

ED BRADLEY SURVEY
ABSTRACT NUMBER 85

- LEGEND**
- PARCEL BOUNDARY
 - SET OR FOUND 1/2" CAPPED IRON REBAR
 - CA COMMON AREA
 - R RADIUS OF CURVE
 - L or A ARC LENGTH OF CURVE
 - D DELTA/CENTRAL ANGLE
 - LRCCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
 - PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
 - Ⓟ DENOTES BLOCK NUMBER
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - DPOE DRAINAGE & POSITIVE OVERFLOW EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - WLE WATER LINE EASEMENT
 - VE VISIBILITY EASEMENT
 - N - 1000000.00 STATE PLANE COORDINATES
 - E - 1000000.00 ROAD NAME CHANGE
 - R/W or R.O.W. RIGHT-OF-WAY



- SURVEYOR NOTES:**
- 1.) The subject property lies within City of McKinney, Texas, Community Number 480135, Flood Zones "X", "X" Shaded, and "AE" Shaded, as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0260 K, Revised June 7, 2017 and Flood Insurance Rate Mape 48085C0270 K, Revised June 7, 2017.
 - 2.) The assumed bearing reference of S 48°00'11" E, as shown hereon, is based on the southwestern boundary of the PINEHURST ADDITION PHASE 1A, according to the Record Plat thereof, as recorded in Volume M, Page 228 of the Plat Records of Collin County, Texas, and are for delineating angles only.
 - 3.) All bearings and distances are as measured in the field on the date of this survey.
 - 4.) 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 the requirements of the subdivision ordinance.
 - 5.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (RICHEY ENGINEERING.); where impractical to set iron rebars, nails in brass disc (RICHEY ENGINEERING) are set in concrete or other hard surface.
 - 6.) All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Homeowner's Association Inc.
 - 7.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations.
 - 8.) The Homeowners' Association Inc. shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention 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 the 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. The City retains the right to enter upon these easements for public purposes

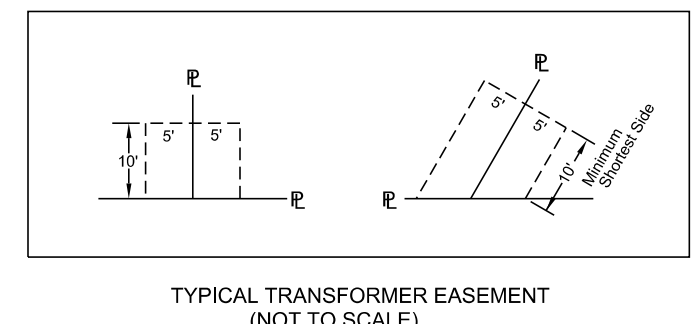
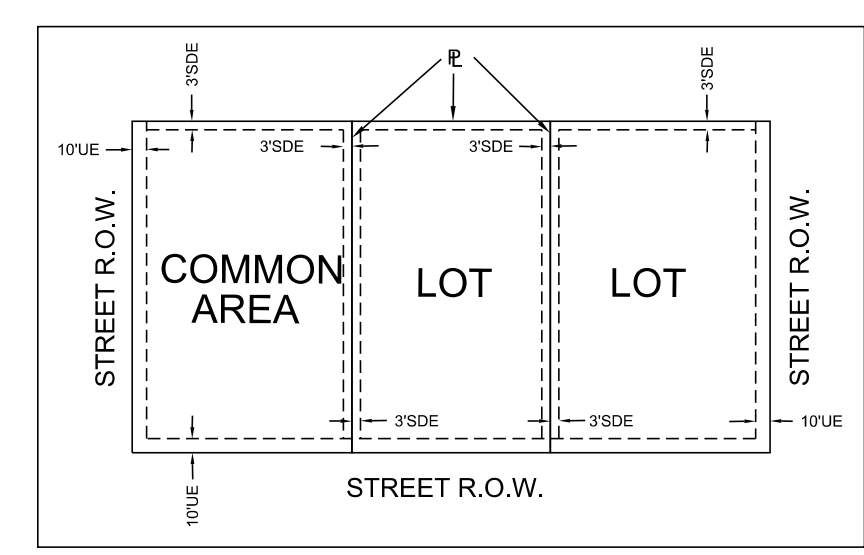
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

POST CONSTRUCTION STORMWATER QUALITY BMP INFORMATION

BEST MANAGEMENT PRACTICE	MAINTENANCE	RESPONSIBLE PARTY	SCHEDULE (MIN. REQUIREMENT)
STORM INLETS	-REMOVAL OF DEBRIS AND TRASH	HOA	BI-ANNUALLY
DRY DETENTION PONDS	-REMOVAL OF DEBRIS, TRASH, AND SEDIMENT BUILDUP -MOW GRASS TO CONTROL WEEDS AND INHIBIT WOODY GROWTH	HOA	BI-ANNUALLY
GRASS CHANNEL/SWALE	-REMOVAL OF DEBRIS, TRASH, AND SEDIMENT BUILDUP -MOW GRASS TO MAINTAIN A 3-4 INCH HEIGHT	HOA	ANNUALLY AS REQUIRED TO MAINTAIN HEIGHT
OPEN SPACE (COMMON AREA)	-INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT -MOW GRASS TO MAINTAIN A 2-4 INCH HEIGHT -INSPECT AND REPLACE GRASS IN DEAD AREAS	HOA	ANNUALLY AS REQUIRED TO MAINTAIN HEIGHT

**PRELIMINARY-FINAL REPLAT
WARDEN CREEK**

22 RESIDENTIAL LOTS AND 1 COMMON AREA
BEING 6.178 ACRES SITUATED IN THE
THE ED BRADLEY SURVEY, ABSTRACT NUMBER 85
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,



TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT, INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS, TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.
NOTE: A FENCE MAY BE CONSTRUCTED ALONG LOT LINES WITHIN A SURFACE DRAINAGE EASEMENT PROVIDED THE FENCE DOES NOT OBSTRUCT SURFACE DRAINAGE.

PREPARED BY:
RICHEY DEVELOPMENT ENGINEERING
6800 Weiskopf Avenue, Suite 150
McKinney, Texas 75070
903-819-3055

OWNER
IRONWOOD DEVELOPMENT, LLC.
9017 Conway Drive
Anna, Texas 75409

RICHEY DEVELOPMENT ENGINEERING, LLC
A CIVIL ENGINEERING & SURVEYING COMPANY
6800 Weiskopf Avenue Suite 150 McKinney, TX 75070
TEXAS REGISTERED ENGINEERING FIRM F-22337

**PRELIMINARY-FINAL REPLAT
WARDEN CREEK**

IRONWOOD DEVELOPMENT, LLC

PROJECT NUMBER: 21-001
DATE: December 2021
SHEET NO: 1 OF 2

DESCRIPTION:

WHEREAS IRONWOOD DEVELOPMENT, LLC, a Texas limited liability company, is the owner of the 6.178 acre tract of land situated in the ED BRADLEY SURVEY, ABSTRACT NUMBER 85, in the City of McKinney, Collin County, Texas, being the 6.178 acre tract described in General Warranty Deed from BILLY TATE to IRONWOOD DEVELOPMENT, LLC, a Texas limited liability company, (hereinafter referred to as the IRONWOOD TRACT), as filed for record in Clerk's File Number 20171024001418480 of the Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southwesterly corner of a called 52.996 acre tract of land described by deed to AIM VENTURES, LLC, as filed for record in Clerk's File No. 20200814001332520, of the Land Records of Collin County, Texas, said corner being in the northerly monumented line of Wilson Creek Parkway, said corner also being in a curve to the left, having a radius of 3548.51 feet, a central angle of 09°51'29", and a chord which bears North 86°12'58" East, a chord distance of 548.06 feet;

THENCE along said curve to the left, along the northerly monumented line of Wilson Creek Parkway, an arc length of 548.61 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 5686" found (herein after referred to a capped iron rod found) for the POINT OF BEGINNING of the herein described property, same being the most southerly southwest corner of said IRONWOOD TRACT, said corner also being at the beginning of a non-tangent curve to the right, having a radius of 760.00 feet, a central angle of 17°28'47", and a chord which bears North 00°08'00" W, a chord distance of 230.96 feet;

THENCE along said curve to the right, in a northwesterly direction, an arc length of 231.86 feet to a capped iron rod found at the end of said curve;

THENCE North 08°36'24" East, along a westerly line of said IRONWOOD TRACT, a distance of 79.75 feet to a capped iron rod found;

THENCE North 81°36'24" West, along the westerly most south line of said IRONWOOD TRACT, a distance of 297.87 feet to a capped iron rod found, said corner being in the southeasterly line of Common Area E-1 of CHAPEL HILL PHASE 2A, an addition to the City of McKinney, as recorded in Volume 2014, Page 15 of the Plat Records of Collin County, Texas;

THENCE along the common line between Common Area E-1 and said IRONWOOD TRACT, the following seven (7) courses;

- 1.) North 51°03'44" East, a distance of 21.23 feet to a capped iron rebar found at the beginning of a curve to the left, having a radius of 200.00 feet, a central angle of 40°53'10", and a chord which bears North 30°37'09" East, a chord distance of 139.71 feet;
- 2.) along the arc of said curve to the left, in a northerly direction, an arc length of 142.72 feet to a capped iron rod found;
- 3.) North 10°33'34" East, a distance of 129.03 feet to a capped iron rod found;
- 4.) South 88°33'34" East, a distance of 177.10 feet to a capped iron rod found at the beginning of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 25°15'14", and a chord which bears North 09°39'58" West, a chord distance of 10.93 feet;
- 5.) Thence along said curve to the left, in a northwesterly direction, an arc length of 11.02 feet to a capped iron rod found at the beginning of a curve to the left, having a radius of 390.00 feet, a central angle of 19°43'24", and a chord which bears North 32°09'17" West, a chord distance of 133.59 feet;
- 6.) Thence along said curve to the left, in a northwesterly direction, an arc length of 134.25 feet to a capped iron rod found, from which a 5/8 inch iron rod found bears South 70°23'02" West, a distance of 3.54 feet;
- 7.) North 47°51'51" East, a distance of 168.66 feet

to a capped iron rod found, from which a 5/8" iron rod found bears North 29°57'00" East, a distance of 5.88 feet;

THENCE North 57°19'29" East, along a northwesterly line of said IRONWOOD TRACT, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "PETIT-RPLS 4087" found (hereinafter referred to as a capped iron rod found), said corner being the most westerly corner of PINEHURST addition phase 1A, an addition to the City of McKinney, as recorded in Volume M, Pages 226-227 of the Plat Records of Collin County, Texas;

THENCE along the common line between said PINEHURST ADDITION PHASE 1A and said IRONWOOD TRACT the following seven (7) courses;

- 1.) South 32°40'31" East, passing a capped iron rod found at a distance of 100.00 feet and continuing in all a total distance of 150.00 feet to a capped iron rod found in the southeasterly monumented line of Baker street;
- 2.) North 57°19'29" East, a distance of 10.89 feet to a capped iron rod found for corner;
- 3.) South 32°40'31" East, a distance of 110.00 feet to a capped iron rod found for corner;
- 4.) South 57°19'29" West, a distance of 37.86 feet to a capped iron rod found for corner;
- 5.) South 48°00'11" West, (Assumed Bearing Reference), a distance of 432.35 feet to a 5/8 inch iron rod found for corner;
- 6.) South 41°59'49" West, a distance of 127.05 to a 1/2 inch iron rod found for corner;
- 7.) South 15°54'27" West, a distance of 12.50 feet

to a capped iron rod found for corner;

THENCE North 81°23'36" West, along the easterly most south line of said IRONWOOD TRACT, a distance of 386.24 feet to a capped iron rod found for corner;

THENCE South 08°36'24" West, along the most southerly east line of said IRONWOOD TRACT, a distance of 84.86 feet to a capped iron rod found at the beginning of a curve to the left, having a radius of 700.00 feet, a central angle of 17°29'55", and a chord which bears South 00°08'34" East, a chord distance of 212.96 feet;

THENCE along said curve to the left, in a southeasterly direction, an arc length of 213.79 feet to a capped iron rod found in the aforementioned northerly monumented line of Wilson Creek Parkway;

THENCE South 81°06'29" West, along the northerly monumented line of Wilson Creek Parkway, a distance of 17.94 feet to a capped iron rod found at the beginning of a curve to the right, having a radius of 3548.51 feet, a central angle of 0°40'45", and a chord which bears South 81°26'51" West, a chord distance of 42.06 feet;

THENCE along said curve to the right, in a southwesterly direction, an arc length of 42.06 feet back to the POINT OF BEGINNING and containing 6.178 Acres of land, MORE OR LESS.

SURVEYOR NOTES:

- 1.) The subject property lies within City of McKinney, Texas, Community Number 480135, Flood Zones "X", "X" Shaded, and "AE" Shaded, as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0260 K, and Revised June 7, 2017 and Flood Insurance Rate Mape 48085C0270 K, Revised June 7, 2017..
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Approved:

 Planning and Zoning Commission Chairman
 City of McKinney, Texas

Date

 Attest

 Planning and Zoning Commission Secretary
 City of McKinney, Texas

Date

OWNERS DEDICATION

STATE OF TEXAS)
 COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, IRONWOOD DEVELOPMENT, LLC, a Texas limited liability company, do hereby adopt this Preliminary-Final Replat, designating the hereon described property as WARDEN CREEK, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the roads, the non-exclusive public utility easements, the pedestrian and bicycle access easements, the storm drainage easements, the water main easement, and the sanitary sewer easements as shown hereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use 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 any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, without the necessity, at any time, of procuring the permission of anyone. The streets will also be public utility and storm sewer easements.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2021, A.D.

IRONWOOD DEVELOPMENT, LLC,
 a Texas limited liability company

By:

 NAME:
 TITLE:

STATE OF TEXAS)
 COUNTY OF DALLAS)

This Instrument was acknowledged before me on _____, 2021, by
 as the _____ of IRONWOOD DEVELOPMENT, LLC, a Texas limited liability company on
 behalf of said company.

 NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this record plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, 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".

Paul M. Valentine
 Registered Professional Land Surveyor
 State of Texas
 Certificate Number 5359

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul M. Valentine, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021, A.D.

 NOTARY PUBLIC, STATE OF TEXAS

**PRELIMINARY-FINAL REPLAT
 WARDEN CREEK**

22 RESIDENTIAL LOTS AND 1 COMMON AREA
 BEING 6.178 ACRES SITUATED IN THE
 THE ED BRADLEY SURVEY, ABSTRACT NUMBER 85
 AN ADDITION TO THE CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS,

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING
 6800 Weiskopf Avenue, Suite 150
 McKinney, Texas 75070
 903-819-3055

OWNER

IRONWOOD DEVELOPMENT, LLC.
 9017 Conway Drive
 Anna, Texas 75409

 RICHEY DEVELOPMENT ENGINEERING, LLC A CIVIL ENGINEERING & SURVEYING COMPANY	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-2337
	PROJECT NUMBER 21-001
PRELIMINARY-FINAL REPLAT WARDEN CREEK	
IRONWOOD DEVELOPMENT, LLC	
DATE December 2021 SHEET NO 2 OF 2	