









LOT AF	REA TABI	LOT /	LOT AREA TAB					
LOT NO.	AREA (SF)	AREA (ac)	LOT NO.	AREA (SF)				
BLOCK A CA A-1	104669.65	2.40	BLOCK C LOT 2	5500.00				
BLOCK A LOT 1	7250.00	0.17	BLOCK C LOT 3	5500.00				
BLOCK A LOT 2	7250.00	0.17	BLOCK C LOT 4	5500.00				
BLOCK A LOT 3	7250.00	0.17	BLOCK C LOT 5	5 5500.00				
BLOCK A LOT 4	7250.00	0.17	BLOCK C LOT 6					
BLOCK A LOT 5 BLOCK A LOT 6	7250.00 7250.00	0.17	BLOCK C LOT 7					
BLOCK A LOT 7	7250.00	0.17	BLOCK C LOT 9					
BLOCK A LOT 8	7250.00	0.17	BLOCK C LOT 1					
BLOCK A LOT 9	7250.00	0.17	BLOCK C LOT 1	1 5500.00				
BLOCK A LOT 10	7405.88	0.17	BLOCK C LOT 1:	2 5500.00				
BLOCK A LOT 11	7250.00	0.17	BLOCK C LOT 1:	3 5500.00				
BLOCK A LOT 12	7250.00	0.17	BLOCK C LOT 14	4 5500.00				
BLOCK A LOT 13	7250.00	0.17	BLOCK C LOT 1					
BLOCK A LOT 14	7250.00	0.17	BLOCK C LOT 10					
BLOCK A LOT 15 BLOCK A LOT 16	7250.00 7250.00	0.17	BLOCK D CA D-					
BLOCK A LOT 17	7250.00	0.17	BLOCK D LOT 1					
BLOCK A LOT 18	7250.00	0.17	BLOCK D LOT 2					
BLOCK A LOT 19	7250.00	0.17	BLOCK D LOT 3	7250.00				
BLOCK A LOT 20	10617.50	0.24	BLOCK D LOT 4	7181.59				
BLOCK A LOT 21	10680.00	0.25	BLOCK D LOT 5	5614.91				
BLOCK A LOT 22	7250.00	0.17	BLOCK D LOT 6					
BLOCK A LOT 23	7250.00	0.17	BLOCK D LOT 7					
BLOCK A LOT 25	7250.00	0.17	BLOCK D LOT 8					
BLOCK A LOT 25 BLOCK A LOT 26	7250.00 7250.00	0.17 0.17	BLOCK D LOT 9					
BLOCK A LOT 27	7250.00	0.17	BLOCK D LOT 1					
BLOCK A LOT 28	7240.19	0.17	BLOCK D LOT 1:					
BLOCK A LOT 29	11310.04	0.26	BLOCK D LOT 1:	3 10548.79				
BLOCK A LOT 30	15359.78	0.35	BLOCK D LOT 14	4 8919.61				
BLOCK A LOT 31	9774.08	0.22	BLOCK D LOT 1	5 8281.33				
BLOCK A LOT 32	7250.00	0.17	BLOCK D LOT 10	6 7644.64				
BLOCK A LOT 33	7250.00	0.17	BLOCK D LOT 1					
BLOCK A LOT 34	7250.00	0.17	BLOCK D LOT 18					
BLOCK A LOT 35	7250.00 7205.24	0.17	BLOCK D LOT 19					
BLOCK A LOT 37	7208.03	0.17	BLOCK D LOT 2					
BLOCK A LOT 38	7210.20	0.17	BLOCK D LOT 2	2 7250.00				
BLOCK A LOT 39	7200.06	0.17	BLOCK D LOT 2	3 7250.00				
BLOCK A LOT 40	8057.98	0.18	BLOCK D LOT 2	4 7250.00				
BLOCK A LOT 41	8809.99	0.20	BLOCK D LOT 2					
BLOCK A LOT 42	11706.70	0.27	BLOCK D LOT 2					
BLOCK A LOT 43 BLOCK A LOT 44	7681.69	0.20	BLOCK D LOT 2					
BLOCK A LOT 45	7326.49	0.18	BLOCK D LOT 2					
BLOCK A LOT 46	7209.06	0.17	BLOCK D LOT 3					
BLOCK A LOT 47	7623.30	0.18	BLOCK D LOT 3	1 5613.91				
BLOCK A LOT 48	11048.47	0.25	BLOCK D LOT 3	2 5665.70				
BLOCK A LOT 49	8474.94	0.19	BLOCK D LOT 3	3 5717.49				
BLOCK A LOT 50	8599.07	0.20	BLOCK D LOT 3	4 5769.27				
BLOCK A LOT 51	8027.50	0.18	BLOCK D LOT 3	5 5821.06				
BLOCK A LOT 52	5500.00	0.13	BLOCK D LOT 3					
BLOCK A LOT 53	7205.00	0.17	BLOCK D LOT 3					
BLOCK B LOT 1  BLOCK B LOT 2	6550.00 5500.00	0.15 0.13	BLOCK D LOT 3					
BLOCK B LOT 3	5500.00	0.13	BLOCK D LOT 4					
BLOCK B LOT 4	5500.00	0.13	BLOCK D LOT 4					
BLOCK B LOT 5	5500.00	0.13	BLOCK D LOT 4	2 7365.36				
BLOCK B LOT 6	5500.00	0.13	BLOCK D LOT 4	3 7398.11				
BLOCK B LOT 7	5500.00	0.13	BLOCK D LOT 4	4 7430.87				
BLOCK B LOT 8	7909.87	0.18	BLOCK E LOT 1	8560.37				
BLOCK B LOT 9	11706.38	0.27	BLOCK E LOT 2					
BLOCK BLOT 10	5500.00	0.13	BLOCK E LOT 3					
BLOCK BLOT 11	5500.00	0.13	BLOCK E LOT 4					
BLOCK B LOT 12 BLOCK B LOT 13	5500.00 5500.00	0.13	BLOCK E LOT 5					
BLOCK B LOT 14	5500.00	0.13	BLOCK E LOT 7					
BLOCK B LOT 15	6550.00	0.15	BLOCK E LOT 8					
BLOCK C LOT 1	8027.50	0.18	BLOCK E LOT 9	5500.00				

LOT AF	REA TABL	-E
LOT NO.	AREA (SF)	AREA (ac)
BLOCK E LOT 10	7701.97	0.18
BLOCK E LOT 11	6958.05	0.16
BLOCK E LOT 12	5671.21	0.13
BLOCK E LOT 13	5656.64	0.13
BLOCK E LOT 14	5671.26	0.13
BLOCK E LOT 15	5656.59	0.13
BLOCK E LOT 16	6858.94	0.16
BLOCK F CA F-1	27137.78	0.62
BLOCK F CA F-2	870535.37	19.98
BLOCK F CA F-3	40717.38	0.93
BLOCK F LOT 1	6261.85	0.14
BLOCK F LOT 2	6918.99	0.16
BLOCK F LOT 3	7221.23	0.17
BLOCK F LOT 4	7250.00	0.17
BLOCK F LOT 5	7250.00	0.17
BLOCK F LOT 6	7250.00	0.17
BLOCK F LOT 7	7250.00	0.17
BLOCK F LOT 8	7250.00	0.17
BLOCK F LOT 9	7250.00	0.17
BLOCK F LOT 10	7250.00	0.17
BLOCK F LOT 11	7250.00	0.17
BLOCK F LOT 12	7250.00	0.17
BLOCK F LOT 13	7250.00	0.17
BLOCK F LOT 14	6812.50	0.16
BLOCK F LOT 15	5937.50	0.14
BLOCK F LOT 16	7495.78	0.17
BLOCK FLOT 17	7588.63	0.17
BLOCK FLOT 18	7557.55	0.17
BLOCK FLOT 19	6750.00	0.15
BLOCK FLOT 20	7749.53	0.18
BLOCK FLOT 21	7391.43	0.17
BLOCK FLOT 22	7500.00	0.17
BLOCK FLOT 23	8167.94	0.19
BLOCK FLOT 24	8167.94	0.19
BLOCK FLOT 25	8103.37	0.19
BLOCK FLOT 26	7663.75	0.18
BLOCK F LOT 27 BLOCK F LOT 28	7660.20 7659.00	0.18
	7659.00	0.18 0.18
BLOCK F LOT 29 BLOCK F LOT 30	7654.20	0.18
BLOCK F LOT 31	7654.20	0.18
BLOCK F LOT 32	7627.40	0.18
BLOCK F LOT 33	7594.65	0.16
BLOCK F LOT 34	7594.05	0.17
BLOCK F LOT 35		
BLOCK F LOT 35  BLOCK G CA G-1	7529.13 7694.61	0.17 0.18
BLOCK G CA G-1 BLOCK G CA G-2	2664.07	0.18
BLOCK G CA G-2 BLOCK G LOT 1	8650.04	0.06
BLOCK G LOT 1	7250.10	0.20
BLOCK G LOT 3	7250.10	0.17
BLOCK G LOT 3  BLOCK G LOT 4	7250.16	0.17
BLOCK G LOT 5	7250.29	0.17
BLOCK G LOT 6	7250.29	0.17
BLOCK G LOT 7	7243.36	0.17
BLOCK G LOT 7 BLOCK G LOT 8	7243.36	
BLOCK G LOT 8	7048.47	0.16
BLOCK G LOT 8 BLOCK G LOT 9 BLOCK G LOT 10	7048.47 7543.13	0.16 0.17
BLOCK G LOT 8 BLOCK G LOT 9	7048.47 7543.13 7248.81	0.16 0.17 0.17
BLOCK G LOT 8  BLOCK G LOT 10  BLOCK G LOT 11	7048.47 7543.13 7248.81 7249.52	0.16 0.17 0.17 0.17
BLOCK G LOT 9 BLOCK G LOT 10 BLOCK G LOT 11 BLOCK G LOT 12	7048.47 7543.13 7248.81 7249.52 7249.58	0.16 0.17 0.17 0.17 0.17
BLOCK G LOT 8  BLOCK G LOT 10  BLOCK G LOT 11  BLOCK G LOT 12  BLOCK G LOT 13	7048.47 7543.13 7248.81 7249.52 7249.58 7249.64	0.16 0.17 0.17 0.17 0.17 0.17
BLOCK G LOT 8  BLOCK G LOT 10  BLOCK G LOT 11  BLOCK G LOT 12  BLOCK G LOT 13  BLOCK G LOT 14	7048.47 7543.13 7248.81 7249.52 7249.58 7249.64 7249.70	0.16 0.17 0.17 0.17 0.17 0.17
BLOCK G LOT 8  BLOCK G LOT 10  BLOCK G LOT 11  BLOCK G LOT 12  BLOCK G LOT 13  BLOCK G LOT 14  BLOCK G LOT 15	7048.47 7543.13 7248.81 7249.52 7249.58 7249.64 7249.70 7249.76	0.16 0.17 0.17 0.17 0.17 0.17 0.17
BLOCK G LOT 8  BLOCK G LOT 9  BLOCK G LOT 10  BLOCK G LOT 11  BLOCK G LOT 12  BLOCK G LOT 13  BLOCK G LOT 14  BLOCK G LOT 15  BLOCK G LOT 16	7048.47 7543.13 7248.81 7249.52 7249.58 7249.64 7249.70 7249.76 7249.82	0.16 0.17 0.17 0.17 0.17 0.17 0.17 0.17
BLOCK G LOT 8  BLOCK G LOT 9  BLOCK G LOT 10  BLOCK G LOT 11  BLOCK G LOT 12  BLOCK G LOT 13  BLOCK G LOT 14  BLOCK G LOT 15  BLOCK G LOT 16  BLOCK G LOT 17	7048.47 7543.13 7248.81 7249.52 7249.58 7249.64 7249.70 7249.76 7249.82 7249.89	0.16 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17
BLOCK G LOT 8  BLOCK G LOT 9  BLOCK G LOT 10  BLOCK G LOT 11  BLOCK G LOT 12  BLOCK G LOT 13  BLOCK G LOT 14  BLOCK G LOT 15  BLOCK G LOT 16  BLOCK G LOT 17  BLOCK G LOT 18	7048.47 7543.13 7248.81 7249.52 7249.58 7249.64 7249.70 7249.76 7249.82 7249.89 7249.95	0.16 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17
BLOCK G LOT 8  BLOCK G LOT 9  BLOCK G LOT 10  BLOCK G LOT 11  BLOCK G LOT 12  BLOCK G LOT 13  BLOCK G LOT 14  BLOCK G LOT 15  BLOCK G LOT 16  BLOCK G LOT 17  BLOCK G LOT 18  BLOCK G LOT 18	7048.47 7543.13 7248.81 7249.52 7249.58 7249.64 7249.70 7249.76 7249.82 7249.89 7249.95 5499.75	0.16 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17
BLOCK G LOT 8  BLOCK G LOT 10  BLOCK G LOT 11  BLOCK G LOT 12  BLOCK G LOT 13  BLOCK G LOT 14  BLOCK G LOT 15  BLOCK G LOT 16  BLOCK G LOT 17  BLOCK G LOT 18  BLOCK H LOT 5  BLOCK H LOT 8	7048.47 7543.13 7248.81 7249.52 7249.58 7249.64 7249.70 7249.76 7249.82 7249.89 7249.95 5499.75 5499.60	0.16 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.17 0.13 0.13

BLOCK H LOT 1 5499.94 0.13

AREA (ac)

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## **GENERAL NOTES**

LOT AREA TABLE

5499.89

5499.85

5499.80

5499.70

5499.65

8546.30

5500.43

5500.38

5500.33

5500.28

5500.23

5500.18

5500.08

6550.04

3451.58

6549.97

5499.93

5499.89

5499.85

5499.80

5499.76

5499.72

5499.68

5499.64

5499.65

8028.99

10630.95

7250.40

7250.36

7250.32

7250.28

7250.24

7250.20

7250.15

7250.11

7250.07

8738.76

11883.39

9972.05

5500.00

5500.00

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8406.80

7989.83

7200.00

7200.00

7945.97

7779.38

6739.88

LOT NO.

**BLOCK H LOT 2** 

**BLOCK H LOT 3** 

**BLOCK H LOT 4** 

**BLOCK H LOT 6** 

BLOCK H LOT 7

BLOCK H LOT 1

**BLOCK H LOT 1** 

BLOCK H LOT 12

**BLOCK H LOT 13** 

BLOCK H LOT 14

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BLOCK I CA I-1

**BLOCK I LOT 1** 

BLOCK I LOT 2

**BLOCK I LOT 3** 

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**BLOCK I LOT 15** 

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**BLOCK I LOT 19** 

BLOCK I LOT 20

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BLOCK I LOT 22

BLOCK J LOT 1

BLOCK J LOT 2

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**BLOCK J LOT 5** 

BLOCK J LOT 6

**BLOCK J LOT 7** 

**BLOCK J LOT 8** 

BLOCK J LOT 9

**BLOCK J LOT 10** 

BLOCK J LOT 1'

BLOCK J LOT 12

BLOCK J LOT 14

BLOCK J LOT 13 | 7191.88

BLOCK J LOT 15 | 7547.35

BLOCK H LOT 1

AREA (SF) AREA (ac)

0.13

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- PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
- 2. BOUNDARY INFORMATION FROM AN ON-THE-GROUND SURVEY. . ALL OPEN-SPACE LOTS TO SHALL BE OWNED AND MAINTAINED BY
- 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.

## **LEGAL DESCRIPTION**

- BEING a tract of land situated in M.Hart Survey, Abstract No. 371, Collin County, Texas, and being all of a called 29.852 acre tract of land described as "Tract 1-B" in a deed to Tom B. Wilson, Sr, as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas, and being more particularly described
- BEGINNING at 3/8 inch iron rod found for the southwest corner of said 29.852 acre tract, common to the northwest corner of a called 5.00 tract of land described in a deed to Howard Joe Covington, as recorded in Volume 6052, Page 1378 of the Land Records of Collin County, Texas, same being in the centerline of

County Road 202, a variable width right of way, no record found;

feet to a concrete monument found for corner;

- THENCE North 00°06'44" East, along the westerly line of said 29.852 acre tract and along the centerline of said County Road 202, a distance of 1,095.64 feet to 1/2 inch iron rod found for the northwest corner of said 29.852 acre tract, same being on the southerly right of way line of Weston Road (F.M. 543), a variable width
- right of way; THENCE North 89°28'41" East, departing the centerline of said County Road 202, and along the northerly line of said 29.852 acre tract and the southerly right of way line of said Weston Road, a distance of 658.35
- **THENCE** South 88°05'27" East, continuing along the northerly line of said 29.852 acre tract and the southerly right of way line of said Farm Road No. 543, a distance of 527.83 feet to a 2 inch iron pipe found for the northeast corner of said 29.852 acre tract, common to the northwest corner of a called 2.00 acre tract of land described in a deed to Dakota W. Hatch, as recorded in Instrument No. 20210503000884170 of the Official Public Records of Collin County, Texas;
- THENCE South 01°40'08" West, departing the southerly right of way line of said Weston Road, and along the easterly line of said 29.852 acre tract and the westerly line of said 2.00 acre tract, a distance of 435.58 feet to 1/2 inch iron rod with plastic cap stamped "Carter Burgess" found for an ell corner on the easterly line of said 29.852 acre tract, common to the southwest corner of said 2.00 acre tract and a northwest corner of a called 170.772 acre tract of land described in a deed to 1000 Trinity Falls Investments, LLC, as recorded in Instrument No. 20200518000724190, of the Official Public Records of Collin County, Texas;
- **THENCE** South 01°35'02" West, continuing along the easterly line of said 29.852 acre tract, and along the westerly line of said 170.772 acre tract, a distance of 676.69 feet to 1/2 inch iron rod with plastic cap stamped "GREER 4117" found for the southeast corner of said 29.852 acre tract, common to the northeast corner of a called 54.05 acre tract of land described in a Corrected Warranty Deed to Gary E. Hefner Or Michelle Hefner, Trustee Of The Hefner Living Trust, as recorded in Instrument No. 201305613000652030 of the Official Public Records of Collin County, Texas;
- THENCE North 88°33'46" West, departing the easterly line of said 170.772 acre tract, and along the southerly line of said 29.852 acre tract and the northerly line of said 54.05 acre tract, a distance of 690.14 feet to a 5/8 inch iron rod found for the northwest corner of said 54.05 acre tract, common to the northeast corner of said 5.00 acre tract;
- THENCE North 88°42'57" West, continuing along the southerly line of said 29.852 acre tract and along the northerly line of said 5.00 acre tract, a distance of 466.81 feet to the POINT OF BEGINNING and containing 29.839 acres (1,299,783 square feet) or of land, more or less.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	CU	JRVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C89	375.00'	47.47'	S76*35'12"E	47.44	7"15'09"	23.77'	C1	125	16.00'	10.48'	N18 <b>°</b> 08'39"E	10.29'	37*31'25"	5.43'
C90	375.00'	47.47'	S83°50'21"E	47.44	7"15'09"	23.77'	C1	126	380.00'	109.71	N9 <b>°</b> 51'17"E	109.33	16 <b>°</b> 32'29"	55.24'
C91	375.00'	47.47'	N88 <b>°</b> 54'29"E	47.44	7"15'09"	23.77'	C1	127	320.00'	140.59'	N20 <b>°</b> 54'45"E	139.46	25°10'21"	71.45'
C92	325.00'	20.97	S5 <b>"</b> 11'29"W	20.96'	3°41'48"	10.49'	C1	128	320.00'	19.03'	N35"12'09"E	19.03'	3°24'26"	9.52'
C93	16.00'	13.60'	S21°00'33"E	13.20'	48*42'16"	7.24'	C1	129	488.50'	138.26'	N10°01'02"E	137.80'	16 <b>°</b> 12'58"	69.59'
C94	42.00'	60.92'	N3°48'32"W	55.72'	83°06'17"	37.23'	C1	130	536.50'	151.84'	N10°01'02"E	151.34'	16 <b>°</b> 12'58"	76.43'
C95	16.00'	13.60'	S13°23'28"W	13.20'	48 <b>°</b> 42'16"	7.24'	C <sup>2</sup>	131	325.00'	50.63	N81°11'54"W	50.58'	8 <b>°</b> 55'34"	25.37'
C96	325.00'	21.06'	S12*49'02"E	21.05'	3°42'44"	10.53'	C1	132	325.00'	62.51'	N71°13'30"W	62.41'	11°01'13"	31.35'
C97	382.93'	69.14'	S20*46'17"E	69.05	10 <b>°</b> 20'44"	34.67'	C1	133	375.00'	47.47	N67°37'45"W	47.44	7"15'09"	23.77'
C98	1228.34	34.23'	S29*53'08"E	34.23'	1*35'47"	17.11'	C1	134	375.00'	8.94'	N63°19'12"W	8.94'	1°21'56"	4.47'
C100	24.50'	9.03'	S22"11'24"E	8.98'	21°06'39"	4.57'	C1	135	325.00'	17.46'	N64°10'34"W	17.45'	3*04'39"	8.73'
C101	50.00'	173.08'	S6*21'35"E	98.72'	198 <b>°</b> 20'11"	309.80'	C1	136	475.00'	107.41	N8*09'56"W	107.18	12 <b>°</b> 57'22"	53.94'
C102	50.00'	40.54	N63*57'48"W	39.44'	46 <b>°</b> 27 <b>'</b> 23"	21.46'	C1	137	325.00'	67.87	S11°36'53"E	67.75	11 <b>°</b> 57'55"	34.06'
C103	50.00'	25.40'	N26°11'05"W	25.12'	29 <b>°</b> 06'02"	12.98'	C1	138	375.00'	24.80'	N83°23'14"E	24.80'	3°47'21"	12.40'
C104	350.00'	61.09'	N85°06'44"E	61.01'	10°00'00"	30.62'	C1	139	375.00'	13.73'	N31°41'48"W	13.72'	2°05'50"	6.86'
C105	350.00'	53.13'	N4*14'11"W	53.08'	8°41'50"	26.62'	C1	140	375.00'	133.58'	S20*26'36"E	132.87	20°24'34"	67.51'
C106	400.00'	89.19'	N7 <b>°</b> 58'18 <b>"</b> E	89.01'	12 <b>°</b> 46'32"	44.78'								
C107	350.00'	72.92'	S8 <b>*</b> 23'26"W	72.79'	11 <b>°</b> 56'15"	36.59'								
C108	350.00'	68.85	S84°44'18"E	68.73'	11"16'13"	34.53'								
C109	400.00'	113.21	N10°01'02"E	112.83	16 <b>°</b> 12'58"	56.99'								
C110	350.00'	101.05	S9*51'17"W	100.70	16 <b>°</b> 32'29"	50.88'								
C111	350.00'	215.77	N19°14'42"E	212.37	35°19'20"	111.44'								
C112	350.00'	166.46	N76 <b>°</b> 15'46"W	164.90	27"15'02"	84.84'								
C113	350.00'	222.69	S0 <b>ʻ</b> 37'50"W	218.96	36 <b>°</b> 27'19"	115.26'								
C114	350.00'	83.16'	N83*18'18"E	82.97	13°36'51"	41.78'								
C115	500.00'	256.41	N2°54'21"W	253.61	29*22'58"	131.09'								
C116	350.00	69.77	N84*10'37"W	69.66	11 <b>°</b> 25'19"	35.00'								

530.77' | 98°37'10" |

265.23' | 44°31'51"

68.13' | 12**°**02'00" |

12.25' | 45°01'01"

44.82' | 64°29'33" |

5**"**16'51"

70.52' | 12\*27'24" | 35.47'

34.55

407.05

143.30'

17.29

34.25

6.63'

26.50'

## **LEGAL DESCRIPTION**

BEING a tract of land situated in M.Hart Survey, Abstract No. 371, Collin County, Texas, and being all of a called 54.05 acre tract of land described in a Corrected Warranty Deed to Gary E. Hefner Or Michelle Hefner, Trustee Of The Hefner Living Trust, as recorded in Instrument No. 201305613000652030 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found for the northerly most northwest corner of said 54.05 acre tract, common to the northeast corner of a called 5.00 tract of land described in a deed to Howard Joe Covington, as recorded in Volume 6052, Page 1378 of the Land Records of Collin County, Texas, same being on the southerly line of a called 29.852 acre tract of land described as "Tract 1-B" in a deed to Tom B. Wilson, SR, as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas;

**THENCE** South 88°33'46" East, along the northerly line of said 54.05 acre tract and the southerly line of said 29.852 acre tract, a distance of 690.14 feet to a 1/2 inch iron rod with plastic cap stamped "GREER 4117" found for the northeast corner of said 54.05 acre tract, common to the southeast corner of said 29.852 acre tract, same being on the easterly line of a called 170.772 acre tract of land described in a deed to 1000 Trinity Falls Investments, LLC, as recorded in Instrument No. 20200518000724190, of the Official Public Records of Collin County, Texas;

**THENCE** South 01°35'02" West, along the easterly line of said 54.05 acre tract and the westerly line of said 170.772 acre tract, a distance of 1,078.64 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

**THENCE** South 00°02'58" East, continuing along the easterly line of said 54.05 acre tract and the westerly line of said 170.772 acre tract, and along the westerly line of a called 62.599 acre tract of land described in a deed to 1500 Trinity Falls Investments, LLC, as recorded in Instrument No. 20200821001381280, of the Official Public Records of Collin County, Texas, a distance of 291.70 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

**THENCE** South 04°12'29" West, continuing along the easterly line of said 54.05 acre tract and the westerly line of said 62.599 acre tract, a distance of 91.98 feet to a 5/8 inch iron rod found for the southerly most southwest corner of said 62.599 acre tract, common to the northwest corner of a called 135.992 acre tract of land described as "Tract 1-D" in a deed to Tom B. Wilson, as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas;

**THENCE** South 00°14'16" East, continuing along the easterly line of said 54.05 acre tract and the westerly line of said 62.599 acre tract, a distance of 1,348.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 54.05 acre tract, common to an ell corner of said 135.992 acre

**THENCE** South 89°07'55" West, along the southerly line of said 54.05 acre tract and the northerly line of said 135.992 acre tract, a distance of 45.86 feet to the southernmost southwest corner of said 544.05 acre tract, common to the southeast corner of a called 7.325 acre tract of land described in a deed to Randall J. Ludwig Sr. & Brenda Ludwig, as recorded in Volume 4930, Page 3959 of the Land Records of Collin County, Texas and falls in the centerline of a creek;

**THENCE** along the westerly line of said 54.05 acre tract, easterly line of said 7.325 acre tract, the easterly line of a called 7.325 acre tract of land described in a deed to Jon J. Woodruff, as recorded in Instrument No. 2001-0073899 and Volume 4944, Page 3352 of the Land Records of Collin County, Texas, and said centerline of creek, the following:

North 30°39'29" West, along the westerly line of said 7.325 acre tract and the centerline of said creek, a distance of 204.40 feet to a northeast corner of said 7.325, common to the southwest corner;

North 26°39'52" West, a distance of 160.05 feet to a point for corner;

North 86°45'55" West, a distance of 60.90 feet to a point for corner;

North 56°05'55" West, a distance of 155.92 feet to a point for corner;

North 13°20'55" West, a distance of 82.50 feet to a point for corner;

South 86°20'05" West, a distance of 125.80 feet to a point for corner;

North 06°14'05" East, a distance of 125.60 feet to a point for corner;

North 54°24'55" West, a distance of 112.80 feet to a point for corner;

North 81°33'55" West, a distance of 170.90 feet to a point for corner;

North 46°16'55" West, a distance of 80.00 feet to a point for corner North 88°00'55" West, a distance of 162.60 feet to a point for corner:

North 06°25'05" East, a distance of 114.50 feet to a point for corner;

North 55°55'05" East, a distance of 67.00 feet to a point for corner;

North 70°19'55" West, a distance of 68.80 feet to a point for corner;

North 09°22'05" East, a distance of 91.60 feet to a point for corner;

North 01°48'05" East, a distance of 99.50 feet to a point for corner;

North 44°06'55" West, a distance of 193.52 feet to mag nail set for the northerly most southwest corner of said 54.05 acre tract, common to the northwest corner of said 7.325 acre tract, same being in the centerline of County Road 202, a variable width right of way, no record found;

**THENCE** along the westerly line of said 54.05 acre tract and generally along the centerline of said County Road 202, the following:

North 00°10'02" East, a distance of 361.16 feet to a "PK" nail found for corner;

North 00°51'46" East, a distance of 612.34 feet to a "PK" nail found for corner;

North 00°06'44" East, a distance of 136.94 feet to a mag nail set for southerly most northwest corner of said 54.05 acre tract, common to the southwest corner of said 5.00 acre tract;

THENCE South 88°42'04" East, departing the centerline of said County Road 202long the northerly line of said 54.05 acre tract and the southerly line of said 5.00 acre tract, a distance of 467.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 5.00 acre tract, common to an ell corner of said 51.05 acre tract;

THENCE North 00°01'56" East, continuing along the northerly line of said 54.05 acre tract, and the easterly line of said 5.00 acre tract, a distance of 466.70 feet to the **POINT OF BEGINNING** and containing 54.205 acres (2,361,175 square feet) of land, more or less.

PRELIMINARY PLAT

FOR

SHADED TREE

255 RESIDENTIAL LOTS / 9 OPEN SPACES BEING 84.04 ACRES OUT OF THE M. HART SURVEY, ABSTRACT NO. 371

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER: Lennar Homes 707 Market Place Blvd. rving, TX 75063 Tel: (903) 770-1300

ENGINEER/SURVEYOR: Kimley » Horn 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 Tel: (972) 770-1300

Contact: PEYTON MCGEE, P.E. DESIGNED DRAWN CHECKED SCALE DATE KH PROJECT NO. C-06 PEM RJL PEM AS SHOWN APRIL 2022 063451514

Contact: Annie Hepner

C116 | 350.00° | 69.77° | N8410'3/"W | 69.66" | 11°25'19" | 35.00" 350.00' 81.47**'** S83**°**26'36"W 81.29' 13°20'15" 40.92'

S49\*11'51"E

S10°28'48"E

N14**°**57'24"W

S0°35'47"W

S12°50'29"W

S41°22'00"W

N31°37'44"E

C118 | 350.00' | 602.43' |

C119 | 350.00' | 272.02' |

C120 | 375.00' | 34.56'

16.00'

42.00'

C122 | 325.00' |

| 325.00' | 70.66'

68.26

12.57

47.28'

C121

C123

C124

CURVE TABLE