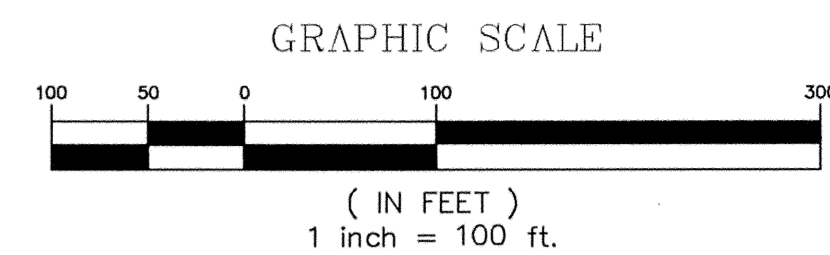
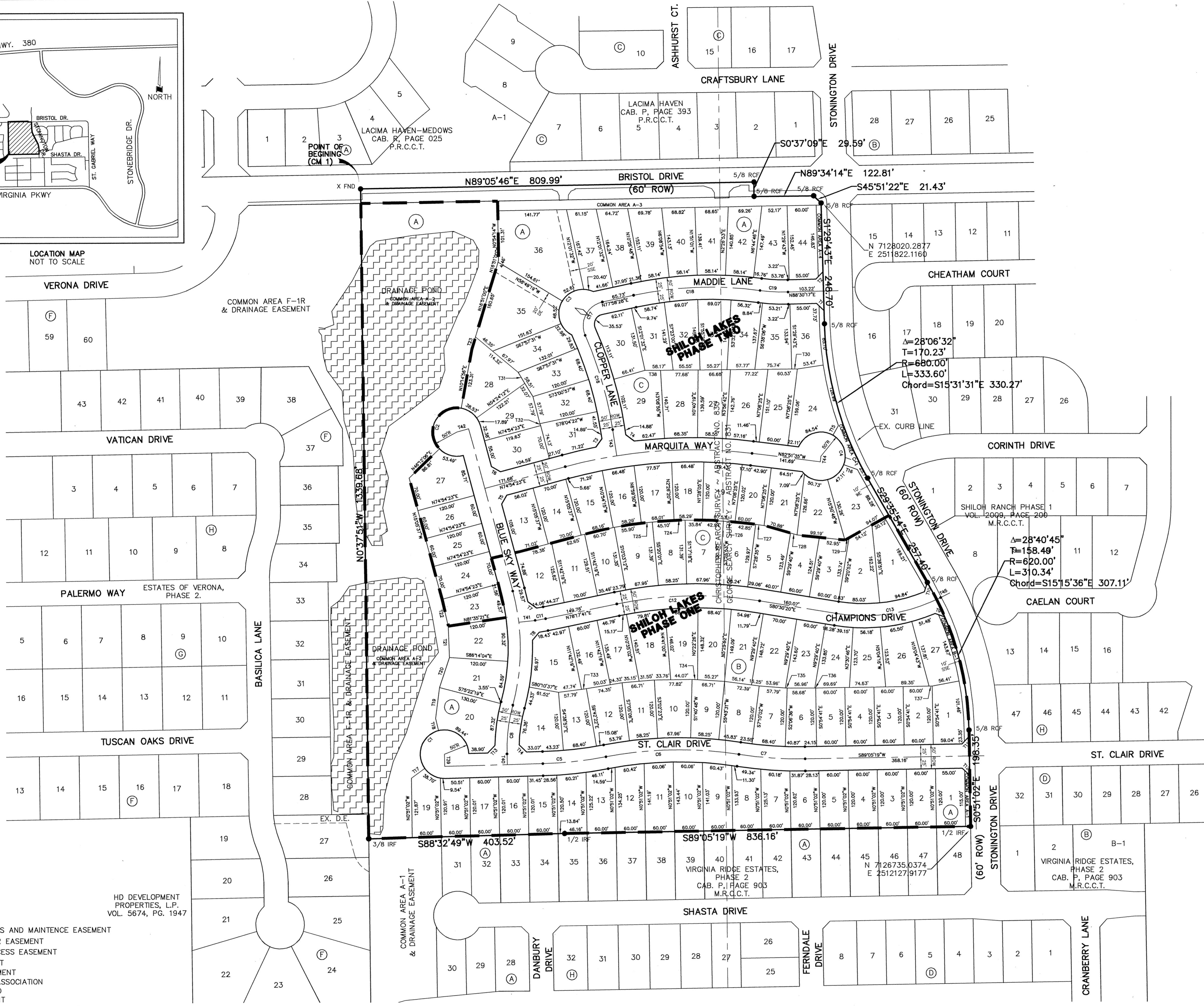


LOCATION MAP NOT TO SCALE



DOWDEY, ANDERSON & ASSOCIATES, INC.



LOT LINE TABLE			LOT LINE TABLE			LOT LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T1	S46°29'43"E	21.21'	T21	N2°19'22"W	64.70'	T41	N8°18'00"E	33.74'
T2	S4°30'17"W	21.21'	T22	N13°00'48"W	57.09'	T42	N74°54'23"E	25.00'
T3	S35°13'32"W	21.55'	T23	N16°51'00"E	26.80'	T43	N8°51'20"W	54.47'
T4	N52°57'28"W	21.54'	T24	N89°30'52"E	22.45'	T44	S7°08'25"W	11.40'
T5	N29°54'23"E	21.21'	T25	N85°16'55"E	22.90'	T45	N6°31'71"E	20.84'
T6	N60°05'37"W	21.21'	T26	S86°16'08"E	24.59'			
T7	N53°47'38"W	21.88'	T27	S83°01'14"E	17.15'			
T8	N40°09'07"E	21.97'	T28	S73°49'03"E	13.93'			
T9	S68°54'21"E	21.14'	T29	N60°24'06"E	9.82'			
T10	S18°24'53"W	20.11'	T30	N89°35'00"E	12.14'			
T11	S44°07'09"W	21.22'	T31	N31°21'04"W	26.44'			
T12	S45°52'51"E	21.20'	T32	S15°03'22"E	4.13'			
T13	S44°20'37"W	21.51'	T33	S82°49'20"W	10.05'			
T14	N45°32'02"W	20.87'	T34	S86°17'50"E	66.71'			
T15	S29°47'59"W	22.55'	T35	S85°21'41"E	3.84'			
T16	S69°49'52"E	30.05'	T36	N89°58'40"E	1.72'			
T17	N53°49'54"E	34.52'	T37	N89°05'19"E	6.33'			
T18	N13°56'37"W	25.41'	T38	N89°35'00"E	32.05'			
T19	N7°28'55"E	64.11'	T39	S1°27'11"E	25.00'			
T20	N18°38'53"E	65.20'	T40	N1°27'11"W	22.07'			

LOT CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	27°00'02"	50.00'	50.00'	235.62'
C2	27°00'09"	50.00'	50.00'	235.62'
C3	177°03'21"	50.00'	1945.71'	154.51'
C4	297°29'47"	50.00'	30.34'	259.61'
C5	9°22'04"	800.00'	65.54'	130.80'
C6	19°43'44"	800.00'	139.11'	275.47'
C7	9°49'10"	800.00'	68.72'	137.11'
C8	16°37'23"	350.00'	51.13'	101.54'
C9	21°52'11"	450.00'	86.94'	171.76'
C10	8°23'37"	450.00'	33.02'	65.92'
C11	5°00'19"	250.00'	10.93'	21.84'
C12	21°11'59"	800.00'	149.71'	296.01'
C13	36°12'28"	350.00'	114.42'	221.18'
C14	61°2'59"	1000.00'	54.30'	108.50'
C15	16°01'03"	1000.00'	140.70'	279.56'
C16	14°31'57"	800.00'	102.00'	202.91'
C17	101°21'45"	50.00'	61.05'	88.46'
C18	20°00'39"	750.00'	132.32'	261.94'
C19	9°28'50"	350.00'	29.02'	57.91'

- LEGEND**
- BL = BUILDING LINE
 - VAME = VISIBILITY ACCESS AND MAINTENANCE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - WE = WATER EASEMENT
 - DE = DRAINAGE EASEMENT
 - HOA = HOME OWNERS ASSOCIATION
 - IRF = IRON ROD FOUND
 - UE = UTILITY EASEMENT
 - PLE = PEDESTRIAN & LANDSCAPE EASEMENT
 - PLUE = PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT
 - <CM> = CONTROL MONUMENT
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - CCF = COUNTY CLERK'S FILE NUMBER
 - ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
 - ◇ = DENOTES STREET NAME CHANGE

- GENERAL NOTES:**
- 1) ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - 2) NO FEMA FLOODPLAIN LOCATED ON THIS PROPERTY.
 - 3) CASH IN LIEU OF PARKLAND DEDICATION WILL BE DUE PRIOR TO RECORD PLAT RECORDING.
 - 4) PHASE ONE RECORD PLAT WILL HAVE TO BE FILED PRIOR TO PHASE TWO TO MAINTAIN 2 POINTS OF ACCESS.
 - 5) ALL PROPOSED LOTS ARE LOCATED WITHIN THE CITY'S CORPORATE LIMITS, WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

CASE #: 11-074 PF
 "PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT
SHILOH LAKES
PHASES ONE & TWO
 33.1588 ACRES
 AN ADDITION TO THE CITY OF MCKINNEY
 CHRISTOPHER SEARCY SURVEY ~ ABSTRACT NO. 830
 GEORGE SEARCY SURVEY ~ ABST. 831
 COLLIN COUNTY, TEXAS
 MAY 2011 SCALE: 1"=100'
 107 RESIDENTIAL LOTS
 6 COMMON AREAS
 OWNER/DEVELOPER
LONDON FAMILY INVESTMENTS, LP
 4050 W. PARK BOULEVARD
 PLANO, TX 75093
 PH: (214) 619-2930
 FAX: (214) 619-1098
 CONTACT: JOHN LONDON

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F399
 CONTACT: BRENT L. MURPHREE, P.E.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, LONDON FAMILY INVESTMENTS, LP, is the owner of a tract of land situated in the City of McKinney, Collin County, Texas out of the Christopher Searcy Survey, Abstract No. 830 and the George Searcy Survey, Abstract No. 831 and being a tract of land conveyed to LONDON FAMILY INVESTMENTS, LP according to the deed filed for record in Document No. 20110428164657976, Deed Records, Collin County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8"iron rod found at the Southwest corner of said 96.0993 acre tract, also being the northwest corner of Common Area A-2, Block A, Virginia Ridge Estates, Phase 2 according to the plat thereof recorded in Cabinet P, Page 903, Map Records, Collin County, Texas, and being in the East line of Lot 1, Block G, Estates of Verona, Phase 1, according to the plat thereof recorded in Volume 2006, Page 455, Map Records, Collin County, Texas;

THENCE, North 00 degrees, 37 minutes, 51 seconds West, with the common line of said 96.0993 acre tract and said Lot 1, Block G, a distance of 1,339.68 feet to an "X"found in concrete in the South line of Bristol Drive (variable-width right of way), the Northwest corner of said 96.0993 acre tract;

THENCE, North 89 degrees, 05 minutes, 46 seconds East, with said South line and being common with the North line of said 96.0993 acre tract, a distance of 809.99 feet to an "X"found in concrete in the West line of a 30' right of way dedication according to the plat of Shiloh Ranch Phase 1, recorded in Volume 2009, Page 200, Map Records, Collin County, Texas;

THENCE, South 00 degrees, 37 minutes, 09 seconds East, with the West line of said dedication, a distance of 30.03 feet to a 1/2"iron rod with plastic cap stamped "D.A.A.", set for a corner of this tract;

THENCE, North 89 degrees, 34 minutes, 14 seconds East, with the South line of said dedication, a distance of 122.81 feet to a 5/8"iron rod with plastic cap stamped "R.P.L.S. 5199", found for a corner of this tract;

THENCE, South 45 degrees, 51 minutes, 22 seconds East, a distance of 21.43 feet to a 5/8"iron rod with plastic cap stamped "R.P.L.S. 5199"found in the West line of Stonington Drive (60' right of way), as dedicated by the plat of said Shiloh Ranch Phase 1;

THENCE, South 01 degrees, 29 minutes, 43 seconds East, with said West line, a distance of 248.70 feet to a 5/8"iron rod with plastic cap stamped "R.P.L.S. 5199", found for the beginning of a curve to the left, having a radius of 680.00 feet, a central angle of 28 degrees, 06 minutes, 32 seconds, a chord bearing and distance of South 15 degrees, 31 minutes, 31 seconds East, 330.27 feet;

THENCE, continuing with said curve to the left an arc distance of 333.61 feet, to a 5/8"iron rod with plastic cap stamped "R.P.L.S. 5199",found for a corner of this tract;

THENCE, South 29 degrees, 35 minutes, 54 seconds East, continuing with said West line, a distance of 257.40 feet to a 5/8"iron rod with plastic cap stamped "R.P.L.S. 5199", found for the beginning of a curve to the right, having a radius of 620.00 feet, a central angle of 28 degrees, 40 minutes, 45 seconds and a chord bearing and distance of South 15 degrees, 15 minutes, 36 seconds East, 307.11 feet;

THENCE, with said curve to the right an arc distance of 310.34 feet to a 5/8"iron rod with plastic cap stamped "R.P.L.S. 5199"for a corner of this tract;

THENCE, South 00 degrees, 51 minutes, 02 seconds East, continuing with said West line, a distance of 198.35 feet to a 1/2"iron rod found at the Southwest corner of said Shiloh Ranch Phase 1, same being the Northeast corner of Lot 48, Block A of said Virginia Ridge Estates, Phase 2, also being the Northwest corner of Wildbriar Drive (60' right of way);

THENCE, South 89 degrees, 05 minutes, 19 seconds West, with the South line of said 96.0993 acre tract, being common with the North line of said Block A, a distance of 836.16 feet to a 1/2"iron rod found for a corner;

THENCE, South 88 degrees, 32 minutes, 49 seconds West, continuing with said common line, a distance of 403.52 feet to the POINT OF BEGINNING and containing 1444.397.3684 square feet or 33.159 acres of land, more or less.

NOTES:

- 1) NO FEMA FLOODPLAIN EXISTS ON THIS PROPERTY.
- 2) MODIFICATIONS TO ANY WATERS OF THE UNITED STATES WILL COMPLY WITH OUR NATIONWIDE PERMIT (NWP) 29 RESIDENTIAL DEVELOPMENTS. THIS NWP ALLOWS FOR UP TO 0.5 ACRE FILL TO BE PLACED IN THE WATERS OF THE U.S. FOR RESIDENTIAL DEVELOPMENTS AND THEIR ATTENDANT FEATURES. IN COMPLYING WITH THIS NWP A PRE-CONSTRUCTION NOTIFICATION (PCN) WILL BE PREPARED DOCUMENTING ALL WORK IN THE WATERS OF THE U.S. THIS PCN WILL BE SUBMITTED AND COORDINATED THROUGH THE U.S. ARMY CORPS OF ENGINEERS TO RECEIVE A VERIFICATION LETTER PRIOR TO CONSTRUCTION INITIATING ON THIS PROPERTY.
- 3) PER CHAPTER 299, TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE IT APPEARS BOTH DAMS ARE CLASSIFIED AS SMALL LOW HAZARD DAMS. EACH DAM HAS A STORAGE CAPACITY LESS THAN 50 ACRE-FEET AND A HEIGHT LESS THAN 25'. THEREFORE THESE DAM IMPROVEMENTS WILL NOT REQUIRE ANY TOED APPROVALS, RELATED TO THE DESIGN AND/OR CONSTRUCTION OF THE DAM IMPROVEMENTS.
- 4) A DETAILED DRAINAGE STUDY HAS NOT BEEN COMPLETED AT THIS TIME, HOWEVER BASED ON PRELIMINARY DRAINAGE CALCULATIONS WE ESTIMATE THE 100-YEAR ULTIMATE WATER SURFACE ELEVATIONS TO BE 717.98' ALONG THE UPSTREAM POND AND 709.16' ALONG THE DOWNSTREAM POND. IT SHOULD BE NOTED THAT THESE ELEVATIONS MAY VARY WITH THE FINAL DRAINAGE STUDY. THIS DRAINAGE STUDY WILL BE PREPARED WITH THE DESIGN OF PHASE ONE.
- 5) THE FINAL DRAINAGE STUDY FOR THESE TWO PONDS SHALL TAKE INTO CONSIDERATION ALL UPSTREAM DETENTION PONDS AND ANY REDUCTION IN THE 100-YEAR PEAK (ULTIMATE) FLOWS.
- 6) THE EXISTING 2-8'X7' BOX CULVERTS UNDER BRISTOL DRIVE APPEARS TO BE OVERSIZED BASED ON THE 100-YEAR ULTIMATE FLOWS ESTIMATED FOR THIS DRAINAGE BASIN, HOWEVER THIS WILL BE CONFIRMED WITH THE FINAL DRAINAGE STUDY.
- 7) THE EXISTING DAMS, OUTLET STRUCTURES AND SPILLWAYS MAY BE MODIFIED, REMOVED OR REPLACED BASED ON THE RESULTS OF THE FINAL DRAINAGE STUDY AND THE CITY'S DESIGN REQUIREMENTS. THESE PROPOSED STRUCTURES AND IMPROVEMENTS HAVE NOT BEEN DESIGNED, THEREFORE ARE NOT SHOWN ON THIS EXHIBIT. THE PROPOSED OUTLET STRUCTURES WILL BE DESIGNED TO DETAIN THE STORM WATER BACK TO PRE-DEVELOPMENT CONDITIONS, FOR THIS 33 ACRES SITE ONLY.
- 8) POTENTIAL FOR EROSION ALONG THE BANKS OF THE PONDS SHALL BE STUDIED AND MITIGATED FOR AS NECESSARY. THE VELOCITIES ALONG THE BANKS OF THE PONDS ARE TYPICALLY NON EROSIIVE AS COMPARED TO A CREEK BANK. THEREFORE WE PROPOSE TO SHOW THE EROSION HAZARD SETBACK ONCE WE HAVE MORE DETAILED CALCULATIONS ON THE ACTUAL VELOCITIES.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT LONDON FAMILY INVESTMENTS, LP do hereby adopt this plat designating the herein above described property as SHILOH RANCH PHASE 2 AND 3, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or 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 any way, endanger or 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 any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

Landon Family Investments, LP,

By: Landon Management Services, LLC,
it's general partner

By: Dan Walsh, Vice President

STATE OF _____ §
COUNTY OF _____ §

BEFORE me the undersigned, a Notary Public, on this day personally appeared Dan Walsh, Vice President of Landon Management Services, LLC, general partner of Landon Family Investments, LP, 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 consideration therein expressed, as the act and deed of Landon Management Services, LLC, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	A	7200
2	A	7200
3	A	7200
4	A	7200
5	A	7200
6	A	7207
7	A	7350
8	A	7754
9	A	8273
10	A	8557
11	A	8562
12	A	8287
13	A	7768
14	A	7346
15	A	7205
16	A	7200
17	A	7200
18	A	7203
19	A	7793
20	A	11982

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
21	A	9611
22	A	9383
23	A	7730
24	A	8400
25	A	7200
26	A	7200
27	A	11005
28	A	11590
29	A	8694
30	A	8260
31	A	8290
32	A	7598
33	A	7944
34	A	8620
35	A	19015
36	A	24002
37	A	10115
38	A	9718
39	A	9369
40	A	8932

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
41	A	8854
42	A	9131
43	A	9485
44	A	9116

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	B	7730
2	B	7200
3	B	7200
4	B	7200
5	B	7200
6	B	7439
7	B	7598
8	B	8488
9	B	7472
10	B	8707
11	B	7472
12	B	8564
13	B	7598
14	B	9924
15	B	11117
16	B	8048
17	B	8337
18	B	10374
19	B	9115
20	B	9219

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
21	B	9175
22	B	10253
23	B	8332
24	B	8211
25	B	8019
26	B	9932
27	B	8903

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	C	10836
2	C	9791
3	C	7681
4	C	7384
5	C	9106
6	C	8183
7	C	9614
8	C	8273
9	C	9643
10	C	7974
11	C	8937
12	C	9119
13	C	8410
14	C	8400
15	C	8738
16	C	7506
17	C	8766
18	C	7506
19	C	8849
20	C	7204

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
21	C	8777
22	C	8840
23	C	9995
24	C	11283
25	C	9305
26	C	10654
27	C	8814
28	C	10200
29	C	11819
30	C	9877
31	C	8613
32	C	8947
33	C	9028
34	C	8667
35	C	8902
36	C	8043

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and 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 – FOR REVIEW ONLY"

SEAN PATTON
Registered Professional Land Surveyor No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, 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 _____ day of _____, 20____.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT
SHILOH LAKES
PHASES ONE & TWO
33.1588 ACRES

AN ADDITION TO THE CITY OF MCKINNEY
CHRISTOPHER SEARCY SURVEY ~ ABSTRACT NO. 830
GEORGE SEARCY SURVEY ~ ABST. 831
COLLIN COUNTY, TEXAS

MAY 2011

OWNER/DEVELOPER
LONDON FAMILY INVESTMENTS, LP
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PLANO, TX 75093
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FAX: (214) 619-1098
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ENGINEER/SURVEYOR
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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

CONTACT : BRENT L. MURPHREE, P.E.

CASE #: 11-074 PF

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

DOWDEY, ANDERSON & ASSOCIATES, INC.