,519	0.150
LOT 2, BLOCK D	5,500	0.126
LOT 3, BLOCK D	5,500	0.126
LOT 4, BLOCK D	5,500	0.126
LOT 5, BLOCK D	5,500	0.126
LOT 6, BLOCK D	5,500	0.126
LOT 7, BLOCK D	5,500	0.126
LOT 8, BLOCK D	5,500	0.126
LOT 9, BLOCK D	5,500	0.126
LOT 10, BLOCK D	5,500	0.126
LOT 11, BLOCK D	5,500	0.126
LOT 12, BLOCK D	6,688	0.154
LOT 13, BLOCK D	6,279	0.144
LOT 14, BLOCK D	5,777	0.133
LOT 15, BLOCK D	11,785	0.271
LOT 16, BLOCK D	6,487	0.149
LOT 17, BLOCK D	5,849	0.134
LOT 18, BLOCK D	5,304	0.122
LOT 19, BLOCK D	6,549	0.150
LOT 20, BLOCK D	5,489	0.126

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 21, BLOCK D	5,500	0.126
LOT 22, BLOCK D	5,500	0.126
LOT 23, BLOCK D	5,500	0.126
LOT 24, BLOCK D	5,500	0.126
LOT 25, BLOCK D	5,500	0.126
LOT 26, BLOCK D	5,500	0.126
LOT 27, BLOCK D	5,500	0.126
LOT 28, BLOCK D	5,500	0.126
LOT 29, BLOCK D	5,500	0.126
LOT 30, BLOCK D	5,500	0.126
LOT 31, BLOCK D	6,619	0.152

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK E	6,488	0.149
LOT 2, BLOCK E	5,500	0.126
LOT 3, BLOCK E	5,500	0.126
LOT 4, BLOCK E	5,500	0.126
LOT 5, BLOCK E	5,500	0.126
LOT 6, BLOCK E	5,500	0.126
LOT 7, BLOCK E	5,500	0.126
LOT 8, BLOCK E	5,500	0.126
LOT 9, BLOCK E	6,892	0.154
LOT 10, BLOCK E	6,505	0.149
LOT 11, BLOCK E	5,507	0.126
LOT 12, BLOCK E	5,500	0.126
LOT 13, BLOCK E	5,500	0.126
LOT 14, BLOCK E	5,500	0.126
LOT 15, BLOCK E	5,500	0.126
LOT 16, BLOCK E	5,500	0.126
LOT 17, BLOCK E	5,500	0.126
LOT 18, BLOCK E	6,488	0.149

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK F	8,516	0.195
LOT 2, BLOCK F	5,500	0.126
LOT 3, BLOCK F	5,500	0.126
LOT 4, BLOCK F	5,500	0.126
LOT 5, BLOCK F	5,500	0.126
LOT 6, BLOCK F	5,500	0.126
LOT 7, BLOCK F	5,500	0.126
LOT 8, BLOCK F	6,572	0.151
LOT 9, BLOCK F	6,550	0.150
LOT 10, BLOCK F	5,500	0.126
LOT 11, BLOCK F	5,500	0.126
LOT 12, BLOCK F	5,500	0.126
LOT 13, BLOCK F	5,500	0.126
LOT 14, BLOCK F	5,500	0.126
LOT 15, BLOCK F	5,500	0.126
LOT 16, BLOCK F	8,533	0.196

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK G	7,108	0.163
LOT 2, BLOCK G	6,000	0.138
LOT 3, BLOCK G	6,000	0.138
LOT 4, BLOCK G	6,000	0.138
LOT 5, BLOCK G	6,000	0.138
LOT 6, BLOCK G	6,000	0.138
LOT 7, BLOCK G	6,000	0.138
LOT 8, BLOCK G	6,000	0.138
LOT 9, BLOCK G	6,000	0.138
LOT 10, BLOCK G	10,449	0.240
LOT 11, BLOCK G	10,449	0.240
LOT 12, BLOCK G	6,000	0.138
LOT 13, BLOCK G	6,000	0.138
LOT 14, BLOCK G	6,000	0.138
LOT 15, BLOCK G	6,000	0.138
LOT 16, BLOCK G	6,000	0.138
LOT 17, BLOCK G	6,000	0.138
LOT 18, BLOCK G	6,000	0.138
LOT 19, BLOCK G	6,000	0.138
LOT 20, BLOCK G	7,224	0.166

AREA TABLE		
TRACT	SQ. FT.	ACRES
R.O.W. DEDICATION	888,163	20.389

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK H	8,180	0.188
LOT 2, BLOCK H	6,000	0.138
LOT 3, BLOCK H	6,000	0.138
LOT 4, BLOCK H	5,999	0.138
LOT 5, BLOCK H	7,718	0.177
LOT 6, BLOCK H	13,450	0.309
LOT 7, BLOCK H	7,289	0.167
LOT 8, BLOCK H	5,477	0.126
LOT 9, BLOCK H	5,500	0.126
LOT 10, BLOCK H	5,500	0.126
LOT 11, BLOCK H	5,500	0.126
LOT 12, BLOCK H	5,500	0.126
LOT 13, BLOCK H	5,500	0.126
LOT 14, BLOCK H	5,500	0.126
LOT 15, BLOCK H	5,500	0.126
LOT 16, BLOCK H	5,500	0.126
LOT 17, BLOCK H	7,546	0.173
LOT 18, BLOCK H	6,797	0.156
LOT 19, BLOCK H	5,500	0.126
LOT 20, BLOCK H	5,500	0.126

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 21, BLOCK H	5,500	0.126
LOT 22, BLOCK H	5,500	0.126
LOT 23, BLOCK H	5,500	0.126
LOT 24, BLOCK H	5,500	0.126
LOT 25, BLOCK H	5,500	0.126
LOT 26, BLOCK H	5,500	0.126
LOT 27, BLOCK H	5,500	0.126
LOT 28, BLOCK H	5,500	0.126
LOT 29, BLOCK H	5,673	0.130
LOT 30, BLOCK H	5,909	0.136
LOT 31, BLOCK H	6,877	0.158
LOT 32, BLOCK H	11,840	0.272
LOT 33, BLOCK H	6,858	0.157
LOT 34, BLOCK H	6,604	0.152
LOT 35, BLOCK H	6,144	0.141
LOT 36, BLOCK H	6,003	0.138
LOT 37, BLOCK H	6,000	0.138
LOT 38, BLOCK H	6,000	0.138
LOT 39, BLOCK H	6,000	0.138
LOT 40, BLOCK H	7,582	0.174

AREA TABLE		
TRACT	SQ. FT.	ACRES
CA-I1	7,437	0.171
CA-I2	3,505	0.080
CA-I3	22,524	0.517
LOT 1, BLOCK I	11,848	0.267
LOT 2, BLOCK I	8,010	0.184
LOT 3, BLOCK I	8,521	0.196
LOT 4, BLOCK I	8,677	0.199
LOT 5, BLOCK I	8,680	0.199
LOT 6, BLOCK I	65,547	1.505
LOT 7, BLOCK I	8,060	0.185
LOT 8, BLOCK I	7,600	0.174
LOT 9, BLOCK I	6,995	0.161
LOT 10, BLOCK I	6,682	0.153
LOT 11, BLOCK I	7,218	0.166
LOT 12, BLOCK I	11,323	0.260
LOT 13, BLOCK I	14,027	0.322
LOT 14, BLOCK I	8,101	0.186
LOT 15, BLOCK I	6,989	0.160
LOT 16, BLOCK I	6,911	0.159
LOT 17, BLOCK I	6,665	0.153

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 18, BLOCK I	6,462	0.148
LOT 19, BLOCK I	7,651	0.176

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK J	6,501	0.149
LOT 2, BLOCK J	5,500	0.126
LOT 3, BLOCK J	5,500	0.126
LOT 4, BLOCK J	5,500	0.126
LOT 5, BLOCK J	5,500	0.126
LOT 6, BLOCK J	5,500	0.126
LOT 7, BLOCK J	5,500	0.126
LOT 8, BLOCK J	6,488	0.149
LOT 9, BLOCK J	6,487	0.149
LOT 10, BLOCK J	5,500	0.126
LOT 11, BLOCK J	5,500	0.126
LOT 12, BLOCK J	5,500	0.126
LOT 13, BLOCK J	5,500	0.126
LOT 14, BLOCK J	5,500	0.126
LOT 15, BLOCK J	5,500	0.126
LOT 16, BLOCK J	6,599	0.151

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK K	7,587	0.174
LOT 2, BLOCK K	5,504	0.126
LOT 3, BLOCK K	6,855	0.157
LOT 4, BLOCK K	5,342	0.123
LOT 5, BLOCK K	5,809	0.133
LOT 6, BLOCK K	6,383	0.147
LOT 7, BLOCK K	5,506	0.126
LOT 8, BLOCK K	5,506	0.126
LOT 9, BLOCK K	5,506	0.126
LOT 10, BLOCK K	5,506	0.126
LOT 11, BLOCK K	5,506	0.126
LOT 12, BLOCK K	5,506	0.126
LOT 13, BLOCK K	5,506	0.126
LOT 14, BLOCK K	5,506	0.126
LOT 15, BLOCK K	5,506	0.126
LOT 16, BLOCK K	7,827	0.180
LOT 17, BLOCK K	7,877	0.181
LOT 18, BLOCK K	5,500	0.126
LOT 19, BLOCK K	5,500	0.126
LOT 20, BLOCK K	5,500	0.126

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 21, BLOCK K	5,500	0.126
LOT 22, BLOCK K	5,500	0.126
LOT 23, BLOCK K	5,500	0.126
LOT 24, BLOCK K	5,500	0.126
LOT 25, BLOCK K	5,500	0.126
LOT 26, BLOCK K	5,500	0.126
LOT 27, BLOCK K	5,491	0.126
LOT 28, BLOCK K	5,430	0.125
LOT 29, BLOCK K	7,902	0.181
LOT 30, BLOCK K	5,546	0.127
LOT 31, BLOCK K	5,498	0.126
LOT 32, BLOCK K	7,587	0.174

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK L	8,048	0.185
LOT 2, BLOCK L	5,995	0.138
LOT 3, BLOCK L	5,995	0.138
LOT 4, BLOCK L	5,995	0.138
LOT 5, BLOCK L	5,995	0.138
LOT 6, BLOCK L	5,995	0.138
LOT 7, BLOCK L	5,995	0.138
LOT 8, BLOCK L	7,853	0.180
LOT 9, BLOCK L	9,280	0.213
LOT 10, BLOCK L	6,000	0.138
LOT 11, BLOCK L	6,000	0.138
LOT 12, BLOCK L	6,000	0.138
LOT 13, BLOCK L	6,000	0.138
LOT 14, BLOCK L	6,000	0.138
LOT 15, BLOCK L	6,000	0.138

LINE #	BEARING	DISTANCE
L1	S45°33'45"W	35.56'
L2	S45°53'12"W	35.18'
L3	N46°03'37"E	35.25'
L4	S44°20'28"E	35.21'
L5	N44°06'33"W	35.36'
L6	S44°20'28"E	35.21'
L7	S45°39'32"W	21.30'
L8	S45°53'30"W	21.21'
L9	S44°06'30"E	21.21'
L10	S45°53'28"W	21.21'
L11	S44°06'32"E	21.21'
L12	S52°19'18"E	19.81'
L13	N38°05'44"E	22.94'
L14	S49°42'35"E	23.27'
L15	N39°24'57"E	18.57'
L16	S44°05'29"E	35.51'
L17	S45°54'19"W	35.19'
L18	N44°05'45"W	21.31'
L19	N43°58'18"W	21.26'
L20	N45°39'32"E	21.30'

LINE #	BEARING	DISTANCE
L21	S44°21'07"E	35.35'
L22	N45°38'53"E	35.36'
L23	N43°51'44"W	21.40'
L24	N43°35'09"W	21.40'
L25	N45°39'32"E	35.50'
L26	S44°22'58"E	35.88'
L27	S44°27'56"E	21.17'
L28	S45°32'04"W	21.24'
L29	N44°20'28"W	21.93'
L30	N45°49'17"E	21.24'
L31	S89°34'24"E	41.86'
L32	S44°20'28"E	21.13'
L33	S45°53'27"W	21.21'
L34	N44°06'33"W	21.21'
L35	N45°39'32"E	21.30'
L36	N45°02'41"W	20.80'
L37	N45°53'27"E	21.21'
L38	S38°25'10"E	18.98'
L39	N48°07'00"E	22.02'
L40	S46°42'04"W	20.91'

LINE #	BEARING	DISTANCE
L41	S44°20'24"E	21.13'
L42	S45°53'27"W	21.21'
L43	N44°06'33"W	21.21'
L44	N45°39'36"E	21.30'
L45	S44°20'28"E	20.90'
L46	S45°53'27"W	21.21'
L47	N44°06'33"W	21.21'
L48	N45°39'32"E	21.30'
L49	S44°06'33"E	21.21'
L50	S32°53'09"W	30.05'
L51	N43°56'23"W	21.28'
L52	N45°53'27"E	21.21'
L53	N41°49'42"E	22.89'
L54	S44°06'33"E	21.22'
L55	S46°01'42"W	21.30'
L56	N52°08'56"W	25.33'
L57	N45°53'27"E	19.38'
L58	S44°06'33"E	21.21'
L59	S46°02'10"W	21.17'
L60	N43°44'34"W	21.51'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	156°39'02"	60.00'	164.04'	117.52'	S45°39'32"W
C2	16°31'02"	338.50'	97.58'	97.24'	S09°08'58"W
C3	16°31'02"	338.50'	112.00'	111.61'	S09°08'58"W
C4	156°46'34"	60.00'	164.18'	117.54'	S43°56'23"E
C5	11°06'18"	338.50'	75.30'	75.18'	N85°40'37"E
C6	10°51'31"	338.50'	73.63'	73.52'	S10°11'49"E
C7	7°32'40"	338.50'	44.57'	44.54'	S11°51'15"E
C8	8°45'05"	338.50'	59.34'	59.28'	N11°15'02"W
C9	12°19'59"	338.50'	72.86'	72.72'	N09°27'35"W
C10	11°40'54"	338.50'	69.01'	68.90'	N85°19'30"E
C11	16°41'54"	338.50'	98.65'	98.30'	S80°29'06"E
C12	16°41'54"	338.50'	113.22'	112.82'	S80°29'06"E
C13	3°56'17"	338.50'	26.70'	26.70'	S13°39'26"E
C14	14°23'27"	338.50'	85.02'	84.80'	S08°25'52"E
C15	14°42'00"	338.50'	99.67'	99.40'	N08°16'35"W
C16	2°01'00"	338.50'	11.91'	11.91'	N14°37'05"W
C17	16°41'54"	338.50'	113.22'	112.82'	N82°49'00"E
C18	16°41'54"	338.50'	98.65'	98.30'	S82°49'00"W
C19	156°37'02"	60.00'	164.01'	117.51'	N44°04'58"W
C20	16°31'02"	338.50'	97.58'	97.24'	N09°08'58"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C21	16°31'02"	338.50'	112.00'	111.61'	N09°08'58"E
C22	13°37'54"	338.50'	80.54'	80.35'	S82°45'27"E
C23	13°24'58"	338.50'	90.97'	90.76'	S82°38'59"E
C24	156°52'07"	60.00'	164.27'	117.56'	N44°25'31"W
C25	16°31'02"	338.50'	112.00'	111.61'	S82°10'05"W
C26	16°31'02"	338.50'	97.58'	97.24'	S82°10'05"W
C27	16°31'02"	338.50'	97.58'	97.24'	N81°18'53"W
C28	13°54'13"	338.50'	94.27'	94.04'	N80°00'28"W
C29	16°31'02"	338.50'	112.00'	111.61'	N82°10'05"E
C30	16°31'02"	338.50'	97.58'	97.24'	N82°10'05"E
C31	16°00'10"	338.50'	108.51'	108.16'	S08°53'32"W
C32	16°00'10"	338.50'	108.51'	108.16'	S08°53'32"W
C33	16°31'02"	338.50'	97.58'	97.24'	N80°51'02"W
C34	16°31'02"	338.50'	112.00'	111.61'	N80°51'02"W
C35	16°31'02"	338.50'	97.58'	97.24'	S09°08'58"W
C36	10°57'45"	338.50'	74.33'	74.22'	N11°55'36"E
C37	157°06'53"	60.00'	164.53'	117.61'	N45°53'27"E
C38	13°09'46"	338.50'	77.76'	77.59'	S79°38'15"E
C39	16°31'02"	338.50'	112.00'	111.61'	S81°18'53"E
C40	16°31'02"	338.50'	97.58'	97.24'	S09°08'58"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C41	16°31'02"	338.50'	112.00'	111.61'	S09°08'58"W
C42	16°31'02"	338.50'	97.58'	97.24'	N09°08'58"E
C43	16°31'02"	338.50'	112.00'	111.61'	N09°08'58"E
C44	16°31'02"	498.50'	143.71'	143.21'	N09°08'58"E
C45	16°31'02"	228.50'	65.87'	65.64'	S09°08'58"W
C46	8°03'26"	338.50'	54.63'	54.59'	S03°08'16"E
C47	13°02'43"	338.50'	77.07'	76.90'	S84°42'25"W
C48	8°57'11"	338.50'	60.71'	60.64'	S86°41'22"W
C49	7°27'05"	338.50'	44.02'	43.99'	S02°50'06"E
C50	9°57'06"	338.50'	58.79'	58.72'	S77°34'04"E
C51	16°31'02"	338.50'	112.00'	111.61'	S80°51'02"E
C52	16°41'54"	338.50'	98.65'	98.30'	N80°29'06"W
C53	14°29'10"	338.50'	98.22'	97.96'	N79°22'44"W
C54	16°31'02"	338.50'	97.58'	97.24'	S09°08'58"W
C55	16°31'01"	338.51'	112.00'	111.61'	S09°08'58"W
C56	16°00'10"	338.50'	94.54'	94.24'	N08°53'32"E
C57	16°00'10"	438.50'	122.47'	122.08'	N08°53'32"E
C58	10°00'37"	338.50'	67.88'	67.79'	S79°28'22"W
C59	16°41'54"	338.50'	98.65'	98.30'	N82°49'00"E

LINE #	BEARING	DISTANCE
L61	N45°53'27"E	21.21'
L62	S44°06'33"E	21.21'
L63	S46°01'42"W	21.16'
L64	N43°58'18"W	21.26'
L65	S00°53'27"W	120.00'
L67	S11°55'24"W	102.03'
L68	S04°50'34"W	39.49'
L69	N46°01'42"E	21.16'
L70	S44°05'47"E	35.52'
L71	S43°06'42"W	22.13'
L72	N43°58'18"W	21.26'
L73	S89°06'32"E	14.94'
L74	N00°53'28"E	29.94'
L75	N89°06'32"W	30.06'

REVISION	DATE	APPROV

**Winkelmann & Associates, Inc.**  
 ENGINEERS & SURVEYORS  
 6750 HILLCREST PLAZA, SUITE 215  
 DALLAS, TEXAS 75243  
 (972) 490-7090  
 FAX (972) 490-7099

THOMAS RHODES SURVEY, ABSTRACT NO. 741  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS  
 POETRY ROAD, LLC  
 620 TRUELOVE TRAIL  
 SOUTHLAKE, TEXAS 76092

PRELIMINARY-FINAL PLAT  
**OXFORD PLACE**  
 LOTS 333 RESIDENTIAL LOTS, 1 HOMESTEAD LOT, 1  
 PUBLIC WORKS LOT AND 8 COMMON AREA LOTS,  
 BLOCKS A-Q

APPLICANT  
 POETRY ROAD, LLC  
 620 TRUELOVE TRAIL  
 SOUTHLAKE, TEXAS 76092

ENGINEER/SURVEYOR  
 WINKELMANN & ASSOCIATES  
 6750 HILLCREST PLAZA DRIVE  
 SUITE 215  
 DALLAS, TEXAS 75243  
 972-490-7090

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"  
 PRELIMINARY-FINAL PLAT  
**OXFORD PLACE**  
 333 RESIDENTIAL LOTS, 1 HOMESTEAD LOT, 1 PUBLIC  
 WORKS LOT AND 8 COMMON AREA LOTS  
 82.572 ACRES  
 BEING A TRACT OF LAND SITUATED IN THE THOMAS RHODES SURVEY,  
 ABSTRACT NO. 741, COLLIN COUNTY, TEXAS

Date : 02.12.20  
 Scale : 1"=100'  
 File : 752000.0C-PPFLT  
 Project No. : 752000.0C

**SHEET**  
**4**  
**of**  
**5**

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, WALLACE E. & NANCY L. DAIL, is the sole owner of a tract of land situated in the THOMAS RHODES SURVEY, ABSTRACT NO. 741, City of McKinney, Collin County, Texas and being the same two tracts of land as described in deed to Wallace E. and Nancy L. Dail, recorded in County Clerk's File No. 94-0085404, Deed Records of Collin County, Texas (D.R.C.C.T.), 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 and 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 393.11 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 as described in a deed to Batra Family Trust, recorded in County Clerk's File No. 20060608000781280, D.R.C.C.T.;

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. Dail;

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 (CM - CC # 20160922001268390), 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 File No. 20150330000345130, D.R.C.C.T.;

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 (CM - CC#94-0085404);

THENCE South 89 deg 22 min 01 sec East, continuing along the centerline of said County Road 412, a distance of 581.71 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 82.572 acres or 3,596,855 square feet 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 GeoShack VRS network.

**OWNERS DEDICATION**

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT WALLACE E. & NANCY L. DAIL, do hereby adopt this Preliminary-Final Plat designating the hereinabove described property as "**OXFORD PLACE**", an addition to Collin County, 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 \_\_\_\_\_, 2020.

OWNER:

BY: WALLACE E. & NANCY L. DAIL

By: WALLACE E. & NANCY L. DAIL  
Owner

STATE OF TEXAS §  
COUNTY OF DALLAS §

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 \_\_\_\_\_, 2020.

Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §

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 \_\_\_\_\_, 2020.

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 215  
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 \_\_\_\_\_, 2020.

Notary Public, State of Texas

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSIONER  
CITY OF MCKINNEY, TEXAS

ATTEST

APPLICANT  
POETRY ROAD, LLC  
620 TRUELOVE TRAIL  
SOUTHLAKE, TEXAS 76092

ENGINEER/SURVEYOR  
WINKELMANN & ASSOCIATES  
6750 HILLCREST PLAZA DRIVE  
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"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT  
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**SHEET**  
**5**  
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No.	DATE	REVISION	APPROV.



THOMAS RHODES SURVEY, ABSTRACT NO. 741  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
POETRY ROAD, LLC  
620 TRUELOVE TRAIL  
SOUTHLAKE, TEXAS 76092

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**OXFORD PLACE**  
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BLOCKS A-Q

Date : 02.12.20
Scale : N/A
File : 752000UC-PFPLT
Project No. : 752000UC