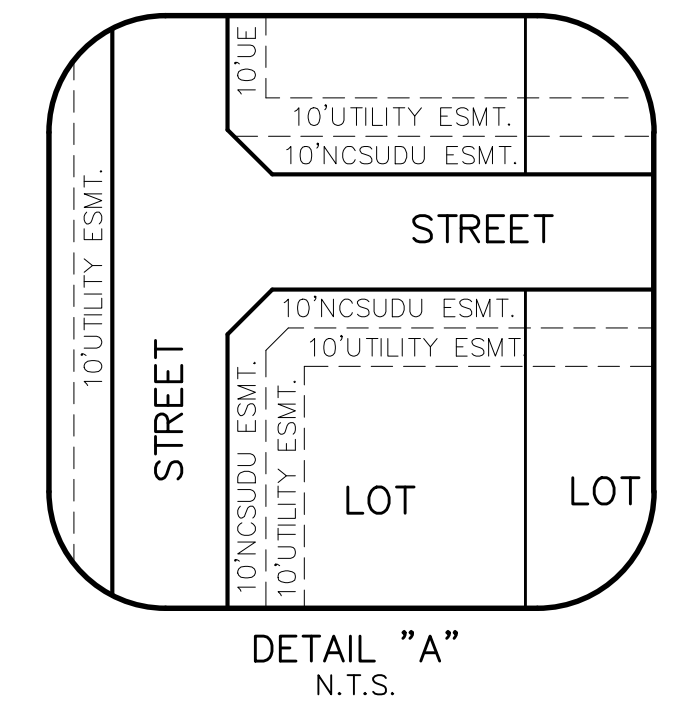
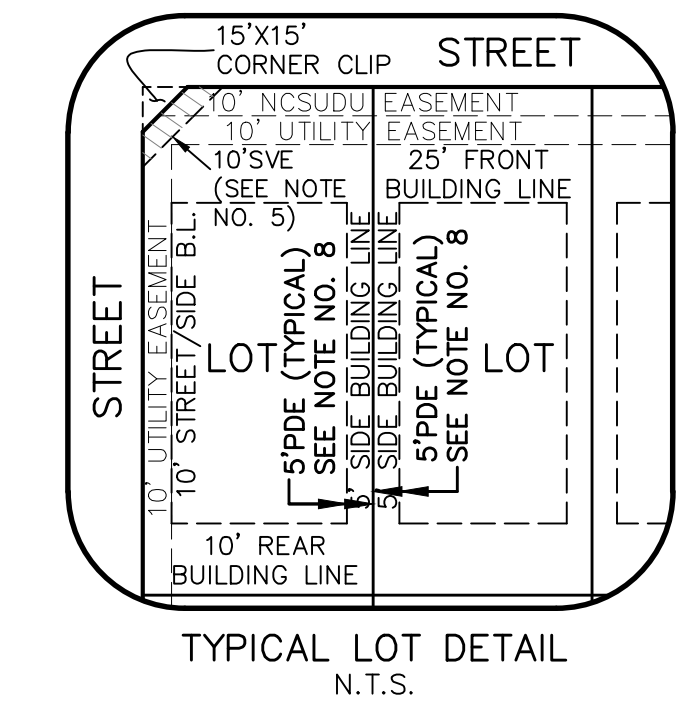
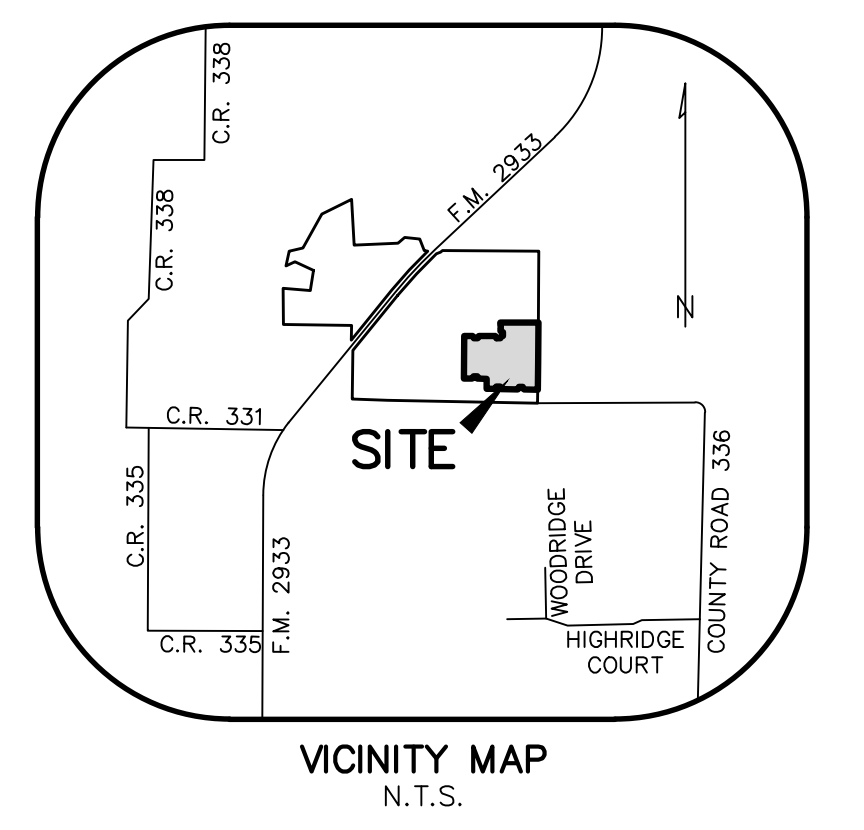


**LEGEND**

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



LINE TABLE		LINE TABLE		LINE TABLE	
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N89°25'47"W	60.00'	L13	N89°33'19"W	120.00'
L2	S45°48'57"W	28.16'	L14	N0°26'41"E	29.99'
L3	N44°14'53"W	21.33'	L15	N89°33'19"W	50.00'
L4	N0°26'41"E	15.54'	L16	S0°26'41"W	15.17'
L5	N89°33'19"W	50.00'	L17	S45°26'41"W	21.21'
L6	S0°26'41"W	15.00'	L18	S44°47'52"E	21.12'
L7	S45°45'07"W	21.10'	L19	S0°26'41"W	15.00'
L8	N44°14'53"W	21.33'	L20	S89°33'19"E	50.00'
L9	N0°26'41"E	15.54'	L21	N0°26'41"E	15.42'
L10	N89°33'19"W	50.00'	L22	N45°12'08"E	21.30'
L11	S0°26'41"W	15.00'	L23	S44°47'52"E	21.12'
L12	S45°45'07"W	21.10'	L24	S0°26'41"W	15.00'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	1.93'	0°00'20"28"	325.00'	0.97'	N111°13'2"E
C2	74.63'	011°24'11"	375.00'	37.44'	N05°39'40"E

**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 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.
- 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.

**FINAL PLAT**  
**MADELYNN MEADOWS**  
**PHASE 3**  
 86 RESIDENTIAL LOTS  
 2 COMMON AREA LOTS  
 1 RIGHT-OF-WAY LOT

BLOCK A, LOTS 1-10;  
 BLOCK B, LOTS 1-26;  
 BLOCK C, LOTS 1-29;  
 BLOCK D, LOTS 1-21, 22X-23X;  
 AND BLOCK E, LOT 1X

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

MADELYNN MEADOWS MUD No. 1 OF COLLIN COUNTY

<b>KENNETH BROWDER</b> 3187 F.M. 2933 McKinney, Texas, 75071	<b>OWNER</b> (972) 569-7948
<b>ALLIED DEVELOPMENT</b> 16430 N. Scottsdale Rd, Suite 210 Scottsdale, AZ 85254	<b>DEVELOPER</b> (480) 530-8660
<b>JBI PARTNERS, INC.</b> 2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall, P.E. TBPE No. F-438 TBPLS No. 10076000	<b>SURVEYOR/ENGINEER</b> (972) 248-7676

DATE: FEBRUARY 16, 2026 Sheet 1 of 4

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

Drawing: H:\Projects\ALD012 - Brodner Tract\Phase 1\_Surveying\dwg\Project Development 2\ALD012P1-(PROJECT 2 - PHASE 3).dwg Saved By: jestrada Save Time: 2/10/2026 9:20 AM Plotted by: jestrada Plot Date: 2/16/2026 10:14 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 cap stamped "JBI" found for corner, said point being the northeast corner of Madelynn Meadows Phase 2, an addition to Collin County, Texas, as recorded in Document Number \_\_\_\_\_, Official Public Records of Collin County, Texas, said point being in the south line of Madelynn Crossing Phase 2 an addition to Collin County, Texas as recorded in Document Number \_\_\_\_\_, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 57 minutes 35 seconds East, 483.32 feet to a one-half inch iron rod with cap stamped "JBI" found for corner, said point being in the east line of said 87,186 acre tract, said point being the southeast corner of said Madelynn Crossing Phase 2, said point being in the south line of said 861,351 acre tract of land described in deed to North Texas Municipal Water District, as recorded in Document Number 20180402000397500, Official Public Records of Collin County, Texas, said point also being in the approximate centerline of County Road 336;

THENCE along the east line of said 87,186 acre tract, and the approximate centerline of County Road 336 as follows: South 00 degrees 26 minutes 41 seconds West, 511.87 feet to a Mag Nail found for corner, said point being in the west line of said 861.351 acre tract, said point also being the northwest corner of that 50 foot wide right-of-way dedication dedicated by plot New Hope Switchyard Addition, as recorded in Document Number 2022010000339, Official Public Records of Collin County, Texas South 00 degrees 34 minutes 13 seconds West, 320.71 feet to a one-half inch iron rod with cap stamped "JBI" found for corner, said point being in the west line of said right-of-way dedication dedicated by said New Hope Switchyard Addition, said point also being the northeast corner of Madelynn Meadows Phase 1, an addition to Collin County, Texas, as recorded in Document Number \_\_\_\_\_, Official Public Records of Collin County, Texas;

THENCE along the north line of said Madelynn Meadows Phase 1 as follows: North 89 degrees 25 minutes 47 seconds West, 60.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 45 degrees 48 minutes 57 seconds West, 28.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 88 degrees 56 minutes 26 seconds West, 109.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 44 degrees 14 minutes 53 seconds West, 21.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 00 degrees 26 minutes 41 seconds East, 15.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 89 degrees 33 minutes 19 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 00 degrees 26 minutes 41 seconds West, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 45 degrees 45 minutes 07 seconds West, 21.10 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 88 degrees 56 minutes 26 seconds West, 210.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 44 degrees 14 minutes 53 seconds West, 21.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 00 degrees 26 minutes 41 seconds East, 15.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 89 degrees 33 minutes 19 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 00 degrees 26 minutes 41 seconds West, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 45 degrees 45 minutes 07 seconds West, 21.10 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 88 degrees 56 minutes 26 seconds West, 105.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 00 degrees 26 minutes 41 seconds East, 126.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 89 degrees 33 minutes 19 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 00 degrees 26 minutes 41 seconds East, 29.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 89 degrees 33 minutes 19 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 00 degrees 26 minutes 41 seconds West, 15.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 45 degrees 45 minutes 07 seconds West, 21.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 89 degrees 33 minutes 19 seconds West, 105.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of said Madelynn Meadows Phase 2;

THENCE along the east line of said Madelynn Meadows Phase 2 as follows: North 00 degrees 26 minutes 41 seconds East, 540.92 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 89 degrees 57 minutes 35 seconds East, 105.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 44 degrees 47 minutes 52 seconds East, 21.12 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 00 degrees 26 minutes 41 seconds West, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 89 degrees 33 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 00 degrees 26 minutes 41 seconds East, 15.42 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 45 degrees 12 minutes 08 seconds East, 21.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 89 degrees 57 minutes 35 seconds East, 210.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 44 degrees 47 minutes 52 seconds East, 21.12 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 00 degrees 26 minutes 41 seconds West, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 89 degrees 33 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 00 degrees 26 minutes 41 seconds East, 15.42 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 45 degrees 12 minutes 08 seconds East, 21.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 89 degrees 57 minutes 35 seconds East, 18.53 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 00 degrees 02 minutes 25 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 89 degrees 57 minutes 35 seconds West, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 40 degrees 10 minutes 13 seconds West, 19.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; Northeastly 1.93 feet along a curve to the right having a central angle of 00 degrees 20 minutes 28 seconds, having a radius of 325.00 feet, a tangent of 0.97 feet, and whose chord bears North 11 degrees 11 minutes 32 seconds East, 1.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; Northeastly 74.63 feet along a curve to the left having a central angle of 11 degrees 24 minutes 11 seconds, having a radius of 375.00 feet, a tangent of 37.44 feet, and whose chord bears North 05 degrees 39 minutes 40 seconds East, 74.51 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 00 degrees 02 minutes 25 seconds West, 29.68 feet to the POINT OF BEGINNING and containing 678,769 square feet or 15.582 acres of land.

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

Table with 4 columns: BLOCK-LOT, SQUARE FEET, ACRES, and 3 columns of the same for different blocks (B, C, D).

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 MEADOWS PHASE 3, 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 MEADOWS PHASE 3, 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 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.
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 HOMEOWNERS 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:

- 1. Mail boxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. All roadway signs shall meet Collin County specifications.
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
5. Collin County does not, and will not accept street lights for maintenance or operation.
6. A road dedicated to the public may not be obstructed, including by means of a gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. 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.
9. 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.
10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. 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.
12. 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.
13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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 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: \_\_\_\_\_ 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 MEADOWS PHASE 3" 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 MEADOWS PHASE 3

86 RESIDENTIAL LOTS 2 COMMON AREA LOTS 1 RIGHT-OF-WAY LOT

BLOCK A, LOTS 1-10; BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-29; BLOCK D, LOTS 1-21, 22X-23X; AND BLOCK E, LOT 1X

15.582 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. TBPE No. F-438 TBPLS No. 10076000

DATE: FEBRUARY 16, 2026 Sheet 4 of 4

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

Plotted by: jestrada Plot Date: 2/16/2026 10:14 AM Drawing: H:\Projects\ALD012 - Browder Tract\Phase 1\_Surveying\dwg\Project Development 2\ALD012P1-(PROJECT 2 - PHASE 3).dwg Saved By: jestrada Save Time: 2/10/2026 9:20 AM