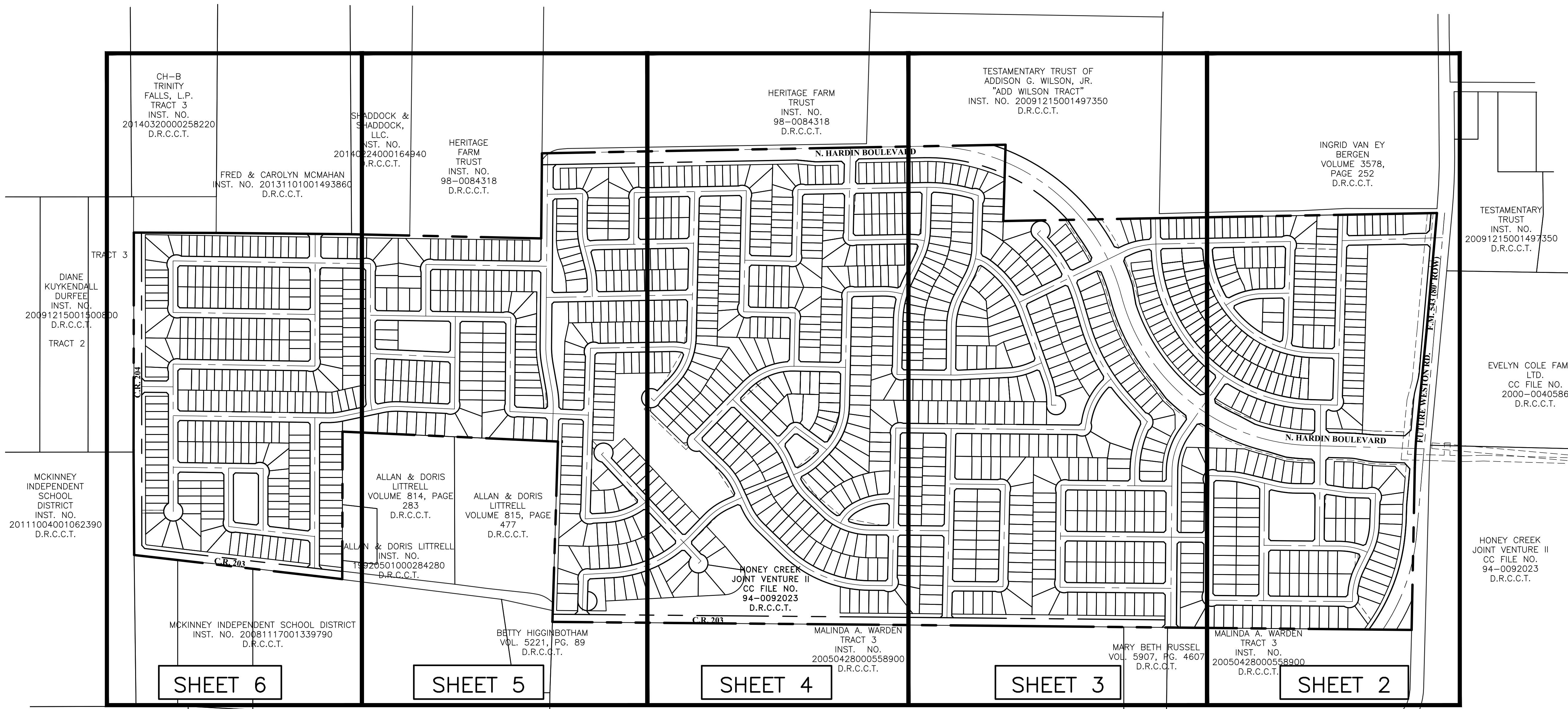


VICINITY MAP
SCALE: 1"=2500'



SHEET 6

SHEET 5

SHEET 4

SHEET 3

SHEET 2

**PRELIMINARY - FINAL PLAT
HONEY CREEK 313**

313.22 ACRES / 1,460 SINGLE FAMILY LOTS /
38 COMMON AREAS/ 1 COMMERCIAL LOT
OUT OF 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

IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
HONEY CREEK JOINT VENTURE II
11520 N. CENTRAL EXPY.
SUITE 138
DALLAS, TEXAS 75243-6672
(214)578-0365

DEVELOPER
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
1707 MARKETPLACE BOULEVARD
SUITE 100
IRVING, TEXAS 75063
(469)587-5206

ENGINEER:



1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

MAY 2018 SCALE: 1"=300' SHEET 1 OF 7

PROJECT NO WFXN9020

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 #

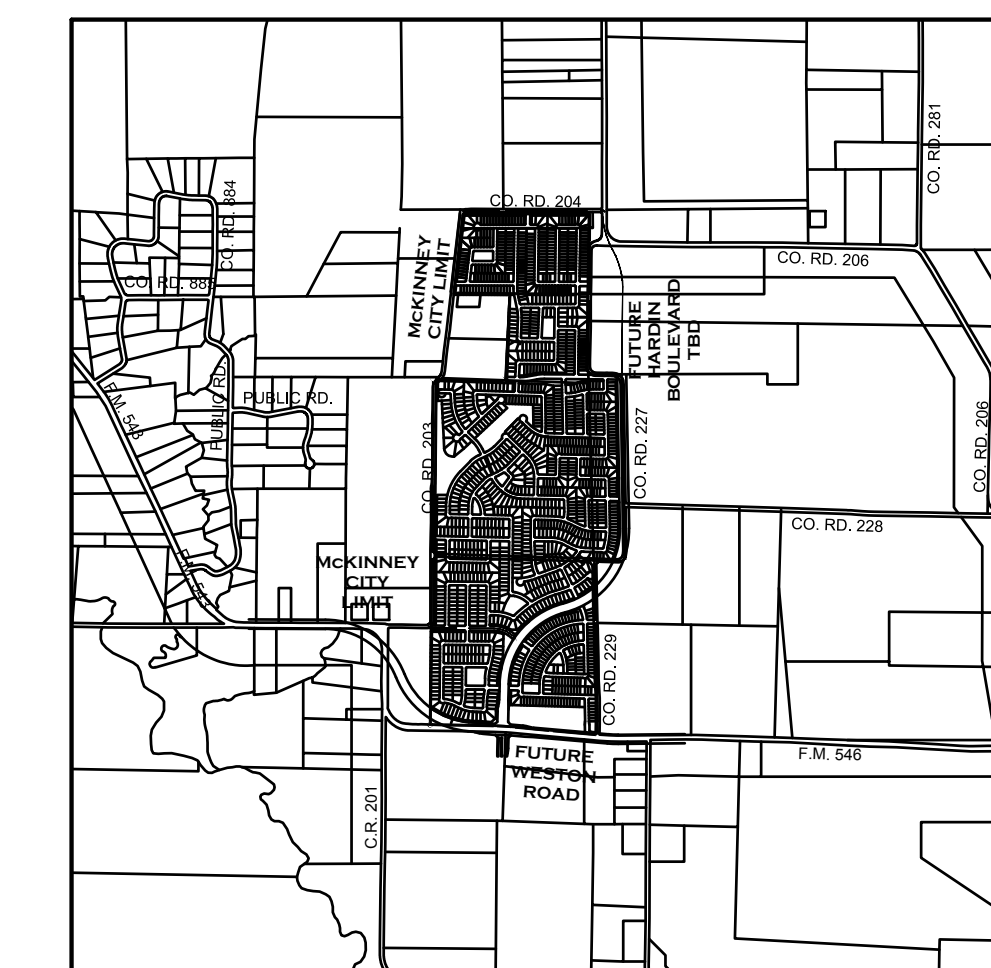
NOTES

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.
5. 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.

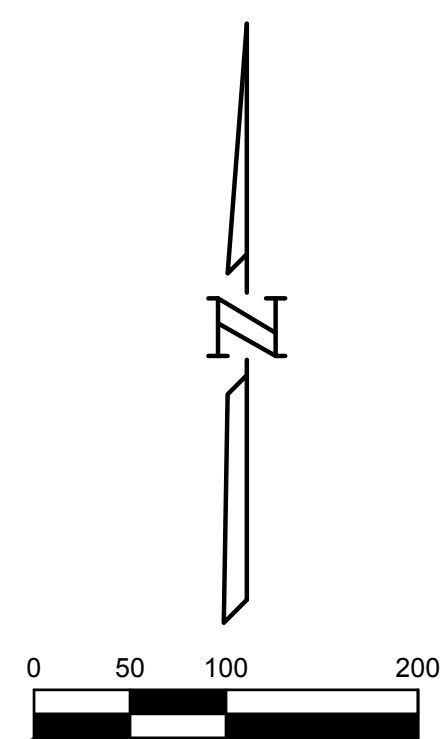
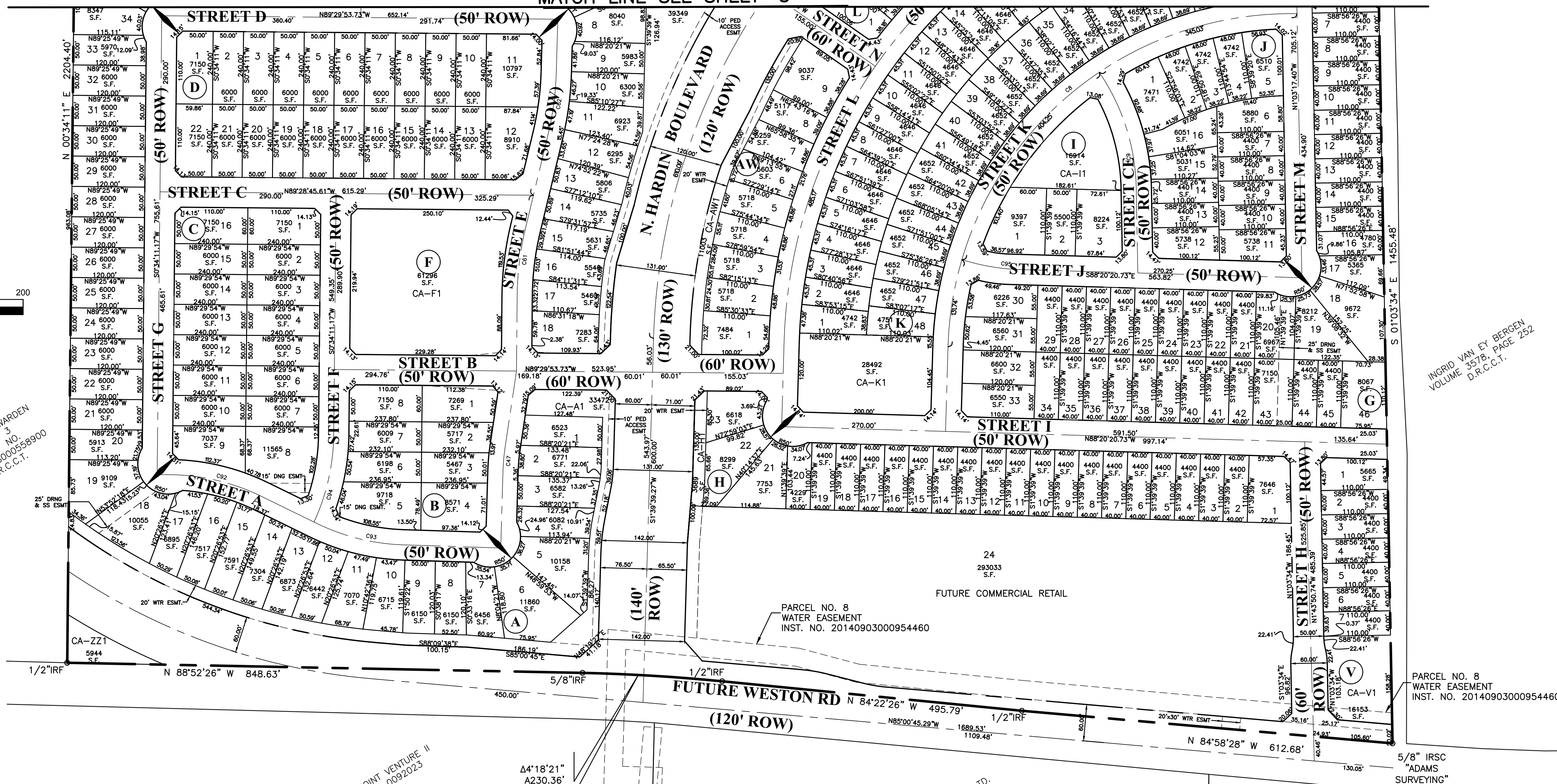
PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY

I:\S\DW\FXN9020\Honey_Creek_313\00_700_CADD\702_Civil\preliminary\Plat\9020ppl_pp01.dwg, 5/14/2018 3:52 PM, Taylor, Kaitlyn

MATCH LINE SEE SHEET 3



VICINITY MAP
SCALE: 1"=2500'



MALINDA A. WARDEN
TRACT 3
INST. NO. 20050428000556900
D.R.C.C.T.

HONEY CREEK JOINT VENTURE II
CC FILE NO. 94-0092023
D.R.C.C.T.

44°18'21"
A230.36'
R3065.36'
CBN 86°33'10" W
CH230.30'

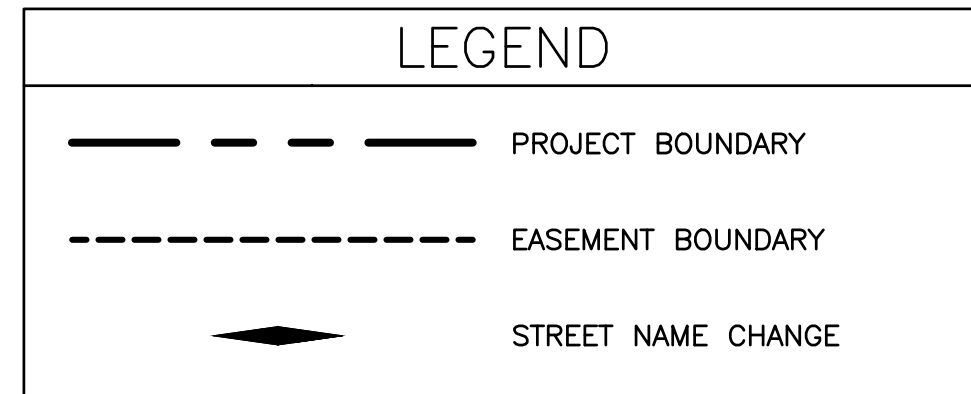
SANITARY SEWER EASEMENT
INST. NO. 2016060200686570

EVELYN COLE FAMILY, LTD.
CC FILE NO. 2000-0040586
D.R.C.C.T.

TESTAMENTARY TRUST
INST. NO. 20091215001497350
D.R.C.C.T.

PARCEL NO. 8
WATER EASEMENT
INST. NO. 20140903000954460

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



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 #

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.
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- 5. 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
HONEY CREEK 313

313.22 ACRES / 1,460 SINGLE FAMILY LOTS /
38 COMMON AREAS/ 1 COMMERCIAL LOT
OUT OF THE

WILLIAM JOHSON SURVEY ~ ABSTRACT NO. 493
JOHN EMBERSON SURVEY ~ ABSTRACT NO. 294
P. NEWSOM SURVEY ~ ABSTRACT NO. 666
LARKIN ADAMSON SURVEY ~ ABSTRACT NO. 1088

IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
HONEY CREEK JOINT VENTURE II
11520 N. CENTRAL EXPY.
SUITE 138
DALLAS, TEXAS 75243-6672
(214)578-0365

DEVELOPER
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
1707 MARKETPLACE BOULEVARD
SUITE 100
IRVING, TEXAS 75063
(469)587-5206

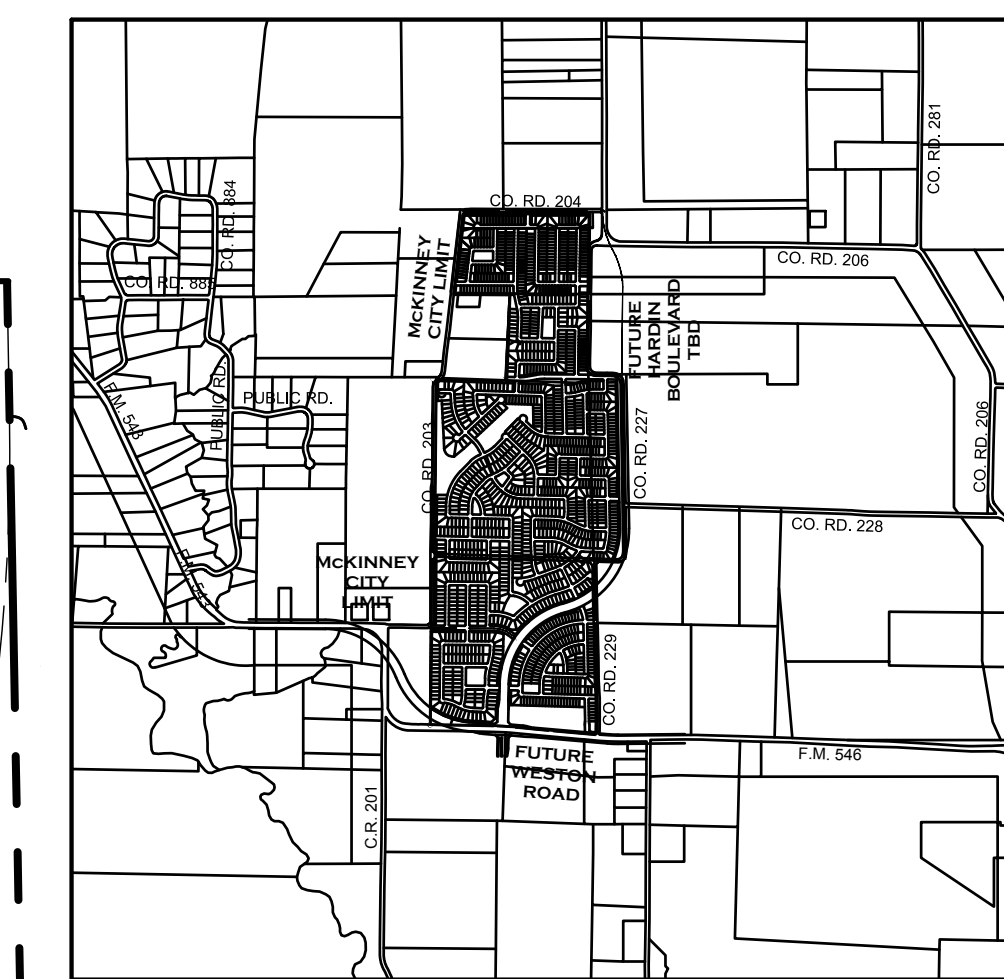
ENGINEER:
JACOBS

1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

MAY 2018 SCALE: 1"=100' SHEET 2 OF 7

PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY

MATCH LINE SEE SHEET 4



VICINITY MAP
SCALE: 1"=2500'



MATCH LINE SEE SHEET 2

PRELIMINARY - FINAL PLAT
HONEY CREEK 313

313.22 ACRES / 1,460 SINGLE FAMILY LOTS /
38 COMMON AREAS/ 1 COMMERCIAL LOT

OUT OF 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

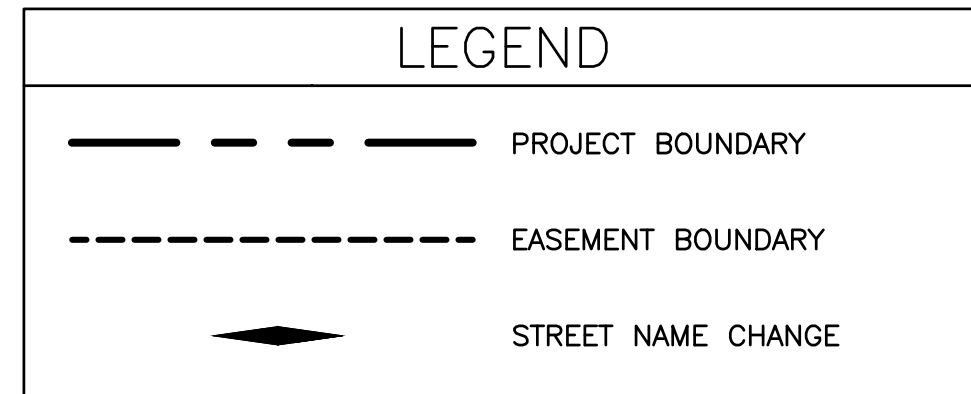
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
HONEY CREEK JOINT VENTURE II
11520 N. CENTRAL EXPY.
SUITE 138
DALLAS, TEXAS 75243-6672
(214)578-0365

DEVELOPER
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
1707 MARKETPLACE BOULEVARD
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PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966
MAY 2018 SCALE: 1"=100' SHEET 3 OF 7



PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY

127,691 S.F.
RIGHT OF WAY
DEDICATION
FOR CR 203
AS NECESSARY

MARY BETH RUSSEL
VOL. 5907, PG. 4667
D.R.C.C.T.

MALINDA A. WARREN
TRACT 3
INST. NO. 20050482000558900
D.R.C.C.T.

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

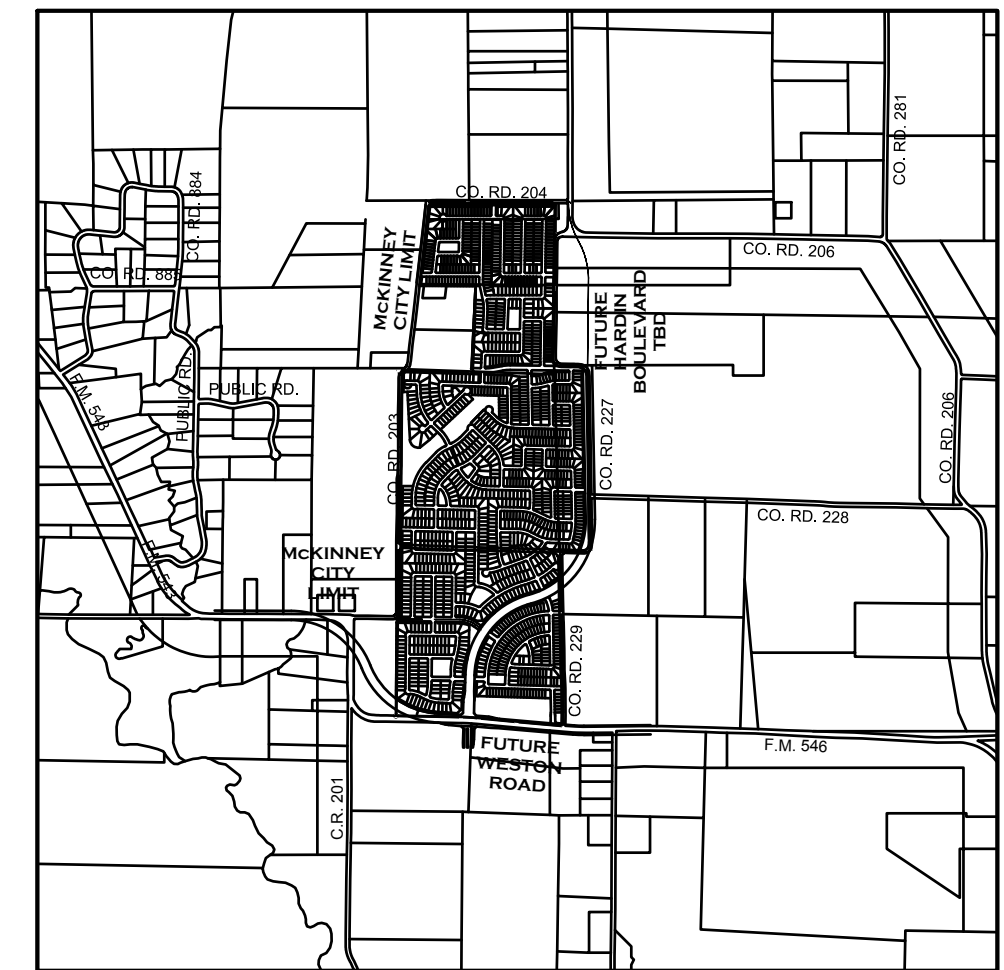
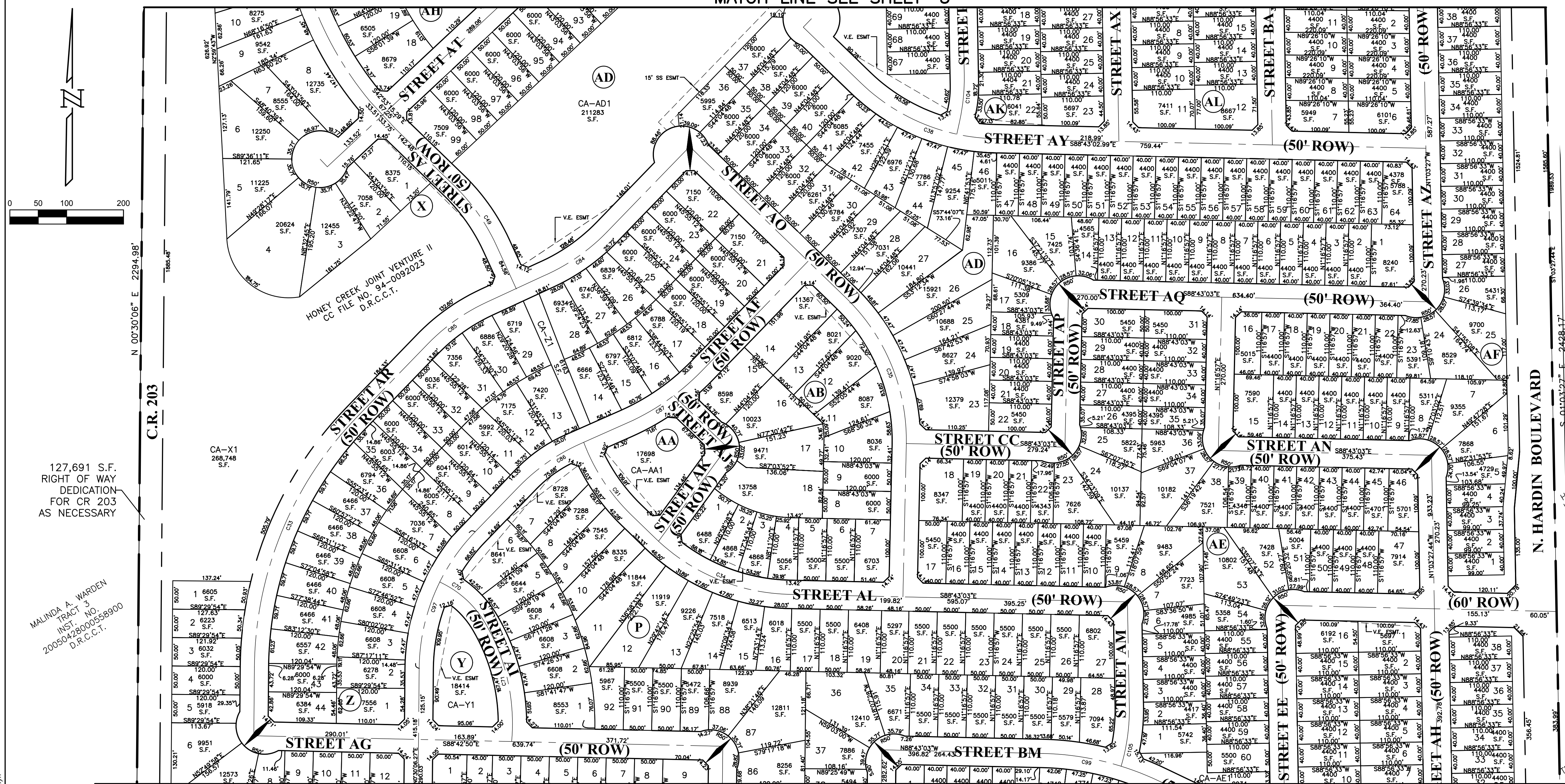
BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.

LEGEND OF SYMBOLS & ABBREVIATIONS
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S.S. = SANITARY SEWER EASEMENT
WTR. = WATER EASEMENT
V.E. = VISIBILITY EASEMENT
C.C.F.# = COLLIN COUNTY FILING #

- NOTES**
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MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 3



VICINITY MAP
SCALE: 1"=2500'

127,691 S.F.
RIGHT OF WAY
DEDICATION
FOR CR 203
AS NECESSARY

MALINDA A WARDEN
INST. NO.
20050428000558900
D.R.C.C.T.

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

TESTAMENTARY TRUST OF ADDISON G. WILSON,
"ADD WILSON TRACT"
NO. 20091215001497350
D.R.C.C.T.

PRELIMINARY - FINAL PLAT HONEY CREEK 313

313.22 ACRES / 1,460 SINGLE FAMILY LOTS /
38 COMMON AREAS/ 1 COMMERCIAL LOT

OUT OF 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

IN THE

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER	DEVELOPER
HONEY CREEK JOINT VENTURE II 11520 N. CENTRAL EXPY. SUITE 138 DALLAS, TEXAS 75243-6672 (214)578-0365	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1707 MARKETPLACE BOULEVARD SUITE 100 IRVING, TEXAS 75063 (469)587-5206

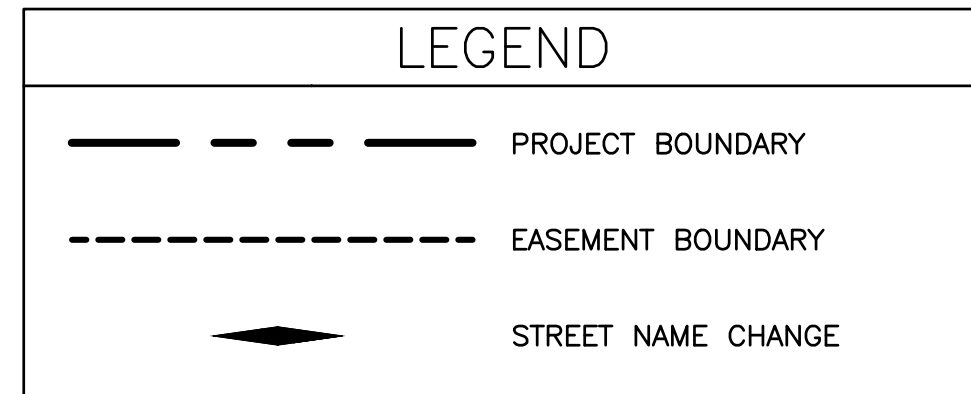
ENGINEER:



1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

MAY 2018 SCALE: 1"=100' SHEET 4 OF 7

PROJECT NO WFXN9020



PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY

BASIS OF BEARING:

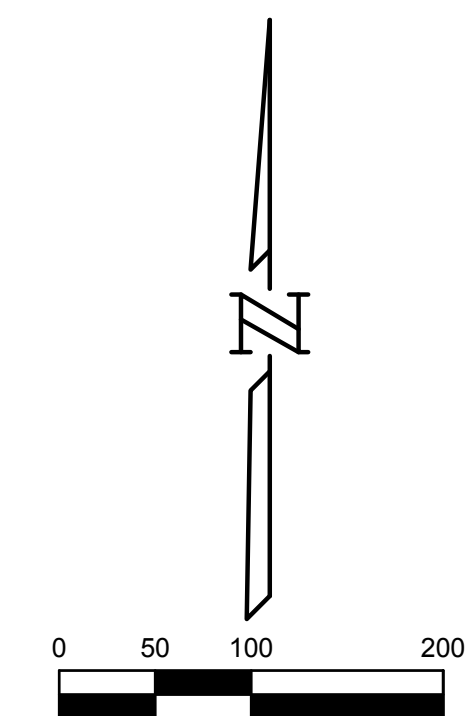
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LEGEND OF SYMBOLS & ABBREVIATIONS
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 C.C.F.# = COLLIN COUNTY FILING #

NOTES

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MATCH LINE SEE SHEET 6



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

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

BETTY HIGGINBOTHAM
VOL. 5221, PG. 89
D.R.C.C.T.

1/2" IRF

127,691 S.F.
RIGHT OF WAY
DEDICATION
FOR CR 203
AS NECESSARY

C.R. 203

TEMPORARY TURNAROUND

1/2" IRF

1/2" IRF

1/2" IRF

1/2" IRF

1/2" IRF

1/2" IRF

1/2" IRF

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1/2" IRF

1/2" IRF

MATCH LINE SEE SHEET 4



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

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

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

PRELIMINARY - FINAL PLAT HONEY CREEK 313

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38 COMMON AREAS/ 1 COMMERCIAL LOT

OUT OF 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

IN THE

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
HONEY CREEK JOINT VENTURE II
11520 N. CENTRAL EXPY.
SUITE 138
DALLAS, TEXAS 75243-6672
(214)578-0365

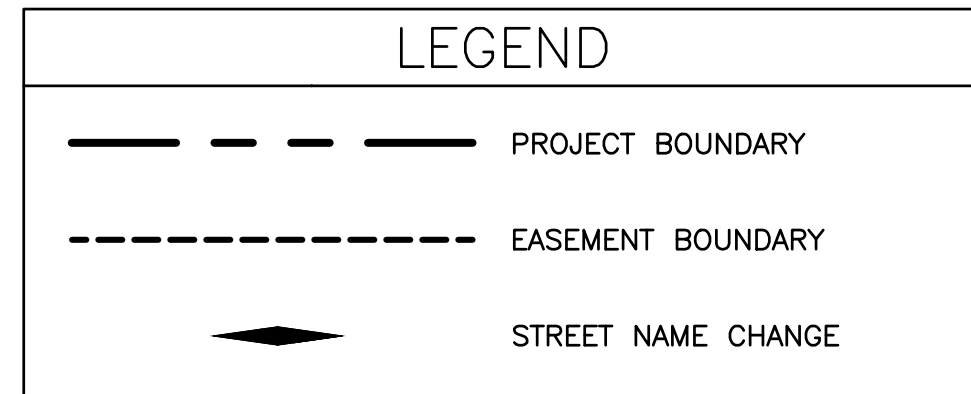
DEVELOPER
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
1707 MARKETPLACE BOULEVARD
SUITE 100
IRVING, TEXAS 75063
(469)587-5206

ENGINEER:

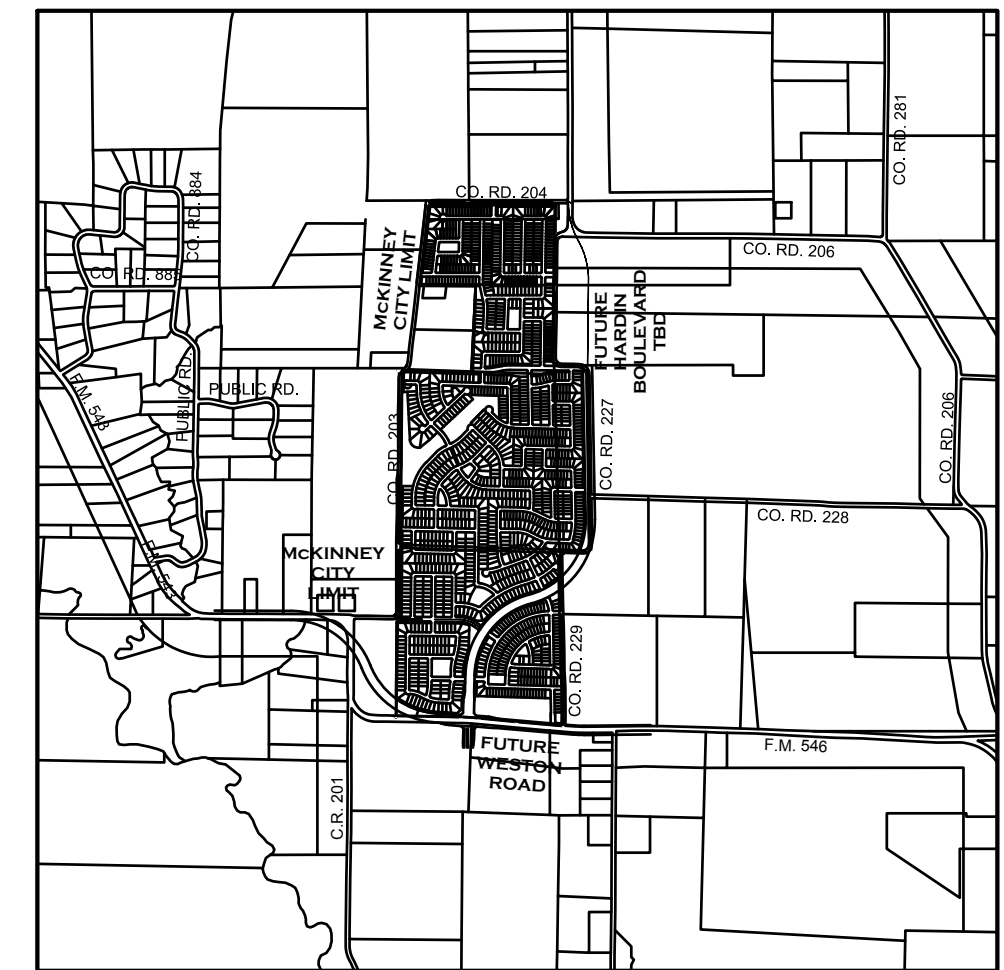


1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

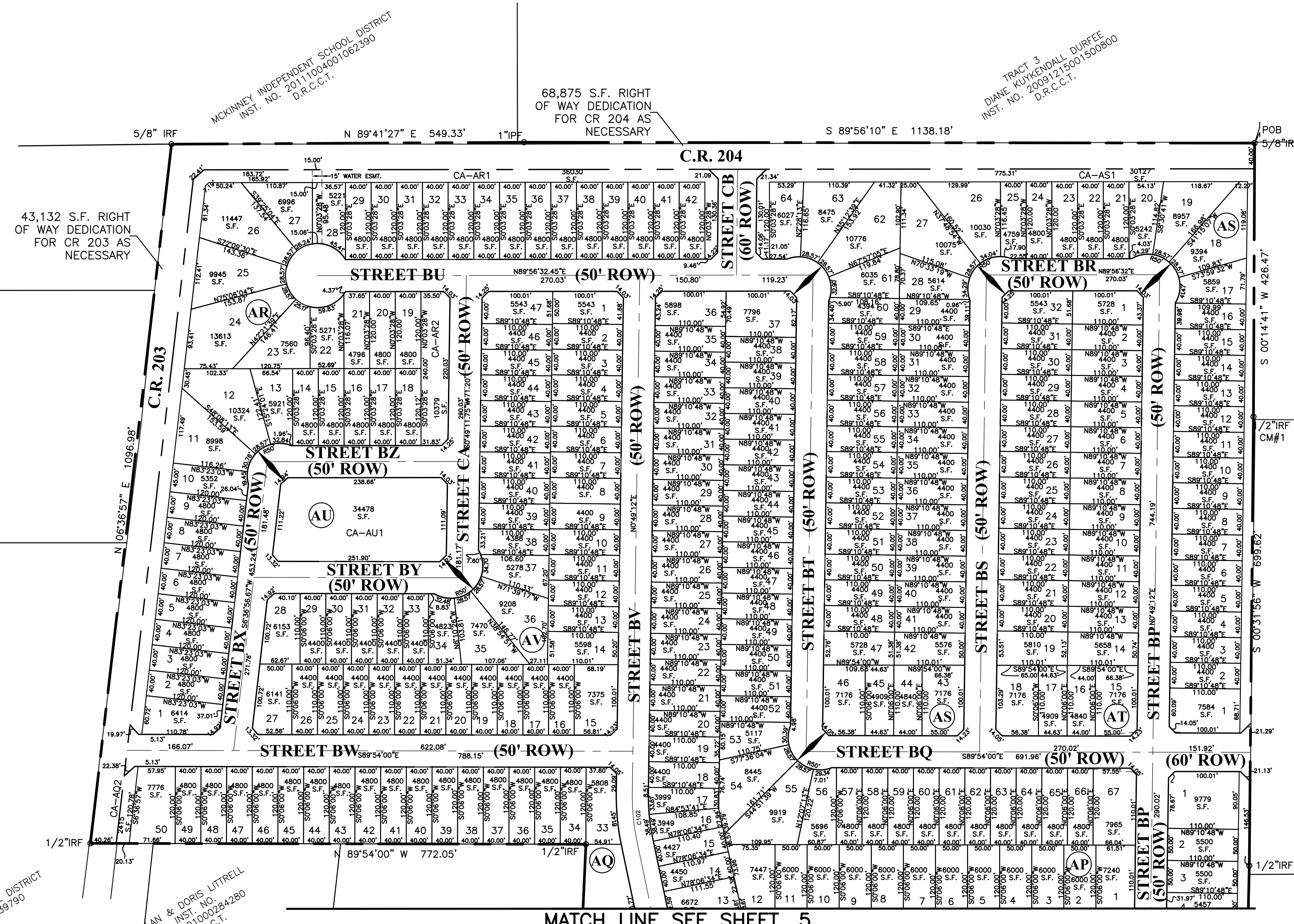
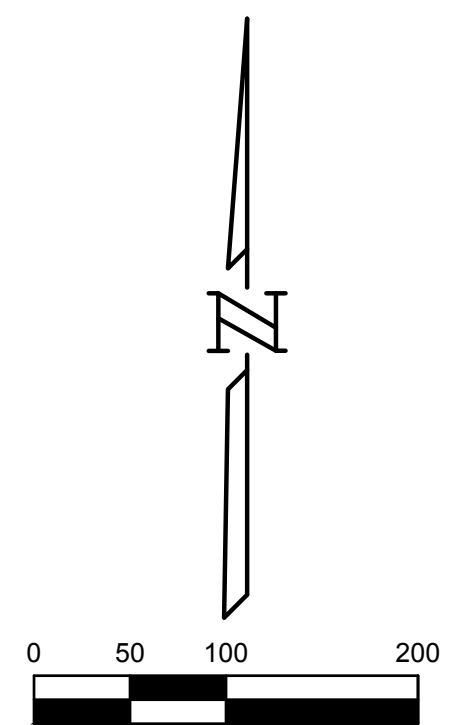
MAY 2018 SCALE: 1"=100' SHEET 5 OF 7



PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY



VICINITY MAP
SCALE: 1"=2500'



43,132 S.F. RIGHT OF WAY DEDICATION FOR CR 203 AS NECESSARY

68,875 S.F. RIGHT OF WAY DEDICATION FOR CR 204 AS NECESSARY

TRACT 3
DAINE KUYKENDALL DURFEE
INST. NO. 2009215001500800
D.R.C.C.T.

CH-B TRINITY FALLS, L.P.
INST. NO. 2014052000258220
D.R.C.C.T.

FRED & CAROLYN MCMAHAN
INST. NO. 20131101001435860
D.R.C.C.T.

MCKINNEY INDEPENDENT SCHOOL DISTRICT
INST. NO. 2008117001339790
D.R.C.C.T.

ALLAN & DORIS LITRELL
INST. NO. 19920501000284280
D.R.C.C.T.

MATCH LINE SEE SHEET 5

PRELIMINARY - FINAL PLAT HONEY CREEK 313

313.22 ACRES / 1,460 SINGLE FAMILY LOTS /
38 COMMON AREAS/ 1 COMMERCIAL LOT

OUT OF 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
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
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11520 N. CENTRAL EXPY.
SUITE 138
DALLAS, TEXAS 75243-6672
(214)578-0365

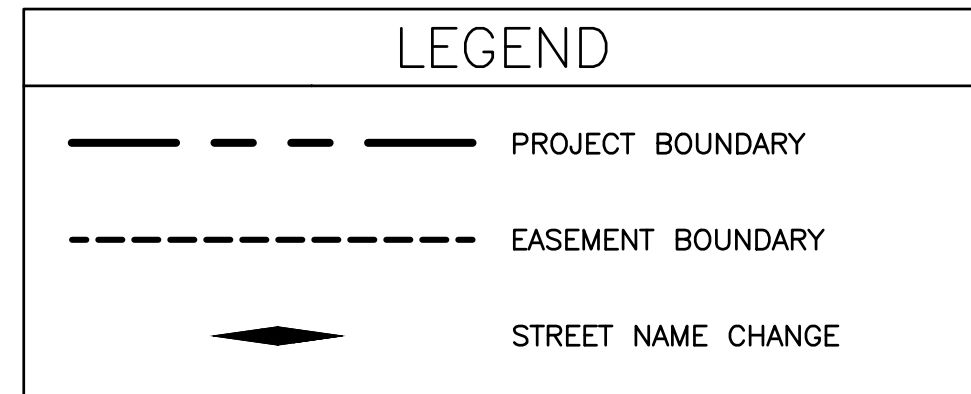
DEVELOPER
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
1707 MARKETPLACE BOULEVARD
SUITE 100
IRVING, TEXAS 75063
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ENGINEER:



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DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

MAY 2018 SCALE: 1"=100' SHEET 6 OF 7



PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY

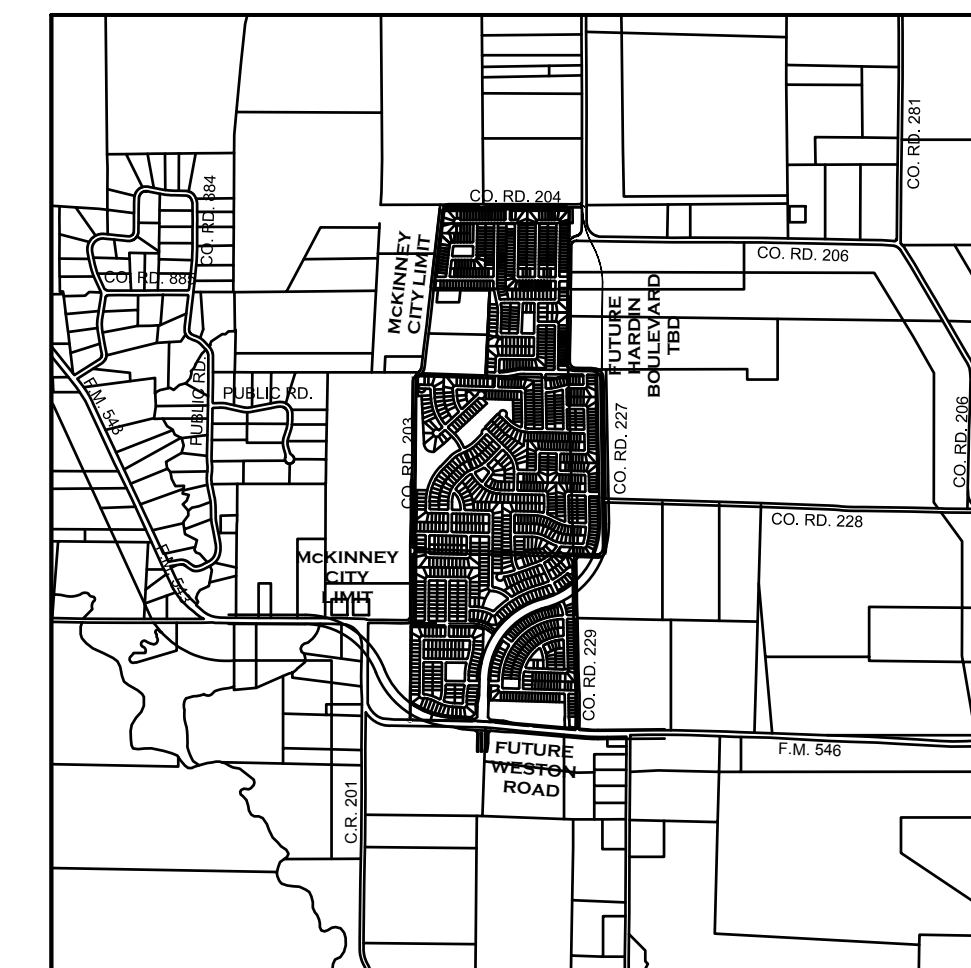
BASIS OF BEARING:

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 #

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.
5. 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.



VICINITY MAP
SCALE: 1"=2500'

OWNERS DEDICATION

STATE OF TEXAS} HONEY CREEK JOINT VENTURE II
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 II, 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 ITS 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 ITS 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 _____, 2018.
BY HONEY CREEK JOINT VENTURE 2

R.J. GROGAN JR.
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 R.J. GROGAN JR., 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 _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, _____, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN MARCH, 2018, AND THAT ALL CORNERS ARE SHOWN.

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO

DATE: _____

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 MICHAEL J. BAITUP, 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 _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS}

LEGAL DESCRIPTION

BEING 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 1441' 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 SOUTHWEST 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.

Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, TANGENT. Contains data for curves C1 through C79.

Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, TANGENT. Contains data for curves C80 through C110.

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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
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P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
DNG = DRAINAGE EASEMENT
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V.E. = VISIBILITY EASEMENT
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PRELIMINARY - FINAL PLAT
HONEY CREEK 313

313.22 ACRES / 1,460 SINGLE FAMILY LOTS / 38 COMMON AREAS/ 1 COMMERCIAL LOT

OUT OF 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
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: HONEY CREEK JOINT VENTURE II, 11520 N. CENTRAL EXPY, SUITE 138, DALLAS, TEXAS 75243-6672, (214)578-0365
DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 1707 MARKETPLACE BOULEVARD, SUITE 100, IRVING, TEXAS 75063, (469)587-5206

ENGINEER:



1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY

MAY 2018 SCALE: N.T.S. SHEET 7 OF 7