

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
 - According to Community Panel No. 48085C0105J, dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within zone "X-Unshaded" (not a special flood hazard area). This flood statement shall not create liability on the part of the surveyor.
 - Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983). The horizontal coordinates of this survey derived from McKinney monument 26 utilizing a combined scale factor of 0.999856823.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.
 - All open space lots shall be owned and maintained by HOA.
 - Line & Curve & Lot Area tables on Sheet 2.

LEGEND

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP STAMPED "KHA"
BL	BUILDING LINE
INST	INSTRUMENT No.
VOL	VOLUME
PG	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
LRCT	LAND RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
U/E	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
E.E.	ELECTRIC EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
---	STREET NAME CHANGE

**FINAL PLAT
SHADED TREE PHASE 1**

105 RESIDENTIAL LOTS
6 COMMON AREAS
BEING 28.645 ACRES OUT OF THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	JAN. 2023	063451514	1 OF 2

OWNER/DEVELOPER:
LENNAR HOMES
1707 MARKET PLACE BLVD
IRVING, TEXAS 75063
CONTACT: ELIZABETH BENTLEY

ENGINEER:
KIMLEY-HORN & ASSOCIATES
13455 NOEL RD, TWO GALLERIA TOWER
SUITE 700, DALLAS, TEXAS 75240
TEL: (972) 770-1300
CONTACT: PEYTON MCGEE, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210
FRISCO, TEXAS 75034
PHONE: 972-335-3580
CONTACT: SYLVIANA GUNAWAN, RPLS

DWG NAME: KCPFR_SURVEY063451514_MEREDITH HART SURVEY AND HEINER TRACTS063451514_SHADED TREE PHASE 1; PLOTTED BY: GUNAWAN, SYLVIANA; 1/19/2023 3:30 PM; LAST SAVED: 1/20/2023 11:21 AM

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the sole owner of a tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being a portion of a called 29.852 acre tract of land described in a Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 20211227002587210 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the southwest corner of said 29.852 acre tract, common to the northwest corner of a called 5.00 acre tract of land described in a deed to Howard Joe Covington, recorded in Volume 6052, Page 1378 of the Land Records of Collin County, Texas, same being in the centerline of County Road 202, a variable width right-of-way, no record found;

THENCE North 00°06'44" East, along the westerly line of said 29.852 acre tract and along the centerline of said County Road 202, a distance of 1,095.64 feet to a 3/8 inch iron rod found for the northwest corner of said 29.852 acre tract, same being on the southwesterly right-of-way line of Weston Road (F.M. 543), a variable width right-of-way;

THENCE North 89°28'41" East, departing the centerline of said County Road 202, and along the northerly line of said 29.852 acre tract and the southerly right-of-way line of said Weston Road, a distance of 658.35 feet to a concrete monument found for corner;

THENCE South 88°05'27" East, continuing along the northerly line of said 29.852 acre tract and the southerly right-of-way line of said Westin Road, a distance of 527.83 feet to a 2 inch metal post found for the northeast corner of said 29.852 acre tract, common to the northwest corner of a called 2.00 acre tract of land described in a deed to Dakota W. Hatch, recorded in Instrument No. 20210503000884170 of the Official Public Records of Collin County, Texas;

THENCE South 01°40'08" West, departing the southerly right-of-way line of said Weston Road, along the easterly line of said 29.852 acre tract and along the westerly line of said 2.00 acre tract, a distance of 435.58 feet to a 1/2 inch iron rod with plastic cap stamped "Carter Burgess" found for the southwest corner of said 2.00 acre tract, common to the westernmost northwest corner of a called 170.772 acre tract of land described in a deed to 1000 Trinity Falls Investments, LLC, recorded in Instrument No. 20200518000724190 of the Official Public Records of Collin County, Texas;

THENCE South 01°35'02" West, continuing along the easterly line of said 29.852 acre tract and along the westerly line of said 170.772 acre tract, a distance of 576.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly line of said 29.852 acre tract and the westerly line of said 170.772 acre tract, and crossing said 29.852 acre tract, the following courses and distances:

North 88°24'58" West, a distance of 205.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°35'02" East, a distance of 16.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°09'07" West, a distance of 13.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°53'16" West, a distance of 201.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°50'53" West, a distance of 21.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°35'02" West, a distance of 17.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 425.00 feet, a central angle of 05°42'26", and a chord bearing

and distance of South 04°26'15" West, 42.32 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 42.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 82°42'31" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 07°04'05", and a chord bearing and distance of South 10°49'31" West, 46.23 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 46.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°21'34" West, a distance of 2.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°53'16" West, a distance of 198.82 feet to a 5/8 inch iron rod found for the northeast corner of said 5.00 acre tract, common to the northwest corner of a called 54.205 acre tract of land described in a deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 20220316000420370 of the Official Public Records of Collin County, Texas, same also being on the southerly line of said 29.852 acre tract;

THENCE North 88°42'57" West, along the northerly line of said 5.00 acre tract and along the southerly line of said 29.852 acre tract, a distance of 466.81 feet to the POINT OF BEGINNING and containing 28.645 acres (1,247,760 square feet) of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, does hereby adopt this Record Plat designating the hereinabove described property as SHADE TREE, PHASE 1, an addition to Collin County, Texas, does hereby dedicate to the public forever, the streets, alleys, and public use area shown hereon, the easements, shown hereon for the mutual use and accommodation of the City of McKinney and all public utility providers desiring to use or using same. LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, do hereby dedicate to the public in fee simple forever the streets shown hereon together with the drainage easements appurtenant thereto as shown hereon for the mutual use and accommodation of the public. All and any public utility providers and the City of McKinney shall have the right to remove and keep removed all or part 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 it's respective systems within said Easements; and shall have the right to remove and keep removed all and any obstructions within the drainage easements which adversely affect the proper functioning of the same. The City of McKinney and all public utilities shall also have the right to constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's 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.

WITNESS MY HAND this the _____ day of _____, 2022.

By: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, a Texas limited liability partnership

By: Elizabeth Bentley, Community Development Manager

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Elizabeth Bentley, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

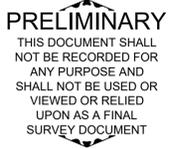
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, 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.



Sylviana Gunawan Registered Professional Land Surveyor No. 6461 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Ph. 972-335-3580 sylviana.gunawan@kimley-horn.com

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 Sylviana Gunawan, 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 _____, 2022.

Notary Public, State of Texas

APPROVED AND ACCEPTED

CITY MANAGER CITY OF MCKINNEY, TEXAS

DATE

FINAL PLAT SHADED TREE PHASE 1 105 RESIDENTIAL LOTS 6 COMMON AREAS BEING 28.645 ACRES OUT OF THE MEREDITH HART SURVEY, ABSTRACT NO. 371 COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, JCC, KHA, JAN. 2023, 063451514, 2 OF 2

OWNER/DEVELOPER: LENNAR HOMES 1707 MARKET PLACE BLVD IRVING, TEXAS 75063 CONTACT: ELIZABETH BENTLEY

ENGINEER: KIMLEY-HORN & ASSOCIATES 13455 NOEL RD, TWO GALLERIA TOWER SUITE 700, DALLAS, TEXAS 75240 TEL: (972) 770-1300 CONTACT: PEYTON MCGEE, P.E.

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210 FRISCO, TEXAS 75034 PHONE: 972-335-3580 CONTACT : SYLVIANA GUNAWAN, RPLS

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C1 to C16.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows L1 to L21.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK A LOT 1 to BLOCK A LOT 25.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK A LOT 26 to BLOCK A LOT 50.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK B LOT 1 to BLOCK B LOT 14.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK B LOT 15 to BLOCK B LOT 13.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK C LOT 5 to BLOCK C LOT 13.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK C LOT 14 to BLOCK C LOT 16.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK D LOT 1 to BLOCK D LOT 13.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK D LOT 14 to BLOCK D LOT 13.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK E LOT 1 to BLOCK E LOT 13.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows BLOCK F LOT 1 to BLOCK F LOT 13.

FILE NAME: K:\P\FW_SURVEY\063451514\MELSON AND HEINER TRACT\SDWG\063451514 SHADED TREE PHASE 1.PFDWG PLOTTED BY: GUNAWAN, SYLVIANA 1/9/2023 9:30 AM LAST SAVED: 1/26/2023 11:21 AM