

PROPERTY DESCRIPTION

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, We, Wallace E. and Nancy L. Dail, are the sole owners of a tract of land situated in the THOMAS RHODES SURVEY, ABSTRACT NO. 741, in the City of McKinney, Collin County, Texas, and being the same two tracts of land described in deed to Wallace E. and Nancy L. Dail as recorded in County Clerk's Instrument No. 94-0085404, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a mag-nail set for corner at the intersection of the centerline of County Road No. 412 with the intersection of County Road 409, at the northeast corner of the Thomas Rhodes Survey;

THENCE South 00 deg 36 min 05 sec West, departing the centerline of said County Road 412 and along the centerline of said County Road No. 409, a distance of 393.10 feet to a MAG nail set for corner;

THENCE South 00 deg 39 min 13 sec West, continuing along the centerline of said County Road No. 409, a distance of 1423.32 feet to a point for corner from which a 1/2-inch iron rod found bears, North 08 deg 30 min 45 sec West, a distance of 1.42 feet, said point being the northeast corner of a tract of land described in deed to Batra Family Trust as recorded in County Clerk's Instrument No. 20060608000781280, Official Public Records, Collin County, Texas;

THENCE North 88 deg 50 min 03 sec West, departing the centerline of said County Road 409 and along the north line of said Batra Family Trust tract, a distance of 1438.81 feet to a 5/8-inch iron rod found for corner, said iron rod being the southeast corner of a tract of land identified as Tract A and the southwest corner of a tract of land as identified as Tract B, in said deed to Wallace E. and Nancy L. Dail;

THENCE North 88 deg 46 min 14 sec West, continuing along said north line, a distance of 557.43 feet to a 3/8-inch iron rod found for corner, said iron rod being the southwest corner of said Tract A and situated in the east line of a tract of land as described in deed to REA Capital, L.P., recorded in County Clerk's Instrument No. 20150330000345130, Official Public Records, Collin County, Texas;

THENCE North 00 deg 53 min 27 sec East, departing the north line of said Batra Family Trust tract and along the west line of said Tract A and the east line of said REA Capital tract, a distance of 1,792.20 feet to a MAG nail set for corner and situated in the centerline of said County Road No. 412;

THENCE South 89 deg 34 min 24 sec East, along the center of said County Road 412, a distance of 1,406.68 feet to a 3/8-inch iron rod found for corner;

THENCE South 89 deg 22 min 01 sec East, continuing along the centerline of said County Road 412, a distance of 581.72 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 3,596,835 square feet or 82.572 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 15th day of October, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNERS DEDICATION

STATE OF TEXAS

COUNTY OF COLLIN Ÿ

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT Wallace E. and Nancy L. Dail, do hereby adopt this Preliminary-Final Plat designating the hereinabove described property as "CAMBRIDGE MEADOWS", an addition to the City of McKinney, Texas, and does 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 at any time procuring permission from anyone. This Record Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 201 8.

OWNER:

BY: Owners name

By: Owners name

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 201 8.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, 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, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325 Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS COUNTY OF DALLAS Ÿ

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 201 8.

Notary Public, State of Texas

FLOOD NOTE

48085C0170J, dated June 2, 2009, this property is within Flood Zone X.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made

or natural causes. This flood statement shall not create liability on the part of the surveyor.

		CUR\	/E TABL	E	
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	7°01'20"	675.00'	82.73'	82.68'	N85°35'52"W
C2	7°01'20"	675.00'	82.73'	82.68'	S85°35'52"E
C3	5°03'59"	675.00'	59.69'	59.67'	S03°25'28"W
C4	5°03'59"	380.00'	33.60'	33.59'	S03°25'28"W
C5	5°03'59"	380.00'	33.60'	33.59'	S03°25'28"W
C6	5°03'59"	675.00'	59.69'	59.67'	S03°25'28"W
C7	5°03'59"	675.00'	59.69'	59.67'	N03°25'28"E
C8	5°03'59"	970.00'	85.77'	85.75'	N03°25'28"E
C9	5°03'59"	1,265.00'	111.86'	111.82'	N03°25'28"E
C10	5°03'59"	970.00'	85.77'	85.75'	N03°25'28"E
C11	5°03'59"	675.00'	59.69'	59.67'	N03°25'28"E
C12	157°06'53"	60.00'	164.53'	117.61'	N44°06'32"W
C13	157°06'53"	60.00'	164.53'	117.61'	S44°06'32"E
C14	300°00'00"	50.00'	261.80'	50.00'	N00°53'28"E
C15	151°16'34"	60.00'	158.42'	116.25'	N48°48'38"E
C16	157°06'53"	60.00'	164.53'	117.61'	S45°53'28"W
C17	157°06'53"	60.00'	164.53'	117.61'	N44°06'32"W
C18	89°58'06"	66.00'	103.64'	93.31'	N44°22'58"W
C19	90°01'14"	46.00'	72.27'	65.07'	N44°21'24"W
C20	7°01'20"	675.00'	82.73'	82.68'	N85°35'52"W
C21	7°01'20"	675.00'	82.73'	82.68'	S85°35'52"E
C22	24°41'56"	72.50'	31.25'	31.01'	N13°14'27"E
C23	22°38'59"	57.50'	22.73'	22.58'	N12°12'58"E

	LINE TABL	E
LINE #	BEARING	DISTANCE
L1	S44°06'32"E	35.36'
L2	N45°53'28"E	35.36'
L3	S51°09'21"W	60.00'
L4	N45°53'28"E	35.36'
L5	N42°07'28"W	34.19'
L6	N86°25'46"E	3.02'
L7	S89°06'32"E	10.00'
L8	N45°53'28"E	14.14'
L9	S44°20'28"E	21.13'
L10	N45°39'32"E	21.30'
L11	N42°01'18"W	14.65'
L12	S44°06'32"E	14.14'
L13	S45°53'28"W	14.14'
L14	N44°14'16"W	4.54'
L15	S00°53'28"W	28.22'
L16	S44°14'16"E	21.17'
L17	N45°45'44"E	21.26'
L18	N00°53'28"E	5.00'
L19	S41°06'34"E	14.86'
L20	S45°46'21"W	21.17'
L21	S44°21'16"E	14.08'
L22	S44°13'39"E	21.26'
L23	S89°06'32"E	5.00'
L24	S84°38'49"E	64.27'

	LINE TABL	.E
LINE #	BEARING	DISTANCE
L25	N45°46'21"E	21.17'
L26	N89°06'32"W	5.00'
L27	S44°13'39"E	21.26'
L28	N89°06'32"W	5.00'
L29	N44°06'32"W	14.14'
L30	S44°41'54"W	14.43'
L31	N46°25'50"E	14.01'
L32	S89°22'01"E	34.06'
L33	S45°53'28"W	14.14'
L34	N44°06'32"W	14.14'
L35	N43°31'41"W	14.28'
L36	S49°24'08"W	13.25'
L37	N44°06'32"W	14.14'
L38	S45°53'28"W	14.14'
L39	N45°53'28"E	14.14'
L40	S89°06'32"E	5.00'
L41	S45°53'28"W	14.14'
L42	N44°06'32"W	14.14'
L43	N44°06'32"W	14.14'
L44	S44°06'32"E	14.14'
L45	S45°53'28"W	14.14'
L46	N45°53'28"E	14.14'
L47	N44°06'32"W	14.14'
L48	S44°06'32"E	14.14'

NOTE:

- 1. THE OWNERS OF LOT CA-8 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF McKINNEY HARMLESS FROM ANY 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 SYSTEM ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.
- 2. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

3. COMMON AREAS TO BE MAINTAINED BY H.O.A.

4. *"GRANTEE'S RIGHT TO UTILIZE THIS TEMPORARY WORKSPACE WILL TERMINATE AND CEASE ON THE EARLIER OF (1) THE DATE ON WHICH INITIAL CONSTRUCTION OF THE PIPELINE AND APPURTENANCES HAVE BEEN COMPLETED AND THE SAME ARE PLACED INTO SERVICE OR (2) TWO (2) YEARS FROM THE DATE ACTUAL CONSTRUCTION BEGINS WITHIN THE TEMPORARY WORKSPACE."

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

LINE TABLE LINE # BEARING DISTANCE L49 S45°53'28"W 14.14' L50 S45°53'28"W 14.14' L51 S44°06'32"E 14.14' L52 N45°53'28"E 14.14' L53 S44°06'32"E 14.14' L53 S44°06'32"E 14.14' L54 N49°18'26"E 13.35' L55 S43°10'59"E 14.37' L56 N45°53'28"E 14.14' L57 S44°06'32"E 14.14' L58 N45°53'28"E 14.14' L59 N44°06'32"W 14.14' L60 S44°06'32"E 14.14' L61 S43°39'37"W 14.68' L62 N44°06'32"W 14.14' L63 N45°53'28"E 14.14' L63 N45°53'28"E 14.14' L64 S45°53'28"W 14.14'	
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L65 N44°06'32"W 14.14'	
L66 N47°32'46"E 14.54'	
L67 S42°56'48"E 13.85'	
L68 N41°34'32"W 13.50'	
L69 N48°25'28"E 14.75'	
L70 N44°06'32"W 14.14'	
L71 N45°53'28"E 14.14'	
L72 S44°06'32"E 14.14'	

	LINE TABL	.E
LINE #	BEARING	DISTANCE
L73	S44°06'32"E	14.14'
L74	N45°53'28"E	14.14'
L75	S44°06'32"E	14.14'
L76	N45°53'28"E	14.14'
L77	S44°06'32"E	14.14'
L78	S45°53'28"W	14.14'
L79	N44°06'32"W	14.14'
L80	S45°54'07"W	14.14'
L81	N48°25'28"E	14.75'
L82	N40°08'13"W	13.13'
L83	S49°04'27"W	14.91'
L84	N45°45'44"E	4.75'
L85	N45°39'32"E	4.83'
L86	S83°23'53"E	50.25'
L87	N88°30'19"E	60.06'
L88	S89°20'47"E	14.94'
L89	N00°53'28"E	29.94'
L90	N89°06'32"W	30.06'
L91	S00°39'13"W	105.50'
L92	S89°06'32"E	95.44'
L93	S00°53'28"W	105.49'

			No. DA	DATE	REVISION	APPROV
Date: 10.31.17		THOMAS RHODES SURVEY, ABSTRACT NO. 741			Winkelmann	\subseteq
Scale : N/A	PRELIMINARY-FINAL PLAT	COLLIN COUNTY, TEXAS			& Associates, Inc.	U U U
File: 180605-75200-PPLT	CAMBRIDGE MEADOWS			6750 HILLCREST DALLAS, TEXAS) PLAZA 752	ORS 190 199 FAX
roject No.: 75200		ADDISON, TEXAS 75001			Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12/31/2018 COPYRIGHT © 2018, Winkelmann & Associates, Inc.	

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT CAMBRIDGE MEADOWS BEING 82.572 ACRES OUT OF THE THOMAS RHODES SURVEY, ABSTRACT NO. 741 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

ENGINEER/APPLICANT: SURVEYOR: 4570 Westgrove Drive Suite 145 Addison, Texas 75001 Attn: Brian Umberger

LOT TOTAL = 331

COMMON AREAS = 9

Texas Development Services Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive Suite 325 Dallas, Texas 75230 (972) 490-7090

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