

REMAINDER OF 861.351-ACRES  
NORTH TEXAS MUNICIPAL WATER DISTRICT  
INST. No. 20180402000397500  
O.P.R.C.C.T.

JORDAN O. STRAUGHAN SURVEY  
ABSTRACT NO. 826

SAMUEL BOGART SURVEY  
ABSTRACT NO. 61

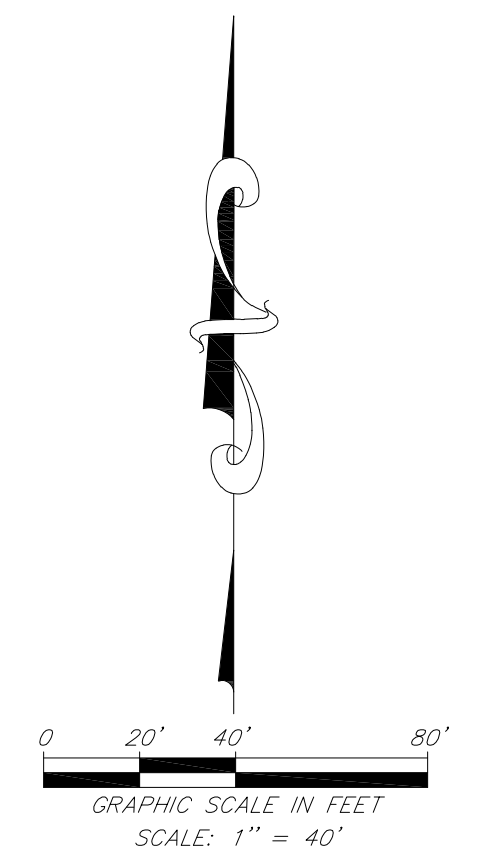
**LOT 1, BLOCK 1**  
221,161 Square Feet

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
CALLED 6.00 ACRES  
INST. NO. 20180925001199520  
O.P.R.C.C.T.

COUNTY ROAD NO. 336  
N 89°27'05\"/>

P.O.B.  
X=2,558,504.99  
Y=7,134,688.34  
MAG NAIL RECOVERED

HARDIN T. CHENAWETH SURVEY A-157



ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0290J, DATED 06/02/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPORTED AT THE SURFACE BY APPLYING A COMBINED FACTOR OF 1.00020831338543.

**PURPOSE**  
THE PURPOSE OF THIS PLAT IS TO CREATE A BUILDING LOT FOR AN ELECTRICAL SUBSTATION SITE.

**LEGEND**  
RDR = 5/8-INCH STEEL ROD WITH AN ORANGE PLASTIC CAP READING "R-DELTA ENGINEERS FIRM #10155000" RECOVERED  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY  
E.T.J. = EXTRA TERRITORIAL JURISDICTION  
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
○ = MONUMENT AS DESCRIBED  
● = UNMARKED CORNER

PROPERTY OWNER'S CERTIFICATION

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

WHEREAS Rayburn Country Electric Cooperative, Inc. is the owner of that certain 6.00-acre tract of land situated in the JORDAN O. STRAUGHAN SURVEY, ABSTRACT NO. 826, and/or the SAMUEL BOGART SURVEY, ABSTRACT NO. 61, Collin County, Texas, the line between said surveys being ambiguous and subject to a merger of title and being the same 6.00 acre tract of land described in deed to said Rayburn Country Electric Cooperative, Inc., filed in County Clerk Document No. 20180925001199520 on September 25, 2018, in the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail recovered in the chip seal surface of County Road 336 for the southeast corner of the herein described tract of land, and having coordinates of:  
X=2,558,504.99  
Y=7,134,688.34

THENCE North 89° 27' 05" West with said south line of the NTMWD tract of land along CR336 a distance of 511.23 feet to a 5/8-inch steel rod with orange plastic cap reading "R-DELTA FIRM #10155000" recovered to mark a southwest corner of said NTMWD tract of land, and having coordinates of:  
X=2,557,993.78  
Y=7,134,693.24

THENCE North 00° 32' 55" East with a west line of said NTMWD tract of land and along CR336 a distance of 511.23 feet to a Mag Nail recovered in the chip seal surface of CR336 for corner;

THENCE South 89° 27' 05" East across said NTMWD tract of land passing at a distance of 23.07 feet a 5/8-inch steel rod with orange plastic cap reading "R-DELTA FIRM #10155000" recovered for reference, continuing an additional distance of 488.16 feet for a total distance of 511.23 feet to a 5/8-inch steel rod with orange plastic cap reading "R-DELTA FIRM #10155000" recovered for corner;

THENCE South 00° 32' 55" West passing at a distance of 479.16 feet a 5/8-inch steel rod with orange plastic cap reading "R-DELTA FIRM #10155000" recovered for reference, continuing an additional distance of 32.07 feet for a total distance of 511.23 feet to the POINT OF BEGINNING and containing 6.00-acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, RAYBURN COUNTRY ELECTRIC COOPERATIVE, Inc. do hereby adopt this plat designating the above described property as NEW HOPE SWITCHYARD ADDITION, Lot 1, Block 1, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or their improvements or growths, which in anyway, endanger interfere with the construction, maintenance or efficiency of it's 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 anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: Rayburn Country Electric Cooperative, Inc.

Printed name \_\_\_\_\_

Title/Affiliation \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared \_\_\_\_\_; signing for Rayburn Country Electric Cooperative, Inc.; 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public for and in the State of Texas \_\_\_\_\_

My commission expires: \_\_\_\_\_

THIS SPACE RESERVED  
FOR COLLIN COUNTY  
RECORDING LABEL

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

That I, Wayne C. Terry, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby affirm that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Wylie, COLLIN County, Texas.

WITNESS MY HAND AT COLLIN, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PRELIMINARY-FINAL PLAT FOR  
REVIEW PURPOSES ONLY



Wayne C. Terry  
Registered Professional Land Surveyor  
Registration No. 4184

APPROVED \_\_\_\_\_

PLANNING AND ZONING COMMISSION CHAIRMAN  
CITY OF MCKINNEY, TEXAS

DATE \_\_\_\_\_

ATTEST \_\_\_\_\_

PLANNING AND ZONING COMMISSION SECRETARY  
CITY OF MCKINNEY, TEXAS

DATE \_\_\_\_\_

The undersigned, the City Secretary of the City of McKinney, Texas, hereby certifies that the foregoing final plat of the NEW HOPE SWITCHYARD ADDITION to the City of McKinney was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

City Secretary  
City of McKinney, Texas

PRELIMINARY-FINAL PLAT OF  
**NEW HOPE  
SWITCHYARD ADDITION  
LOT 1, BLOCK 1**

BEING A 6.00 ACRE TRACT OF LAND OUT OF  
THE JORDAN O. STRAUGHAN SURVEY, ABSTRACT NO. 826,  
AND/OR THE SAMUEL BOGART SURVEY, ABSTRACT NO. 61  
COLLIN COUNTY, TEXAS  
(1 LOT, 6.00 ACRES)

CITY OF MCKINNEY PROJECT NO. PDM2022-0054

OWNER:  
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
P.O. BOX 37  
ROCKWALL, TEXAS 75087-0037  
PHONE: 469-402-2100

SURVEYOR:  
**rdelta**  
ENGINEERS  
618 Main Street  
Garland, TX 75040  
Ph: (972) 494-6031  
Fax: (972) 487-2270  
www.rdelta.com  
TBPE No. F-1515  
TBPLSE No. F-10155000

RDE PROJECT NO. 3020-21  
APRIL 2022