

KENNETH WAYNE BROWDER ET UX, & WANDA SUE BROWDER PART OF CALLED 133.5624 ACRES VOL. 1385, PG. 247 O.P.R.C.C.T.

BUFORD CLEMENT SURVEY, ABSTRACT NO. 226  
JORDAN STRAUGHAN SURVEY, ABSTRACT NO. 826

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

BUFORD CLEMENT SURVEY, ABSTRACT NO. 226  
JORDAN STRAUGHAN SURVEY, ABSTRACT NO. 826

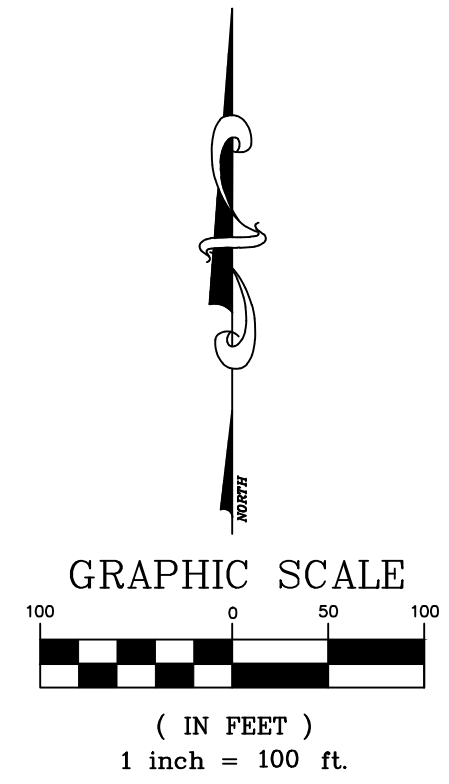
LOT 26X, BLOCK A DRAINAGE EASEMENT

NTMWD PERMANENT SANITARY SEWER SYSTEM DOC. NO. 202102200375420 O.P.R.C.C.T.

BELLEMEADE FARM, L.P. CALLED 36.287 ACRES DOC. NO. 20080721000914510 O.P.R.C.C.T.

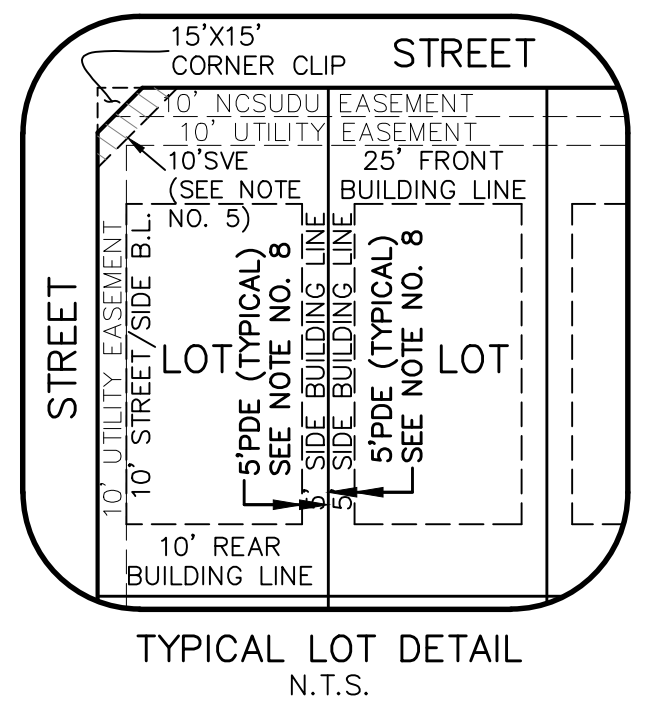
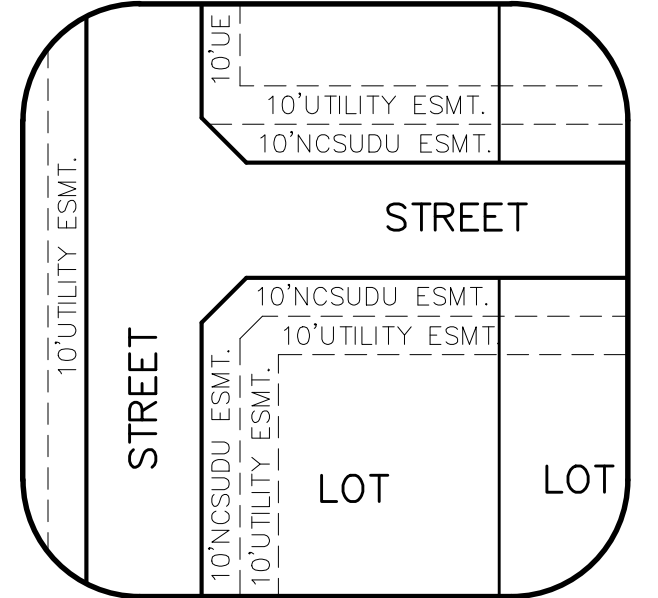
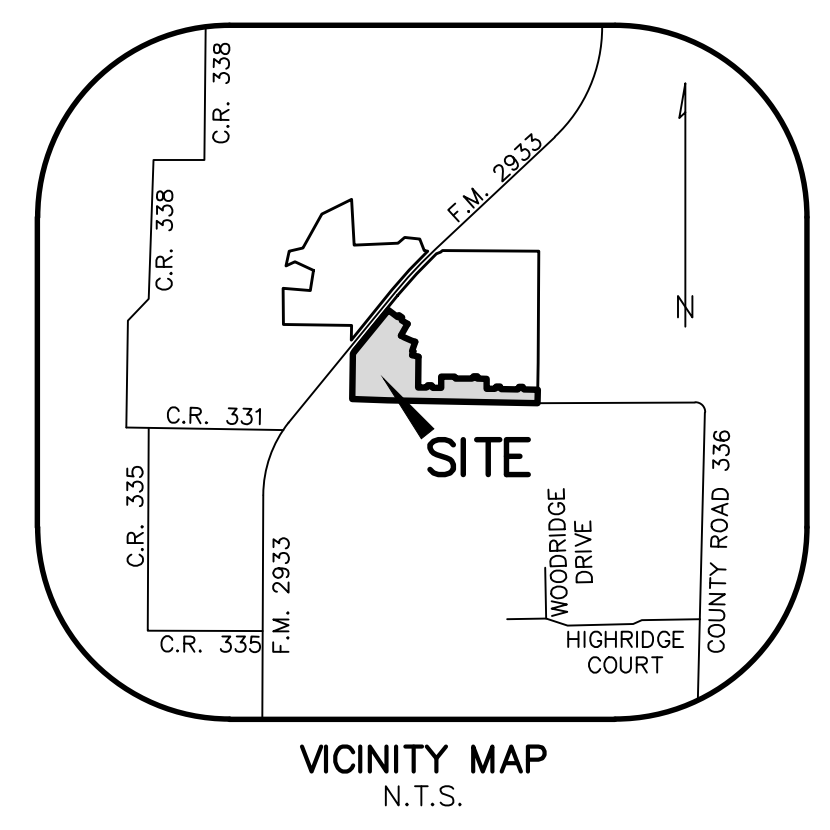
**NOTES:**

- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0285J, DATED JUNE 2, 2009, THIS PROPERTY IS DETERMINED TO BE IN UNSHADED ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, WHICH IS NOT 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.
- 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.
- ALL CORNERS ARE A ONE-HALF-INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
- 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.
- 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.
- CLUSTER MAILBOX IN THIS SUBDIVISION SHALL BE MAINTAINED BY THE HOA. COLLIN COUNTY IS NOT RESPONSIBLE FOR THE CLUSTER MAILBOXES.
- LOT 1X, BLOCK H, IS DEDICATED TO MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY BY THIS PLAT. LOT 1X, BLOCK H IS ALSO HEREBY DEDICATED AS A PUBLIC ACCESS, DRAINAGE, & UTILITY EASEMENT.
- 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 ENCROACH INTO THEIR OWN PRIVATE DRAINAGE EASEMENT WITH THEIR OWN PRIVATE UTILITY EQUIPMENT.



**LEGEND**

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



**FINAL PLAT  
MADELYNN MEADOWS  
PHASE 1**

109 RESIDENTIAL LOTS  
5 COMMON AREA LOTS  
1 SPECIAL LOT  
1 RIGHT-OF-WAY LOT

25.491 ACRES OUT OF THE  
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.  
TBPELS No. F-438 TBPELS No. 10076000

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

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE							
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
L1	S52°17'59"E	50.00'	L21	S44°14'53"E	21.33'	L41	N5°47'23"W	21.21'	C1	32.13'	000°18'20"	6025.00'	16.07'	N37°32'51"E	32.13'	A-1	6,330	0.145	A-23	4,800	0.110	B-19	4,800	0.110	C-12	4,800	0.110	D-17	12,282	0.282	G-2	6,584	0.151			
L2	S8°06'23"E	20.99'	L22	N45°45'07"E	21.10'	L42	N84°12'37"E	35.36'	C2	15.00'	000°08'38"	5975.00'	7.50'	S37°37'42"W	15.00'	A-2	6,250	0.143	A-24	5,887	0.135	B-20	4,800	0.110	C-13	4,800	0.110	D-18	9,168	0.210	G-3	6,828	0.157			
L3	S88°56'26"E	105.01'	L23	N0°26'41"E	15.00'	L43	N5°47'23"W	35.36'	C3	114.84'	001°05'48"	6000.00'	57.42'	S37°09'07"W	114.84'	A-3	6,250	0.143	A-25X	9,203	0.211	B-21	4,800	0.110	C-14	4,800	0.110	D-19	6,466	0.148	G-4	7,343	0.169			
L4	N45°45'07"E	21.10'	L24	S89°33'19"E	50.00'	L44	N50°47'23"W	170.00'	C4	283.99'	019°40'31"	827.00'	143.41'	S61°15'10"E	282.60'	A-4	6,103	0.140	A-26X	130,096	2.987	B-22	4,800	0.110	C-15	4,800	0.110	D-20	6,000	0.138	G-5	6,597	0.151			
L5	N0°26'41"E	15.00'	L25	S0°26'41"W	15.54'	L45	S43°56'26"E	21.21'	C5	95.83'	015°41'15"	350.00'	48.22'	S08°17'19"W	95.53'	A-5	8,172	0.188	B-1	6,049	0.139	B-23	4,800	0.110	C-16	4,800	0.110	D-21	6,000	0.138	G-6X	7,087	0.163			
L6	S89°33'19"E	50.00'	L26	S44°14'53"E	21.33'	L46	N45°45'07"E	21.10'	C6	93.05'	010°09'17"	525.00'	46.65'	N41°40'51"E	92.93'	A-6	12,775	0.293	B-2	8,659	0.199	B-24	4,800	0.110	C-17	8,022	0.184	D-22	6,000	0.138						
L7	S0°26'41"W	15.54'	L27	N45°48'57"E	28.16'	L47	N45°28'41"E	21.21'	C7	44.13'	007°32'52"	335.00'	22.10'	S42°59'03"W	44.10'	A-7	6,377	0.146	B-3	10,039	0.230	B-25	4,800	0.110	D-1	5,887	0.135	D-23	6,000	0.138						
L8	S44°14'53"E	21.33'	L28	S89°25'47"E	60.00'	L48	N44°33'19"W	21.21'								A-8	5,929	0.136	B-4	8,500	0.195	B-26	4,800	0.110	D-2	4,800	0.110	D-24	6,000	0.138						
L9	S88°56'26"E	105.01'	L29	N0°26'41"E	55.27'	L49	S44°14'53"E	21.33'								A-9	9,467	0.217	B-5	6,000	0.138	B-27	4,800	0.110	D-3	4,800	0.110	D-25	6,000	0.138						
L10	S0°26'41"W	9.61'	L30	N86°32'37"W	30.81'	L50	S44°11'07"E	28.41'								A-10	8,332	0.191	B-6	8,287	0.190	B-28	4,800	0.110	D-4	4,800	0.110	D-26	6,000	0.138						
L11	S44°33'19"E	21.21'	L31	N81°36'27"E	21.31'	L51	S53°23'50"E	30.96'								A-11	6,000	0.138	B-7	5,723	0.131	B-29X	31,261	0.718	D-5	4,800	0.110	D-27	6,000	0.138						
L12	N45°26'41"E	21.21'	L32	S23°36'11"E	24.41'	L52	N36°24'29"E	30.65'								A-12	6,000	0.138	B-8	10,234	0.235	C-1	5,992	0.138	D-6	4,800	0.110	D-28	6,000	0.138						
L13	N0°26'41"E	15.17'	L33	N0°26'41"E	55.27'	L53	N64°49'39"E	19.96'								A-13	5,712	0.131	B-9	6,836	0.157	C-2	4,800	0.110	D-7	4,800	0.110	D-29	6,000	0.138						
L14	S89°33'19"E	50.00'	L34	S55°05'46"W	30.65'	L54	S25°10'21"E	27.05'								A-14	7,329	0.168	B-10	5,804	0.133	C-3	4,800	0.110	D-8	4,800	0.110	D-30	6,661	0.153						
L15	S0°26'41"W	29.99'	L35	N62°49'17"E	17.85'	L55	N5°47'23"W	15.86'								A-15	4,942	0.113	B-11	6,000	0.138	C-4	4,800	0.110	D-9	4,444	0.102	D-31	10,000	0.230						
L16	S88°56'26"E	105.01'	L36	N44°14'53"W	21.33'	L56	N84°12'37"E	15.86'								A-16	4,792	0.110	B-12	6,000	0.138	C-5	4,800	0.110	D-10	5,572	0.128	D-32X	1,800	0.041						
L17	N45°45'07"E	21.10'	L37	N45°45'07"E	21.10'	L57	N0°26'41"E	55.27'								A-17	4,800	0.110	B-13	6,000	0.138	C-6	4,800	0.110	D-11	9,412	0.216	E-1	6,545	0.150						
L18	N0°26'41"E	15.00'	L38	S44°14'53"E	21.33'	L58	N46°03'34"E	21.21'								A-18	4,800	0.110	B-14	7,165	0.164	C-7	4,800	0.110	D-12	8,221	0.189	E-2	5,400	0.124						
L19	S89°33'19"E	50.00'	L39	N5°47'23"W	21.21'	L59	N1°03'34"E	145.00'								A-19	4,800	0.110	B-15	6,065	0.139	C-8	4,800	0.110	D-13	5,400	0.124	E-3	5,400	0.124						
L20	S0°26'41"W	15.54'	L40	N84°12'37"E	21.21'										A-20	4,800	0.110	B-16	5,285	0.121	C-9	4,800	0.110	D-14	6,461	0.148	F-1	8,385	0.192							
														A-21	4,800	0.110	B-17	4,800	0.110	C-10	4,800	0.110	D-15	7,053	0.162	F-2	6,620	0.152								
														A-22	4,800	0.110	B-18	4,800	0.110	C-11	4,800	0.110	D-16	7,112	0.163	G-1	6,952	0.160								

Plotted by: jestrada Plot Date: 2/16/2026 9:54 AM  
Drawing: H:\Projects\ALD012 - Browder Tract\Phase 1\_Surveying.dwg\Project Development 2\ALD012P1 - PROJECT 2 - PHASE 1.dwg Saved By: jestrada Save Time: 2/12/2026 9:26 AM

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS \_\_\_\_\_ are the owners of a tract of land situated in the Jordan Straughan Survey, Abstract Number 826, Collin County, Texas, and being part of a Tract 1-87.186 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 one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being at the southwest corner of said 87.186 acre tract, said point also being at an interior el corner of that called 36.287 acre tract of land described in deed to Bellemeade Farm, L.P. as recorded in Document Number 20090721000914510, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 41 minutes 59 seconds East, 576.63 feet along the common line of said 87.186 acre tract and said 36.287 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point also being at the most southerly southeast corner of a right-of-way dedication to the City of McKinney as recorded in Document Number 202600005430, Official Public Records of Collin County, Texas;

THENCE North 39 degrees 12 minutes 37 seconds East, 710.26 feet along the southeast line of said right-of-way dedication to the City of McKinney to one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 53 degrees 04 minutes 27 seconds East, 148.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 32.13 feet along a curve to the right having a central angle of 00 degrees 18 minutes 20 seconds, a radius of 6,025.00 feet, a tangent of 16.07 feet, and whose chord bears North 37 degrees 32 minutes 51 seconds East, 32.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 17 minutes 59 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 15.00 feet along a curve to the left, having a central angle of 00 degrees 08 minutes 38 seconds, a radius of 5,975.00 feet, a tangent of 7.50 feet, and whose chord bears South 37 degrees 37 minutes 42 seconds West, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 08 degrees 06 minutes 23 seconds East, 20.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 229.44 feet along a curve to the left having a central angle of 16 degrees 23 minutes 30 seconds, a radius of 802.00 feet, a tangent of 115.51 feet, and whose chord bears South 62 degrees 25 minutes 43 seconds East, 228.66 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 04 degrees 18 minutes 04 seconds West, 51.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 26 minutes 41 seconds West, 697.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 88 degrees 56 minutes 26 seconds East, 105.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 45 minutes 07 seconds East, 21.10 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 26 minutes 41 seconds East, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 33 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 26 minutes 41 seconds West, 15.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 14 minutes 53 seconds East, 21.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 88 degrees 56 minutes 26 seconds East, 105.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 26 minutes 41 seconds East, 144.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 33 minutes 19 seconds East, 170.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 26 minutes 41 seconds West, 9.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 33 minutes 19 seconds East, 21.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 33 minutes 19 seconds East, 210.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 26 minutes 41 seconds East, 21.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 26 minutes 41 seconds East, 15.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 33 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 26 minutes 41 seconds West, 29.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 33 minutes 19 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 26 minutes 41 seconds West, 126.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 88 degrees 56 minutes 26 seconds East, 105.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 45 minutes 07 seconds East, 21.10 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 26 minutes 41 seconds East, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 33 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 26 minutes 41 seconds West, 15.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 14 minutes 53 seconds East, 21.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 88 degrees 56 minutes 26 seconds East, 210.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 45 minutes 07 seconds East, 21.10 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 26 minutes 41 seconds East, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 33 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 26 minutes 41 seconds West, 15.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 14 minutes 53 seconds East, 21.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 88 degrees 56 minutes 26 seconds East, 109.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 48 minutes 57 seconds East, 28.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 25 minutes 47 seconds East, 60.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the east line of said 87.186 acre tract, said point being in the west line of that 50 foot wide right-of-way dedication dedicated by plat New Hope Switchyard Addition, as recorded in Document Number 2022010000339, Official Public Records of Collin County, Texas, said point also being in the approximate centerline of County Road 339;

THENCE South 00 degrees 34 minutes 13 seconds West, 190.52 feet to a five-eighths inch iron rod with cap stamped "R-DELTA FIRM # 10155000" found for corner, said point being the southeast corner of said 87.186 acre tract, said point being at the southwest corner of said right-of-way dedication area dedicated by said New Hope Switchyard Addition plat, said point also being in the north line of that called 78.65 acre tract of land described in deed to Stacy L. Edwards and Linda James as recorded in Volume 5925, Page 3345, Official Public Records of Collin County, Texas;

THENCE along the south line of said 87.186 acre tract as follows:

North 88 degrees 56 minutes 26 seconds West, 1,906.36 feet to a three-fourths inch iron rod found for corner, said point being the northwest corner of said 78.65 acre tract, said point also being the northeast corner of said 36.287 acre tract;

North 87 degrees 42 minutes 27 seconds West, 448.82 feet to the POINT OF BEGINNING and containing 1,110,391 square feet or 25.491 acres of land

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

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 MADELINN MEADOWS 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 MADELINN MEADOWS 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. 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.

2. 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.

3. 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.

4. 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.

5. THAT THE OWNERS OF THE LOTS ADJACENT TO OR UPON WHICH DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT OR THE HOMEOWNERS 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.

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

7. 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.

8. 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.

9. 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 SWSP and submit to the Director of Engineering prior to receiving any permits.

MUD ACKNOWLEDGEMENT STATEMENT

The undersigned, being an authorized representative of the MADELINN 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 1X, BLOCK H

MADELINN 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 "MADELINN MEADOWS 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 MADELINN MEADOWS PHASE 1

109 RESIDENTIAL LOTS  
5 COMMON AREA LOTS  
1 SPECIAL LOT  
1 RIGHT-OF-WAY LOT

BLOCK A, LOTS 1-24, 25X-26X;  
BLOCK B, LOTS 1-28, 29X;  
BLOCK C, LOTS 1-17;  
BLOCK D, LOTS 1-31, 32X;  
BLOCK E, LOTS 1-3;  
BLOCK F, LOTS 1-2;  
BLOCK G, LOTS 1-5, 6X;  
AND BLOCK H, LOT 1X

25.491 ACRES OUT OF THE  
JORDAN STRAUGHAN SURVEY, ABSTRACT NO. 826  
COLLIN COUNTY, TEXAS

MADELINN 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.  
TBPELS No. F-438 TBPELS No. 10076000

DATE: FEBRUARY 16, 2026 Sheet 2 of 2

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