

"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

6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 CCICHEY DEVELOPMENT Engineering, LLC TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716 FINAL PLAT ERWIN FARMS PHASE 4 21-008 JANUARY 2023 MM JOPLIN 60, LLC SHEET NO 2 OF 4

C.R. 164

C.R. 943

Vicinity Map NO SCALE

HOLLEY RIDGE

WILMETH ROAD

or other hard surface.

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.

3.) All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum

4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2 " capped iron rebars

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 Syatem 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

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.

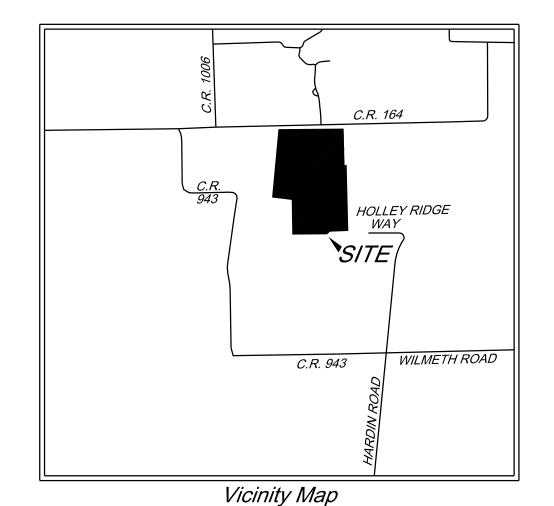
easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition

5.) All Common Areas are hereby dedicated as Public Utility, Drainage and floodplain, and Non-Exclusive Landscape & Pédestrian, Hike & Bike Access Éasements, and shall be owned and maintained by the Erwin Farms Homeowner's

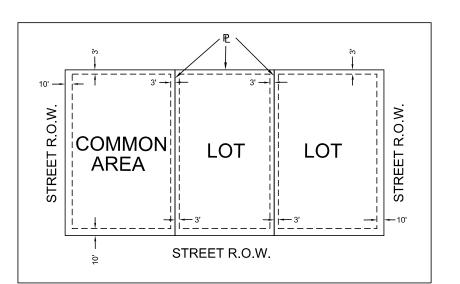
(RICHEY ENG.); where impractical to set iron rebars, nails in brass disc (RICHEY ENG.) are set in concrete

size requirements of the governing zoning district and the requirements of the subdivision ordinance.

All bearings and distances are as measured on the ground as of the date this plat is recorded.



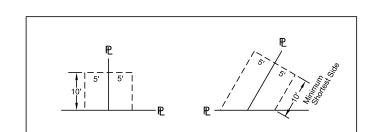
NO SCALE



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, NOTE: A FENCE MAY BE CONSTRUCTED ALONG LOT LINES WITHIN A SURFACE DRAINAGE EASEMENT PROVIDED THE FENCE DOES NOT OBSTRUCT SURFACE DRAINAGE.



TYPICAL TRANSFORMER EASEMENT (NOT TO SCALE)

	C U	RVE	TABLE	
CURVE#	DELTA	RADIUS	LENGTH	CHORD BEARS
C1	15°00'00"	375,00	98.17'	S78°20'09"W 97.89'
C2	15°00'00"	375.00	98.17'	S78°20'09"W 97.89'
C3	6°45'01"	375.00'	44.18'	S74°12°39"W 44.15'
C4	8°14'59"	375.00'	53.99'	S81°42'39"W 53.95'
C5	15°18'17"	375.00'	101.17'	S2°22'31"E 99.87'
				0.440000785 00.000
C12	99°26'28"	55.00'	95.46'	S44°26'37"E 83.92' S12°58'49"W 100.53'
C13	15°24'24	375.00'	100.84'	
C14	16°29'11"	375.00'	107.90' 107.90'	S28°55'36"W 107.53' S28°55'36"W 107.53'
C15 C16	16°29'11" 15°00'00"	375.00' 375.00'	98,17'	S13°11'01"W 97.89'
C17	10°47'13"	375.00'	70.63'	S11°04'46"W 70,53'
C18	7°51'06"	375.00'	51.43'	N77°27'13"W 51.39'
C19	16°56'58"	375.00'	110.93'	S23°45'14"W 110.53'
C20	8°58'16"	375.00'	58.72'	S19°45'52"W 58.66'
C21	7°58'43"	375.00'	52.22'	S28°14'21"W 52.18'
C22	26°57'06"	375.00'	176.40'	S18°45'10"W 174.78'
C23	17°18'24"	375.00'	113.27'	S74°24'12"E 112.84'
C24	82°13'06"	50.00'	71.75'	S41°56'51"E 65.75'
C25	15°04'38"	375.00'	98.68'	S81°37'23"W 98.40'
C26	31°37'10"	375.00'	206.95'	S89°53'39"W 204.33'
C27	27°03'05"	375.00'	177.05'	S87°36'37"W 175.41'
C28	4°34'05"	375.00'	29.90'	N76°34'48"W 29.89'
C29	11°58'27"	550.00'	114.95' 114.95'	S5°08'56"W 114.74' S7°21'07"W 109.11'
C30	16°43'47" 90°00'00"	550.00' 50.00'	78.54'	S43°59'13"W 70.71'
C31 C32	9°37'54"	375.00'	63.04'	N86°11'50"W 62.96'
C32	17°29'17"	375.00'	114.46'	S7°43'52"W 114,02'
C34	250°31'44"	50.00'	218.63'	S55°34'16" 8165'
C35	12°04'37"	50.00'	10.54'	S5°12'00"W 10.52'
C36	69°01'33"	50.00'	60.24'	S45°45'06"W 56.66'
C37	17°15'14"	50.00'	15.07'	N83°53'29"E 15.00'
C38	79°15'45"	50.00'	69.17'	S42°51'02"E 63.78'
C39	72°54'35"	50.00'	63.63'	S33°14'08"W 59.42'
C40	70°31'44"	25.00'	30.77'	S34°25'34"W 28.87'
C41	4°48'50"	25.00'	2.10'	N67°17'01E 2.10'
C42	65°42'54"	25.00'	28.67'	N32°01'09"E 27.13'
C43 C44	15°04'38" 6°57'52"	350.00' 350.00'	92.10' 42,54'	N81°37'23"E 91.84' N85°40'46"E 42.52'
	8°06'46"	350.00'	49.56'	N78°08'27"E 49.52'
C45 C46	22°04'54"	400.00'	153.81'	N85°06'01"E 152.86'
C47	0°12'26"	400.00'	1.45'	N74°11'17"E 1.45'
C48	7°18'23"	400.00'	51.01'	N77°56'41"E 50.97'
C49	7°11'02"	400.00'	50.15'	N85°11'24"E 50.12'
C50	7°20'03"	400.00'	51.20'	S87°33'04"E 51.17'
C51	10°53'22"	525.00'	99.86'	N4°36'38"E 99.70'
C52	250°31'44"	50.00'	218.63'	S55°34'26"E 81.65'
C53	2°22'51"	50.00'	2.08'	N0°21'08"E 2.08' N45°16'10"E 69.12'
C54	87°27'14" 17°27'27"	50.00'	76.32'	S82°16'30"E 15.18'
C55 C56	58°46'36"	50.00' 50.00'	15.23' 51.29'	S44°09'28"E 49.07'
C57	63°19'44"	50.00'	55.26'	S16°53'42"W 52.49'
C58	21°07'52"	50.00'	18.44'	S59°07'30"W 18.34'
C59	70°31'44"	25.00'	30.77'	S34°07'30"W 28.87'
C60	10°58'58"	575.00'	110.22'	S4°39'11"W 110.05'
C61	1°00'59"	575.00'	10.20'	S0°19'49"E 10.20'
C62	9°57'59"	575.00'	100.02'	S5°09'41"W 99.86'
C63	16°43'47"	350.00'	102.20'	N7°21'07"E 101.83'
C64	2°59'59" 13°32'22"	350.00' 350.00'	18.32' 82.71'	N14°13'01"E 18.32' N5°56'50"E 82.52'
C65	0°11'26"	350.00'	1.16'	N5°55'50"E 82.52" N0°55'04"W 1.16'
C66 C67	55°00'07"	25.00'	24.00'	N28°30'51"W 23.09'
C68	164°46'17"	50.00'	143.79'	N26°22'14"E 99.12'
C69	6°30'55"	50.00'	5.69'	N52°45'27"W 5.68'
C70	51°35'14"	50.00'	45.02'	N23°42'23"W 43.51'
C71	44°16'38"	50.00'	38.64'	N24°13'33"E 37.68'
C72	44°40'53"	50.00'	38.99'	N68°42'18"E 38.01'
C73	17°42'38"	50.00'	15.46'	S80°05'56"E 15.39'
C74	38°12'02"	25.00'	16.67'	N89°39'22"E 16.36'
C75	18°25'52"	75.00'	24.13'	N79°46'17"E 24.02'
C76	11°01'08"	75.00'	14.42'	N76°03'55"E 14.40'
C77	7°24'44"	75.00'	9.70'	N85°16'51"E 9.70'
C78	5°23'37" 4°08'18"	400.00' 400.00'	37.65' 28.89'	S88°15'59"E 37.64' S88°56'38"E 28.88'
C79 C80	1°15'19"	400.00'	8.76'	S86 56 38 E 28.88 S86°14'50"E 8.76'
C80 C81	17°29'17"	350.00'	106.83'	N7°43'52"E 106.41'
C82	1°16'06"	350.00	7.75'	N0°22'44"W 7.75'
C83	12°51'22"	350.00'	78.53'	N6°41'00"E 78.37'
C84	3°21'50"	350.00'	20.55'	N14°47'36"E 20.55'
C85	16°43'47"	400.00'	116.80'	S7°21'07"W 116.38'
C86	0°05'51"	400.00'	0.68'	S15°40'05"W 0.68'
C87	6°44'23"	400.00'	47.05'	S12°14'58"W 47.03'
C88	6°35'38"	400.00'	46.03'	S5°34'57" W 46.01'
C89	3°17'55"	400.00'	23.03'	S0°38'10"W 23.02'
C90	5°40'31"	350.00'	34.67'	N88°10'31"W 34.65'
C01	17°29'17"	400 00' l	122.09'	S7°43'52"W 121.62'l

400.00'

107.62'

1°06'35"

7°51'46"

		RVE	IABLE	
CURVE#	DELTA 17°18'24"	350.00'	105,72'	CHORD BEARS N74°24'12"W 105.32
C102	0°13'06"	350.00'	1.33'	N82°56'51"W 1.33'
C103	16°15'13"	350.00'	99.29'	N74°42'41"W 98.95
C104	0°50'05"	350.00'	5.10'	N66°10'02"W 5.10'
C105	2°14'22"	350.00'	13.68'	N31°06'32"E 13.68'
C106	26°57'06"	400.00'	188.16'	S18°45'10"W 183.43'
C107 C108	6°08'24" 6°43'55"	400.00' 400.00'	42.87' 47.00'	N29°09'31"E 42.85' N22°43'21"E 46.97'
C109	6°44'23"	400.00'	47.05'	N15°59'11"E 47.02
C110	6°43'28"	400.00'	46.95'	N9°15'16"E 46.92'
C111	0°36'54"	400.00'	4.29'	N5°35'04"E 4.29'
C112	10°30'30"	400.00'	73.36'	N0°01'22"E 73.26'
C113	2°32'47"	400.00'	17.78'	N4°00'13"E 17.78'
C114	7°57'43'	400.00'	55.58'	N1°15'02"W 55.54'
C115	1°57'14"	400.00' 350.00'	13.64'	N71°48'46"E 13.64' N78°20'09"E 91.37'
C116	15°00'00"	400.00'	91.63' 104.72'	S78°20'09"W 104.42
C117	15°00'00" 4°30'44"	400.00'	31.48'	S83°34'52"W 31.47'
C118 C119	7°58'19"	400.00'	55,66'	S77°20'25"W 55.61'
C119	2°31'07"	400.00'	17.58'	S72°05'45"W 17.58'
C121	15°00'00"	350.00'	91.63'	S78°20'09"W 91.37'
C122	2°25'26"	350.00	14.81'	S72°02'52"W 14.81'
C123	8°16'55"	350.00'	50.59'	S77°24'02"W 50.55'
C124	4°17'39'	350.00'	26.23'	S83°41'19"W 26.23'
C128	3°38'28"	430.00'	27.33'	N75°20'44"W 27.32'
C135	99°26'28"	50.00'	86.78'	N44°26'37"W 76.29'
C135	1°05'32	50,00'	0.95'	N4°43'51"E 0.95'
C130	37°50'10"	50.00'	33.02'	N14°44'00"W 32.42'
C138	38°11'50"	50.00'	33.33'	N52°45'00"W 32.72'
C139	22°18'57"	50.00'	19.47'	N83°00'23"W 19.35'
C144	2°57'20"	400.00'	20.63'	N84°21'29"E 20.63'
C145	9°32'13"	350.00'	58.26'	S0°30'30"W 58.19'
C146	3°13'55" 17°18'24"	350.00' 400.00'	19.74' 120.82'	N16°53'42"E 19.74 S74°24'12"E 120.36
C147 C148	2°31'46"	400.00'	17.66'	S67°00'53"E 17.66
C148	6°44'23"	400.00'	47.05'	S71°38'58"E 47.02
C150	6°44'23"	400.00'	47.05'	S78°23'21"E 47.02
C151	1°17'52"	400.00'	9.06'	S82°24'28"E 9.06'
C152	82°13'06"	25.00'	35.87'	S41°56'51"E 32.87'
C153	15°04'38"	400.00'	105.26'	S81°37'23"W 104.96
C154	14°24'21"	400.00'	100.57'	S81°57'32"W 100.31
C155	0°40'17"	400.00'	4.69'	S74°25'13"W 4.69
C156	31°37'10"	350.00'	193.15'	S89°53'39"W 190.7
C157	8°25'12" 8°48'07	350.00' 350.00'	51.43' 53.77'	S78°17'40"W 51.39 S86°54'19"W 53.71'
C158 C159	11°15'40"	350.00	68.79'	N83°03'48"W 68.68'
C160	3°08'11"	350.00'	19.16'	N75°51'52"W 19.16
C161	10°47'29"	400.00'	75.34'	N11°04'45"E 75.23
C162	5°56'48"	400.00'	41.52'	N13°30'06"E 41.50
C163	4°50'41"	400.00'	33.82'	N8°06'21"E 33.81
C164	15°00'00"	350.00'	91.63'	N13°11'01"E 91.3
C165	9°48'21"	350.00'	59.91'	N10°35'01"E 59.84
C166	5°11'31" 16°29'11"	350.00' 350.00'	31.72' 100.71'	N18°05'15"E 31.70 N28°55'36"E 100.36
C167	4°24'38"	350.00	26.94'	N22°53'20"E 26.94
C168 C169	8°17'04"	350.00	50.61'	N29°14'11"E 50.56
C170	4°04'55"	400.00'	28.50'	N35°07'44"E 28.49
C171	16°29'11"	400.00'	115.10'	N28°55'36"E 114.70
C172	3°47'29"	350.00'	23.16'	N35°16'27"E 23.16'
C173	7°15'06"	400.00'	50.63'	N29°27'43"E 50.59
C174	5°09'09"	400.00'	35.97'	N23°15'35"E 35.96
C175	13°16'53"	400.00'	92.72'	N14°02'34"E 92.5°
C176	6°13'02" 7°03'51"	400.00'	43.40' 49.32'	N17°34'30"E 43.38 N10°56'03"E 49.29
C177 C178	7°03'51" 26°57'06"	400.00' 350.00'	49.32° 164.64'	N10°56'03"E 49.29 S18°45'10"W 163.12'
C178	6°57'14"	350.00'	42.48'	S8°45'14"W 42.45
C180	11°15'12"	350.00'	68.74'	S17°51'27"W 68.63'
C181	8°44'40"	350.00'	53.42'	S27°51'23W" 53.6
C182	16°56'58"	400.00'	118.33'	S23°45'14"W 117.90
C183	6°14'30"	400.00'	43.57'	\$29°06'28"W 43.55
C184	6°44'39"	400.00'	47.08'	\$22°36'54"W 47.06'
C185	3°57'50"	400.00' 350.00'	27.67' 65.92'	S17°15'39"W 27.67' S11°04'46"W 65.82'
C186	10°4730" 6°58'39"	350.00' 350.00'	65.92' 42.62'	S11°04'46"W 65.82" S12°59'11"W 42.60'
C187 C188	3°48'51"	350.00'	23.30'	S7°35'29"W 23.30
C188	15°00'00"	400.00'	104.72'	S13°11'01"W 104.42
C190	1°28'46"	400.00'	10.33'	S6°25'24"W 10.33
C191	6°44'23"	400.00'	47.05'	S10°31'58"W 47.0
C192	6°44'23"	400.00'	47.05'	S17°16'21"W 47.0
C193	0°02'28"	400.00'	0.29'	S20°39'47"W 0.29
C194	16°29'11"	400.00'	115.10'	N28°55'36"W 114.70
T I	7°08'12"	400.00'	49.82'	S24°15'07"W 49.79'
C195	1	400.00'	50.93'	S31°28'05"W 50.90'
C196	7°17'44"			
C196 C197	2°03'14"	400.00'	14.34'	\$36°08'35"W 14.34
C196			14.34' 100.71' 37.22'	S36°08'35"W 14.34 S28°55'36"W 100.36 S34°07'25"W 37.20'

CURVE TABLE

POST CONSTRUCTION STORMWATER QUALITY BMP INFORMATION

S7°43'52"W 121.62'

S0°27'29"E 7.75'

S3°26'03"W 46.57

S10°08'28"W 47.02

S14°59'35"W 20.69' S77°27'13"E 47.27'

N41°56'51"W 98.62'

N11°00'56"W 26.50'

N38°53'12"W 45.59'

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

CURVE TABLE

CURVE#	DELTA	RADIUS	LENGTH	CHORD BEARS
C201	0°30'53"	350.00'	3.14'	S20°56'27"W 3.14'
C202	15°24'24"	350.00'	94.11'	S12°58'49"W 93.83'
C203	6°37'50"	350.00'	40.50'	S17°22'06"W 40.48'
C204	8°46'34"	350.00'	53.61'	S9°39'54"W 53.56'
C205	99°26'28"	30.00'	52.07'	S44°26'37"E 45.77'
C206	4°08'37"	1170.00	84.62'	S6°31'49"W 84.60'
C207	7°51'26"	405.00'	55.54'	N77°27'13"W 55.50'
C209	90°00'00"	25,00'	39.27'	S43°59'13"W 35.36'

Lot 4 Blk AA Lot 5 Blk AA

AREA TABLE

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 & Pédestrian, 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 maintenence 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 HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907, OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

PREPARED BY:

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

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

OWNER/DEVELOPER:

FINAL PLAT **ERWIN FARMS** PHASE 4

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

ENGINEERING, LLC A CIVIL ENGINEERING & SURVEYING COMPANY 6800 Weiskopf Suite 150 McKinney, TX TEXAS REGISTERED ENGINEERING & SURVEYING COMPANY 6800 Weiskopf Suite 150 McKinney, TX TEXAS REGISTERED ENGINEERING & SURVEYING COMPANY	75070 SINEERING FIRM F-22337
FINAL PLAT ERWIN FARMS PHASE 4	PROJECT NUMBER 21-008
	DATE JANUARY 2023
MM JOPLIN 60, LLC	SHEET NO 3 OF 4

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 (PETSCHE & 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 (PETSCHE & 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 (PETSCHE & 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 (PETSCHE & 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 (PETSCHE & 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;

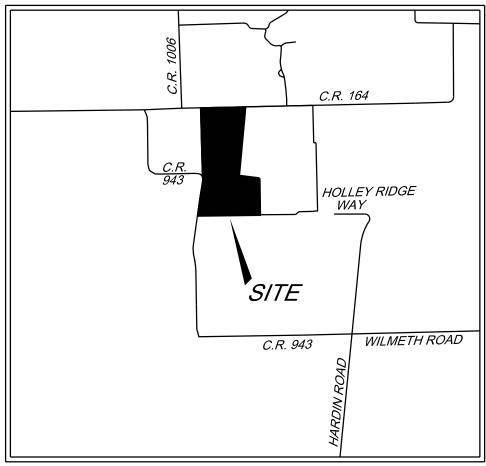
THENCE S 89°17'03" E, along the northerly most south boundary of said MM JOPLIN 60 tract and said COUNTY ROAD 943, a distance of 29.69 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found for corner;

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 , 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.

POST CONSTRUCTION STORMWATER QUALITY BMP INFORMATION

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



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.

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7.) The ERWIN FARMS HOMEOWNER'S ASSOCIATION, INC. shall be solely responsible for the maintenence 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 maintenence 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	
rittoot	
City Socratory	
City Secretary	
City of McKinney, Texas	

PREPARED BY:

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

Ву:

TITLE: Manager

NAME: Mehrdad Moayedi

STATE OF TEXAS)
COUNTY OF DALLAS)

This Instrument was acknowledged before me on _____2023, by 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

OWNER/DEVELOPER:

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

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

ENGINEERING, LLC

A CIVIL ENGINEERING & SURVEYING COMPANY

FINAL PLAT

ERWIN FARMS PHASE 4

6800 Weiskopf Avenue
Suite 150
MCKinney, TX 75070
TEXAS REGISTERED ENGINEERING FIRM F-22337
TEXAS REGISTERED SURVEYING FIRM #10194716

PROJECT NUMBER
21-008
DATE

ERWIN FARMS PHASE 4

MM JOPLIN 60, LLC

JULY 2022

SHEET NO 4 OF 4

21-008-ERWIN FARMS 4 RP SHEET 4.dgn Model 1/30/2023 11:21:02 AM