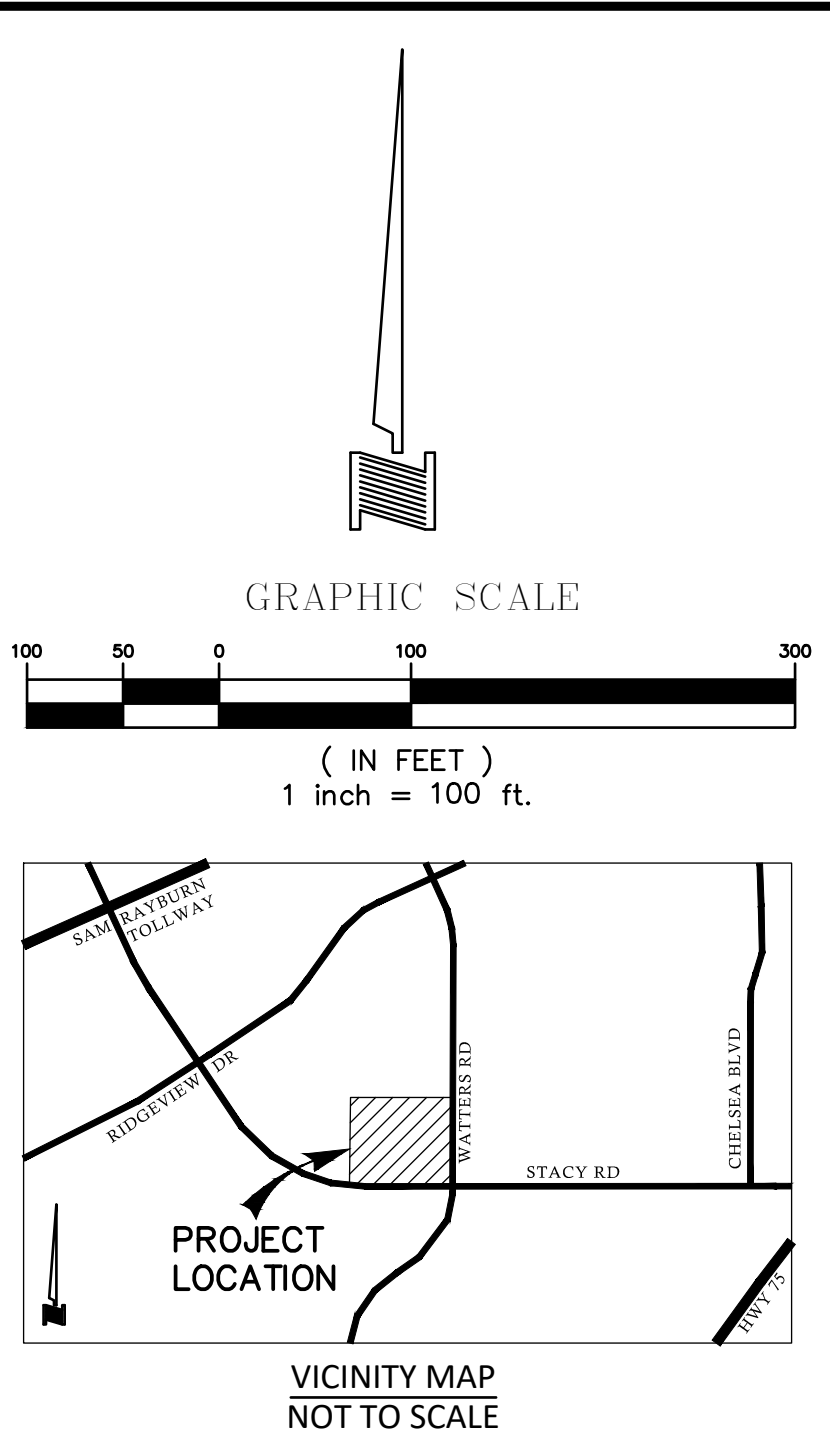


- LEGEND**
- FY FRONT YARD
 - SY SIDE YARD
 - SVE SIGHT VISIBILITY EASEMENT
 - OHE OVERHEAD ELECTRIC LINE
 - WME WALL MAINTENANCE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - T.M.E. TRAIL AND MAINTENANCE EASEMENT
 - ROW RIGHT OF WAY
 - B-B BACK OF CURB TO BACK OF CURB
 - LB LANDSCAPE BUFFER
 - KL KEY LOT
 - HOA HOME OWNERS ASSOCIATION
 - PDE PRIVATE DRAINAGE EASEMENT
 - RIGHT-OF-WAY DEDICATION
 - DENOTES STREET NAME CHANGE
 - P.A.E. PEDESTRIAN ACCESS EASEMENT



OPEN SPACE CALCULATION
1 acre / 75 lots required
124 lots/75 = 1.65 acres of open space required

PROVIDED OPEN SPACE

LOT 3 BLOCK X	= 0.11 ACRES OF OPEN SPACE
LOT 4 BLOCK X	= 0.41 ACRES OF OPEN SPACE
LOT 5 BLOCK X	= 0.15 ACRES OF OPEN SPACE
LOT 6 BLOCK X	= 1.01 ACRES OF OPEN SPACE
TOTAL	= 1.68 ACRES OF OPEN SPACE

- NOTES**
1. Phasing: Project will be constructed in one phase
 2. Block X Lots 1, 2 & 7 includes a pedestrian access easement.
 3. 8' Private Drainage Easement (PDE) on Block G Lots 1-14 are to be maintained by the Homeowners Association (HOA). The HOA shall maintain the 5' flume located in the 8' PDE along the north property line of Block G Lots 1-14. Privacy fences may be placed at the edge of the flume.
 4. All lots shall have a 6' interior side yards including Block C Lots 7 & 11, Block D Lots 5 & 10 and Block E Lot 6.
 5. All open space and common properties shall be owned and maintained by a property/homeowner's association established in accordance with Allen Land Development Code Sections 8.20.2 and 8.20.4.

**PRELIMINARY PLAT
RESERVE AT WATTERS**
124 TOTAL RESIDENTIAL LOTS,
8 HOA LOTS
34.2 ACRES
0.298 ACRES OF ROW DEDICATION

FRANCIS DOSSER SURVEY, ABSTRACT NO. 280
CITY OF ALLEN
COLLIN COUNTY, TEXAS
OCTOBER 8, 2021

OWNER
GRBK EDGEWOOD LLC
2805 NORTH DALLAS PARKWAY SUITE 400
PLANO, TEXAS 75093
PHONE: (469)573-6769
CONTACT: BOBBY SAMUEL

SURVEYOR
AXIS SURVEYING
P.O. BOX 575
WAXAHACHIE, TEXAS 75168
PHONE: (214)903-8200
CONTACT: SEAN SHROPSHIRE

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER



LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	9740	0.22
2	A	8465	0.19
3	A	8399	0.19

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	7749	0.18
2	B	7800	0.18
3	B	7800	0.18
4	B	7800	0.18
5	B	7800	0.18
6	B	7800	0.18
7	B	7962	0.18
8	B	7963	0.18
9	B	7800	0.18
10	B	7741	0.18
11	B	7738	0.18
12	B	8702	0.20
13	B	8435	0.19
14	B	7900	0.18
15	B	7800	0.18

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	8567	0.20
2	C	7859	0.18
3	C	7816	0.18
4	C	7774	0.18
5	C	7844	0.18
6	C	7865	0.18
7	C	7865	0.18
8	C	9959	0.23
9	C	8635	0.20
10	C	9806	0.23
11	C	7865	0.18
12	C	7865	0.18
13	C	7901	0.18
14	C	7965	0.18
15	C	7923	0.18
16	C	7880	0.18
17	C	8653	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	8284	0.19
2	D	7958	0.18
3	D	8224	0.19
4	D	8294	0.19
5	D	9230	0.21
6	D	9051	0.21
7	D	7500	0.17
8	D	7500	0.17
9	D	7500	0.17
10	D	10162	0.23
11	D	7876	0.18
12	D	8090	0.19
13	D	8090	0.19
14	D	8834	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	7800	0.18
2	E	7800	0.18
3	E	7800	0.18
4	E	7760	0.18
5	E	9164	0.21
6	E	8186	0.19
7	E	8040	0.18
8	E	7800	0.18
9	E	7800	0.18
10	E	8526	0.20
11	E	8632	0.20
12	E	7800	0.18
13	E	9783	0.22
14	E	17947	0.41
15	E	7623	0.18

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	7788	0.18
2	F	7800	0.18
3	F	7800	0.18
4	F	7800	0.18
5	F	8522	0.20
6	F	10696	0.25
7	F	15782	0.36
8	F	7755	0.18
9	F	7800	0.18
10	F	7800	0.18
11	F	7800	0.18
12	F	7800	0.18
13	F	7800	0.18
14	F	7792	0.18
15	F	7504	0.17
16	F	7800	0.18
17	F	7800	0.18
18	F	7800	0.18
19	F	7800	0.18
20	F	7800	0.18
21	F	7800	0.18
22	F	7800	0.18
23	F	7800	0.18
24	F	7800	0.18
25	F	7800	0.18
26	F	7800	0.18
27	F	7800	0.18
28	F	7800	0.18
29	F	7800	0.18
30	F	7800	0.18
31	F	7800	0.18
32	F	7800	0.18
33	F	7800	0.18
34	F	7800	0.18
35	F	7800	0.18
36	F	7800	0.18
37	F	7800	0.18
38	F	7800	0.18
39	F	7800	0.18
40	F	7800	0.18
41	F	7800	0.18
42	F	7800	0.18
43	F	7773	0.18
44	F	8185	0.19
45	F	8798	0.20
46	F	8823	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	8877	0.20
2	G	8125	0.19
3	G	8125	0.19
4	G	8125	0.19
5	G	8125	0.19
6	G	8125	0.19
7	G	8125	0.19
8	G	8125	0.19
9	G	8125	0.19
10	G	8125	0.19
11	G	8125	0.19
12	G	8125	0.19
13	G	8125	0.19
14	G	9202	0.21

HOA LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
LOT 1 BLOCK X	15148	0.35
LOT 2 BLOCK X	5865	0.13
LOT 3 BLOCK X	4851	0.11
LOT 4 BLOCK X	18047	0.41
LOT 5 BLOCK X	6646	0.15
LOT 6 BLOCK X	44156	1.01
LOT 7 BLOCK X	20850	0.48
LOT 8 BLOCK X	26393	0.61

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N43°51'23"E	35.36'
T2	S46°08'37"E	35.36'
T3	S41°22'57"W	20.28'
T4	S88°51'23"W	15.13'
T5	N48°05'14"W	6.84'
T6	N48°05'14"W	15.08'
T7	N44°01'00"E	21.27'
T8	S45°59'00"E	21.15'
T9	N46°00'14"W	21.09'
T10	S43°59'46"W	21.34'
T11	N11°06'33"E	20.00'
T12	N60°53'53"W	20.69'
T13	N45°55'25"E	21.96'
T14	N46°04'51"W	21.12'
T15	N70°41'19"E	20.00'
T16	N22°54'00"E	48.90'
T17	N45°44'11"W	21.06'
T18	S43°55'09"W	21.31'
T19	N46°04'51"W	21.12'
T20	N43°55'09"E	21.31'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T21	S42°00'51"W	7.65'
T22	S42°00'51"W	14.35'
T23	N46°04'51"W	21.12'
T24	S53°14'53"E	22.33'
T25	N43°55'09"E	21.31'
T26	N35°18'56"E	33.70'
T27	N44°10'36"E	14.14'
T28	S42°56'40"W	33.64'
T29	N88°39'42"E	42.61'
T30	N44°01'00"E	35.45'
T31	N51°12'10"W	31.88'
T32	S84°51'18"W	37.84'
T33	S1°08'37"E	117.13'
T34	S0°49'24"E	29.47'
T35	N64°30'50"W	22.31'

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN SHROPSHIRE, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision, in accordance with the subdivision regulations of City of Allen, 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."
SEAN SHROPSHIRE
Registered Professional Land Surveyor
No. 5674

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 SHROPSHIRE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this ____day of _____, 2021.

Notary Public in and for the State of Texas

APPROVED

Chairman, Planning and Zoning Commission

Date _____

EXECUTED PRO-FORMA

Mayor, City of Allen

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Preliminary Plat of RESERVE AT WATTERS an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ____day of _____, 2021.

City of Secretary, City of Allen

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	12°39'20"	250.00'	27.72'	55.22'	N7°28'17"W 55.11'
C2	12°58'34"	250.00'	28.43'	56.62'	S7°18'40"E 56.50'
C3	88°09'33"	40.50'	39.22'	62.32'	S44°44'56"E 56.35'
C4	89°19'51"	40.50'	40.03'	63.14'	S43°59'46"W 56.94'
C5	90°40'09"	40.50'	40.98'	64.09'	S46°00'14"E 57.61'
C6	90°30'55"	40.50'	40.87'	63.98'	N46°04'51"W 57.53'
C7	90°40'09"	40.50'	40.98'	64.09'	S46°00'14"E 57.61'
C8	11°26'43"	250.00'	25.05'	49.94'	S6°34'28"E 49.86'
C9	11°28'26"	250.00'	25.12'	50.06'	N6°33'37"W 49.98'
C10	11°28'42"	250.00'	25.13'	50.08'	S6°33'45"E 50.00'
C11	11°28'42"	250.00'	25.13'	50.08'	N6°33'45"W 50.00'
C12	24°24'14"	150.00'	32.44'	63.89'	N72°39'11"E 63.41'
C13	28°43'32"	150.00'	38.41'	75.20'	S74°48'51"W 74.42'
C14	3°48'51"	500.00'	16.65'	33.28'	N1°05'02"E 33.28'
C15	3°48'51"	500.00'	16.65'	33.28'	S1°05'02"W 33.28'
C16	89°40'47"	40.50'	40.27'	63.39'	N44°01'00"E 57.12'
C17	90°19'13"	40.50'	40.73'	63.84'	S45°59'00"E 57.44'
C18	3°48'51"	500.00'	16.65'	33.28'	S1°05'02"W 33.28'
C19	3°48'51"	500.00'	16.65'	33.28'	N1°05'02"E 33.28'
C20	49°25'14"	50.00'	23.01'	43.13'	N83°27'19"W 41.80'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	52°57'56"	50.00'	24.91'	46.22'	N32°15'44"W 44.59'
C22	31°24'40"	50.00'	14.06'	27.41'	N9°55'34"E 27.07'
C23	7°23'56"	50.00'	3.23'	6.46'	N22°48'43"W 6.45'
C24	65°50'54"	50.00'	32.38'	57.46'	N13°48'42"E 54.35'
C25	67°46'04"	50.00'	33.58'	59.14'	N80°37'11"E 55.75'
C26	51°01'44"	50.00'	23.86'	44.53'	N0°20'31"W 43.07'
C27	53°02'05"	50.00'	24.95'	46.28'	N52°22'25"W 44.65'
C28	38°17'26"	50.00'	17.36'	33.41'	S81°57'50"W 32.80'
C29	2°18'55"	1960.00'	39.60'	79.20'	S89°59'10"E 79.19'
C30	55°08'09"	50.00'	26.10'	48.12'	S46°52'46"E 46.28'
C31	44°15'46"	50.00'	20.33'	38.63'	S2°49'12"W 37.67'
C32	42°43'59"	50.00'	19.56'	37.29'	N84°11'10"E 36.43'
C33	14°31'04"	50.00'	6.37'	12.67'	S70°04'42"W 12.64'
C34	55°36'25"	50.00'	26.37'	48.53'	N74°51'33"W 46.64'
C35	45°44'50"	50.00'	21.09'	39.92'	N24°10'56"W 38.87'
C36	26°28'52"	50.00'	11.76'	23.11'	N11°55'55"E 22.90'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING A TRACT OF LAND LOCATED IN THE FRANCIS DOSSER SURVEY, ABSTRACT NO. 280, CITY OF ALLEN, COLLIN COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO PAUL LEHNER AND VIRGINIA LEHNER, RECORDED IN INSTRUMENT NO. 92-0083443, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND FORMERLY KNOWN AS COUNTY ROAD 150 ABANDONED BY CITY ORDINANCE 2379-3-05, RECORDED IN VOLUME 6075, PAGE 4231, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE ON THE SOUTHEAST CORNER OF AN EXISTING SIDEWALK AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WATTERS ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, WITH THE SOUTH LINE OF SHADDOCK PARK, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2007, SLIDE 13, MAP RECORDS, COLLIN COUNTY, TEXAS (M.R.C.C.T.);

THENCE SOUTH 00°49'24" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,112.42 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 44°10'36" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.60 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF STACY ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 88°51'23" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,041.83 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°06'24", A RADIUS OF 2,140.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 87°35'25" WEST, 265.26 FEET;

THENCE WESTERLY, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 265.43 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE PROJECTED EAST LINE OF SADDLERIDGE PHASE ONE, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2006, SLIDE 750, M.R.C.C.T.;

THENCE NORTH 00°40'10" WEST, PASSING THE SOUTHEAST CORNER OF SAID SADDLERIDGE PHASE ONE AT A DISTANCE OF 31.53 FEET, AND CONTINUING, ALONG SAID EAST LINE OF SAID SADDLERIDGE PHASE ONE, PASSING AGAIN AT A DISTANCE OF 839.22 FEET A 1/2-INCH IRON ROD WITH A CAP STAMPED "DAA" FOUND AT THE EAST COMMON CORNER OF SAID SADDLERIDGE PHASE ONE AND SADDLERIDGE PHASE FOUR, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2010, SLIDE 304, M.R.C.C.T., AND CONTINUING, ALONG THE EAST LINE OF SAID SADDLERIDGE PHASE FOUR, FOR A TOTAL DISTANCE OF 1,109.50 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST CORNER OF SAID SHADDOCK PARK;

THENCE NORTH 88°39'42" EAST, ALONG THE SOUTH LINE OF SAID SHADDOCK PARK, PASSING AT A DISTANCE OF 136.93 FEET A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF HERMITAGE DRIVE, A 50-FOOT RIGHT-OF-WAY, PASSING AGAIN AT A DISTANCE OF 800.81 FEET A 1/2-INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF LOTS 3 AND 4, BLOCK J OF SAID SHADDOCK PARK, PASSING AGAIN AT A DISTANCE OF 1156.83 FEET A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF WAKEFIELD LANE, A 50-FOOT RIGHT-OF-WAY, AND CONTINUING FOR A TOTAL DISTANCE OF 1,321.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,491,273 SQUARE FEET OR 34.235 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT, _____ through the undersigned authority, does hereby adopt this plat designating the described property as RESERVE AT WATTERS, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have