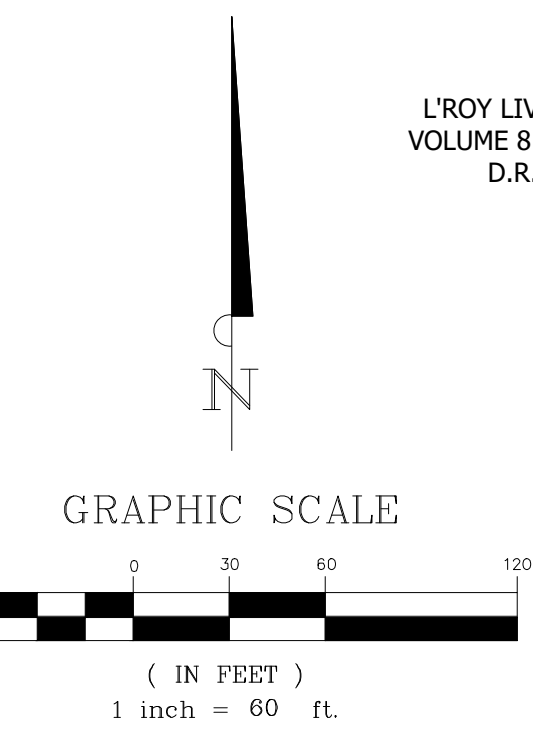


VICINITY MAP
NOT TO SCALE
MCKINNEY, TEXAS

Line Table		
Line #	Length	Direction
L2	14.14'	N47° 20' 04"E
L3	10.00'	N2° 20' 02"E
L5	16.55'	N87° 39' 57"W
L6	13.51'	S44° 50' 38"W
L7	24.67'	S87° 39' 56"E
L8	12.00'	N2° 20' 03"E
L9	20.29'	S47° 11' 56"W
L10	35.00'	N87° 39' 56"W
L11	35.00'	S87° 39' 56"E
L12	17.67'	S87° 39' 57"E



LEGEND

D.R.C.C.T.
DEED RECORDS
COLLIN COUNTY, TEXAS

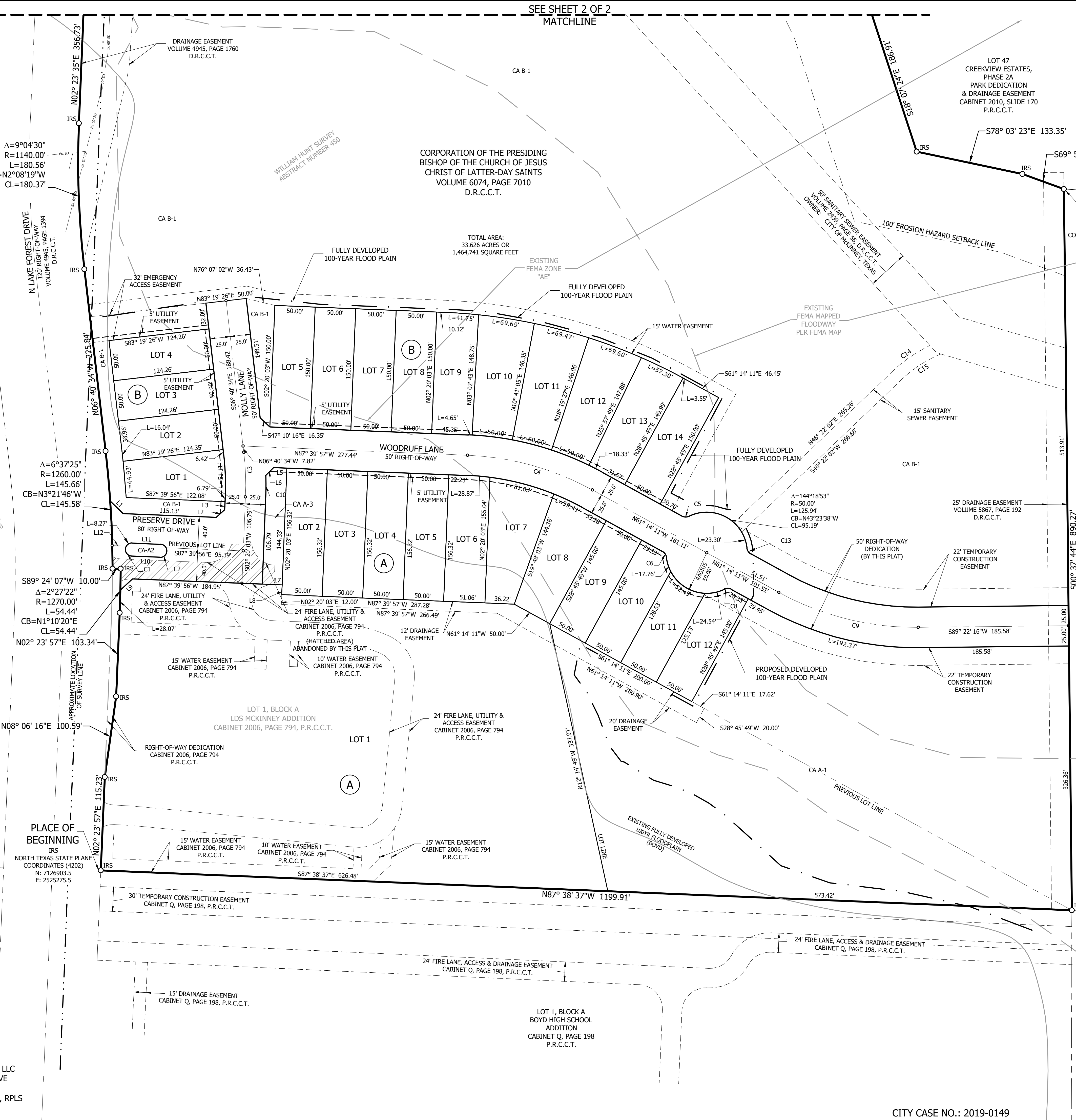
P.R.C.C.T.
PLAT RECORDS
COLLIN COUNTY, TEXAS

CA
COMMON AREA

N
NORTH
S
SOUTH
E
EAST
W
WEST

DEGREES
MINUTES/FEET
SECONDS/INCHES

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL DRIVE
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
mike@bannistereng.com



- GENERAL NOTES:
- All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48085C0260K, dated June 7, 2017. The property appears to lie within Zone "X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance 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 flood." and also within Zone "AE", defined as "Base Flood Elevations determined." as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 - The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
 - 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.
 - Title encumbrance research is based on a title commitment prepared by First American Title Guaranty Company, GF Number 2069749-SA51, issued September 01, 2015.
 - All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
 - All common areas are hereby dedicated to, and will be owned and maintained by **The Preserve at Lake Forest**.
 - 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.
 - SOURCE BENCHMARK:** City of McKinney Monument No. 37, being a brass cap on concrete inlet on South side of Glen Oaks Drive, approximately 190 feet West of the Lake Forest Drive. Elevation = 688.627'
 - The owner's of Block B, Lot CA B-1 of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. 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 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 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 interfere 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.
 - 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.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.92'	8.00'	178°26'00"	N2° 20' 04"E	16.00'
C2	25.35'	8.00'	181°32'44"	S2° 10' 04"W	16.00'
C3	55.04'	350.00'	9°00'36"	S2° 10' 16"E	54.98'
C4	161.45'	350.00'	26°25'46"	N74° 27' 04"W	160.02'
C5	9.48'	10.00'	54°18'53"	S88° 23' 38"E	9.13'
C6	9.48'	10.00'	54°18'53"	N34° 04' 45"W	9.13'
C7	9.48'	10.00'	54°18'53"	N88° 23' 38"W	9.13'
C8	9.48'	10.00'	54°18'53"	N88° 23' 38"W	9.13'
C9	179.55'	350.00'	29°23'33"	N75° 55' 58"W	177.59'
C10	27.60'	375.00'	4°12'59"	S0° 13' 32"W	27.59'
C13	9.48'	10.00'	54°18'53"	S34° 04' 45"E	9.13'
C14	61.77'	174.03'	20°20'10"	N54° 30' 58"E	61.45'
C15	64.41'	159.03'	23°12'13"	N55° 51' 25"E	63.97'

PURPOSE:
PRELIMINARY - FINAL REPLAT TO CREATE 25
RESIDENTIAL LOTS.

"PRELIMINARY - FINAL REPLAT FOR
REVIEW PURPOSES ONLY"

PRELIMINARY - FINAL REPLAT

The Preserve at Lake Forest

Being a Replat of

Lot 1, Block A

LDS McKinney Addition

as recorded in Cabinet 2006, Page 794,

Plat Records, Collin County, Texas

25 Residential Lots, 4 Common Areas, and

1 Non-Residential Lot

33.626 acres in the

William Hunt Survey, Abstract No. 450 and

Leonard Searcy Survey, Abstract No. 828

City of McKinney, Collin County, Texas

OWNER:

SHEET 1 OF 2

DEVELOPER:

CORPORATION OF THE PRESIDING BISHOP OF

SKORBURG COMPANY

THE CHURCH OF JESUS CHRIST OF

8214 WESTCHESTER DRIVE, SUITE 710

LATTER-DAY SAINTS

50 EAST NORTH TEMPLE STREET, 12TH FLOOR

SALT LAKE CITY, UTAH 84150

PHONE: 801-240-1000

DALLAS, TEXAS 75225

PHONE: 214-522-4945

CONTACT: JOHN ARNOLD

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 090-17-26

CITY CASE NO.: 2019-0149

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Whereas, **Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints** is the sole owner of that certain tract or parcel of land in the William Hunt Survey, Abstract Number 450 and Leonard Searcy Survey, Abstract Number 828, City of McKinney, Collin County, Texas; and being 33.626 acres (1,464,741 square feet) of land being all of that certain tract of land described as Lot 1, Block A, LDS McKinney Addition (hereinafter referred to as Lot 1), an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Cabinet 2006, Page 794, Plat Records, Collin County, Texas (P.R.T.C.T.), and being a portion of that certain tract of land described in a Special Warranty Deed to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints (hereinafter referred to as Church of Jesus Christ of Latter-Day Saints tract), as recorded in Volume 6074, Page 7010, Deed Records, Collin County, Texas (D.R.C.C.T.); said 33.626 acres (1,464,741 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Lot 1, same being the Northwest corner of that certain tract of land described as Lot 1, Block A, Boyd High School Addition (hereinafter referred to as Boyd High School Addition), an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Cabinet Q, Page 198, P.R.T.C.T., same being the existing East right-of-way line of N Lake Forest Drive (120' right-of-way), as recorded in Volume 4945, Page 1394, D.R.C.C.T.;

THENCE North 02 degrees 23 minutes 57 seconds East, with the common line between said Lot 1 and the existing East right-of-way line of said N Lake Forest Drive, a distance of 115.23 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the South corner of an existing 10 foot right-of-way dedication, as recorded in said Lot 1 plat;

THENCE with the existing Easterly right of way line of said 10 foot right-of-way dedication for the following **4** courses:

- North 08 degrees 06 minutes 16 seconds East, a distance of 100.59 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- North 02 degrees 23 minutes 57 seconds East, a distance of 103.34 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a tangent curve to the left, whose long chord bears North 01 degrees 10 minutes 20 seconds East, a distance of 54.44 feet;
- Northerly with said curve to the left having a radius of 1270.00 feet, through a central angle of 02 degrees 27 minutes 22 seconds, for an arc distance of 54.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said 10 foot right-of-way;
- South 89 degrees 24 minutes 07 seconds West, a distance of 10.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of said 10 foot right-of-way, same being on the existing Easterly right-of-way line of said Lake Forest Drive, same being on the West line of said Lot 1, same also being the beginning of a non-tangent curve to the left, whose long chord bears North 03 degrees 21 minutes 46 seconds West, a distance of 145.58 feet;

THENCE Northerly with the common line between said Lot 1 and said N Lake Forest Drive and with said non-tangent curve to the left having a radius of 1260.00 feet, through a central angle of 06 degrees 37 minutes 25 seconds, passing at an arc distance of 36.59 feet the Northwest corner of said Lot 1, same being the Southwest corner of said Church of Jesus Christ of Latter-Day Saints tract, continue on same course with the common line between said Church of Jesus Christ of Latter-Day Saints tract and the existing Easterly right-of-way line of said Lake Forest Drive, for a total arc distance of 145.66 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE with the common line between said Church of Jesus Christ of Latter-Day Saints tract and the existing Easterly right-of-way line of said N Lake Forest Drive, the following **3** courses:

- North 06 degrees 40 minutes 34 seconds West, a distance of 225.84 feet to the beginning of a tangent curve to the right, whose long chord bears North 02 degrees 08 minutes 19 seconds West, a distance of 180.37 feet;
- Northerly with said curve to the right, having a radius of 1140.00 feet, through a central angle of 09 degrees 04 minutes 30 seconds, for an arc distance of 180.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- North 02 degrees 23 minutes 35 seconds East, a distance of 356.73 feet to a to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of said Church of Jesus Christ of Latter-Day Saints tract, same being in the existing Easterly right-of-way of said N Lake Forest Drive, same being the Southwest corner of that certain tract of land described in a Special Warranty Deed to the City of McKinney (hereinafter referred to as City of McKinney tract), as recorded in Volume 6021, Page 1431, D.R.C.C.T., same being in Wilson Creek;

THENCE with the common line between said Church of Jesus Christ of Latter-Day Saints tract and said City of McKinney tract and generally with Wilson Creek for the following

7 courses:

- North 70 degrees 27 minutes 06 seconds East, departing the existing East right-of-way line of said N Lake Forest Drive, a distance of 143.76 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- South 66 degrees 12 minutes 54 seconds East, a distance of 72.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- South 50 degrees 15 minutes 54 seconds East, a distance of 71.80 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- North 65 degrees 58 minutes 06 seconds East, a distance of 105.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- North 75 degrees 04 minutes 06 seconds East, a distance of 186.60 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- South 80 degrees 12 minutes 54 seconds East, a distance of 132.10 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- North 09 degrees 45 minutes 01 second East, a distance of 13.23 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point in the Westerly line of that certain tract of land described as Common Area - A46 and Drainage Easement (hereinafter referred to as Common Area - A46), as recorded Cabinet 2010, Slide 170, P.R.C.C.T.;

THENCE with the common line between said Church of Jesus Christ of Latter-Day Saints tract and said Common Area - A46 for the following **6** courses:

- South 29 degrees 53 minutes 24 seconds East, departing the Southerly line of said City of McKinney tract and generally with Wilson Creek, a distance of 83.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- South 61 degrees 58 minutes 41 seconds East continue generally with Wilson Creek, a distance of 243.34 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- South 25 degrees 51 minutes 54 seconds East continue generally with Wilson Creek, a distance of 90.54 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- South 18 degrees 07 minutes 24 seconds East continue generally with Wilson Creek, a distance of 186.91 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- South 78 degrees 03 minutes 23 seconds East continue generally with Wilson Creek, a distance of 133.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
- South 69 degrees 57 minutes 21 seconds East continue generally with Wilson Creek, a distance of 54.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said Church of Jesus Christ of Latter-Day Saints tract, same being the Northwest corner of that certain tract of land described in a Deed to Carlisle Grace, Ltd. (hereinafter referred to as Grace tract), as recorded in Volume 4561, Page 1547, D.R.C.C.T.;

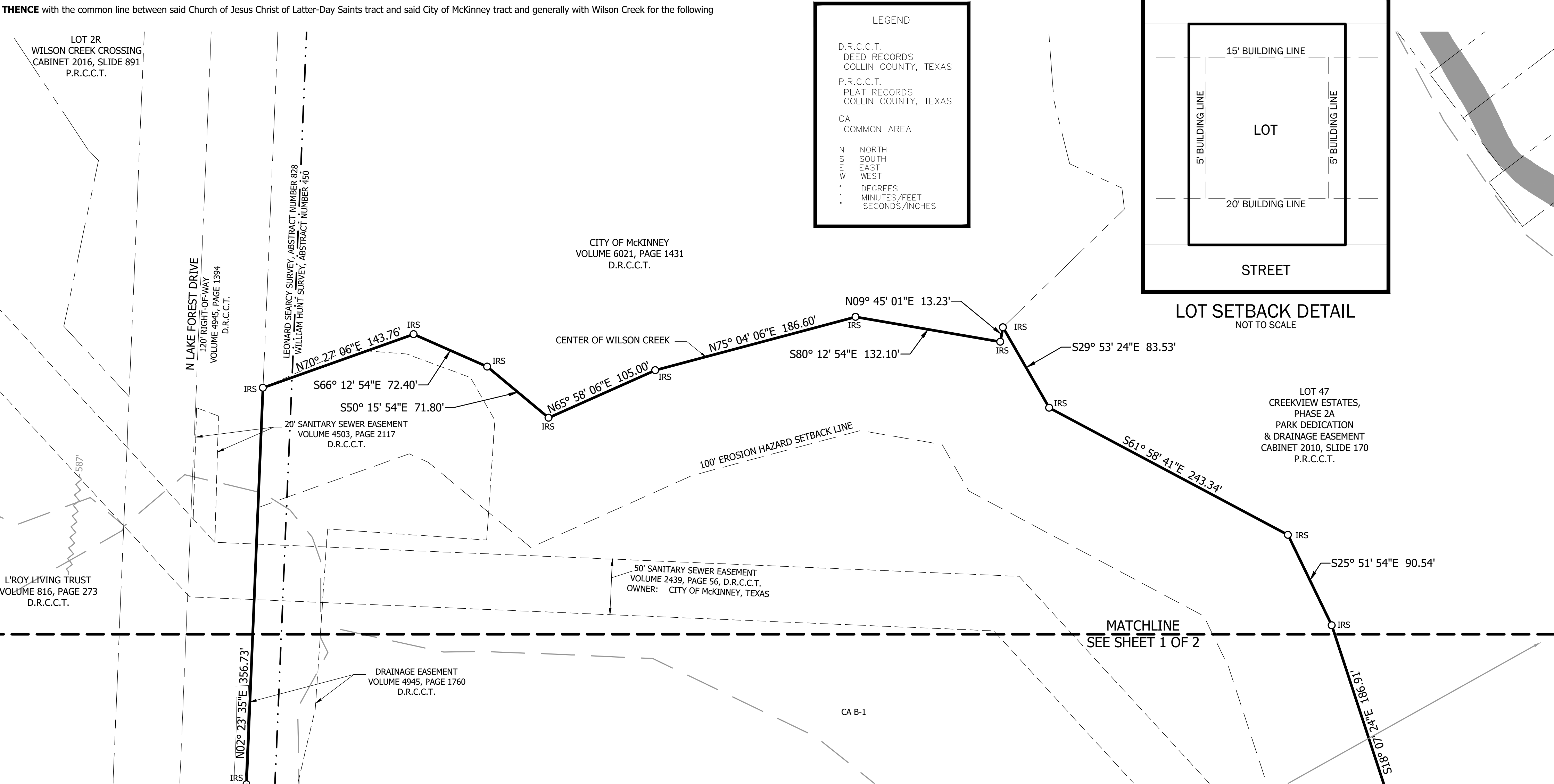
THENCE South 00 degrees 37 minutes 44 seconds East, departing the Southerly line of said Common Area - A46 and departing Wilson Creek and with the common line between said Church of Jesus Christ of Latter-Day Saints tract and said Grace tract, a distance of 890.27 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of said Church of Jesus Christ of Latter-Day Saints tract, same being the East corner of the aforesaid Lot 1;

THENCE North 87 degrees 38 minutes 37 seconds West with the common line between said Lot 1 and aforesaid Boyd High School Addition, a distance of 1199.91 feet to **PLACE OF BEGINNING**, and containing a calculated area of 33.626 acres (1,464,741 square feet) of land.

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL DRIVE
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
mike@bannistereng.com

DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

OWNER:
CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS
50 EAST NORTH TEMPLE STREET, 12TH FLOOR
SALT LAKE CITY, UTAH 84150
PHONE: 801-240-1000

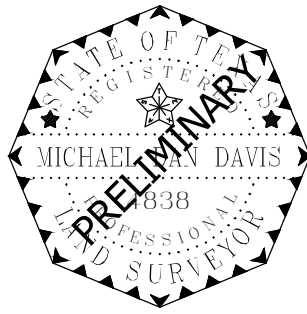


NOTE: All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

SURVEYOR'S CERTIFICATION:

THAT I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly 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



Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Dan Davis, 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 purposes and consideration therein expressed, in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2019.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints** is the owner of the herein described property and does hereby adopt this plat designating the herein above described property as **The Preserve at Lake Forest, Being a Replat of Lot 1, Block A, LDS McKinney Addition**, an addition to the City of McKinney, Collin County, Texas and does 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 buildings, fences, shrubs, trees and other improvements or growths which in any way , endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: _____
Terry F. Rudd, Authorized Agent

STATE OF UTAH §
COUNTY OF SALT LAKE §

On this _____ day of _____, 2019, personally appeared before me **Trey Rudd, Authorized Agent**, personally known to me to be an Authorized Agent of **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, **a Utah corporation sole**, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

Notary Public for the State of Utah

Block A Area Table			
Lot	Acreage	Square Feet	
1	4.657	202,856	
2	0.179	7,816	
3	0.179	7,816	
4	0.179	7,816	
5	0.179	7,816	
6	0.183	7,970	
7	0.202	8,800	
8	0.204	8,876	
9	0.166	7,250	
10	0.163	7,100	
11	0.140	6,113	
12	0.161	6,993	

Common Area Table			
Lot	Acreage	Square Feet	
CA-A2	0.017	761	
CA A-1	4.339	188,992	
CA A-3	0.081	3,535	
CA B-1	18.279	796,248	

Block B Area Table			
Lot	Acreage	Square Feet	
1	0.155	6,759	
2	0.143	6,213	
3	0.143	6,213	
4	0.143	6,213	
5	0.172	7,500	
6	0.172	7,500	
7	0.172	7,500	
8	0.172	7,500	
9	0.175	7,622	
10	0.202	8,817	
11	0.200	8,723	
12	0.201	8,776	
13	0.184	7,999	
14	0.172	7,500	

"PRELIMINARY - FINAL REPLAT FOR
REVIEW PURPOSES ONLY"

PRELIMINARY - FINAL REPLAT

The Preserve at Lake Forest

Being a Replat of
Lot 1, Block A
LDS McKinney Addition

as recorded in Cabinet 2006, Page 794,
Plat Records, Collin County, Texas

25 Residential Lots, 4 Common Areas, and
1 Non-Residential Lot

33.626 acres in the

William Hunt Survey, Abstract No. 450 and

Leonard Searcy Survey, Abstract No. 828

City of McKinney, Collin County, Texas

SHEET 2 OF 2