

SEENING STARS, LTD. (CALLED 100 ACRES) DOC. NO. 20170700000468690
 ST. ANDREWS INTERESTS, LLC (CALLED 27,752 ACRES) DOC. NO. 20070907001252680
 ST. ANDREWS INTERESTS, LLC (CALLED 27,752 ACRES) DOC. NO. 20070907001252710

MCKINNEY FOUR CORNERS, L.P. (CALLED 16,424 ACRES) DOC. NO. 20100526000531060

BILLINGSLEY CORNELL CAPITAL, L.P. (CALLED 127,444 ACRES) DOC. NO. 20140109000025010

FLOOD INSURANCE RATE MAP AREA IN ZONE "A" MAP NO. 48085C0140J MAP NO. 48085C0255J MAP REVISED JUNE 2, 2009 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

PRELIMINARY PLAT
HIGHLAND LAKES, PHASE 5
 270 RESIDENTIAL LOTS
 6 COMMON AREAS
 1 PARK LAND DEDICATION
 135.599 ACRES OUT OF THE
 THOMAS STALLCUP SURVEY, ABSTRACT NO. 846
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

TAYLOR MORRISON OF TEXAS, INC. DEVELOPER
 6735 Salt Cedar Way, Building 1, Suite 200 Frisco, Texas 75034
 Attn. Ms. Karla Horton (469) 252-2194

CLF GROUP, LTD. OWNER
 16390 Addison Road Addison, Texas 75001
 Attn. Mr. Dale Clark (972) 672-6776

JOSEPH M. CRUTCHFIELD SURVEYING SURVEYOR/ENGINEER
 2121 Midway Road, Suite 300 Carrollton, Texas 75006
 Contact: Joshua Luke, P.E. (972) 248-7676
 TBPE No. F-438 TBPLS No. 10076000

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
NO. BEARING DISTANCE	NO. BEARING DISTANCE	NO. BEARING DISTANCE	NO. BEARING DISTANCE
L1 N60°09'19"E 81.32'	L17 N32°26'34"W 87.97'	L33 N3°07'45"E 40.40'	L49 S26°54'23"E 51.80'
L2 N88°22'26"E 63.83'	L18 N25°40'05"E 60.41'	L34 N48°10'31"E 49.84'	
L3 N88°55'58"E 71.27'	L19 N84°12'00"W 26.99'	L35 N84°20'03"E 20.10'	
L4 N78°24'14"E 120.90'	L20 N1°39'45"W 103.40'	L36 N12°01'42"E 23.47'	
L5 N79°44'46"E 149.54'	L21 N46°38'25"W 34.61'	L37 N41°46'44"E 53.73'	
L6 N76°46'25"E 124.94'	L22 N32°26'45"W 100.45'	L38 N86°00'23"E 37.18'	
L7 N51°00'48"E 197.80'	L23 N1°31'18"44"W 40.09'	L39 N38°07'19"E 28.91'	
L8 N31°11'56"W 99.39'	L24 N0°22'13"W 65.17'	L40 S69°04'21"E 23.79'	
L9 N28°58'00"W 76.50'	L25 N51°21'0"E 56.57'	L41 N55°56'04"E 41.44'	
L10 N38°15'33"W 42.39'	L26 N20°23'37"W 71.31'	L42 N44°04'17"E 86.56'	
L11 N36°12'46"E 86.31'	L27 S74°56'46"W 46.37'	L43 N78°14'28"E 82.08'	
L12 N9°25'12"E 101.71'	L28 S56°37'05"W 40.89'	L44 S63°55'11"E 47.69'	
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L14 N46°55'57"W 66.66'	L30 S61°44'29"W 62.78'	L46 S51°22'23"W 24.27'	
L15 N23°06'25"E 111.95'	L31 S75°05'37"W 69.63'	L47 S38°36'23"W 53.03'	
L16 N8°26'32"W 177.97'	L32 S69°54'02"W 35.66'	L48 S0°04'37"E 5.22'	

NOTES:

- ALL CORNERS ARE ONE-HALF INCH IRON RODS FOUND WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- 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.
- ALL COMMON AREAS ARE BIKE & PEDESTRIAN ACCESS AND UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE HIGHLAND LAKES COMMUNITY ASSOCIATION.
- THE MAINTENANCE OF RETAINING WALLS IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE WALL IS LOCATED.
- ALL PROPOSED LOTS SHALL HAVE A TEN (10) FOOT UTILITY EASEMENT ADJACENT TO STREET AND ALLEY RIGHT-OF-WAYS.
- UPON COMPLETION AND SUBMITTAL OF FINAL DESIGN AND FLOOD STUDY PREPARATION, LOTS SHOWN MAY REQUIRE MODIFICATIONS AND/OR REMOVAL.
- 100-YEAR FULLY DEVELOPED FLOOD LEVEL AROUND NRCS LAKE = ELEV. 669.5' PER FLOOD STUDY DATED 03/21/2022 BY CHRISTOPHER HITTLE OF GOODWIN AND MARSHALL, INC. FOR THE ASTER PARK MIXED USE DEVELOPMENT.
- APPROXIMATE LIMIT OF THE FOLLOWING EASEMENTS TO THE COLLIN COUNTY SOIL CONSERVATION DISTRICT: (UPSTREAM OF THE DAM SPILLWAY, THIS LINE FOLLOWS THE APPROXIMATE 670.4' CONTOUR LINE).
 -EASEMENT AGREEMENT FOR FLOOD CONTROL STRUCTURES, VOL. 520, PG. 224, D.R.C.C.T.
 -EASEMENT AGREEMENT FOR IMPOUNDING WATER, VOL. 520, PG. 220, D.R.C.C.T.

LEGEND

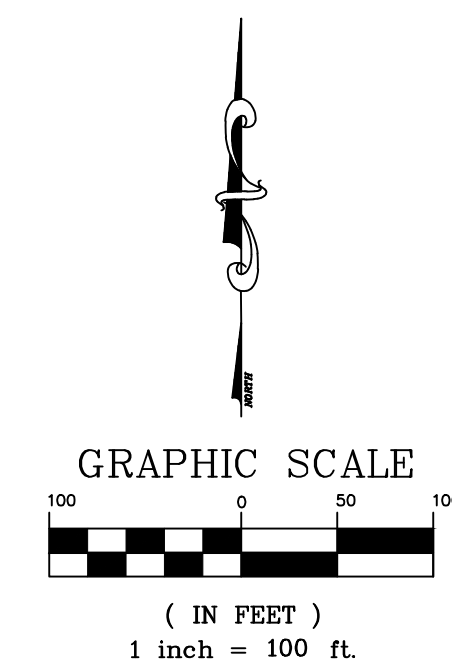
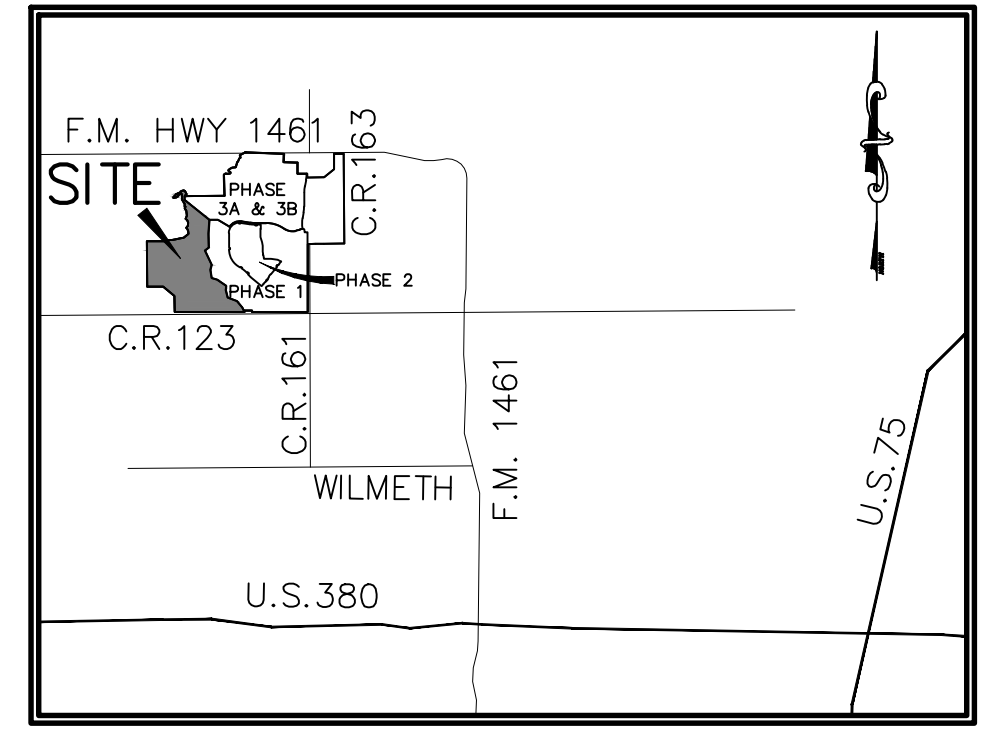
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- CA COMMON AREA
- SVE SIGHT VISIBILITY EASEMENT
- STREET NAME CHANGE

"PRELIMINARY-FOR REVIEW PURPOSES ONLY"

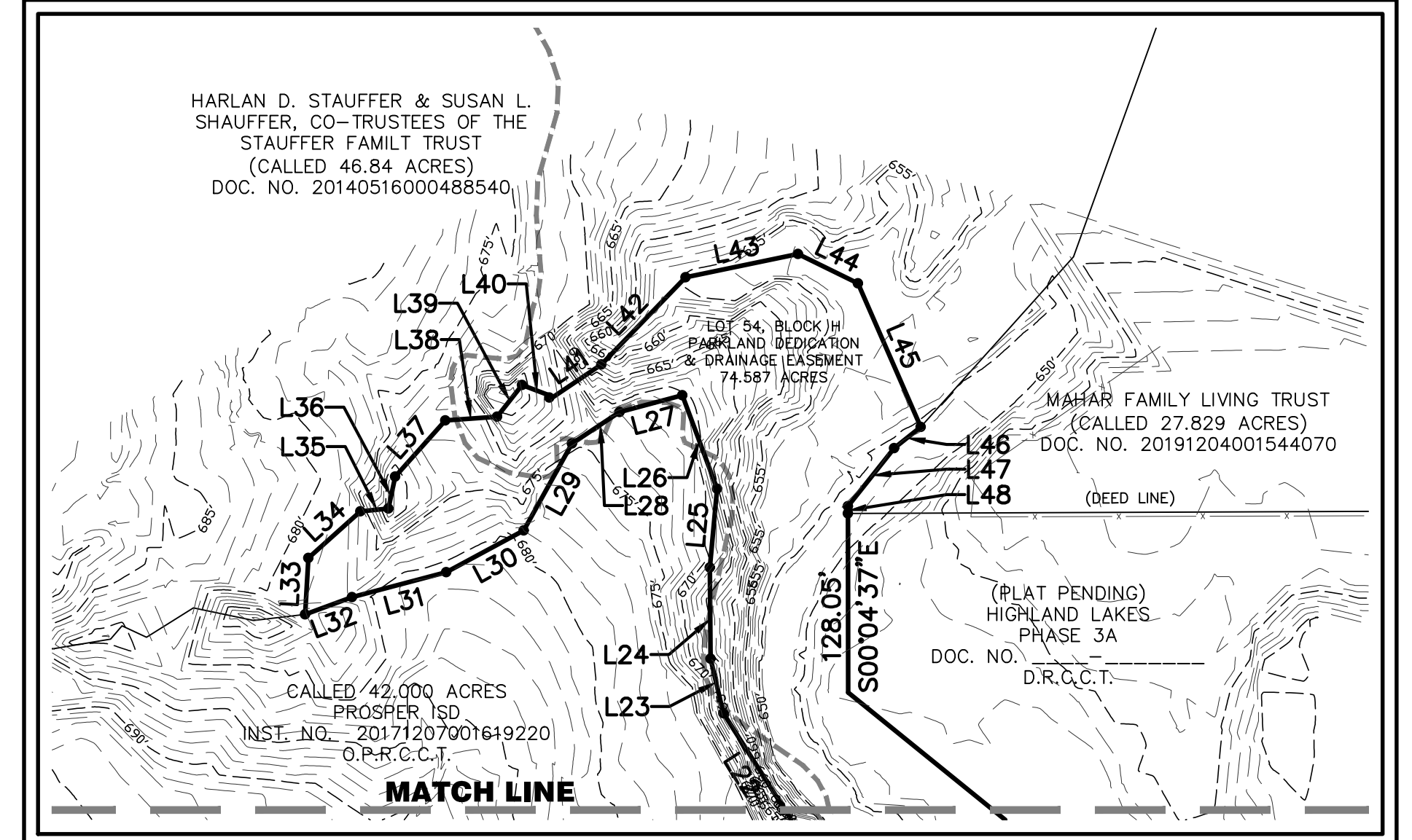
NOTICE:
 All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

MATCH LINE (SEE DETAIL "A")

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
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- LEGEND**
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 - WE WATER EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - CA COMMON AREA
 - SVE SIGHT VISIBILITY EASEMENT
 - Street Name Change



"PRELIMINARY—FOR REVIEW PURPOSES ONLY"

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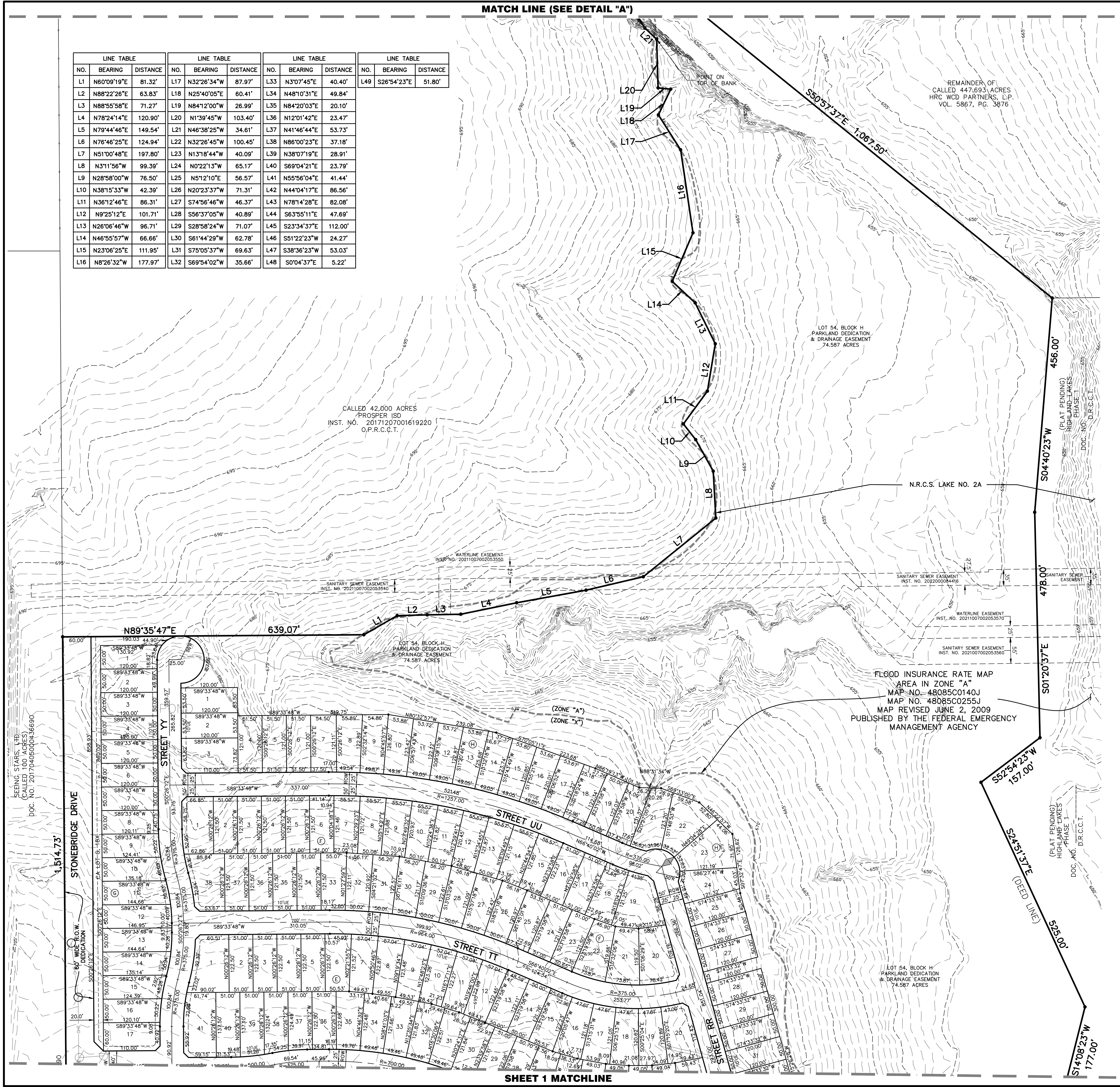
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Contact: Joshua Luke, P.E. (972) 248-7676
TBPE No. F-438 TBPLS No. 10076000

DATE: JUNE 14, 2023



SHEET 1 MATCHLINE

Plotted by: brenshaw Plot Date: 6/16/2023 1:33 PM
Drawing: H:\Projects\TMH003 - Highland Lakes\Phase 5\Surveying\dwg\Phase 5\TMH003-PPT-Phase 5.dwg Saved By: bjohnson Save Time: 6/14/2023 2:26 PM
Sheet 2 of 3

OWNER'S DEDICATION §

STATE OF TEXAS §

COUNTY OF COLLIN §

BEING a tract of land located in the City of McKinney, Collin County, Texas, being part of the Thomas Stallcup Survey, Abstract No. 846, being part of that called 194.053 acre tract of land described in deed to CLF Group I, Ltd. as recorded in Volume 5577, Page 4963, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in concrete found for the southeast corner of said 194.053 acre tract, being the southwest corner of a called 0.269 acre tract of land described in deed to Collin County as recorded in Volume 4039, Page 1460, Deed Records, Collin County, Texas, said point being in approximate centerline of said County Road No. 123 (unrecorded right-of-way);

THENCE, along the south line of said 194.053 acre tract and the approximate centerline of County Road No. 123 as follows: South 89 degrees 55 minutes 58 seconds West, a distance of 2,078.81 feet to a one-half inch iron rod found; South 89 degrees 52 minutes 27 seconds West, a distance of 265.16 feet to a "Mag-Nail" found, said point being the southeast corner of a called 16.424 acre tract of land described in deed to McKinney Four Corners, L.P. as recorded as County Clerk's File No. 2010052600031060, Official Public Records, Collin County, Texas;

THENCE, along the east, northeast and north lines of said 16.424 acre tract as follows: North 00 degrees 29 minutes 25 seconds West, a distance of 534.36 feet to a one-half inch iron rod with cap stamped "JBI" set for corner; North 49 degrees 51 minutes 16 seconds West, a distance of 493.98 feet to a one-half inch iron rod with cap stamped "4857" found; South 89 degrees 45 minutes 08 seconds West, a distance of 530.94 feet to a one-half inch iron rod with cap stamped "4613" found for the northwest corner of said 16.424 acre tract, being in the east line of said 194.053 acre tract of land and being in the east line of a called 388.054 acre tract of land described in deed to Seeing Stars, Ltd. recorded as County Clerk's File No. 20070907001252680, Official Public Records, Collin County, Texas;

THENCE, along the west line of said 194.053 acre tract, the east line of said 388.054 acre tract, and the east line of a called 100.000 acre tract of land described in deed to Seeing Stars, Ltd. recorded as County Clerk's File No. 20170405000436690, Official Public Records, Collin County, Texas. North 00 degrees 26 minutes 12 seconds West, a distance of 1,514.73 feet to a one-half inch iron rod with cap stamped "JBI" set, being the southwest corner of a called 42.000 acre tract of land described in deed to Prosper I.S.D. as recorded as County Clerk's File No. 20171207001619220, Official Public Records, Collin County, Texas;

THENCE, along the south line of said 42.000 acre tract, North 89 degrees 35 minutes 47 seconds East, a distance of 639.07 feet to a point in the west side of a Soil Conservation Service Lake;

THENCE, along the southerly and easterly lines of said 42.000 acre tract and the westerly lines of said Soil Conservation Service Lake as follows: North 60 degrees 09 minutes 19 seconds East, a distance of 81.32 feet to a point; North 88 degrees 22 minutes 26 seconds East, a distance of 63.83 feet to a point; North 88 degrees 55 minutes 58 seconds East, a distance of 71.27 feet to a point; North 78 degrees 24 minutes 14 seconds East, a distance of 120.90 feet to a point; North 79 degrees 44 minutes 46 seconds East, a distance of 149.54 feet to a point; North 76 degrees 46 minutes 25 seconds East, a distance of 124.94 feet to a point; North 51 degrees 00 minutes 48 seconds East, a distance of 197.80 feet to a point; North 03 degrees 11 minutes 56 seconds West, a distance of 99.39 feet to a point; North 28 degrees 58 minutes 00 seconds West, a distance of 76.50 feet to a point; North 38 degrees 15 minutes 33 seconds West, a distance of 42.39 feet to a point; North 36 degrees 12 minutes 46 seconds East, a distance of 86.31 feet to a point; North 09 degrees 25 minutes 12 seconds East, a distance of 101.71 feet to a point; North 26 degrees 06 minutes 46 seconds West, a distance of 96.71 feet to a point; North 46 degrees 55 minutes 57 seconds West, a distance of 66.66 feet to a point; North 23 degrees 06 minutes 25 seconds East, a distance of 111.95 feet to a point; North 08 degrees 26 minutes 32 seconds West, a distance of 177.97 feet to a point; North 32 degrees 26 minutes 34 seconds East, a distance of 87.97 feet to a point; North 25 degrees 40 minutes 05 seconds East, a distance of 60.41 feet to a point; North 84 degrees 12 minutes 00 seconds West, a distance of 26.99 feet to a point; North 01 degrees 39 minutes 45 seconds West, a distance of 103.40 feet to a point in the top bank of a creek;

THENCE, continuing along the easterly lines of said 42.000 acre tract and along the top bank of said creek as follows:

North 46 degrees 38 minutes 25 seconds West, a distance of 34.61 feet to a point; North 32 degrees 26 minutes 45 seconds West, a distance of 100.45 feet to a point; North 13 degrees 18 minutes 44 seconds West, a distance of 40.09 feet to a point; North 00 degrees 22 minutes 13 seconds West, a distance of 65.17 feet to a point; North 05 degrees 12 minutes 10 seconds East, a distance of 56.57 feet to a point; North 20 degrees 23 minutes 37 seconds West, a distance of 71.31 feet to a point; South 74 degrees 56 minutes 46 seconds West, a distance of 46.37 feet to a point; South 56 degrees 37 minutes 05 seconds West, a distance of 40.89 feet to a point; South 28 degrees 58 minutes 24 seconds West, a distance of 71.07 feet to a point; South 61 degrees 44 minutes 29 seconds West, a distance of 62.78 feet to a point; South 75 degrees 05 minutes 37 seconds West, a distance of 69.63 feet to a point; South 69 degrees 54 minutes 02 seconds West, a distance of 35.66 feet to a point in the southerly line of a called 46.84 acre tract of land described in deed to Harland D. Stauffer and Susan L. Stauffer, Co-Trustees of the Stauffer Family Trust recorded as County Clerk's File No. 20140516000488540, Official Public Records, Collin County, Texas, said point being in the approximate centerline of a small creek;

THENCE, along the southerly line of said 46.84 tract and along the approximate centerline of said creek as follows:

North 03 degrees 07 minutes 45 seconds East, a distance of 40.40 feet to a point; North 48 degrees 10 minutes 31 seconds East, a distance of 49.84 feet to a point; North 84 degrees 20 minutes 03 seconds East, a distance of 20.10 feet to a point; North 12 degrees 01 minutes 42 seconds East, a distance of 23.47 feet to a point; North 41 degrees 46 minutes 44 seconds East, a distance of 53.73 feet to a point; North 86 degrees 00 minutes 23 seconds East, a distance of 37.18 feet to a point; North 38 degrees 07 minutes 19 seconds East, a distance of 28.91 feet to a point; South 69 degrees 04 minutes 21 seconds East, a distance of 23.79 feet to a point; North 55 degrees 56 minutes 04 seconds East, a distance of 41.44 feet to a point; North 44 degrees 04 minutes 17 seconds East, a distance of 86.56 feet to a point; North 78 degrees 14 minutes 28 seconds East, a distance of 82.08 feet to a point; South 63 degrees 55 minutes 11 seconds East, a distance of 47.69 feet to a point; South 23 degrees 34 minutes 37 seconds East, a distance of 112.00 feet to a point, being in the east line of said 194.053 acre tract, and being in the westerly line of a called 27.829 acre tract of land described in deed to the Mahar Family Trust recorded as Document No. 20191204001544070, Official Public Records, Collin County, Texas;

THENCE, continuing along said creek in the east line of said 194.053 acre tract and westerly line of said 27.829 acre tract as follows: South 51 degrees 22 minutes 23 seconds West, a distance of 24.27 feet to a point; South 38 degrees 36 minutes 23 seconds West, a distance of 53.03 feet to a point; South 00 degrees 04 minutes 37 seconds East, a distance of 5.22 feet to the southwest corner of said 27.829 acre tract, being in the west line of Highland Lakes, Phase 3A, an addition to the City of McKinney, as recorded in Document Number _____, Official Public Records, Collin County, Texas;

THENCE, continuing along the east line of said 194.053 acre tract and the west line of Highland Lakes, Phase 3A as follows: South 00 degrees 04 minutes 37 seconds East, a distance of 128.05 feet to a one-half inch iron rod with cap stamped "JBI" found; South 50 degrees 57 minutes 37 seconds East, a distance of 1,067.50 feet to a point, being in the northwest corner of Highland Lakes, Phase 1, an addition to the City of McKinney, as recorded in Document Number _____, Official Public Records, Collin County, Texas, and being in the approximate centerline of NCRS Lake No. 2A;

THENCE, continuing along the easterly line of said 194.053 acre tract and the west line of said Highland Lakes, Phase 1, over, across and along the approximate centerline of said NCRS Lake No. 2A as follows: South 04 degrees 40 minutes 23 seconds West, a distance of 456.00 feet to a point; South 01 degrees 20 minutes 37 seconds East, a distance of 478.00 feet to a point; South 52 degrees 54 minutes 23 seconds West, a distance of 157.00 feet to a point; South 24 degrees 51 minutes 37 seconds East, a distance of 525.00 feet to a point; South 14 degrees 08 minutes 23 seconds West, a distance of 177.00 feet to a point; South 08 degrees 36 minutes 37 seconds East, a distance of 275.00 feet to a point; South 72 degrees 52 minutes 37 seconds East, a distance of 192.00 feet to a point; South 55 degrees 34 minutes 37 seconds East, a distance of 362.00 feet to a point; South 03 degrees 04 minutes 37 seconds East, a distance of 87.00 feet to a point; South 16 degrees 45 minutes 15 seconds West, a distance of 52.61 feet to a point;

THENCE continuing along the easterly line of said 194.053 acre tract and the west line of said Highland Lakes, Phase 1, along the approximate centerline of Stover Creek as follows:

South 15 degrees 54 minutes 51 seconds East, a distance of 262.80 feet to a point; South 68 degrees 07 minutes 20 seconds West, a distance of 328.86 feet to a point; South 39 degrees 40 minutes 43 seconds East, a distance of 283.12 feet to a point; South 26 degrees 54 minutes 23 seconds East, a distance of 107.77 feet to a one-half inch iron rod with cap stamped "JBI" found for corner, being the southwest corner of Highland Lakes, Phase, and being the northwest corner of said 0.269 acre tract;

THENCE along the easterly line of said 194.053 acre tract and the west line of said 0.269 acre tract, along the approximate centerline of Stover Creek, South 26 degrees 54 minutes 51 seconds East, a distance of 51.80 feet to the POINT OF BEGINNING and containing 5,906,682 square feet or 135.599 acres of land.

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CLF GROUP I, LTD. does hereby adopt this record plat designating the herein above described property as record plat of HIGHLAND LAKES, PHASE 5, 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 construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or 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 at _____, Texas, this ___ day of _____, 2023.

CLF GROUP I, LTD.

By: _____ (PRINTED NAME) (authorized signature)

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2023.

Notary Public, State of Texas _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William J. Johnson, 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, Collin County, Texas.

Dated this the ___ day of _____, 2023.

"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."

William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM J. JOHNSON, 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 _____, 2023.

Notary Public, State of Texas _____

Table with columns: BEST MANAGEMENT PRACTICE, MAINTENANCE PROCEDURE, RESPONSIBILITY OF: and sub-columns for NON-STRUCTURAL BMPs and STRUCTURAL BMPs.

Large table with columns: LOT AREA TABLE, BLOCK-LOT, SQUARE FEET, ACRES. Multiple columns for different lots (A-1 to B-15).

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