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**SEVENTEENTH SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY
INSTRUMENTS FOR STONEBRIDGE RANCH**

STATE OF TEXAS

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COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

This **SEVENTEENTH SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR STONEBRIDGE RANCH** (hereinafter "Seventeenth Supplement") is made this 19th day of November, 2015, by the Stonebridge Ranch Community Association, Inc.

WITNESSETH

WHEREAS, Westerra Stonebridge L.P., a Texas limited partnership (the "Declarant"), as attorney-in-fact for the Members of the Stonebridge Ranch Community Association, Inc., a Texas corporation (the "Association") prepared and recorded an instrument entitled "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch" and filed of record on December 5, 2000, at Volume 4808, Page 3528 *et seq.* of the Deed Records of Collin County, Texas (the "Declaration"); and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on January 10, 2000, the Association filed a Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 04579, Page 01720 *et. seq.*, of the Deed Records of Collin County, Texas (the "Notice"); and

WHEREAS, on August 4, 2000, the Association filed a First Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 04724, Page 03020 *et. seq.*, of the Deed Records of Collin County, Texas (the "First Supplement"); and

WHEREAS, on July 18, 2002, the Association filed a First Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 05213, Page 02594 *et. seq.*, of the Deed Records of Collin County, Texas (the "First Amendment"); and

WHEREAS, on December 2, 2002, the Association filed a Second Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 05307, Page 06063 *et. seq.*, of the Deed Records of Collin County, Texas (the "Second Amendment"); and

WHEREAS, on July 24, 2003, the Association filed a Third Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 05466, Page 006008 *et. seq.*, of the Deed Records of Collin County, Texas (the "Third Amendment"); and

WHEREAS, on September 26, 2003, the Association filed a Fourth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 5511, Page 007484 *et. seq.*, of the Deed Records of Collin County, Texas (the "Fourth Amendment"); and

WHEREAS, on December 27, 2004, the Association filed a Fifth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2004-0183390, of the Deed Records of Collin County, Texas (the "Fifth Amendment"); and

WHEREAS, on January 19, 2005, the Association filed a Sixth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0008203, in Volume 05837, Page 03071, of the Deed Records of Collin County, Texas (the "Sixth Amendment"); and

WHEREAS, on March 4, 2005, the Association filed a Second Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0027608, in Volume 5869, Page 05155 *et seq.*, of the Deed Records of Collin County, Texas (the "Second Supplement"); and

WHEREAS, on March 16, 2005, the Association filed a Seventh Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0033427, in Volume 05877, Page 03422, of the Deed Records of Collin County, Texas (the "Seventh Amendment"); and

WHEREAS, on April 8, 2005, the Association filed a First Amendment to Second Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0046134, in Volume 05893, Page 05049, of the Deed Records of Collin County, Texas (the "First Amendment to Second Supplement"); and

WHEREAS, on April 8, 2005, the Association filed a Third Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0046137, in Volume 05893, Page 05088 *et seq.*, of the Deed Records of Collin County, Texas (the "Third Supplement"); and

WHEREAS, on June 2, 2005, the Association filed a First Amendment to Third Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0072931, in Volume 05931, Page 05463, of the Deed Records of Collin County, Texas (the "First Amendment to Third Supplement"); and

WHEREAS, on November 8, 2005, the Association filed a Fourth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0158356, in Volume 6041, Page 02744 *et seq.*, of the Deed Records of Collin County, Texas (the "Fourth Supplement"); and

WHEREAS, on November 9, 2005, the Association filed an Eighth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0159332, in Volume 06042, Page 03661 *et seq.*, of the Deed Records of Collin County, Texas (the "Eighth Amendment"); and

WHEREAS, on December 29, 2005, the Association filed a First Amendment to Fourth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0182150, in Volume 06074, Page 06099 *et seq.*, of the Deed Records of Collin County, Texas (the "First Amendment to Fourth Supplement"); and

WHEREAS, on December 30, 2005, the Association filed a Fifth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0183358, in Volume 06075, Page 08052 *et seq.*, of the Deed Records of Collin County, Texas (the "Fifth Supplement"); and

WHEREAS, on January 5, 2006, the Association filed a Ninth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2006-0001793, in Volume 06078, Page 00813 *et seq.*, of the Deed Records of Collin County, Texas (the "Ninth Amendment"); and

WHEREAS, on September 14, 2006, the Association filed a Tenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20060914001329460, of the Deed Records of Collin County, Texas (the "Tenth Amendment"); and

WHEREAS, on April 16, 2007, the Association filed a Sixth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20070416000505260, of the Deed Records of Collin County, Texas (the "Sixth Supplement"); and

WHEREAS, on April 24, 2007, the Association filed a Seventh Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20070416000505260, of the Deed Records of Collin County, Texas (the "Seventh Supplement"); and

WHEREAS, on December 5, 2007, the Association filed an Eleventh Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20071205001622030, of the Deed Records of Collin County, Texas (the "Eleventh Amendment"); and

WHEREAS, on October 31, 2007, the Association filed an Eighth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20081031001281850, of the Deed Records of Collin County, Texas (the "Eighth Supplement"); and

WHEREAS, on February 25, 2009, the Association filed a Twelfth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20090225000212710, of the Deed Records of Collin County, Texas (the "Twelfth Amendment"); and

WHEREAS, on October 22, 2009, the Association filed a Ninth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20091022001300430, of the Deed Records of Collin County, Texas (the "Ninth Supplement"); and

WHEREAS, on March 29, 2010, the Association filed a Thirteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20100329000291520, of the Deed Records of Collin County, Texas (the "Thirteenth Amendment"); and

WHEREAS, on March 29, 2010, the Association filed a Fourteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20100329000291550, of the Deed Records of Collin County, Texas (the "Fourteenth Amendment"); and

WHEREAS, on April 5, 2010, the Association filed a Fifteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20100405000322650, of the Deed Records of Collin County, Texas (the "Fifteenth Amendment");

WHEREAS, on November 30, 2010, the Association filed a Sixteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20101130001308720, of the Deed Records of Collin County, Texas (the "Sixteenth Amendment");

WHEREAS, on March 30, 2011, the Association filed a Tenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20110330000330620, of the Deed Records of Collin County, Texas (the "Tenth Supplement");

WHEREAS, on October 11, 2011, the Association filed a Seventeenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20111011087890, of the Deed Records of Collin County, Texas (the "Seventeenth Amendment");

WHEREAS, on December 16, 2011, the Association filed an Eleventh Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20111216001361510, of the Deed Records of Collin County, Texas (the "Eleventh Supplement");

WHEREAS, on December 16, 2011, the Association filed the Eighteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document

No. 20111216001361500, of the Deed Records of Collin County, Texas (the "Eighteenth Amendment");

WHEREAS, on May 15th, 2012, the Association filed the Nineteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20120515000568360 of the Deed Records of Collin County, Texas (the "Nineteenth Amendment");

WHEREAS, on December 6th, 2012, the Association filed the Twentieth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20121206001557240 of the Deed Records of Collin County, Texas (the "Twentieth Amendment");

WHEREAS, on November 30th, 2012, the Association filed the Twenty First Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20121130001524910 of the Deed Records of Collin County, Texas (the "Twenty First Amendment");

WHEREAS, on March 20, 2013, the Association filed the Twenty Second Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130320000374870 of the Deed Records of Collin County, Texas (the "Twenty Second Amendment");

WHEREAS, on March 20, 2013, the Association filed the Twenty Third Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130320000374960 of the Deed Records of Collin County, Texas (the "Twenty Third Amendment");

WHEREAS, on April 4, 2013, the Association filed the Twelfth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130404000456340 of the Deed Records of Collin County, Texas (the "Twelfth Supplement");

WHEREAS, on June 12, 2013, the Association filed the Thirteenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130612000813620 of the Deed Records of Collin County, Texas (the "Thirteenth Supplement"); and

WHEREAS, on December 23, 2013, the Association filed the Twenty Fourth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20131231001696800 of the Deed Records of Collin County, Texas (the "Twenty Fourth Amendment"); and

WHEREAS, on January 24, 2014, the Association filed the Fourteenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20140124000068430 of the Deed Records of Collin County, Texas (the "Fourteenth Supplement"); and

WHEREAS, on April 3, 2014, the Association filed the Twenty Fifth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20140403000320040 of the Deed Records of Collin County, Texas (the "Twenty Fifth Amendment"); and

WHEREAS, on October 08, 2014, the Association filed the Twenty Sixth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 201410081101570 of the Deed Records of Collin County, Texas (the "Twenty Sixth Amendment"); and

WHEREAS, on October 16, 2014, the Association filed the Fifteenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20141016001130020 of the Deed Records of Collin County, Texas (the "Fifteenth Supplement"); and

WHEREAS, on April 17, 2015, Association filed the Twenty Seventh Amendment to the Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20150417000433510 of the Deed Records of Collin County, Texas ("Twenty Seventh Amendment"); and

WHEREAS, on August 7, 2015, the Association filed the Sixteenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20150807000994790 of the Deed Records of Collin County, Texas (the "Sixteenth Supplement"); and

WHEREAS, on September 9, 2015, the Association filed the Twenty Eighth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument No. 20150910001151030 of the Deed Records of Collin County, Texas (the "Twenty Eighth Amendment"); and

WHEREAS, on September 23, 2015, the Association filed the Twenty Ninth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument No. 20150923001208900 of the Deed Records of Collin County, Texas (the "Twenty Ninth Amendment"); and

WHEREAS, on September 23, 2015, the Association filed the Thirtieth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument No. 20150923001207380 of the Deed Records of Collin County, Texas (the "Thirtieth Amendment"); and

WHEREAS, the Association desires to supplement the Notice with the dedicatory instruments entitled "Fourth Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch" attached hereto as Exhibit "A", and incorporated herein by reference.

NOW, THEREFORE, the dedicatory instrument attached hereto as **Exhibit "A"** is a true and correct copy of the original and is hereby filed of record in the real property records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Seventeenth Supplement to Notice to be executed by its duly authorized agent as of the date first above written.

**STONEBRIDGE RANCH COMMUNITY ASSOCIATION,
INC.
a Texas non-profit corporation**

By: *[Signature]*
Name: Todd Dew Austin
Title: Board President

ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19 DAY OF November, 015.

My commission expires: 5-11-2016

Joyce A. Martin
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:
Daniel E. Pellar
The Pellar Law Firm, PLLC
2591 Dallas Parkway, Suite 300
Frisco, Texas 75034



DEDICATORY INSTRUMENTS

EXHIBIT A:

Fourth Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch (Wynn Ridge Phase 3).

**FOURTH SUPPLEMENT
TO THE SECOND AMENDED AND RESTATED MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
STONEBRIDGE RANCH**

**STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §**

THIS FOURTH SUPPLEMENT TO THE SECOND AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEBRIDGE RANCH (this "Supplement") is made on the date hereinafter set forth by **STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation (hereinafter referred to as the "Association"), and **POINTE WYNN RIDGE, LLC**, a Texas limited liability company ("PWR").

WITNESSETH:

WHEREAS, Westerra Stonebridge, L.P., a Texas limited partnership (the "Declarant"), as attorney-in-fact for the Members of the Stonebridge Ranch Community Association, Inc., a Texas corporation (the "Association"), prepared and recorded an instrument entitled "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch" filed of record on December 5, 2000, at Volume 4808, Page 3528 *et seq.* of the Deed Records of Collin County, Texas (the "First Amended Declaration"); and

WHEREAS, the First Amended Declaration has been superseded and replaced by the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch filed of record on March 27, 2008, under Instrument No. 2008-0327000365660 of the Deed Records of Collin County, Texas (the "Second Amended Declaration");

WHEREAS, the Second Amended Declaration has been supplemented by the Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch filed of record on April 4, 2013, under Instrument No. 20130404000456340 of the Deed Records of Collin County, Texas, and by Second Supplement to the Second Amended and Restated Master Declaration filed of record on October 16, 2014, under Instrument No. 20141016001130020 of the Deed Records of Collin County, Texas, and by Third Supplement to the Second Amended and Restated Master Declaration filed of record on October 16, 2014, under Instrument No. 20141016001130020 of the Deed Records of Collin County, Texas; and

WHEREAS, Article II, Section 2.2.A of the Second Amended Declaration authorizes the Association to subject to the Second Amended Declaration all or any portion of the real property within the perimeter boundaries of Stonebridge Ranch, as described in City of McKinney Ordinance No. 1620 and the land use plan for Stonebridge Ranch set forth in City of McKinney Ordinance No. 1621, or any property within a one-mile radius of the perimeter boundaries of such land, by filing one or more Supplementary Declarations describing the real property to be subjected to the terms, covenants, conditions, easements and restrictions of the Second Amended Declaration; and

WHEREAS, the Association desires to subject the property described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Annexed Property") to the Second Amended Declaration and the jurisdiction of the Stonebridge Ranch Community Association, Inc. (the "Association"), such Annexed Property being a part of the property described in City of McKinney Ordinance No. 1620 and the land use plan for Stonebridge Ranch set forth in City of McKinney Ordinance No. 1621, or being located within a one-mile radius of the perimeter boundaries of such land; and

WHEREAS, PWR, as the owner of the Annexed Property, approves and consents to the annexation of the Annexed Property to the Second Amended Declaration and the Design Guidelines (herein so called) in the form of **Exhibit "B"** attached hereto and incorporated herein by reference, as evidenced by its duly authorized agent's signature hereto.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Association, the Association hereby subjects the Annexed Property described in **Exhibit "A"** hereof to the provisions of the Second Amended Declaration and the Design Guidelines and the jurisdiction of the Stonebridge Ranch Community Association, Inc. The Annexed Property shall be sold, transferred, used, conveyed, occupied and mortgaged or otherwise encumbered pursuant to the provisions of the Second Amended Declaration and the Design Guidelines, which shall run with the title to such Annexed Property and shall be binding upon all persons having any right, title or any interest in the Annexed Property, their respective heirs, legal representatives, successors, successors-in-title and assigns. Notwithstanding the foregoing or anything contained in the Second Amended Declaration to the contrary, the Association and PWR hereby agree that ownership of any Lot (as defined in the Second Amended Declaration) shall not include the right to vote on the election of the directors of the Board (as defined in the Second Amended Declaration) until title to such Lot has been issued a certificate of occupancy and conveyed to a homebuyer.

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IN WITNESS WHEREOF, the Association has executed this Supplement as of the 19th day of November, 2015.

ASSOCIATION:

STONEBRIDGE RANCH COMMUNITY
ASSOCIATION, INC., a Texas non-profit corporation

By: [Signature]
Name: Jon Dell'Antonia
Title: Board President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared Jon Dell'Antonia, PRESIDENT of Stonebridge Ranch Community Association, Inc., a Texas non-profit corporation, and acknowledged that he executed the foregoing document for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19 day of Nov., 2015.

[SEAL]

[Signature]
Notary Public, State of Texas



PWR:

POINTE WYNN RIDGE, LLC
a Texas limited liability company

By: Neal Heckel
Name: Neal Heckel
Title: President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared Neal Heckel, President of Pointe Wynn Ridge, LLC, a Texas limited liability company, and acknowledged that he executed the foregoing document for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited liability company.

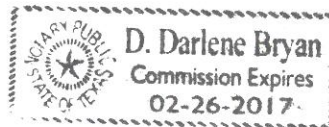
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of Nov., 2015.

[SEAL]

D. Darlene Bryan
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Dan Pellar
2591 Dallas Parkway, Suite 300
Frisco, Texas 75034



FIRST CONTINENTAL INVESTMENT CO., LTD. hereby consents to this Supplement.

LENDER:

FIRST CONTINENTAL INVESTMENT CO., LTD.,
A Texas limited partnership

By: Teresa Adams
Name: Teresa Adams
Title: Sr. Vice President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared Teresa Adams, of First Continental Investment Co., Ltd., a Texas limited partnership, and acknowledged that he executed the foregoing document for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of November, 2015.

[SEAL]

Enedina Reyna
Notary Public, State of Texas

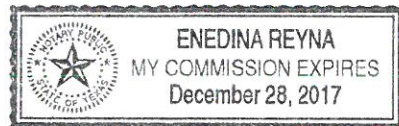


EXHIBIT "A"

ANNEXED PROPERTY

**PHASE THREE
13.826 ACRES**

BEING a tract of land situated in the STANLEY B. SEARCY SURVEY, ABSTRACT NO. 818, City of McKinney, Collin County, Texas, and being part of that tract of land described in Deed to Pointe Wynn Ridge, LLC, as recorded in Document No. 20111116001244020, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the common northwest corner of Lot 58 and northeast corner of Lot 57, Block A of WYNN RIDGE ESTATES PHASE ONE, an Addition to the City of McKinney, Collin County, Texas as recorded in Document No. 2013040801000120, Map Records, Collin County, Texas;

THENCE South 89 degrees 56 minutes 45 seconds West, with common south line of this tract and north line of said WYNN RIDGE ESTATES PHASE ONE Addition, a distance of 467.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the southwest corner of this tract in the east line of MAYBERRY PARK, an Addition to the City of McKinney, Collin County, Texas as recorded in Volume N, Page 684, Map Records, Collin County, Texas;

THENCE North 00 degrees 00 minutes 35 seconds West, leaving said common line and with the common west line of this tract and said east line of MAYBERRY PARK Addition, passing at a distance of 410.77 feet a 1/2 inch iron rod with a yellow plastic cap stamped "P&A", continuing with said common line for a total distance of 501.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 01 degrees 34 minutes 09 seconds West, continuing with said common line, a distance of 467.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "P&A" found for the common northeast corner of this tract and the most westerly east corner of Lot 5, Block C of said Addition;

THENCE North 86 degrees 55 minutes 39 seconds East, leaving said common line and with the common north line of this tract and the most northerly south line of said addition, a distance of 76.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "P&A" found for a corner of this tract and being a common corner of Lot 4, Block C of said Addition;

THENCE South 21 degrees 43 minutes 25 seconds East, continuing with said common line, a distance of 35.16 feet to 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 66 degrees 33 minutes 37 seconds East, continuing with said common line, a distance of 51.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for a common corner of this tract and the southeast corner of Lot 3, Block C of said Addition, same being the southwest corner of Lot L-2, Block L of RIDGECREST PHASE TWO an Addition to the City of McKinney, Collin County, Texas as recorded in Volume R, Page 10, Map Records, Collin County, Texas;

THENCE Easterly, with the common north line of this tract and south line of said RIDGECREST PHASE TWO Addition, the following nine (9) courses and distances:

South 88 degrees 54 minutes 21 seconds East, a distance of 38.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 72 degrees 48 minutes 19 seconds East, a distance of 159.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 54 degrees 09 minutes 12 seconds East, a distance of 44.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 77 degrees 55 minutes 56 seconds East, a distance of 39.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 52 degrees 34 minutes 04 seconds East, a distance of 65.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 76 degrees 24 minutes 02 seconds East, a distance of 58.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 31 degrees 33 minutes 05 seconds East, a distance of 31.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 73 degrees 30 minutes 41 seconds East, a distance of 85.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 79 degrees 08 minutes 11 seconds East, a distance of 5.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 11 degrees 29 minutes 18 seconds East, leaving said common line, a distance of 150.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 26 degrees 55 minutes 55 seconds, a radius of 250.00 feet, and a chord bearing and distance of South 24 degrees 57 minutes 16 seconds East, 116.43 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 117.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the right having a central angle of 25 degrees 04 minutes 23 seconds, a radius of 250.00 feet, and a chord bearing and distance of South 25 degree 53 minutes 02 seconds East, 108.53 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 109.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the left having a central angle of 53 degrees 00 minutes 03 seconds, a radius of 250.00 feet, and a chord bearing and distance of South 39 degrees 50 minutes 52 seconds East, 223.10 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 231.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 66 degrees 20 minutes 53 seconds East, a distance of 7.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 20 degrees 31 minutes 33 seconds West, a distance of 60.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 66 degrees 20 minutes 53 seconds West, a distance of 23.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 09 degrees 32 minutes 30 seconds, a radius of 280.00 feet, and a chord bearing and distance of North 61 degrees 34 minutes 38 seconds, 46.58 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 46.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 86 degrees 46 minutes 21 seconds West, a distance of 48.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 104 degrees 07 minutes 05 seconds, a radius of 50.00 feet, and a chord bearing and distance of North 48 degrees 49 seconds 54 seconds West, 78.86 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 90.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 25 degrees 58 minutes 45 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 64 degrees 01 minutes 15 seconds East, a distance of 1.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 88 degrees 21 minutes 50 seconds, a radius of 20.00, and a chord bearing and distance of South 19 degrees 50 minutes 20 seconds East, 27.88 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 30.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the left having a central angle of 06 degrees 02 minutes 58 seconds, a radius of 875.00 feet, and a chord bearing and distance of South 21 degrees 19 minutes 06 seconds West, 92.34 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 92.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 72 degrees 58 minutes 23 seconds West, a distance of 72.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 89 degrees 56 minutes 19 seconds West, a distance of 92.43 feet to 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 00 degrees 02 minutes 57 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 degrees 59 minutes 52 seconds West, a distance of 12.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 00 degrees 03 minutes 15 seconds East, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 13.826 acres of land, more or less.

EXHIBIT B-1

DESIGN GUIDELINES

SUBDIVISION DESIGN GUIDELINES FOR WYNN RIDGE

These Subdivision Design Guidelines are designed specifically for the Wynn Ridge subdivision and are promulgated in accordance with Section 8.5 of Article VIII of the "Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on March, 2008 as Instrument No. 2008-0327000365660 in the Public Real Estate Records of Collin County, Texas and which is incorporated herein by reference for all purposes.

The primary purpose of these Subdivision Design Guidelines is to supplement the current version of the MASTER DESIGN GUIDELINES FOR STONEBRIDGE RANCH. Adherence to these guidelines is intended to assure owners of properties within the Wynn Ridge subdivision that all individual improvements will conform to the same high standards of design excellence. The guidelines seek to establish a design framework which the individual homebuilder or homeowner will use as a guide for site improvement, with latitude and flexibility (on the one hand) balanced against preserving the integrity of Stonebridge Ranch (on the other hand). These Subdivision Design Guidelines will serve to guide, inform, aid and inspire to the same extent as they serve to prohibit, restrict and require. While some features are mandated, it should be understood that the Master Architectural Review Committee ("MARC") may make discretionary judgments to reduce or waive any requirement when it can be demonstrated (to the reasonable satisfaction of the MARC) that appropriate mitigating measures have been taken. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more tracts or circumstances are likely to be alike.

1. Height Limitation

Forty feet (40') measured from (first floor) finished floor elevation.

2. Minimum Dwelling Setback Requirements:

Front Yard: Twenty feet (20') to main structure.

Rear Yard: Twenty feet (20') from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.)

Side Yard: Five feet (5').

Side Yard on Corner: Fifteen feet (15') to main structure. A minimum Five foot (5') setback is permitted on Lots F1, B84 only.

Driveway: Driveway pavement shall be set back a minimum of one foot six inches (1'-6") from the property line. Maximum width of driveway at front property line is 22'-0" for a 3 car front facing garage. In retaining wall situations on side lot lines, the driveway may abut the retaining wall on the high side as long as the retaining wall creates a raised curb effect along the driveway. Exposed concrete is not permitted.

3. Sitework. Finished grades shall not direct concentrated water (i.e. downspouts, pool overflows, sub-grade drainage systems) flow onto adjacent properties and should follow the City of McKinney approved grading plans. Anytime a site is altered, it is the builder's responsibility to provide the retainage. Retaining walls are to be consistent with retaining walls on site. If side yard retaining walls are not desired, a maximum slope of 3:1 must be achieved between the foundation slab and the side yard property line. The MARC reserves the right, upon reasonable advance notice, to require a topographical survey done by a registered surveyor before, during, or after construction. All retaining walls must be Brown Hackett stone. Maximum 12" exposed grade beam.
4. Masonry. Chimneys on the front elevation or on a side elevation within ten feet (10') of the front elevation must be one hundred percent (100%) masonry. Identical brick blends may not occur next door to each other along the fronting street. Elevations, including chimneys, which face the greenbelt/common area/open space, Habersham Way or Ridge Road must be 100% masonry. Except as specifically stated in this section, other chimneys may be non-masonry.
5. Fences for Interior Lots. Unless otherwise approved by the MARC, no fence shall exceed six feet (6') in height measured from finished grade. Except for those fences required to be constructed of metal, all other fences shall be constructed of Western Red Cedar (#1 or "Standard and Better") with pickets placed on the exterior face or as specified by the MARC. Posts may be steel pipe columns or cedar. No pine or spruce fencing materials shall be permitted. Interior lots shall have a six foot (6'-0") height solid wood privacy fence.
6. Fences Along Greenbelts/Common Areas. With respect to each and every lot which has a side or rear property line coincident with or adjacent to a greenbelt/common area so as to constitute "greenbelt/common area frontage", fences shall comply with the following requirements:
 - A. 59" in height
 - B. Material shall be tubular metal, and the color shall be flat black; and
 - C. Constructed as indicated in the MASTER DESIGN GUIDELINES.
7. Where lots back or side to Habersham Way, a board on board cedar fence, painted Stonebridge Ranch Sandcastle, with Brown Hackett stone columns (to match existing stone column design on Habersham Way) spaced every 30' on center shall be constructed as approved by the MARC and the City of McKinney.

8. Roof Drainage. In order to assist in the orderly drainage and removal of roof water and the overall quality of drainage, gutters and downspouts may be required at the discretion and direction of the MARC.
9. Roof.
 - a. a minimum roof pitch of 8:12, unless otherwise approved by the MARC.
 - b. any proposed composition roof materials shall be laminated dimensional/architectural shingles with 30 year minimum manufacturer's warranty in Weathered Wood or Driftwood blend color. The type, quality and color must otherwise be specifically approved by the MARC.
10. Required Landscaping. All landscape is to be installed BY THE BUILDER WITHIN THIRTY (30) DAYS of substantial completion or change of ownership (closing). The Lot areas listed below shall be landscaped with the following size and/or number of shade trees, which shall be from the "highly recommended" or "acceptable" category described within the STONEBRIDGE RANCH Plant Palette (set forth in the MASTER DESIGN GUIDELINES).

<u>Lot Area</u>	<u>Minimum Requirement</u>
Front Yard	One row of five (5) gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" on center and located along the foundation excluding porches and patios. A total of one 4" caliper (min.) large canopy (i.e. red oak, live oak, cedar elm) shade tree is required for each front yard. In addition to the one tree previously mentioned, two 6' to 8' height minimum ornamental trees are required for each front yard. Refer to City tree requirement for entire lot.
Adjacent to Greenbelt/Common Area/Open Space	One row of five gallon (min) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. A total of one 4" caliper (min.) large canopy(i.e. red oak, live oak, cedar elm) shade tree per yard, to be located within ten (10') of common area/open space.
Corner Yard	One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" on center is required where the foundation is exposed to the street. A total of one 4" caliper (min.) shade tree is required to face the "side" street and be located in the side yard outside the fenced portion of the yard, except along Habersham Way. Where six foot (6') solid wood fences run along the street frontage, one row of five (5) gallon (min.) evergreen shrubs planted on street side of fence at a maximum spacing of 3'-0" on center is required.

AC Units
and Meters

One row of five (5) gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" on center is required to screen these elements from public view.

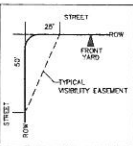
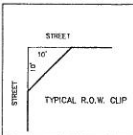
11. Irrigation. The MARC requires that each Lot have an automatic irrigation system with rain/freeze sensor
12. Sidewalks & Driveways. Unless otherwise approved by the MARC the builder of each single-family home shall construct, install and provide a public sidewalk which shall: (a) be approved (as to size, location and materials) by the MARC; and (b) comply with applicable subdivision improvement plan and other City of McKinney, Texas standards (c) incorporate a "lay down" curb on corner lots or other similar lots designated by the MARC and (d) to the extent applicable, conform to and continue the hike and bike trail within STONEBRIDGE RANCH. Concrete flatwork which is within the public right-of-way must meet City requirements. No driveways or curb cuts permitted off Habersham Way.
13. Elevations. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) intervening homes of sufficient dissimilarity (both sides of the street). The intent of this guideline is to avoid the negative "look alike" effect of frequent repetition, while allowing sufficient latitude for the builder in satisfying market demand.
14. Paint Colors. The trim colors of the house will be limited to the earth tone color family complementary of the masonry selection. Garage doors should be painted the same color as the trim. All exposed exterior flashing is to be painted a color to match the adjacent surface color. Roof vents are to be painted a color to match the roof color or black. Maximum of two consecutive same garage door colors (both sides of the street).
15. Mailboxes. All mailboxes are to be located within a masonry structure to match the main house on the Lot and approved by the MARC. Mailboxes on adjacent Lots should be grouped in pairs on the property line (side by side, not two mailboxes in one structure) as much possible. Height should be forty-two inches (42") to forty-four inches (44") from the surface of the street to the bottom of the mailbox. The front should be even with the curb. The red flag should be attached to the right side of the mailbox. Construction traffic should never block access to mailboxes of occupied homes.
16. Homebuilder Construction Please refer to the most recent publication of the Construction Site Policy

WYNN RIDGE

[illegible]



LINE	BEARING	LENGTH
713	S29°52'37"W	9.25
714	S29°56'43"W	13.54
715	S18°02'33"E	39.74
716	N18°02'33"E	61.81
717	N18°16'13"W	84.58
718	N18°02'33"E	77.03
719	N18°47'31"E	12.41
720	S29°43'27"W	16.28
721	N18°16'13"W	68.83
722	S29°56'43"W	68.83
723	N18°02'33"E	53.16
724	S29°43'27"W	40.83
725	S29°56'43"W	103.41
726	S29°43'27"W	24.32
727	S29°56'43"W	60.26
728	N18°02'33"E	40.37
729	S29°43'27"W	10.67
730	N18°02'33"E	58.71



LEGEND

- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.C. NO. = DOCUMENT NUMBER
- R.W. = RETAINING WALL EASEMENT
- F.M.E. = FENCE & FENCE MAINTENANCE EASEMENT
- S.W.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT
- S.S.E. = SANITARY SEWER & DRAINAGE EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- C.A. = COMMON AREA
- C.M. = CONTROL MONUMENT
- = STREET NAME CHANGE

- = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "P&A" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "D&A" (UNLESS OTHERWISE NOTED)

REVISED:

MAYBERRY DRIVE

ALDERBROOK PLACE

PALMETTO BLUFF DRIVE

RABBIT HILL ROAD

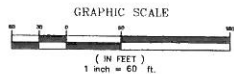
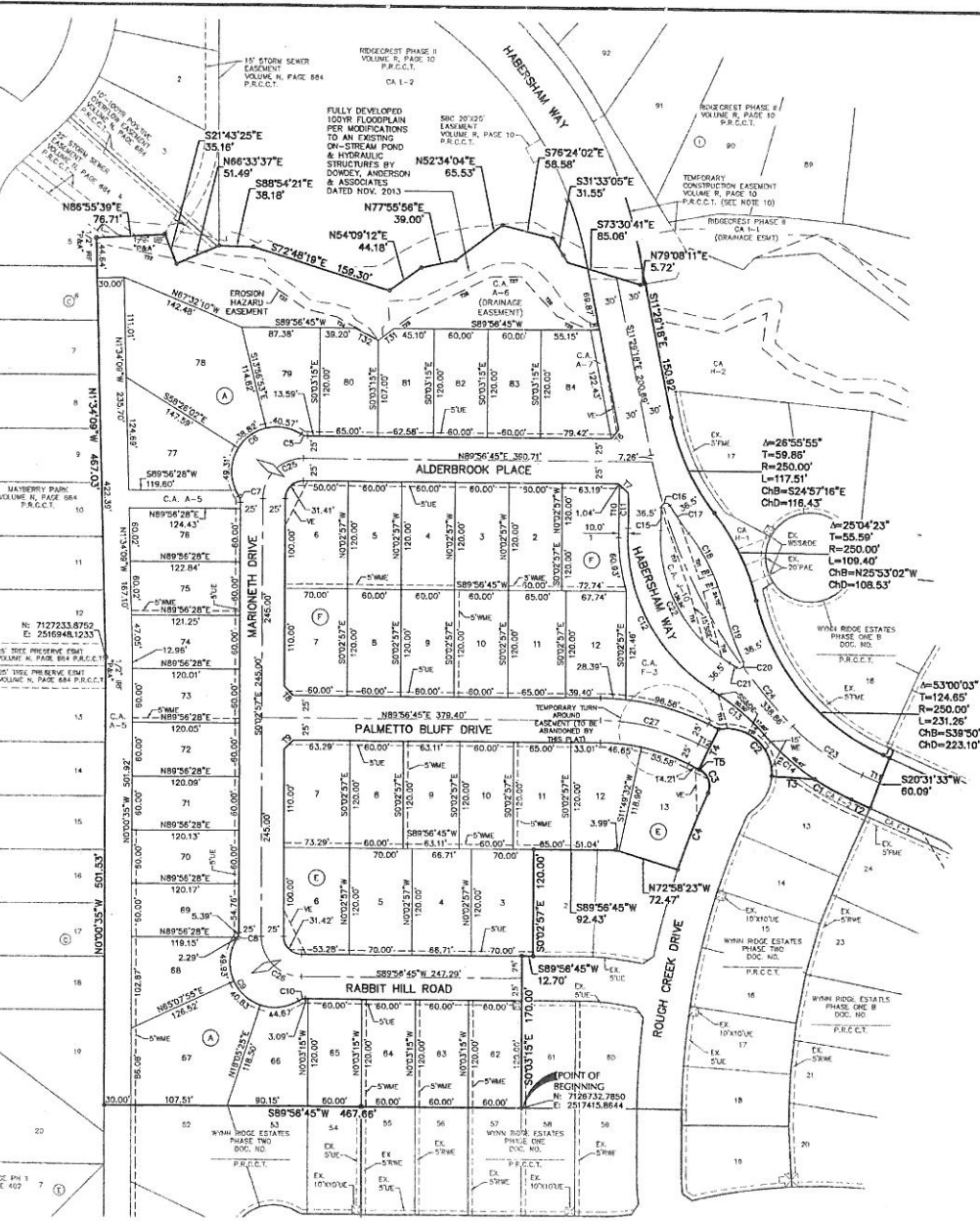
ROUGH CREEK DRIVE

WYNN RIDGE ESTATES

WYNN RIDGE ESTATES

WYNN RIDGE ESTATES

WYNN RIDGE ESTATES



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	87°32'30"	280.00	23.37	48.83	591°34'38"E 48.50
C2	104°07'00"	50.00	84.13	80.86	N48°49'54"W 78.68
C3	88°21'30"	20.00	18.44	30.84	N18°30'20"W 27.88
C4	61°02'58"	875.00	46.24	92.38	S21°19'05"W 92.34

LINE	BEARING	LENGTH
71	S86°20'53"E	7.81
72	N88°20'53"W	23.18
73	N18°02'33"E	48.83
74	S29°56'43"W	50.67
75	S86°20'53"E	1.17

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C5	32°35'34"	13.50	3.80	7.86	S73°42'27"E 7.58
C6	185°10'51"	50.00	277.33	135.42	S44°56'54"E 97.66
C7	32°35'34"	13.50	3.80	7.86	N18°02'33"E 7.58
C8	23°14'07"	13.50	2.73	5.39	N11°22'50"E 5.30
C9	185°10'51"	50.00	277.33	135.42	S44°56'54"E 97.66
C10	32°35'34"	13.50	3.80	7.86	N18°02'33"E 7.58
C11	8°41'38"	338.50	18.70	38.54	N23°11'17"E 38.85
C12	61°02'58"	200.00	118.29	214.99	S23°11'17"E 204.79
C13	171°31'34"	250.00	36.02	75.40	N00°00'00"W 75.17
C14	15°27'05"	280.00	12.70	75.51	S48°03'31"E 75.28
C15	37°34'44"	375.00	12.70	85.80	N09°38'36"E 25.48
C16	150°02'21"	5.00	18.86	13.00	S74°03'37"E 6.64
C17	7°30'27"	288.50	18.70	37.63	S34°40'03"E 37.01
C18	25°04'23"	213.50	47.47	92.43	N05°52'02"E 62.89
C19	12°52'58"	288.50	32.37	64.42	S74°07'20"E 64.29
C20	149°28'20"	5.00	18.30	13.04	N48°27'27"E 8.67
C21	151°25'25"	288.50	4.84	8.29	N07°43'10"W 9.29
C22	61°02'58"	143.50	97.45	175.78	S77°02'11"E 187.41

LINE	BEARING	LENGTH
76	S29°17'44"W	12.88
77	S47°17'37"E	13.85
78	N48°02'33"W	14.14
79	N44°56'54"E	14.34
80	S02°02'33"E	50.22
81	N13°18'23"E	21.78
82	S81°03'15"E	28.89

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C23	21°48'28"	250.00	48.15	88.18	S38°36'36"E 84.58
C24	33°03'07"	600.00	178.02	348.12	S28°00'52"E 341.34
C25	80°09'43"	45.00	45.00	60.00	S44°56'54"E 63.64
C26	90°00'17"	45.00	45.00	60.00	N45°03'06"E 63.64
C27	26°02'00"	250.00	57.79	113.58	S77°02'11"E 112.82

LINE	BEARING	DISTANCE
71	S86°20'53"E	21.60
72	S86°20'53"E	13.10

1. BEARS OF BEARINGS DERIVED FROM THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
2. 1/2" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "D&A".
4. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD FLOODPLAIN.
5. COMMON AREA A-1 SHALL BE FOR DRAINAGE EASEMENT PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
6. COMMON AREA A-2 AND A-3 SHALL BE FOR LANDSCAPE AND SOFTENING PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
7. COMMON AREA A-4 SHALL BE FOR LANDSCAPE AND DRAINAGE EASEMENT PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
8. COMMON AREA A-5 SHALL BE FOR LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA. LANDSCAPE GROWTH SHALL NOT EXCEED 18 INCHES IN HEIGHT.
9. AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 141.20 FEET (13.26 AC).
10. 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.

46 RESIDENTIAL LOTS
5 COMMON AREAS
13.826 ACRES
RECORD PLAT
**WYNN RIDGE ESTATES
PHASE THREE**
AN ADDITION TO THE CITY OF MCKINNEY
STANLEY B. SEARCY SURVEY ~ ABSTRACT NO. 818
COLLIN COUNTY, TEXAS
JULY 2014 SCALE: 1"=60'
OWNER & DEVELOPER
POINTE WYNN RIDGE, LLC
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: (972) 905-4555
ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5725 Village Creek Drive, Suite 200, Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

D.C. NO. _____ 1 OF 2

080144-03

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/21/2015 11:14:51 AM
\$114.00 DLAIRD
20151221001584640



A handwritten signature in cursive script that reads "Stacey Kemp".