

BLOCK A			BLOCK B		
LOT NO.	AREA		LOT NO.	AREA	
LOT 1	10,489 SF		LOT 1	8,960 SF	
LOT 2	8,751 SF		LOT 2	6,000 SF	
LOT 3	8,712 SF		LOT 3	6,000 SF	
LOT 4	8,272 SF		LOT 4	7,092 SF	
LOT 5	7,714 SF		LOT 5	7,427 SF	
LOT 6	7,309 SF		LOT 6	6,000 SF	
LOT 7	7,253 SF		LOT 7	6,000 SF	
LOT 8	6,856 SF		LOT 8	7,092 SF	
LOT 9	6,250 SF				
LOT 10	6,000 SF				
LOT 11	8,738 SF				
LOT 12	9,339 SF				
LOT 13	5,933 SF				
LOT 14	6,000 SF				
LOT 15	6,000 SF				
LOT 16	6,000 SF				
LOT 17	6,000 SF				
LOT 18	6,003 SF				
LOT 19	9,265 SF				
LOT 20	7,536 SF				
LOT 21	6,000 SF				
LOT 22	6,000 SF				
LOT 23	6,000 SF				
LOT 24	6,000 SF				
LOT 25	6,000 SF				
LOT 26	6,000 SF				
LOT 27	6,000 SF				
LOT 28	6,000 SF				
LOT 29	6,000 SF				
LOT 30	6,000 SF				
LOT 31	6,000 SF				
LOT 32	6,000 SF				
LOT 33	6,000 SF				
LOT 34	6,000 SF				
LOT 35	6,000 SF				
LOT 36	8,890 SF				

BLOCK C		
LOT NO.	AREA	
LOT 1	7,087 SF	
LOT 2	6,000 SF	
LOT 3	6,000 SF	
LOT 4	6,000 SF	
LOT 5	6,000 SF	
LOT 6	6,000 SF	
LOT 7	7,087 SF	

BLOCK D		
LOT NO.	AREA	
LOT 1	8,342 SF	
LOT 2	8,163 SF	

COMMON AREAS		
NO.	AREA	
CA-A1	0.1235 AC	
CA-A2	0.0845 AC	
CA-C1	0.3848 AC	
CA-D1	0.0621 AC	
CA-E1	0.1438 AC	

LOT & R.O.W. LINE TABLES		
NO.	BEARING	DISTANCE
L20	N 21°00'05" W	60.40'
L21	S 05°52'40" W	38.03'
L22	S 63°30'01" W	61.50'
L23	S 89°37'23" W	38.45'
L24	N 00°23'01" W	8.92'
L25	N 45°30'29" W	21.16'
L26	N 44°29'31" E	21.26'
L27	N 00°22'37" W	4.95'
L28	N 44°07'42" W	20.85'
L29	N 46°00'09" E	21.72'
L30	S 45°22'37" E	21.21'
L31	S 44°37'23" W	21.21'
L32	N 43°59'51" W	20.70'
L33	N 38°00'23" E	18.75'
L34	S 45°31'24" E	20.98'
L35	S 44°28'36" W	21.30'
L36	N 51°59'37" W	23.42'
L37	N 13°19'03" W	53.58'
L38	N 44°19'35" E	21.21'
L39	S 45°34'13" W	21.18'
L40	S 26°53'52" E	66.18'
L41	S 00°37'42" E	36.11'
L42	S 77°17'13" E	63.50'
L43	N 89°19'22" E	38.27'
L44	N 45°52'18" E	21.77'

OUTER BOUNDARY LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 31°31'20" W	34.47'
L2	N 05°28'39" E	84.38'
L3	N 21°38'12" E	48.61'
L5	N 06°23'42" W	16.91'
L6	N 34°44'03" W	54.88'
L7	N 04°33'56" W	22.44'

OUTER BOUNDARY LINE TABLE		
NO.	BEARING	DISTANCE
L8	N 27°37'08" E	41.25'
L9	N 41°39'53" E	43.94'
L10	N 30°51'16" W	73.98'
L11	N 61°52'17" W	54.49'
L12	S 76°40'57" W	89.60'

LOT & R.O.W. CURVE TABLES				
NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION
C1	50.00	49.78	57°02'34"	N 32°10'29" W
C2	49.98	38.51	44°08'38"	N 18°24'38" E
C3	50.00	35.76	40°58'56"	N 60°57'56" E
C4	50.00	58.90	67°29'25"	S 64°47'53" E
C5	49.93	59.68	68°28'59"	N 61°39'47" E
C6	50.00	37.50	42°58'11"	S 62°38'15" E
C7	50.00	38.61	44°14'54"	S 19°01'42" E
C8	50.00	50.96	58°23'59"	S 32°17'44" W
C9	425.00	93.76	12°38'24"	N 06°59'51" W
C10	475.00	104.79	12°38'24"	N 06°59'51" W
C11	475.00	130.15	15°41'59"	S 05°28'04" E
C12	425.00	116.45	15°41'58"	S 05°28'04" E
C13	425.00	85.57	11°32'12"	N 03°23'10" W
C14	425.00	30.88	04°09'47"	N 11°14'10" W
C15	475.00	10.59	01°16'37"	N 12°40'44" W
C16	475.00	48.30	05°49'36"	N 09°07'38" W
C17	475.00	45.90	05°32'11"	N 03°26'44" W
C18	425.00	39.98	05°23'22"	S 03°22'19" E
C19	302.40	57.11	10°49'15"	S 10°43'32" E

NOTES

- 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.
- 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.
- All home owner's shall maintain floodplain areas within their platted lot.

FLOOD STATEMENT:

According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency 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% annual flood with average depths of less than 1 foot or with drainage areas less than 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.

FLOODPLAIN NOTE:

The owner and any subsequent owner of Lots 1 thru 12, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) transverse said lot. The owner shall further hold the City of McKinney harmless from 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 creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and United States of America.

DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT BEHRINGER HARVARD MCKINNEY LAND, L.P., acting herein by and through its duly authorized officers, do hereby adopt this Preliminary-Final Plat designating the heretofore described property as FAIRWAY MEADOWS ADDITION, BLOCKS A, B, C and D, an addition to the City of McKinney, Texas and do 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 of any time procuring permission from anyone. This Preliminary-Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this _____ day of _____, 2011

BEHRINGER HARVARD MCKINNEY LAND, L.P.

By: _____
Mr. David Gray, Managing Partner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared David Gray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2011.

Notary Public in and for State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

THIS is to certify that I, David Petree, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Registered Professional Land Surveyor No. 1890
David Petree

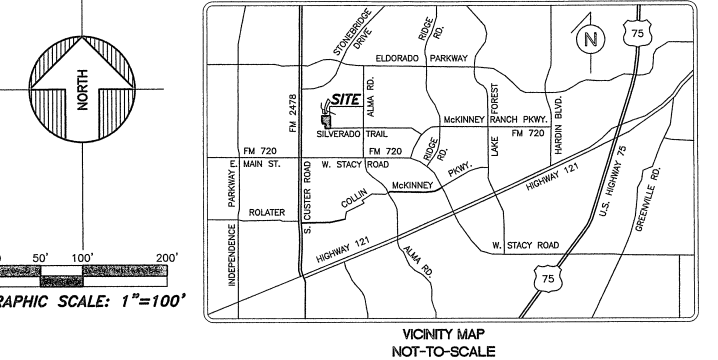
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared David Petree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2011.

Notary Public in and for State of Texas

My Commission Expires: _____



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, BEHRINGER HARVARD MCKINNEY LAND, L.P., is the owner of that certain lot, tract or parcel of land situated in the Jacob Naugle Survey, Abstract No. 662 in the City of McKinney, Collin County, Texas, and being a part of the 55.945 acre tract of land conveyed to Behringer Harvard McKinney Land, L.P. by deed recorded in County Clerk's File No. 20070418000524480 of the Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said 55.945 acre tract, said point also being the Southeast corner of a tract of land conveyed to Badmore, Inc., by deed recorded in County Clerk's File Number 94-000439 of the Deed Records of Collin County, Texas, now being the Southeast corner Craig Ranch North No. 11, an addition to the City of McKinney, Collin County, Texas, as recorded in Volume 2006 at Page 725 of the Map Records of Collin County, Texas, of said point also being in the West line of Craig Ranch North No. 9, an addition to the City of McKinney, Collin County, Texas, as recorded in Cabinet R at Slide 84 of the Map Records of Collin County, Texas;

THENCE South 00° 35' 41" East and following along the common line of said 55.9450 acre tract and Craig Ranch North No. 9 for a distance of 0.27 feet to a 1/2" iron rod found for corner;

THENCE South 00° 22' 37" East (South 0° 07' 21" East per deed) (Basis of Bearings per Texas State Plane Coordinate System, North Central Zone (4202) NAD83) and following along the common line of said 55.945 acre tract and Craig Ranch North No. 9 and passing the Southwest corner of said Craig Ranch North No. 9 at a distance of 1016.59 feet, said point of passing also being the Northwest corner of Alma Road and Ranch Road (100 foot right of way as recorded in Cabinet P, at Slide 733 of the Plat Records of Collin County, Texas), and continuing in all for a distance of 1066.59 feet to a 1/2" iron rod found for the Southeast corner of said 55.945 acre tract;

THENCE South 89° 21' 40" West (South 89° 40' 58" West per deed) and following along the South line of said 55.945 acre tract, same being the North line of a tract of land conveyed to Frisco Independent School District by deed recorded in Volume 5025 at Page 827 of the Real Property Records of Collin County, Texas and also along the line of a tract of land conveyed to the City of McKinney, Texas, as recorded in County Clerk's File Number 20061010001458520 of the Real Property Records of Collin County, Texas, for a distance of 397.95 feet to a 5/8" iron rod set for corner;

THENCE North 31° 31' 20" West and departing the South line of said 55.945 acre tract for a distance of 34.47 feet to a point for corner;

THENCE North 05° 28' 39" East for a distance of 84.38 feet to a 5/8" iron rod set for corner;

THENCE North 21° 38' 12" East for a distance of 48.61 feet to a 5/8" iron rod set for corner;

THENCE North 06° 23' 42" West for a distance of 16.91 feet to a 5/8" iron rod set for corner;

THENCE North 34° 44' 03" West for a distance of 54.88 feet to a 5/8" iron rod set for corner;

THENCE North 04° 33' 56" West for a distance of 22.44 feet to a 5/8" iron rod set for corner;

THENCE North 27° 37' 08" East for a distance of 41.25 feet to a 5/8" iron rod set for corner;

THENCE North 41° 39' 53" East for a distance of 43.94 feet to a 5/8" iron rod set for corner;

THENCE North 30° 51' 16" West for a distance of 73.98 feet to a 5/8" iron rod set for corner;

THENCE North 61° 52' 17" West for a distance of 54.49 feet to a 5/8" iron rod set for corner;

THENCE South 76° 40' 57" West for a distance of 89.60 feet to a 5/8" iron rod set for corner;

THENCE North 13° 19' 03" West for a distance of 142.54 feet to a point for corner;

THENCE North 00° 40' 38" West for a distance of 545.05 feet to a 5/8" iron rod set for corner in the North line of the aforesaid 55.9450 acre tract;

THENCE North 89° 49' 49" East and continuing along the North line of said 55.945 acre tract, same being the line of said Craig Ranch North No. 11 for a distance of 582.05 feet to the PLACE OF BEGINNING AND CONTAINING 12.5842 ACRES OF LAND, more or less.

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

FAIRWAY MEADOWS ADDITION
53 LOTS

12.5842 ACRES OF LAND IN THE JACOB NAUGLE SURVEY, ABSTRACT NO. 662
A PORTION OF 55.945 AC. - BEHRINGER HARVARD MCKINNEY LAND, L.P.
RECORDED IN COUNTY CLERK'S FILE NO. 20070418000524480, L.R.C.C.T.

IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

JUNE 5, 2011

SURVEYOR DAVID PETREE 11015 MIDWAY ROAD DALLAS, TEXAS 75229 (214) 358-4500 FAX (214) 358-4600	OWNER BEHRINGER HARVARD MCKINNEY LAND L.P. 5435 PRESTON FAIRWAYS CIRCLE DALLAS, TEXAS 75252	ENGINEER SANCHEZ & ASSOCIATES, L.L.C. 220 EAST VIRGINIA STREET MCKINNEY, TEXAS 75069 (469) 424-5900 FAX (214) 544-3200
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Received by the
Planning Department
on 6.9.11