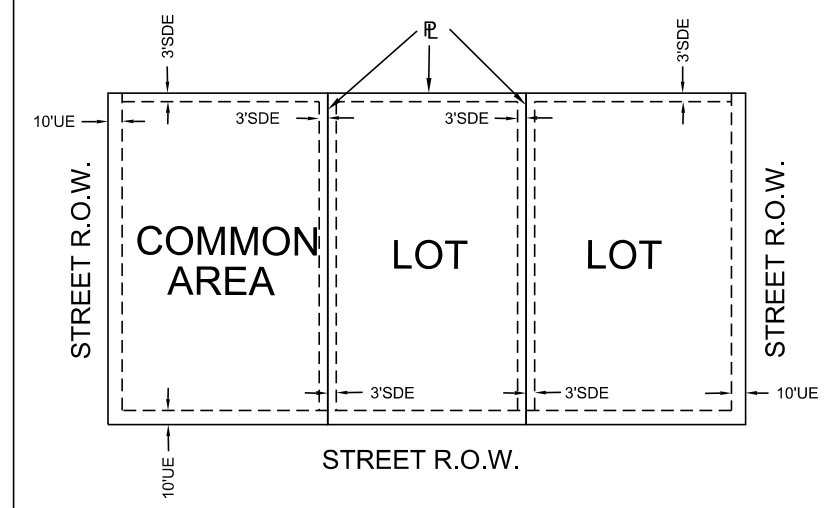


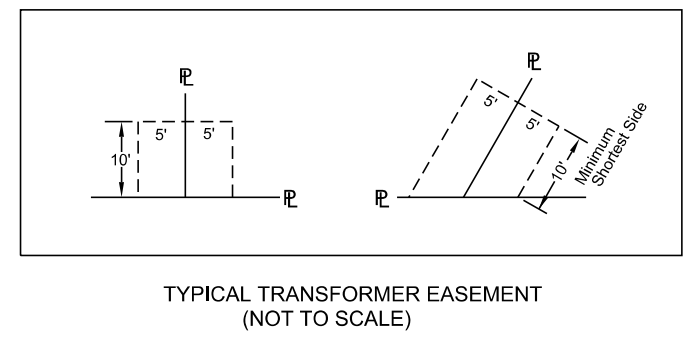
WILLIAM RICE SURVEY,  
ABSTRACT NUMBER 769

CITY OF MCKINNEY  
Clerk's File Number 2020121700227820, LRCCT

CITY OF MCKINNEY  
Called 214.52 Acres  
VOLUME 873, PAGE 591, LRCCT  
CENTERLINE COUNTY ROAD 164 N 89° 32' 08" E 1540.62' (BEARING REFERENCE)



SURFACE DRAINAGE AND UTILITY EASEMENTS  
(NOT TO SCALE)  
(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)  
TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT,  
INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS,  
TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.  
NOTE: A FENCE MAY BE CONSTRUCTED ALONG  
LOT LINES WITHIN A SURFACE DRAINAGE  
EASEMENT PROVIDED THE FENCE DOES  
NOT OBSTRUCT SURFACE DRAINAGE.



Remaining Portion  
CITY OF MCKINNEY  
Clerk's File Number  
20210729001526720, LRCCT

COUNTY ROAD 943  
Volume 2022, Page , PRCCCT

COLLIN COUNTY, TEXAS  
Clerk's File Number  
20211216002537740, LRCCT

COLLIN COUNTY, TEXAS  
Clerk's File Number  
, LRCCT

COLLIN COUNTY, TEXAS  
Clerk's File Number  
20220404000540370, LRCCT

Remaining Portion  
ERWIN FARMS PHASE 3  
Volume 2021, Page 234  
PRCCT

W. W. BUTLER SURVEY  
ABSTRACT NUMBER 87

Remaining Portion  
CITY OF MCKINNEY  
Clerk's File Number  
20210729001526720, LRCCT

COUNTY ROAD 943  
Volume 2022, Page , PRCCCT

Remaining Portion  
CITY OF MCKINNEY  
Clerk's File Number  
20210729001526720, LRCCT

MATCHLINE  
SEE SHEET 2 OF 4

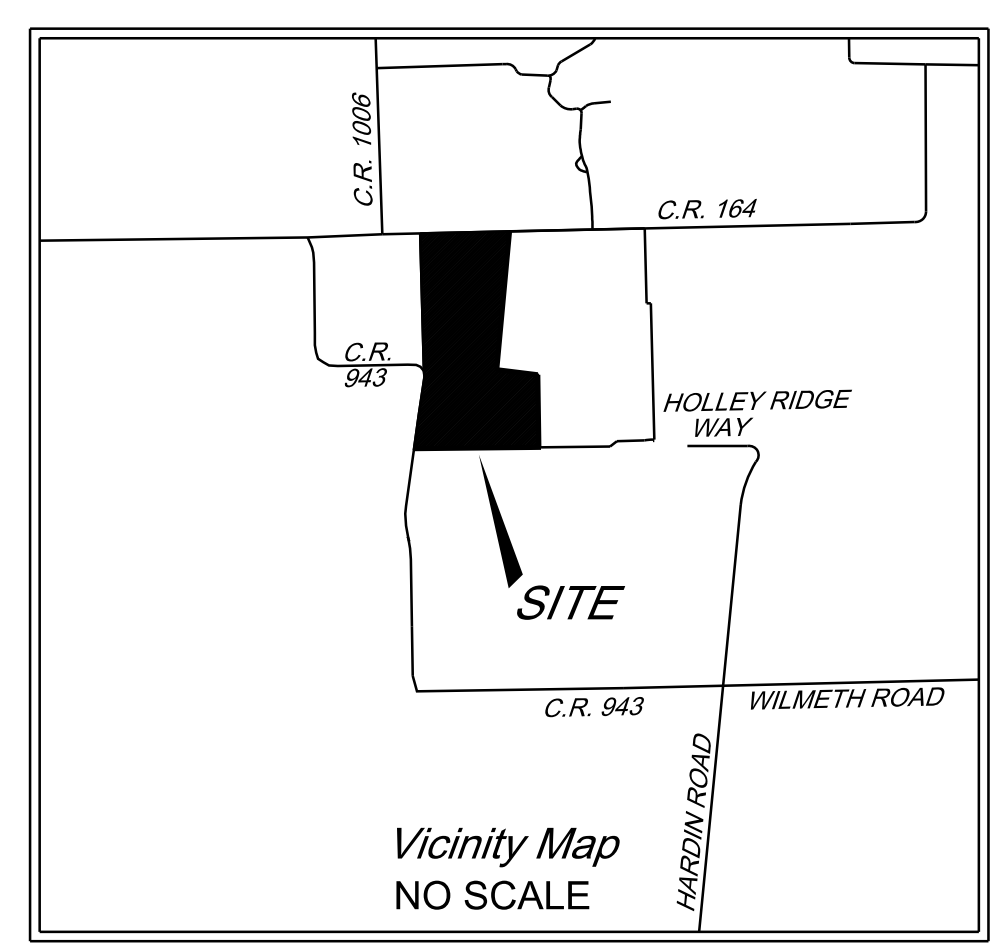
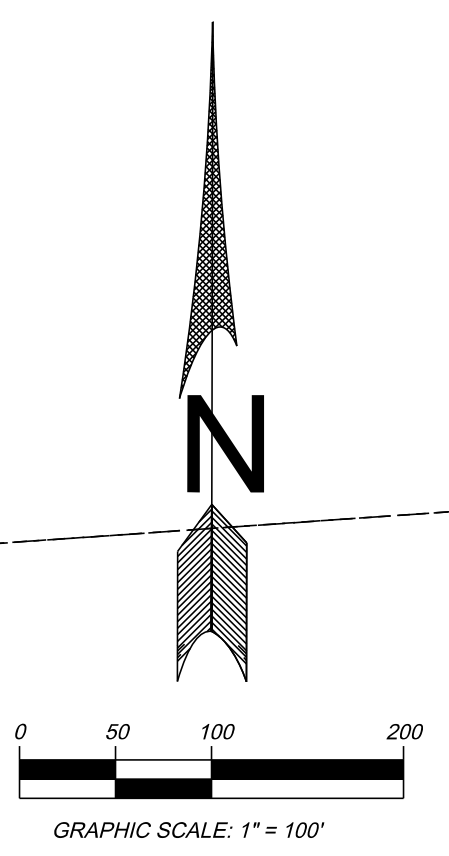
ABSTRACT NO. 87  
APPROXIMATE LOCATION  
OF SURVEY LINE  
ABSTRACT NO. 907

POINT OF COMMENCEMENT  
N.E. CORNER MM JOPLIN 60, LLC  
CLERK'S FILE NO. 20210517000995860, LRCCT,  
N.W. CORNER CADG ERWIN FARMS - PHASE 3  
CLERK'S FILE NO. 20170223000236820, LRCCT  
N 7° 14' 52.73"  
E=2,531,036.97

30' PIPELINE EASEMENT ASSIGNED TO  
KPL NGL Pipeline, LP & ONEOK, Inc.  
Volume 5963, Page 5022, LRCCT

Parcel 1 - CA-R-1  
COMMON AREAS R-1R, R2 AND  
K-3R OF ERWIN FARMS PHASE 3  
Volume 2022, Page 52, PRCCCT

50' PIPELINE EASEMENT ASSIGNED TO  
ENERGY TRANSFER FUEL, LP  
Volume 5838, Page 993, LRCCT  
5 (Corrected in Volume 5814, Page 3843, LRCCT)



SURVEYOR NOTES:

- Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
- The Assumed Bearing Reference of N 89°32'08" E is based on the North Line Phase 3 as described in Deed to CADG ERWIN FARMS, LLC, as filed for record in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said line also being the Centerline of County Road 164, also being the north line of the 25' Right-of-Way as described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 20210423000820790 of the Land Records of Collin County, Texas. All bearings and distances are as measured on the ground as of the date this plat is recorded.
- 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 and the requirements of the subdivision ordinance.
- All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebar (RICHEY ENG.); where impractical to set iron rebar, nails in brass disc (RICHEY ENG.) are set in concrete or other hard surface.
- All Common Areas are hereby dedicated as Public Utility, Drainage and floodplain, and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Erwin Farms Homeowner's Association.
- State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations during March, 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- The ERWIN FARMS HOMEOWNER'S ASSOCIATION, INC. shall be solely responsible for the maintenance of the storm water detention system. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.

Legend

- PARCEL BOUNDARY
- FIRC FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- SET 1/2" IRON ROD WITH CAP OR NAIL IN BRASS DISC (RICHEY ENG.)
- COMMON AREA
- CA RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- D DELTA/CENTRAL ANGLE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DDE DRAINAGE AND DETENTION EASEMENT
- DPOE DRAINAGE & 100 YEAR POSITIVE OVERFLOW EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- VE VISIBILITY EASEMENT
- WSEL WATER SURFACE ELEVATION
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ROAD NAME CHANGE

POST CONSTRUCTION STORMWATER QUALITY BMP INFORMATION			
BEST MANAGEMENT PRACTICE	MAINTENANCE	RESPONSIBLE PARTY	SCHEDULE (MIN. REQUIREMENT)
STORM INLETS	-REMOVAL OF DEBRIS AND TRASH	HOA	BI-ANNUALLY
DRY DETENTION PONDS	-REMOVAL OF DEBRIS, TRASH, AND SEDIMENT BUILDUP	HOA	BI-ANNUALLY
	-MOW GRASS TO CONTROL WEEDS AND INHIBIT WOODY GROWTH	HOA	BI-ANNUALLY
GRASS CHANNEL/SWALE	-REMOVAL OF DEBRIS, TRASH, AND SEDIMENT BUILDUP	HOA	ANNUALLY
	-MOW GRASS TO MAINTAIN A 3-4 INCH HEIGHT	HOA	AS REQUIRED TO MAINTAIN HEIGHT
OPEN SPACE (COMMON AREA)	-INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF HILLS OR GULLIES AND CORRECT	HOA	ANNUALLY
	-MOW GRASS TO MAINTAIN A 2-INCH HEIGHT	HOA	AS REQUIRED TO MAINTAIN HEIGHT
	-INSPECT AND REPLACE GRASS IN DEAD AREAS	HOA	ANNUALLY

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

FINAL PLAT  
ERWIN FARMS  
PHASE 4

206 RESIDENTIAL LOTS, AND 10 COMMON AREAS  
BEING 48.334 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. W. BUTLER SURVEY, ABSTRACT NUMBER 87  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

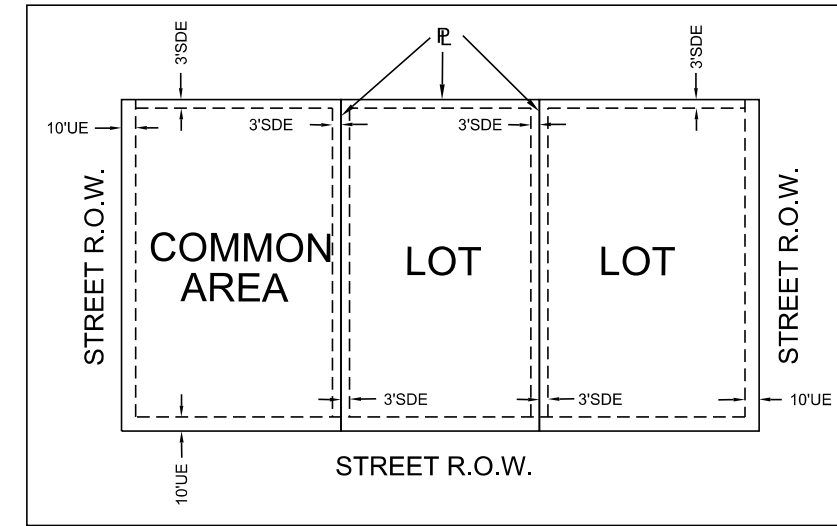
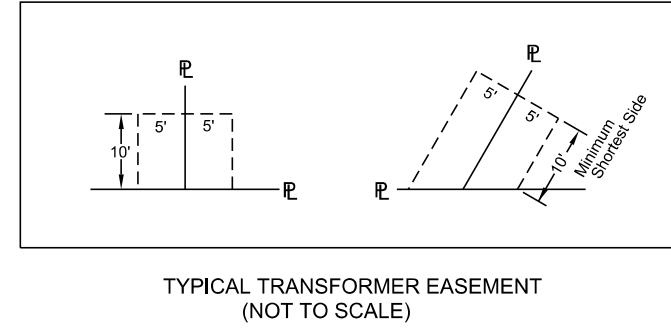
PREPARED BY:  
RICHEY DEVELOPMENT ENGINEERING  
6800 Weiskopf Avenue, Suite 150  
McKinney, Texas 75070  
903-819-3055

OWNER/DEVELOPER:  
MM JOPLIN 60, LLC  
1800 Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
469-892-7200

**RICHEY DEVELOPMENT ENGINEERING, LLC**  
A CIVIL ENGINEERING & SURVEYING COMPANY  
8800 Weiskopf Avenue  
Suite 150  
McKinney, TX 75070  
TEXAS REGISTERED ENGINEERING FIRM F-22337  
TEXAS REGISTERED SURVEYING FIRM #10194716

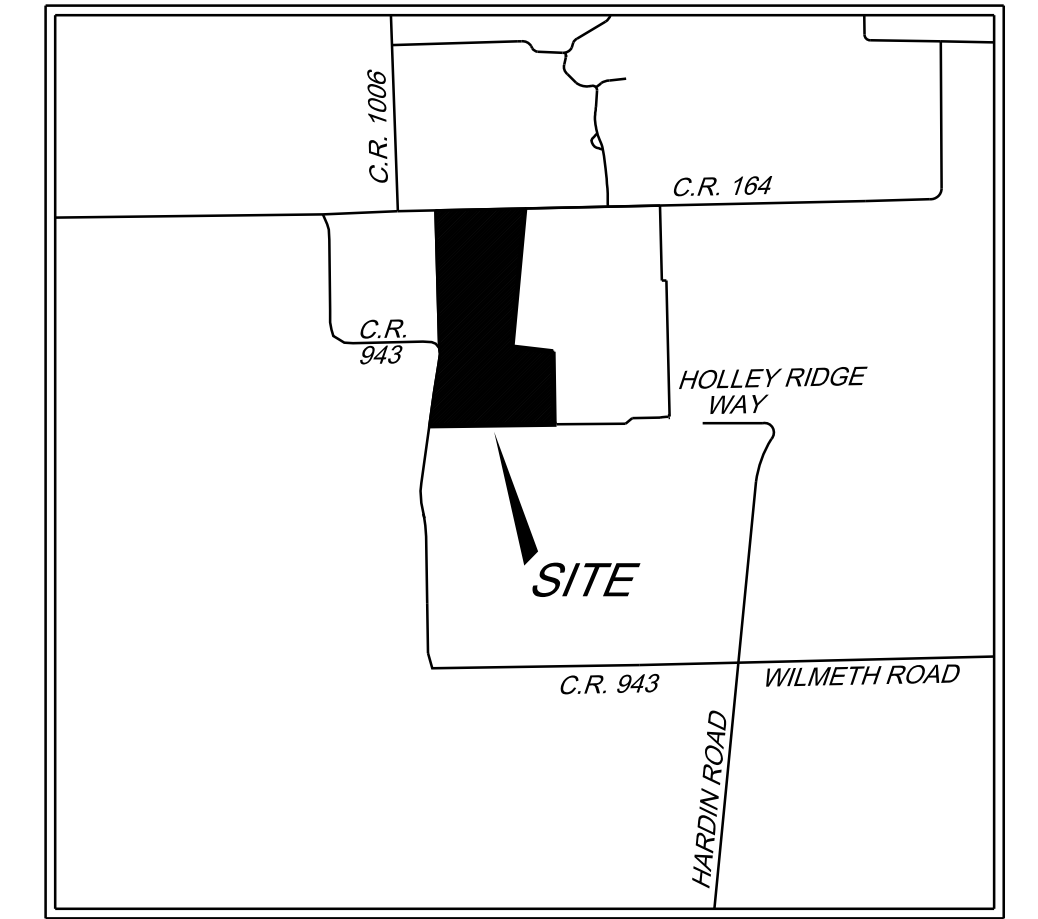
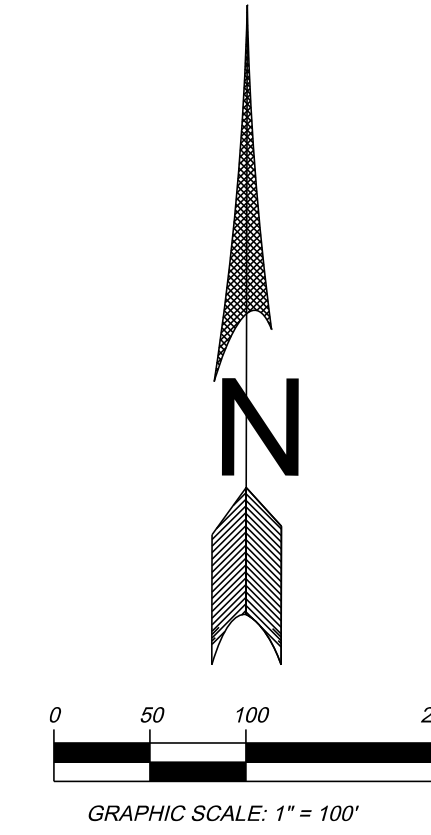
**FINAL PLAT  
ERWIN FARMS PHASE 4  
MM JOPLIN 60, LLC**

PROJECT NUMBER  
**21-008**  
DATE  
JANUARY 2023  
SHEET NO  
1 OF 4



SURFACE DRAINAGE AND UTILITY EASEMENTS  
(NOT TO SCALE)  
(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)  
TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT,  
INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS,  
TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.  
NOTE: A FENCE MAY BE CONSTRUCTED ALONG  
LOT LINES WITHIN A SURFACE DRAINAGE  
EASEMENT PROVIDED THE FENCE DOES  
NOT OBSTRUCT SURFACE DRAINAGE.

POST CONSTRUCTION STORMWATER QUALITY BMP INFORMATION			
BEST MANAGEMENT PRACTICE	MAINTENANCE	RESPONSIBLE PARTY	SCHEDULE (MIN. REQUIREMENT)
STORM INLETS	-REMOVAL OF DEBRIS AND TRASH	HOA	BI-ANNUALLY
DRY DETENTION PONDS	-REMOVAL OF DEBRIS, TRASH, AND SEDIMENT BUILDUP -MOW GRASS TO CONTROL WEEDS AND INHIBIT WOODY GROWTH	HOA	BI-ANNUALLY
GRASS CHANNEL/SWALE	-REMOVAL OF DEBRIS, TRASH, AND SEDIMENT BUILDUP -MOW GRASS TO MAINTAIN A 3-4 INCH HEIGHT	HOA	ANNUALLY
OPEN SPACE (COMMON AREA)	-INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT -MOW GRASS TO MAINTAIN A 2-4 INCH HEIGHT	HOA	ANNUALLY



W. W. BUTLER SURVEY  
ABSTRACT NUMBER 87

Remaining Portion  
CITY OF MCKINNEY  
Clerk's File Number  
20210729001526720, LRCCT

COUNTY ROAD 943  
Volume 2022, Page 1, PRCT

CITY OF MCKINNEY  
Volume 5840, Page 3157, LRCCT

JEN TEXAS 22, LLC  
Clerk's File Number  
20200904001497270, LRCCT

CITY OF MCKINNEY  
Volume 5692, Page 3649, LRCCT

ABSTRACT NO. 87  
APPROXIMATE LOCATION  
OF SURVEY LINE  
ABSTRACT NO. 907

THE EAGLE INSTITUTE  
Clerk's File Number  
20160218000187960, LRCCT

ERWIN FARMS PHASE 2  
Volume 2018, Page 376, PRCT

ERWIN FARMS PHASE 1  
Volume 2015, Pages 694-696, PRCT

ERWIN FARMS PHASE 3  
Volume 2021, Page 234  
PRCT

HENRY H. TUCKER SURVEY  
ABSTRACT NUMBER 907

**SURVEYOR NOTES:**

- Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
- The Assumed Bearing Reference of N 89°32'08" E is based on the North Line Phase 3 as described in Deed to CADG ERWIN FARMS, LLC, as filed for record in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said line also being the Centerline of County Road 164, also being the north line of the 25' Right-of-Way as described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 20210423000820790 of the Land Records of Collin County, Texas. All bearings and distances are as measured on the ground as of the date this plat is recorded.
- 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 and the requirements of the subdivision ordinance.
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- All Common Areas are hereby dedicated as Public Utility, Drainage and floodplain, and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Erwin Farms Homeowner's Association.
- State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations during March, 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- The ERWIN FARMS HOMEOWNER'S ASSOCIATION, INC. shall be solely responsible for the maintenance of the storm water detention system. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

**Legend**

- PARCEL BOUNDARY
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- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- CA COMMON AREA
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DDE DRAINAGE AND DETENTION EASEMENT
- DPOE DRAINAGE & 100 YEAR POSITIVE OVERFLOW EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- VE VISIBILITY EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◆ ROAD NAME CHANGE

**FINAL PLAT  
ERWIN FARMS  
PHASE 4**

206 RESIDENTIAL LOTS, AND 10 COMMON AREAS  
BEING 48.334 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. W. BUTLER SURVEY, ABSTRACT NUMBER 87  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING  
6800 Weiskopf Avenue, Suite 150  
McKinney, Texas 75070  
903-819-3055

OWNER/DEVELOPER:

MM JOPLIN 60, LLC  
1800 Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
469-892-7200

<p>RICHEY DEVELOPMENT ENGINEERING, LLC A CIVIL ENGINEERING &amp; SURVEYING COMPANY</p> <p><b>FINAL PLAT ERWIN FARMS PHASE 4</b></p> <p>MM JOPLIN 60, LLC</p>	<p>6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-2337 TEXAS REGISTERED SURVEYING FIRM #10194716</p>
	<p>PROJECT NUMBER <b>21-008</b></p> <p>DATE JANUARY 2023</p> <p>SHEET NO 2 OF 4</p>



**OWNERS CERTIFICATE**

WHEREAS, MM JOPLIN 60, LLC., a Texas limited liability company, is owner of a 48.334 acre tract or parcel of land situated in the HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907, and the W. W. BUTLER SURVEY, ABSTRACT NUMBER 87, in the City of McKinney, Collin County, Texas, same being a portion of the called 60.123 acre tract as described in an Special Warranty Deed With Vendor's Lien to MM JOPLIN 60, LLC, a Texas limited liability company, as filed for record in Clerk's File Number 20210517000995860, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

COMMENCE at a 1/2" iron rebar found for corner at the former northeast corner of said MM JOPLIN 60 tract, said corner now being the northeast corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, also being the former northwest corner of the remaining portion of an 87.923 acre tract of land as described as PHASE 3 of the Special Warranty Deed With Vendor's to CADG ERWIN FARMS, LLC, as filed for record in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, now being the northwest corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 20210423000820790 of the Land Records of Collin County, Texas, said corner also being on the centerline of County Road 164, said line also being on the south boundary of a called 70.099 acre tract of land described in Special Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 20201217002278280 of the Land Records of Collin County, Texas;

THENCE S 5°16'37" W, along the east and the west boundaries of said CITY OF MCKINNEY Right-of-Ways, also being the former east boundary of said MM JOPLIN 60 tract, also being the former west boundary of said PHASE 3 of the CADG ERWIN FARMS tract, at 25.15 feet pass a 1/2" capped iron rebar (RICHEY) found for corner at the southeast corner and southwest corner of said CITY OF MCKINNEY Right-of-Ways, also being the northeast corner of the land described in Special Warranty Deed to COLLIN COUNTY, TEXAS, as filed for record in Clerk's File Number 20211216002537740 of the Land Records of Collin County, Texas, also being the northwest corner of the land described in Special Warranty Deed to COLLIN COUNTY, TEXAS, as filed for record in Clerk's File Number 20220404000540370 of the Land Records of Collin County, Texas, continuing in all a distance of 545.73 feet to 1/2" capped iron rebar (RICHEY) found for corner at the southeast corner of said COLLIN COUNTY, TEXAS tract and the southwest corner of said COLLIN COUNTY, TEXAS tract, said corner also being on the west boundary of the remaining portion of ERWIN FARMS PHASE 3, according to the Record Plat thereof, as filed for record in Volume 2021, Page 234 of the Plat Records of Collin County, Texas, also being the POINT OF BEGINNING of the hereinafter described tract of land;

From said POINT OF BEGINNING, along the east boundary of said MM JOPLIN 60 tract also being the west boundary of said ERWIN FARMS PHASE 3, the following three (3) courses:

- 1.) S 05°16'37" W, a distance of 1076.85 feet to a 1/2" iron rebar found for corner;
- 2.) S 83°03'40" E, a distance of 473.32 feet to a 1/2" iron rebar found for corner;
- 3.) S 00°50'18" E, a distance of 828.61 feet to a 3/8" iron rebar found for corner;

at the southeast corner of said MM JOPLIN 60 tract also being the southwest corner of said ERWIN FARMS PHASE 3, said corner also being on a north boundary of ERWIN FARMS PHASE 1, according to the Record Plat thereof, as filed for record in Volume 2015, Page 694 of the Plat Records of Collin County, Texas;

THENCE S 88°59'47" W, along the south boundary of said MM JOPLIN 60 tract, also being the north boundary of said ERWIN FARMS PHASE 1, and the north boundary of ERWIN FARMS PHASE 2, according to the Record Plat thereof, as filed for record in Volume 2018, Page 376 of the Plat Records of Collin County, Texas, at 393.99 feet pass a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 1, also being the northeast corner of said ERWIN FARMS PHASE 2, continuing for a total distance of 780.96 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 2, also being the northeast corner of the land described in General Warranty Deed to THE EAGLE INSTITUTE, a Texas non-profit corporation, as filed for record in Clerk's File Number 20160218000187960 of the Land Records of Collin County, Texas

THENCE S 88°57'49" W, along the south boundary of said MM JOPLIN 60 tract and the north boundary of said THE EAGLE INSTITUTE tract, a distance of 638.07 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the southeast corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Volume 5840, Page 3157 of the Land Records of Collin County, Texas;

THENCE N 09°35'50" E, departing the south boundary of said MM JOPLIN 60 tract, along the east boundary of said CITY OF MCKINNEY Right-of-Way tract, a distance of 20.14 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northeast corner of said CITY OF MCKINNEY Right-of-Way tract;

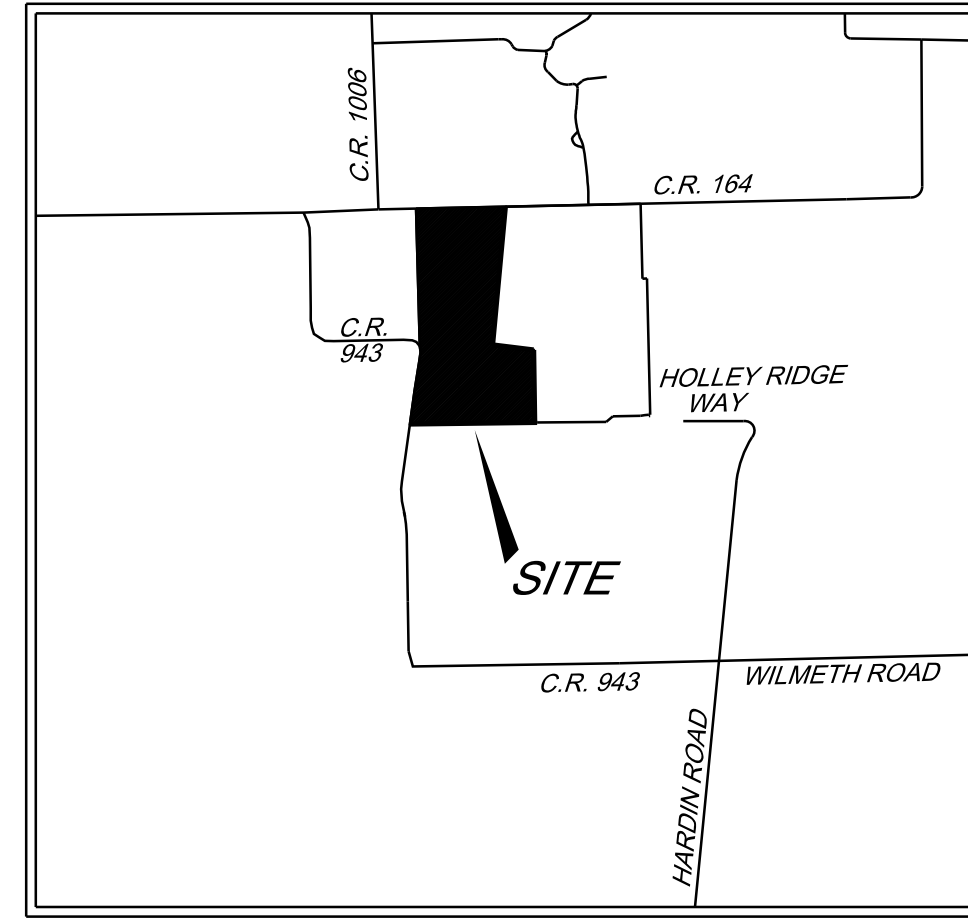
THENCE S 88°57'49" W, along the north boundary of said CITY OF MCKINNEY Right-of-Way tract a distance of 40.57 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northwest corner of said CITY OF MCKINNEY Right-of-Way tract, said corner also being the southerly most west boundary of said MM JOPLIN 60 tract, and the easterly boundary of COUNTY ROAD 943, according to the Record Plat thereof, as filed for record in Volume 2022, Page \_\_\_\_\_ of the Plat Records of Collin County, Texas.

THENCE N 08°36'08" E, along the southerly most west boundary of said MM JOPLIN 60 tract and the east boundary of said COUNTY ROAD 943, a distance of 979.35 feet to a 1/2" iron rod found for corner at an ell corner of said MM JOPLIN 60 tract and said COUNTY ROAD 943;

THENCE S 89°17'03" E, along the northerly most south boundary of said MM JOPLIN 60 tract and said COUNTY ROAD 943, a distance of 29.69 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;

THENCE N 00°42'57" E, along the northerly most west boundary of said MM JOPLIN 60 tract, and the east boundary of said COUNTY ROAD 943, a distance of 931.51 feet to a 1/2" capped iron rebar (RICHEY ENG.) found for corner at the southwest corner of the aforesaid COLLIN COUNTY, TEXAS tract ;

THENCE N 85°50'09" E, crossing said MM JOPLIN 60 tract, along the south boundary of said COLLIN COUNTY, TEXAS tract and the south boundary of the land described in Special Warranty Deed to COLLIN COUNTY, TEXAS, as filed for record in Clerk's File Number 2022 \_\_\_\_\_ of the Land Records of Collin County, Texas, a distance of 887.92 back to the POINT OF BEGINNING and containing 48.334 Acres, (2,105,436 Square Feet) of land MORE OR LESS.



Vicinity Map  
NO SCALE

**SURVEYOR NOTES:**

- 1.) Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
- 2.) The Assumed Bearing Reference of N 89°32'08" E is based on the North Line Phase 3 as described in Deed to CADG ERWIN FARMS, LLC, as filed for record in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said line also being the Centerline of County Road 164, also being the north line of the 25' Right-of-Way as described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 20210423000820790 of the Land Records of Collin County, Texas. All bearings and distances are as measured on the ground as of the date this plat is recorded.
- 3.) 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 and the requirements of the subdivision ordinance.
- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (RICHEY ENG.); where impractical to set iron rebars, nails in brass disc (RICHEY ENG.) are set in concrete or other hard surface.
- 5.) All Common Areas are hereby dedicated as Public Utility, Drainage and floodplain, and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Erwin Farms Homeowner's Association.
- 6.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations during March, 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- 7.) The ERWIN FARMS HOMEOWNER'S ASSOCIATION, INC. shall be solely responsible for the maintenance of the storm water detention system. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.

Approved

\_\_\_\_\_  
City Manager  
City of McKinney, Texas

Date

Attest

\_\_\_\_\_  
City Secretary  
City of McKinney, Texas

Date

POST CONSTRUCTION STORMWATER QUALITY BMP INFORMATION			
BEST MANAGEMENT PRACTICE	MAINTENANCE	RESPONSIBLE PARTY	SCHEDULE (MIN. REQUIREMENT)
STORM INLETS	-REMOVAL OF DEBRIS AND TRASH	HOA	BI-ANNUALLY
DRY DETENTION PONDS	-REMOVAL OF DEBRIS, TRASH, AND SEDIMENT BUILDUP	HOA	BI-ANNUALLY
	-MOW GRASS TO CONTROL WEEDS AND INHIBIT WOODY GROWTH	HOA	BI-ANNUALLY
GRASS CHANNEL/SWALE	-REMOVAL OF DEBRIS, TRASH, AND SEDIMENT BUILDUP	HOA	ANNUALLY
	-MOW GRASS TO MAINTAIN A 3-4 INCH HEIGHT	HOA	AS REQUIRED TO MAINTAIN HEIGHT
	-INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT	HOA	ANNUALLY
OPEN SPACE (COMMON AREA)	-MOW GRASS TO MAINTAIN A 2-4 INCH HEIGHT	HOA	AS REQUIRED TO MAINTAIN HEIGHT
	-INSPECT AND REPLACE GRASS IN DEAD AREAS	HOA	ANNUALLY

**OWNERS DEDICATION**

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MM JOPLIN 60, LLC, a Texas limited liability company, does hereby adopt this Final Plat, designating the hereon described property as ERWIN FARMS PHASE 4, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public and the City of McKinney the Water Easements, Sanitary Sewer Easements and Utility Easements shown hereon, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. MM JOPLIN 60, LLC, does hereby dedicate to the public and Collin County in fee simple forever the Streets shown hereon and dedicates the Drainage Easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of Mckinney and Collin County shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2023, A.D.

MM JOPLIN 60, LLC  
a Texas limited liability company

By: MMM VENTURES, LLC  
a Texas limited liability Company  
Its Manager

By: 2M VENTURES, LLC  
a Texas limited liability company  
Manager

By:

NAME: Mehrdad Moayedi  
TITLE: Manager

STATE OF TEXAS )  
COUNTY OF DALLAS )

This Instrument was acknowledged before me on \_\_\_\_\_ 2023, by Mehrdad Moayedi, Manager of MMM VENTURES, LLC, as Manager of 2M VENTURES, LLC, as Manager of MM JOPLIN 60, LLC, a Texas limited liability company on behalf of said company.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this record plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".**

Paul M. Valentine  
Registered Professional Land Surveyor  
State of Texas  
Certificate Number 5359

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul M. Valentine, 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 purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2023, A.D.

NOTARY PUBLIC, STATE OF TEXAS

**FINAL PLAT  
ERWIN FARMS  
PHASE 4**

206 RESIDENTIAL LOTS, AND 10 COMMON AREAS  
BEING 48.334 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. W. BUTLER SURVEY, ABSTRACT NUMBER 87  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING  
6800 Weiskopf Avenue, Suite 150  
McKinney, Texas 75070  
903-819-3055

OWNER/DEVELOPER:

MM JOPLIN 60, LLC  
1800 Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
469-892-7200

	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716
	PROJECT NUMBER <b>21-008</b> DATE JULY 2022 SHEET NO 4 OF 4