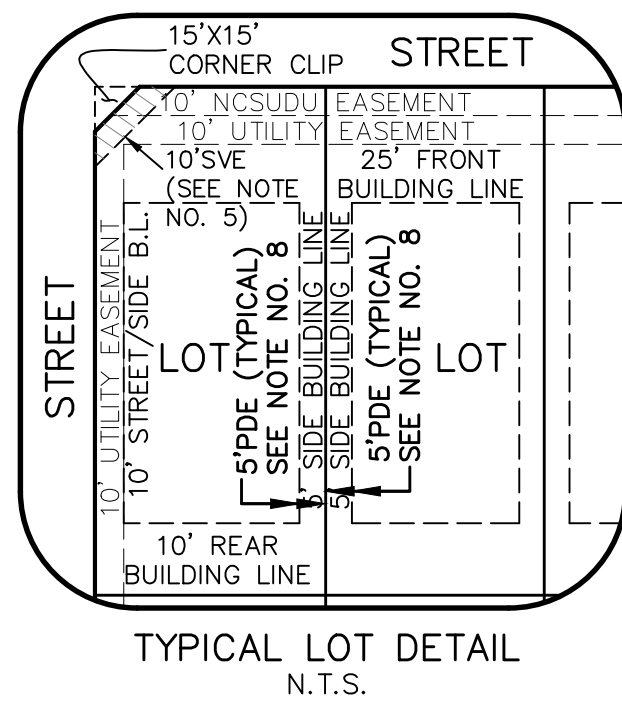
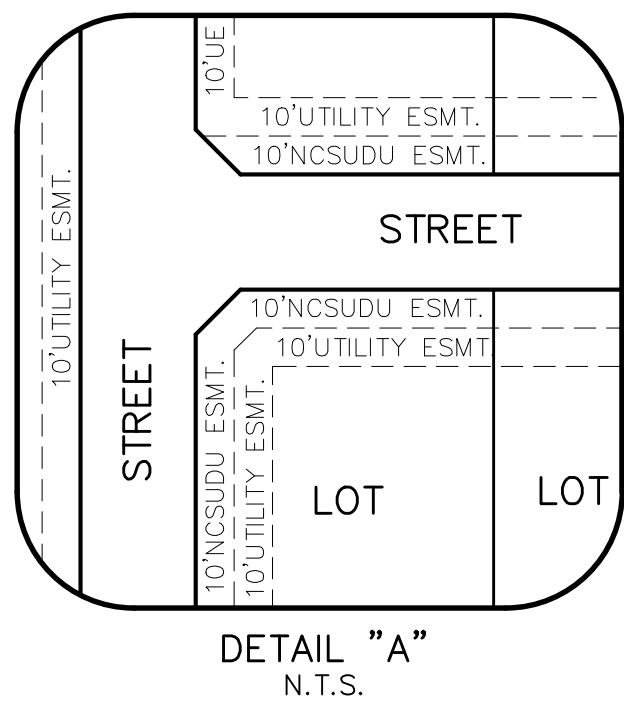


- LEGEND**
- POB POINT OF BEGINNING
  - CIRF CAPPED IRON ROD FOUND
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - CIRS CAPPED IRON ROD SET
  - CM CONTROL MONUMENT
  - S.F. SQUARE FEET
  - F.M. FARM-TO-MARKET
  - S.F. SQUARE FEET
  - BL BUILDING LINE
  - UE UTILITY EASEMENT
  - N.C.S.U.D. NORTH COLLIN SPECIAL UTILITY DISTRICT
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



- NOTES:**
1. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0280J, DATED JUNE 02, 2009, A PORTION OF THIS PROPERTY IS DETERMINED TO BE IN SHADED ZONE A, AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, WHICH IS A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  2. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
  3. ALL CORNERS ARE A ONE-HALF-INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
  4. 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.
  5. NO VERTICAL OBJECTS WITH A HEIGHT OF MORE THAN 2' SHALL BE PLACED INSIDE THE SIGHT VISIBILITY EASEMENTS INCLUDING FENCES, TREES, SHRUBS, PARKED VEHICLES, MAILBOXES, ABOVE GROUND UTILITY APPURTENANCES, SIGNS OTHER THAN THOSE NECESSARY FOR TRAFFIC CONTROL AND IDENTIFICATION OF ROADWAY NAMES, ETC.
  6. CLUSTER MAILBOX IN THIS SUBDIVISION SHALL BE MAINTAINED BY THE HOA. COLLIN COUNTY IS NOT RESPONSIBLE FOR THE CLUSTER MAILBOXES.
  7. LOT 1X, BLOCK E, IS DEDICATED TO MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY BY THIS PLAT. LOT 1X, BLOCK E IS ALSO HEREBY DEDICATED AS A PUBLIC ACCESS, DRAINAGE, & UTILITY EASEMENT TO BE MAINTAINED BY MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY.
  8. ALL PROPOSED LOTS SHALL HAVE A 5 FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR THE PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCLOSE INTO THEIR OWN PRIVATE DRAINAGE EASEMENT WITH THEIR OWN PRIVATE UTILITY EQUIPMENT.

**FINAL PLAT**  
**MADELYNN CROSSING**  
**PHASE 1**

73 RESIDENTIAL LOTS  
 4 COMMON AREA LOTS  
 1 WASTE WATER TREATMENT PLANT  
 1 RIGHT-OF-WAY LOT

BLOCK A, LOTS 1-21, 22X;  
 BLOCK B, LOTS 1-15, 16X-17X;  
 BLOCK C, LOTS 1-23;  
 BLOCK D, LOTS 1-15, 16X;  
 AND BLOCK E, LOT 1X

36.778 ACRES OUT OF THE  
 BUFORD ABSTRACT SURVEY, ABSTRACT NO. 226  
 JORDAN STRAUGHAN SURVEY, ABSTRACT NO. 826  
 COLLIN COUNTY, TEXAS

MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY

**KENNETH BROWDER** **OWNER**  
 3187 F.M. 2933  
 McKinney, Texas, 75071 (972) 569-7948

**ALLIED DEVELOPMENT** **DEVELOPER**  
 16430 N. Scottsdale Rd, Suite 210  
 Scottsdale, AZ 85254 (480) 530-8660

**JBI PARTNERS, INC.** **SURVEYOR/ENGINEER**  
 2121 Midway Road, Suite 300  
 Carrollton, Texas 75006 (972) 248-7676  
 Contact: Chris Wall, P.E.  
 TBPE No. F-438 TBPLs No. 10076000

DATE: FEBRUARY 16, 2026 Sheet 1 of 2  
 PREPARED BY: RV CHECKED BY: XXX DATE: 08/22/2025

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	672.66'	006°40'06"	5779.58'	336.71'	S42°34'12"W	672.28'
C2	234.53'	038°23'37"	350.00'	121.86'	N69°59'11"W	230.17'
C3	128.39'	020°43'17"	355.00'	64.90'	S28°56'28"W	127.69'
C4	107.45'	015°35'08"	395.00'	54.06'	N58°59'32"W	107.12'
C5	51.88'	008°29'32"	350.00'	25.99'	S05°03'46"W	51.83'
C6	51.88'	008°29'32"	350.00'	25.99'	S84°56'14"E	51.83'
C7	184.12'	001°48'40"	5824.58'	92.07'	S40°05'28"W	184.11'

LINE TABLE		LINE TABLE		LINE TABLE		LINE TABLE	
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING
L1	S79°49'46"E	45.55'	L7	N63°52'31"E	22.82'	L13	S3°52'52"E
L2	N86°32'18"E	35.62'	L8	S5°41'53"E	21.21'	L14	N84°12'37"E
L3	N84°18'07"E	21.21'	L9	N54°18'33"E	21.21'	L15	S69°56'26"E
L4	N5°47'23"W	35.36'	L10	S44°11'00"E	21.21'	L16	N46°32'47"E
L5	N84°12'37"E	35.36'	L11	N85°12'15"E	20.88'	L17	N80°41'27"W
L6	N20°24'03"W	21.10'	L12	S3°52'52"E	35.35'	L18	N50°47'23"W

SUSAN L. MILES  
 PART OF CALLED 79 ACRES  
 DOC. NO. 20200710001069210  
 O.P.R.C.C.T.

GARY M. GIBSON  
 CALLED 15.067 ACRES  
 DOC. NO. 2016081002047920  
 O.P.R.C.C.T.

7118 CR. 338, LLC  
 CALLED 33.60 ACRES  
 DOC. NO. 96-0013442  
 O.P.R.C.C.T.

JOE AND MARY BORCHARD  
 CALLED 33.60 ACRES  
 DOC. NO. 96-0013442  
 O.P.R.C.C.T.

HELMUTH MAYER, JR and  
 NICOLE P. MAYER  
 CALLED 11.332 ACRES  
 DOC. NO. 2015010800026140  
 O.P.R.C.C.T.

KEITH ANDREW STACY  
 CALLED 8.313 ACRES  
 DOC. NO. 2018032000343360  
 O.P.R.C.C.T.

LEROY CLEMENT SURVEY,  
 ABSTRACT NO. 227

JORDAN STRAUGHAN SURVEY,  
 ABSTRACT NO. 826

LOT 1X, BLOCK E  
 DRAINAGE & UTILITY  
 EASEMENT  
 (3.205 ACRES)  
 (SEE NOTE NO. 7)

APPROXIMATE LOCATION OF  
 SHADED FLOOD ZONE "A", AREA  
 DETERMINED TO BE WITHIN THE  
 1% ANNUAL CHANCE FLOOD, WITH  
 NO BASE FLOOD ELEVATION  
 DETERMINED, PER FEMA MAP NO.  
 48085C0280J, DATED JUNE 02,  
 2009.

WOODLAWN  
 CEMETERY NO LEGAL  
 DESCRIPTION FOUND  
 DESCRIPTION  
 BASED ON PERIMETER  
 FENCE LINE

PROPOSED  
 WASTEWATER  
 TREATMENT FACILITY

LOT 15, BLOCK D  
 WASTER WATER  
 TREATMENT PLANT

150' WWTP BUFFER

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STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS \_\_\_\_\_ are the owners of a tract of land situated in the Buford Clement Survey, Abstract Number 226 and being a part of the Jordan Straughan Survey, Abstract Number 826, Collin County, Texas, and being all of a Tract 2-36.778 acre tract conveyed to them by Kenneth Wayne Browder ET UX, & Wanda Sue Browder as recorded in Document Number \_\_\_\_\_ Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a wood fence post found for corner at the northeast corner of said 36.778 acre tract, said point being the southeast corner of that called 8.313 acre tract of land described in deed to Keith Andrew Stacy as recorded in Document Number 2018032000343360, Official Public Records of Collin County, Texas, said point also being in the northwest right-of-way line of Farm-To-Market (FM) 2933 (a 100 foot wide right-of-way at this point);

THENCE along the east line of said 36.778 acres tract and the northwest right-of-way line of FM 2933 as follows:

Southwesterly, 672.66 feet along a curve to the left, having a central angle of 06 degrees 40 minutes 06 seconds, a radius of 5,779.58 feet, a tangent of 336.71 feet, and whose chord bears South 42 degrees 34 minutes 12 seconds West, 672.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

South 39 degrees 12 minutes 37 seconds West, 821.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the east line of that called 79 acre tract of land described in deed to Susan L. Miles as recorded in Document Number 20200710001069210, Official Public Records of Collin County, Texas;

THENCE along the common lines of said 36.778 acre tract and said 79 acre tract as follows:

North 01 degrees 18 minutes 41 seconds East, 186.88 feet to a one-half inch iron rod found for corner;

North 09 degrees 11 minutes 00 seconds West, 865.82 feet to a one-half inch iron rod found for corner, said point being the southwest corner of said 36.778 acre tract, said point also being the southeast corner of that called 15.067 acre tract of land described in deed to Gary M. Gibson as recorded in Document Number 93-0087312, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 16 minutes 30 seconds West, 460.36 feet along the west line of said 36.778 acre tract to a fence corner post found for corner, said point being the northeast corner of said 15.067 acre tract, said point being the southeast corner of that called 23.928 acre tract of land described in deed to 2118 CR 338, LLC as recorded in Document Number 20160811002047920, Official Public Records of Collin County, Texas, said point also being the southwest corner of Woodlawn Cemetery based on perimeter fence line;

THENCE along the south, east and north line of Woodlawn Cemetery based on perimeter of fence as follows:

South 85 degrees 03 minutes 56 seconds East, 346.23 feet to a fence corner post found for corner;

North 09 degrees 18 minutes 33 seconds East, 258.16 feet to a fence corner post found for corner;

North 64 degrees 24 minutes 15 seconds West, 260.61 feet to a fence corner post found for corner;

South 64 degrees 23 minutes 34 seconds West, 129.60 feet to a fence corner post found for corner, said point being in the west line of said 36.778 acre tract, said point being the northeast corner of said 23.928 acre tract, said point also being the south corner of that called 33.60 acre tract of land described in deed to Joe and Mary Borchard as recorded in Document Number 96-0013442, Official Public Records of Collin County, Texas;

THENCE along the west line of said 36.778 acre tract and the east line of said 33.60 acre tract as follows:

North 12 degrees 44 minutes 45 seconds East, 193.38 feet to a Pecan Tree found for corner;

North 76 degrees 09 minutes 55 seconds East, 177.47 feet to a one-half inch iron rod found for corner;

North 29 degrees 07 minutes 51 seconds East, 493.36 feet to a point for corner in the Lake;

North 63 degrees 58 minutes 55 seconds East, 421.83 feet to a point for corner in the lake, said point being the north corner of said 36.778 acre tract, said point being in the west line of that called 11.332 acre tract of land described in deed to Helmut Mayer, JR and Nicole P. Mayer as recorded in Document Number 2015010800026140, Official Public Records of Collin County, Texas;

THENCE South 03 degrees 15 minutes 48 seconds East, 583.47 feet to a three-eighths inch iron rod found for corner, said point being in the north line of said 36.778 acre tract, said point also being the southwest corner of said 8.313 acre tract;

THENCE along the common line of said 36.778 acre tract and said 8.313 acre tract as follows:

North 87 degrees 30 minutes 37 seconds East, 559.09 feet to a three-eighth inch iron rod found for corner;

North 48 degrees 55 minutes 52 seconds East, 111.84 feet to a three-eighth inch iron rod found for corner;

South 83 degrees 49 minutes 33 seconds East, 190.90 feet to a steel post found for corner;

South 21 degrees 54 minutes 04 seconds East, 154.71 feet to a car jack strut found for corner;

South 79 degrees 49 minutes 46 seconds East, 45.55 feet to the POINT OF BEGINNING and containing 1,602,049 square feet or 36.778 acres of land.

Basis of Bearing: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83).

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	6,000	0.138	A-21	8,375	0.192	C-2	6,733	0.155	C-22	4,898	0.112
A-2	6,851	0.157	A-22X	817,008	18.756	C-3	6,401	0.147	C-23	6,253	0.144
A-3	6,000	0.138	B-1	5,483	0.126	C-4	6,360	0.146	D-1	4,800	0.110
A-4	6,000	0.138	B-2	5,025	0.115	C-5	6,360	0.146	D-2	4,800	0.110
A-5	6,000	0.138	B-3	5,026	0.115	C-6	6,360	0.146	D-3	4,800	0.110
A-6	6,000	0.138	B-4	5,024	0.115	C-7	6,360	0.146	D-4	4,800	0.110
A-7	6,000	0.138	B-5	5,021	0.115	C-8	6,360	0.146	D-5	4,800	0.110
A-8	6,000	0.138	B-6	5,019	0.115	C-9	6,360	0.146	D-6	4,800	0.110
A-9	6,000	0.138	B-7	5,016	0.115	C-10	6,360	0.146	D-7	4,800	0.110
A-10	6,000	0.138	B-8	5,013	0.115	C-11	10,319	0.237	D-8	4,800	0.110
A-11	5,708	0.131	B-9	5,011	0.115	C-12	10,165	0.233	D-9	4,800	0.110
A-12	7,591	0.174	B-10	6,258	0.144	C-13	5,885	0.135	D-10	4,800	0.110
A-13	9,114	0.209	B-11	6,254	0.144	C-14	5,510	0.126	D-11	4,799	0.110
A-14	6,325	0.145	B-12	6,252	0.144	C-15	5,510	0.126	D-12	4,736	0.109
A-15	5,750	0.132	B-13	6,266	0.144	C-16	4,898	0.112	D-13	7,267	0.167
A-16	5,750	0.132	B-14	6,301	0.145	C-17	4,898	0.112	D-14	10,141	0.233
A-17	5,750	0.132	B-15	6,730	0.155	C-18	4,898	0.112	D-15	149,644	3.435
A-18	5,750	0.132	B-16X	17,178	0.394	C-19	4,898	0.112	D-16X	4,220	0.097
A-19	6,000	0.138	B-17X	2,504	0.057	C-20	4,898	0.112			
A-20	6,000	0.138	C-1	7,927	0.182	C-21	4,898	0.112			

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALLIED DEVELOPMENT acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as MADELYNN CROSSING PHASE 1, an addition to Collin County, Texas.

The owner(s) of the property described above and wish to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled MADELYNN CROSSING PHASE 1, to Collin County, Texas as our legal subdivision of same and do hereby dedicate to the owners of the lots in said subdivision, public utilities serving said subdivision, emergency services providers with jurisdiction and public service agencies, the use of all the private streets and other easements shown hereon and do hereby grant an express easement across said private streets shown hereon for the use, benefit and accommodation of the County for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement and for the mutual benefit, use and accommodation of all public utility entities.

1. LOT 1X, BLOCK E, IS DEDICATED TO MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY BY THIS PLAT. LOT 1X, BLOCK E IS ALSO HEREBY DEDICATED AS A PUBLIC ACCESS, DRAINAGE, & UTILITY EASEMENT TO BE MAINTAINED BY MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY.

2. BY FILING THIS PLAT OF RECORD, OWNER(S) AND ALL FUTURE OWNERS BY PURCHASING LOTS WITH REFERENCE TO THIS PLAT ACKNOWLEDGE AND COVENANT THAT COLLIN COUNTY IS NOT ACCEPTING THE SUBDIVISION ROADWAYS FOR MAINTENANCE AND SHALL HAVE NO OBLIGATION TO MAINTAIN OR REPAIR THE ROADWAYS IN THIS SUBDIVISION.

3. THAT UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF THE ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES.

4. THAT THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS.

5. THAT THE PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

6. THAT THE OWNERS OF THE LOTS ADJACENT TO OR UPON WHICH DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT OR THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OR THE RECONSTRUCTION OF THE DRAINAGE IMPROVEMENTS CONSTRUCTED IN SAID EASEMENTS FOR THE PURPOSE OF ASSURING THE FLOW OF STORM WATER TO THE DEGREE REQUIRED BY THE DESIGN AND ORIGINAL CONSTRUCTION.

7. THAT COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF DRAINAGE IMPROVEMENTS ON PRIVATE LOTS OR ADJACENT THERETO.

8. COLLIN COUNTY SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM A DRAINAGE EASEMENT IF NECESSARY FOR EMERGENCY REPAIR IF THE DRAINAGE SYSTEM IN THAT EASEMENT IS CAUSING FLOODING OR DAMAGE DOWNSTREAM.

9. A HOMEOWNER'S ASSOCIATION WILL BE CREATED UPON RECORDATION OF THIS PLAT. MEMBERSHIP IS MANDATORY FOR EACH LOT OWNER. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS IN THIS SUBDIVISION IN PERPETUITY WITH SUCH MAINTENANCE TO BE FUNDED BY DUES COLLECTED FROM MEMBERS.

10. ROADS WILL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW ACCESS BY POLICE, FIRE, AND EMERGENCY SERVICE AGENCIES. THIS, AT A MINIMUM, REQUIRES A TRAVELABLE CAUSEWAY WITH AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BY: \_\_\_\_\_ AUTHORIZED SIGNATURE.

PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

My commission Expires: \_\_\_\_\_ 2026

STANDARD PLAT NOTES:

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
- The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
- Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
- Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
- The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.

MUD ACKNOWLEDGEMENT STATEMENT

The undersigned, being an authorized representative of the MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY ("District"), hereby acknowledges and accepts ownership and long-term maintenance responsibility for the following lots within this subdivision until otherwise transferred:

LOT 15, BLOCK D; AND LOT 1X, BLOCK E

MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY

BY: \_\_\_\_\_ AUTHORIZED SIGNATURE.

PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

My commission Expires: \_\_\_\_\_ 2026

SURVEYOR'S CERTIFICATE

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual

By: \_\_\_\_\_  
Printed:  
R.P.L.S. Number: 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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.

WITNESS MY HAND, this \_\_\_\_th day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas.

My commission Expires: \_\_\_\_\_ 2026

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "MADELYNN CROSSING PHASE 1" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_ day of \_\_\_\_\_, 2026 at a meeting held in accordance with Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

Collin County Judge, Chris Hill

## FINAL PLAT

### MADELYNN CROSSING PHASE 1

73 RESIDENTIAL LOTS  
4 COMMON AREA LOTS  
1 WASTE WATER TREATMENT PLANT  
1 RIGHT-OF-WAY LOT

BLOCK A, LOTS 1-21, 22X;  
BLOCK B, LOTS 1-15, 16X-17X;  
BLOCK C, LOTS 1-23;  
BLOCK D, LOTS 1-15, 16X;  
AND BLOCK E, LOT 1X

36.778 ACRES OUT OF THE  
BUFORD ABSTRACT SURVEY, ABSTRACT NO. 226  
JORDAN STRAUGHAN SURVEY, ABSTRACT NO. 826  
COLLIN COUNTY, TEXAS

MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY

**KENNETH BROWDER** OWNER  
3187 F.M. 2933 (972) 569-7948  
McKinney, Texas, 75071

**ALLIED DEVELOPMENT** DEVELOPER  
16430 N. Scottsdale Rd, Suite 210 (480) 530-8660  
Scottsdale, AZ 85254

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
Contact: Chris Wall, P.E.  
TBPE No. F-438 TBPLS No. 10076000

DATE: FEBRUARY 16, 2026 Sheet 2 of 2

PREPARED BY: RV CHECKED BY: XXX DATE: 08/22/2025