

PURPOSE STATEMENT:

This purpose of this replat is to add un-platted land to Lots 1 and 2, Block A in order to increase the area of each lot and create Lot 7, Block A.

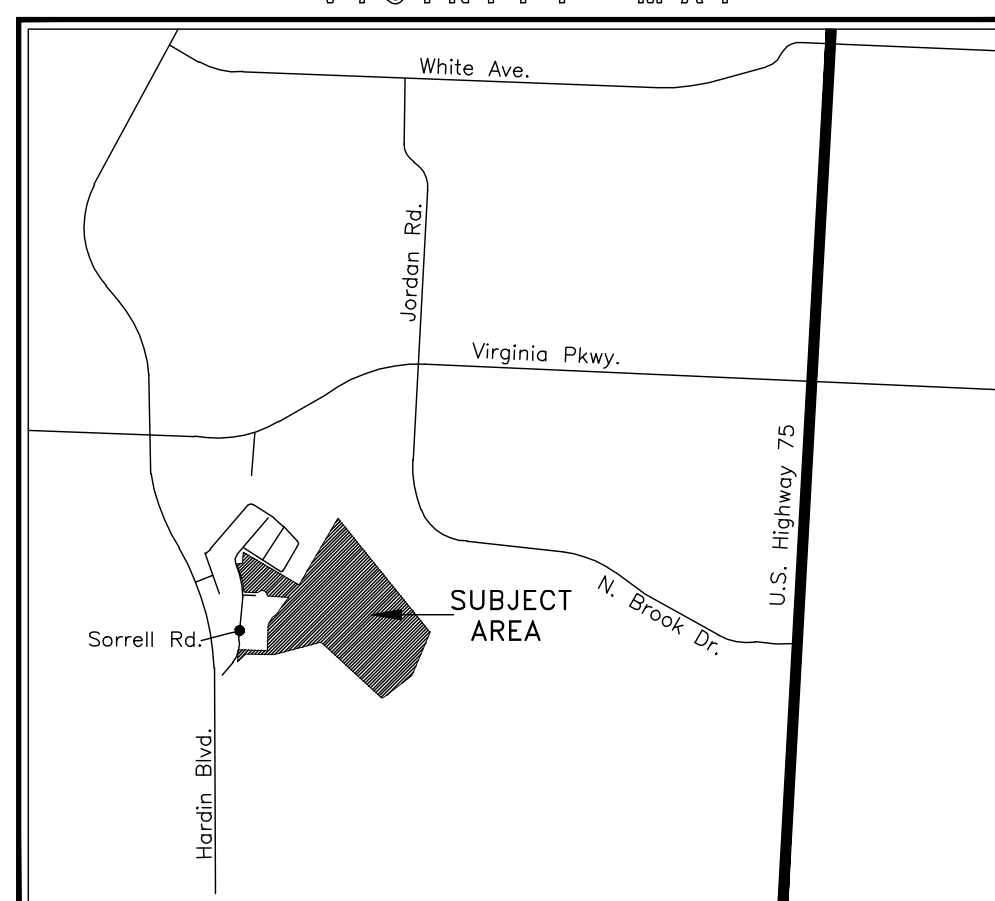
GENERAL NOTES:

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. Reference Bearing: The bearings shown hereon are referenced to North 86 deg. 50 min. 30 sec. West, along the south line of Lot 2, Block A of Ragsdale Addition, according to the plat thereof recorded in Cabinet 2014, Page 68, Plat Records of Collin County, Texas.
3. All 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.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that Part of the subject parcel shown hereon lies within the 100 Year Flood Plain.

VICINITY MAP



LEGEND
 Cab. = Cabinet
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 CM = Controlling Monument
 IRP = Iron Rod Found
 IRS = 1/2" Iron Set with cap stamped "RPLS 4701"

OWNER
 RAGSDALE FARM, L.L.C.
 701 Sorrell Road
 McKinney, Texas 75070
 214-578-6993

OWNER
 RAGSDALE FAMILY PARTNERS, LTD
 701 Sorrell Road
 McKinney, Texas 75070
 214-578-6993

OWNERS
 RICHARD L. & DEBORAH RAGSDALE
 701 Sorrell Road
 McKinney, Texas 75070
 214-578-6993

SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266

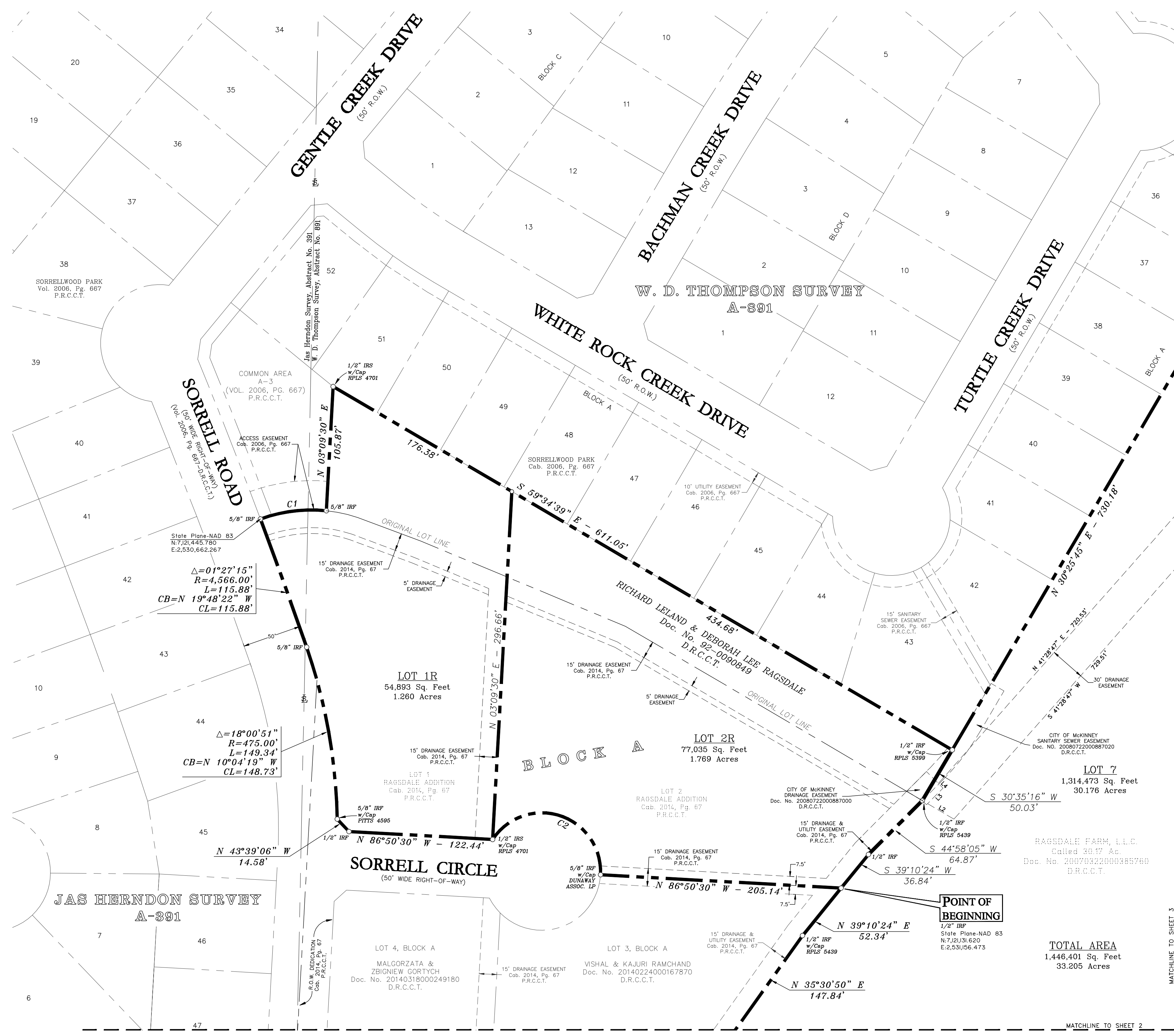
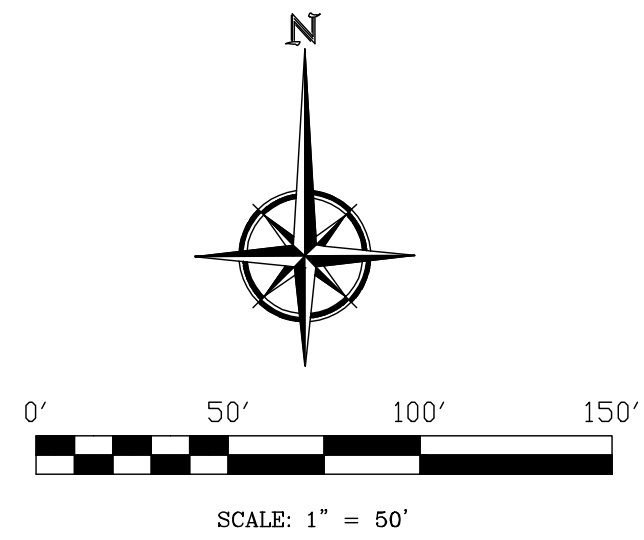
PRELIMINARY
 RELEASED 07/22/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MINOR REPLAT
RAGSDALE ADDITION
LOTS 1R, 2R and 7, BLOCK A
33.205 Acres
 Being A Replat of
 LOT 1 and 2, BLOCK A, RAGSDALE ADDITION
 Cabinet 2014, Page 67
 Plat Records, Collin County, Texas
 and a part of the original called 67.0442 Acre
 Tract of land described in a deed to Richard L.
 Ragsdale and wife, Deborah L. Ragsdale, recorded
 in County Clerk's File No. 92-009849, Deed
 Records, Collin County, Texas, and all of a
 called 30.17 acre tract of land described in a
 Deed to Ragsdale Farm, L.L.C., recorded in
 Document No. 20070322000385760
 and situated in the
 W. D. Thompson Survey, Abstract No. 891 &
 James Herndon Survey, Abstract No. 391
 City of McKinney
 Collin County, Texas

RECEIVED
 By Planning Department at 2:25 pm, Jul 22, 2015

RINGLEY & ASSOCIATES, INC.
 SURVEYING - MAPPING - PLANNING
 Texas Firm Registration No. 10081300
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1266

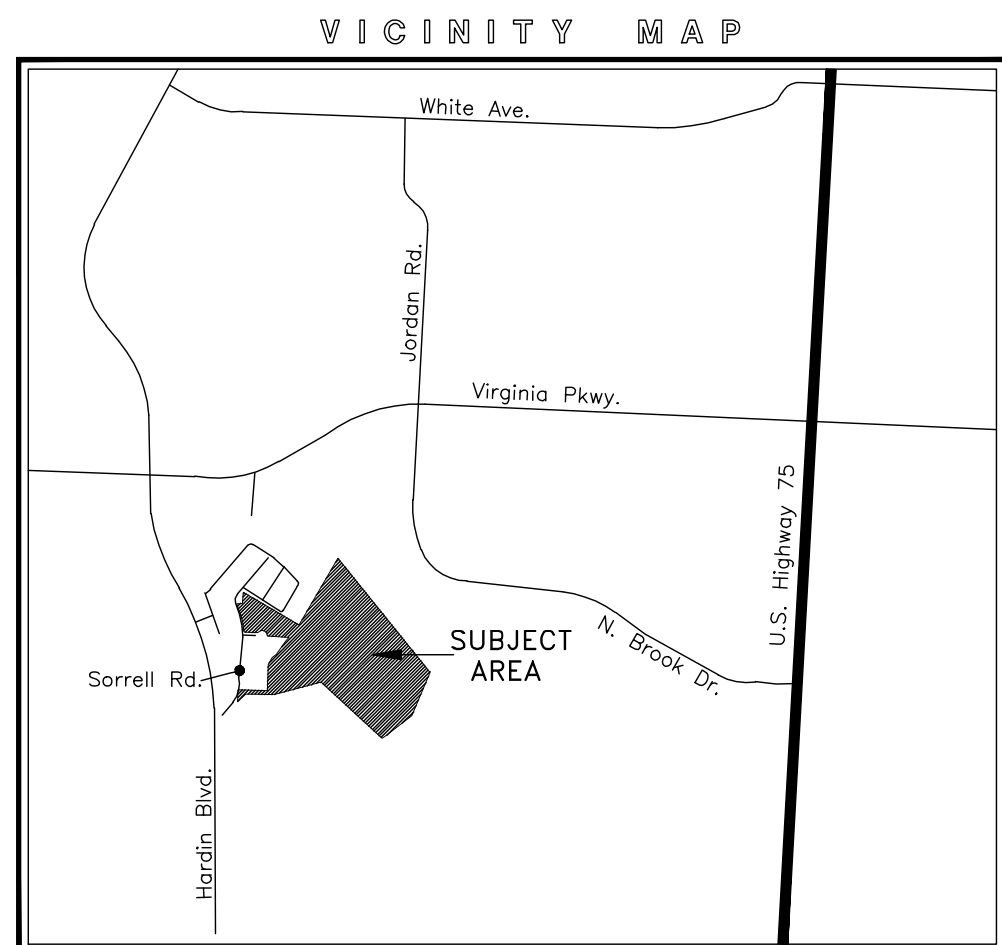
Drawn by	Date	Scale	Job	Title	Sheet
Mark Stack	05/11/15	1" = 100'	15038	15038-PLAT.DWG	1 of 5



PURPOSE STATEMENT:
 This purpose of this replat is to add un-platted land to Lots 1 and 2, Block A in order to increase the area of each lot and create Lot 7, Block A.

- GENERAL NOTES:**
- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
 - Reference Bearing: The bearings shown hereon are referenced to North 86 deg. 50 min. 30 sec. West, along the south line of Lot 2, Block A of Ragsdale Addition, according to the plat thereof recorded in Cabinet 2014, Page 68, Plat Records of Collin County, Texas.
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°57'31" E	30.42'
L2	N 59°34'39" W	25.96'
L3	N 44°48'26" E	18.72'
L4	N 45°11'34" W	5.62'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	26°06'09"	125.00'	56.95'	N 82°49'27" E	56.46'
C2	150°00'00"	50.00'	130.90'	N 71°50'30" W	96.59'

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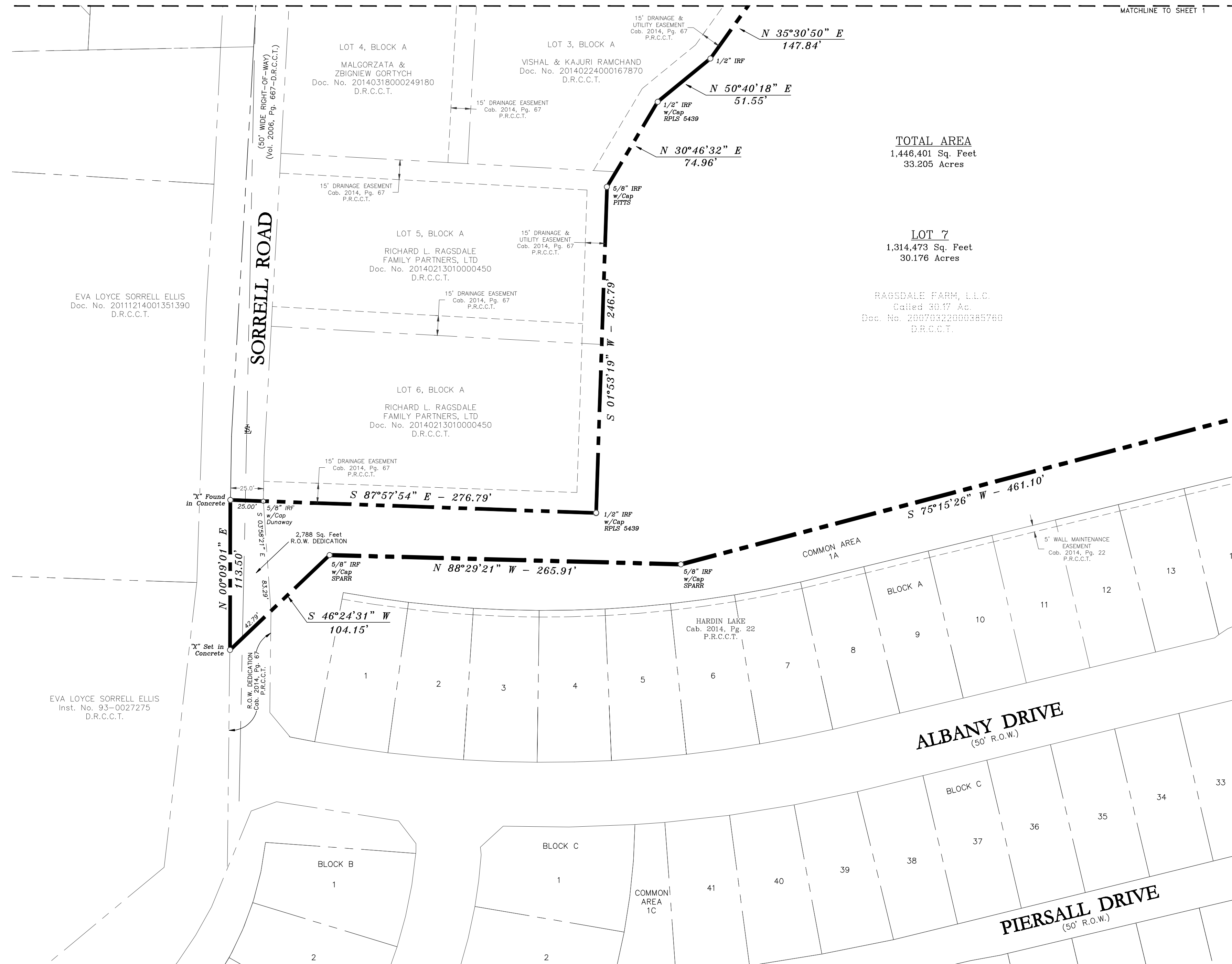
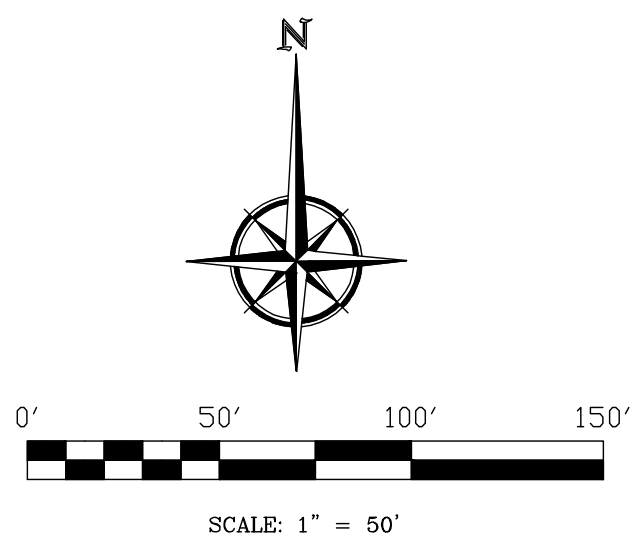
Approved & Accepted
 PRELIMINARY
 RELEASED 07/22/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 Planning and Zoning Commission Chairman
 City of McKinney, Texas

Date _____

MINOR REPLAT
RAGSDALE ADDITION
LOTS 1R, 2R and 7, BLOCK A
33.205 Acres
 Being A Replat of
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 Cabinet 2014, Page 67
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Mark Stack	05/11/15	1" = 50'	15038	15038-PLAT.DWG	2 of 5



PURPOSE STATEMENT:

This purpose of this replat is to add un-platted land to Lots 1 and 2, Block A in order to increase the area of each lot and create Lot 7, Block A.

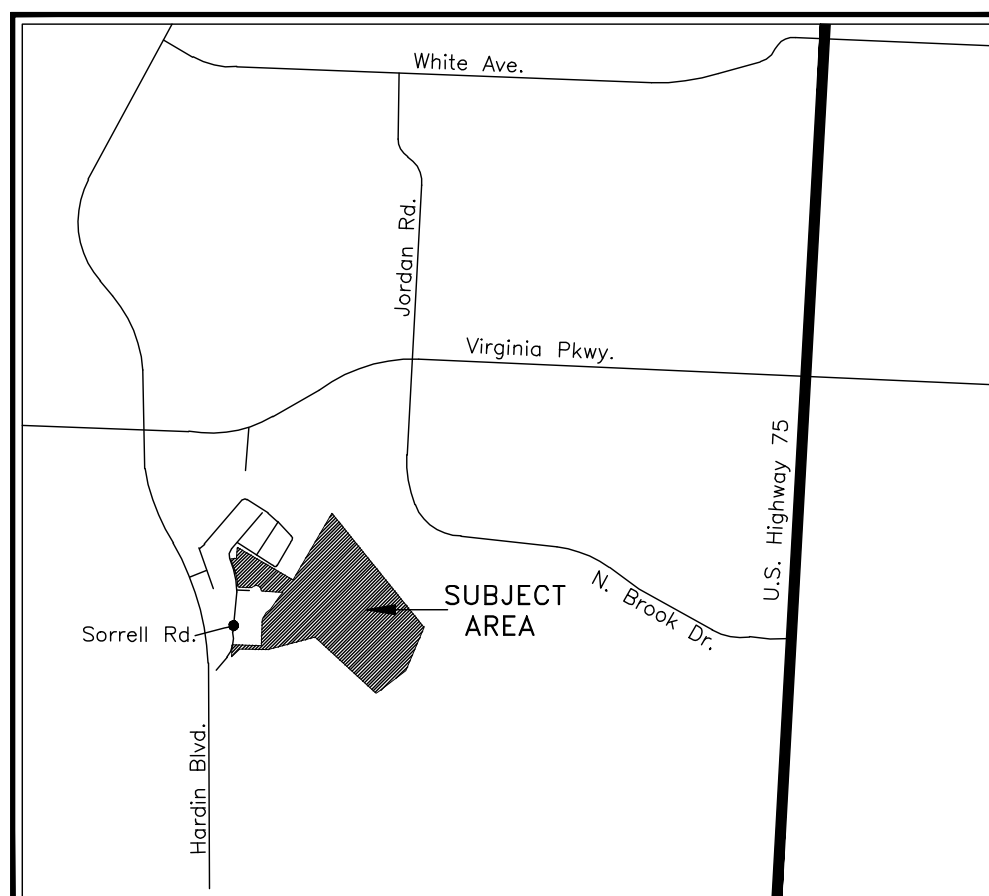
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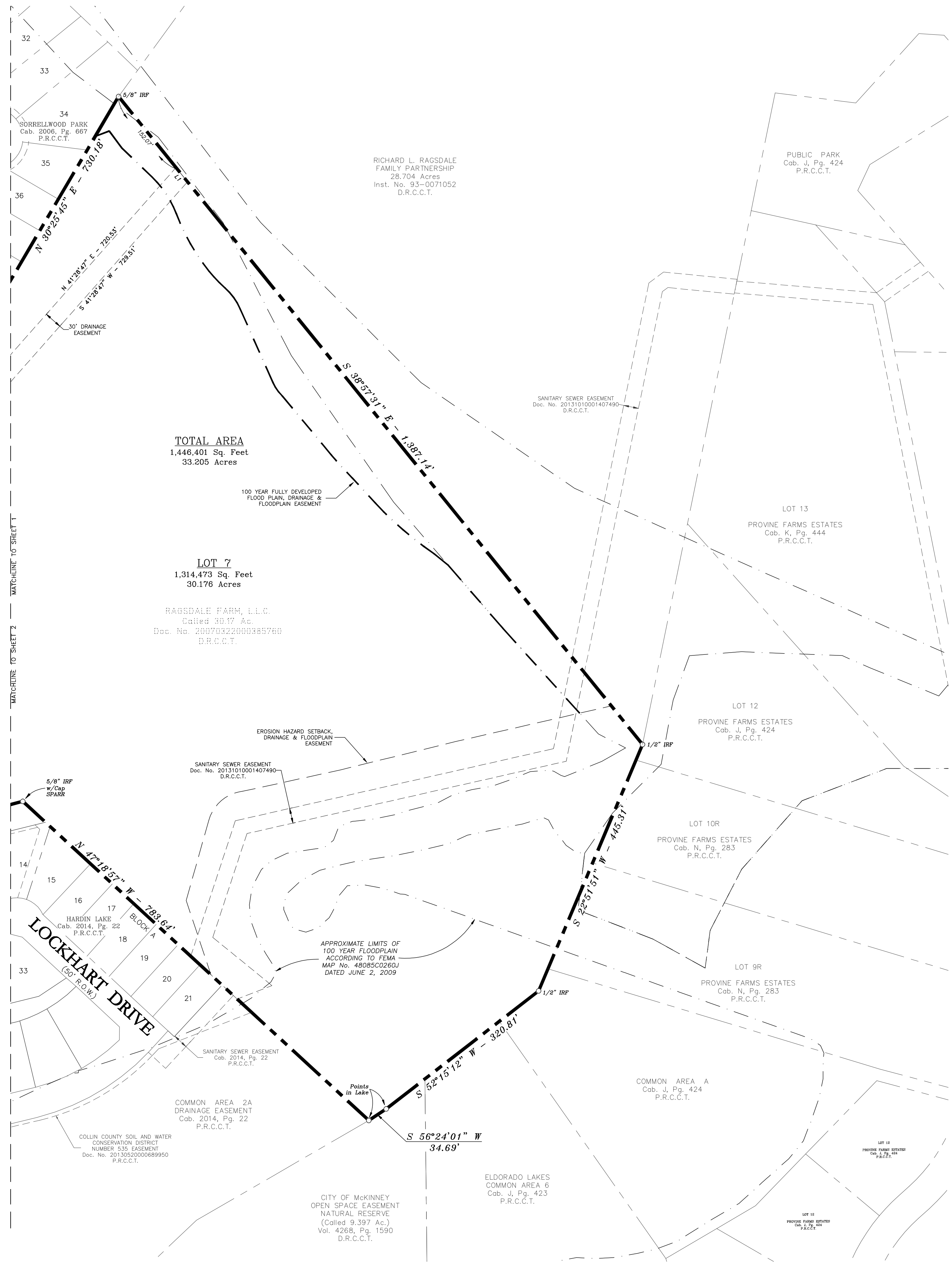
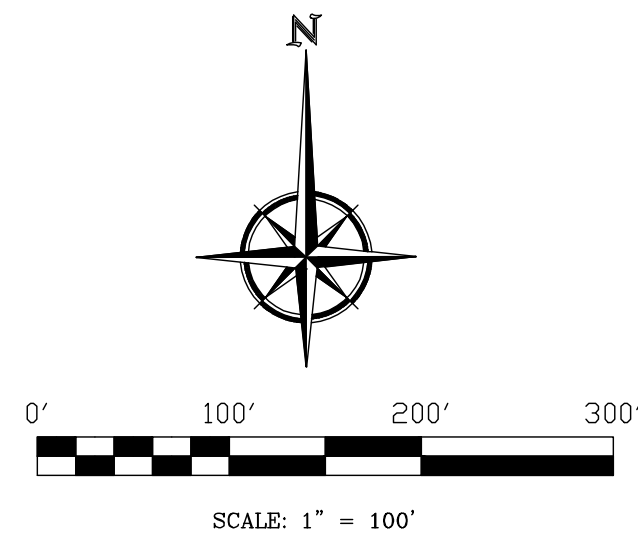
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LOTS 1R, 2R and 7, BLOCK A
33.205 Acres**

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PURPOSE STATEMENT:

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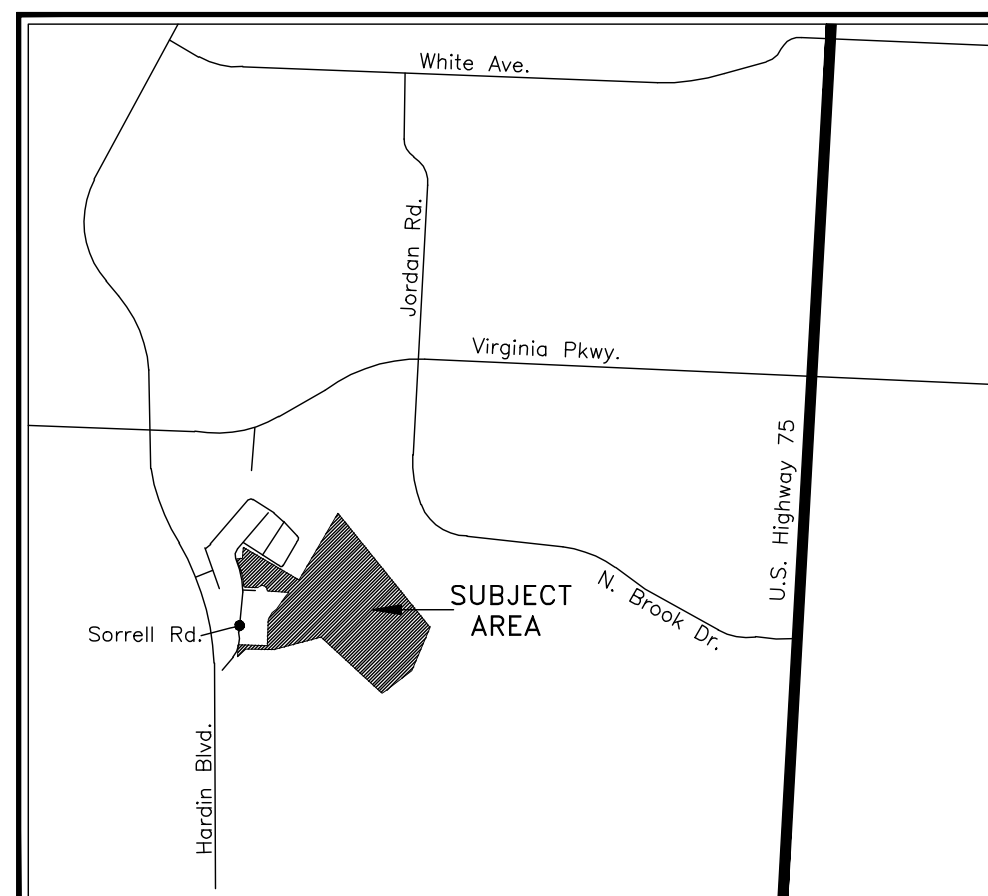
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Drawn by	Date	Scale	Job	Title	Sheet
Mark Stack	05/11/15	1" = 100'	15038	15038-PLAT.DWG	4 of 5

OWNERS' CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS, RICHARD L. RAGSDALE, DEBORAH L. RAGSDALE and RICHARD L. RAGSDALE FAMILY PARTNERS, LTD is the sole owners of a 33.205 acre tract of land situated in the City of McKinney, in the W. D. Thompson Survey, Abstract No. 891 and the James Herndon Survey, Abstract No. 391 of Collin County, Texas, and being a combination of the following: all of Lots 1 and 2, Block A, of Ragsdale Addition, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet 2014, Page 68, Plat Records, Collin County, Texas (P.R.C.C.T.); the remainder of that original called 67.0442 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Richard L. Ragsdale and wife, Deborah L. Ragsdale, recorded in County Clerk's File No. 92-009849, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being all of that certain called 30.17 acre tract of land described in a Warranty Deed to Ragsdale Farm, L.L.C., recorded in Document No. 20070322000385760, D.R.C.C.T and the consolidation of said parcels being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of the above described Lot 2, Block A and the northeast corner of Lot 3, Block A of said Ragsdale Addition and said point also being on the northwesterly line of the above described 30.17 acre Ragsdale tract;

THENCE: North 86 deg. 50 min. 30 sec. West, along the common line of said Lots 2 and 3, a distance of 205.14 feet to a 5/8 inch iron rod, topped with a yellow cap, stamped "Dunway Assoc. LP", found for the southerly southwest corner of Lot 2, on the easterly end of a cul-de-sac of Sorrell Circle (50' wide right-of-way), said point being on a non-tangent curve to the left, having a radius of 50.00 feet and a chord that bears North 71 deg. 50 min. 30 sec. West - 96.59 feet;

THENCE: Along the right-of-way of said Sorrell Circle and with said curve to the left, through a central angle of 150 deg. 00 min. 00 sec. and along an arc distance of 130.90 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", (hereinafter referred to as "with cap"), set for the westerly southwest corner of Lot 2 and the southeast corner of the above described Lot 1, Block A;

THENCE: North 86 deg. 50 min. 30 sec. West, continuing along the north right-of-way line of said Sorrel Circle, a distance of 122.44 feet to a 1/2 inch iron rod found for the most southerly southwest corner of Lot 1;

THENCE: North 43 deg. 39 min. 06 sec. West, continuing along the north right-of-way line of said Sorrel Circle, a distance of 14.58 feet to a 1/2 inch iron rod, topped with a yellow cap, stamped "PITTS 4595", found for the most westerly southwest corner of Lot 1, on the east right-of-way line of Sorrell Road (50-foot right-of-way) and said point being in a non-tangent curve to the left, having a radius of 475.00 feet and a chord that bears North 10 deg. 04 min. 19 sec. West - 148.73 feet;

THENCE: Along the easterly right-of-way line of said Sorrell Road and with said curve to the left, through a central angle of 18 deg. 00 min. 51 sec. and along an arc distance of 149.34 feet to a 5/8 inch iron rod found for the point of curvature of a compound curve to the left, having a radius of 4,566. 00 feet and a chord that bears North 19 deg. 48 min. 22 sec. West - 115.88 feet;

THENCE: Continuing along the easterly right-of-way line of said Sorrell Road and with said curve to the left, through a central angle of 01 deg. 27 min. 15 sec. and along an arc distance of 115.88 feet to a 5/8 inch iron rod found for the northwest corner of Lot 1 and same being the southwest corner of Common Area A-3 of Sorrellwood Park, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2006, Page 667, P.R.C.C.T. and said point being in a non-tangent curve to the right, having a radius of 125.00 feet and a chord that bears North 82 deg. 49 min. 27 sec. East - 56.46 feet;

THENCE: Departing from said Sorrell Road, with the common line of Lot 1 and said Common Area A-3 and along said curve to the right, through a central angle of 26 deg. 06 min. 09 sec. and along an arc distance of 56.95 feet to a 5/8 inch iron rod found for the southeast corner of said Common Area A-3 and also being on the westerly line of the above described original 67.0442 acre Ragsdale tract;

THENCE: North 03 deg. 09 min. 30 sec. East, departing from the north line of said Lot 1, along the common line of said Ragsdale tract and Common Area A-3, a distance of 105.87 feet to a 1/2 inch iron rod, with cap, set for the most westerly northwest corner of said original 67.0442 acre Ragsdale tract and same being on the southerly line of Block A of the above described Sorrellwood Park;

THENCE: South 59 deg. 34 min. 39 sec. East, along the common line of said 67.0442 acre Ragsdale tract and Sorrellwood Park, a distance of 611.05 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "Worthy RPLS 5399", found for an inside ell corner of said 67.0442 acre Ragsdale tract and the southeast of Lot 43, Block A of Sorrellwood Park and same being on the westerly line of the above mention 30.17 acre Ragsdale Farm tract;

THENCE: North 30 deg. 25 min. 45 sec. East, along the westerly line of said 30.17 acre Ragsdale tract and the easterly line of said Sorrellwood Park, a distance of 730.18 feet to a 5/8 inch iron rod found for the most northerly corner of said 30.17 acre Ragsdale tract and same being the most westerly corner of that certain called 28.704 acre tract of land described in a deed to Richard L. Ragsdale Family Partnership-LTD., recorded in Instrument No. 93-0071052, D.R.C.C.T.;

THENCE: South 38 deg. 57 min. 31 sec. East, along the common line of said 30.17 acre and 28.704 acre Ragsdale tracts, a distance of 1,387.14 feet to a 1/2 inch iron rod found for the most easterly corner of said 30.17 acre Ragsdale tract and same being on the westerly line of Provine Farms Estates, an addition to the City of McKinney, according to the plats thereof, recorded in Cabinet J, Page 424 and Cabinet N, Page 283, P.R.C.C.T.;

THENCE: South 22 deg. 51 min. 51 sec. West, along the common line of said 30.17 acre Ragsdale tract and Provine Farms Estates, a distance of 445.31 feet to a 1/2 inch iron rod found for corner;

THENCE: South 52 deg. 15 min. 12 sec. West, continuing along said common line and also with the northerly lines of Eldorado Lakes, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet J, Page 423, P.R.C.C.T. and that certain tract of land described in a deed as a Natural Reserve to the City of McKinney, recorded in Instrument No. 98-0112471, for a distance of 320.81 feet to a point for corner in a lake;

THENCE: South 56 deg. 24 min. 01 sec. West, continuing along the common line of said 30.17 acre Ragsdale and Natural Reserve tracts, a distance of 34.69 feet to a point in said lake for the most southerly corner of said 30.17 acre and same being the most northeasterly corner of Hardin Lake, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2014, Page 22, P.R.C.C.T.;

THENCE: North 47 deg. 18 min. 57 sec. West, along the common line of said 30.17 acre Ragsdale tract and Hardin Lake, a distance of 783.64 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "SPARR", found for corner;

THENCE: South 75 deg. 15 min. 26 sec. West, continuing along said common line, a distance of 461.10 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "SPARR", found for corner;

THENCE: North 88 deg. 29 min. 21 sec. West, continuing along said common line, a distance of 265.91 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "SPARR", found for corner;

THENCE: South 46 deg. 24 min. 31 sec. West, continuing along said common line, a distance of 104.15 feet to an X set in concrete in Sorrell Road for the most southerly southwest corner of said 30.17 acre Ragsdale tract;

THENCE: North 00 deg. 09 min. 01 sec. East, along said Sorrell Road, with the most westerly line of said 30.17 acre Ragsdale tract, a distance of 113.50 feet to an X found in concrete;

THENCE: South 87 deg. 57 min. 54 sec. East, along the most southwesterly north line of said 30.17 acre Ragsdale tract, at 25.0 feet, passing a 5/8 inch iron rod, topped with a plastic cap, stamped "DUNAWAY", found on the east right-of-way line of Sorrell Road, for the southwest corner of Lot 6, Block A of the above described Ragsdale Addition and continuing along the common line of said 30.17 acre Ragsdale tract and Ragsdale Addition for a total distance of 276.79 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5439", found for the southeast corner of said Lot 6 and the most southerly southeast corner of said Ragsdale Addition;

THENCE: North 01 deg. 53 min. 19 sec. East, continuing along the common line of said 30.17 acre Ragsdale tract and Ragsdale Addition, a distance of 246.79 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "PITTS", found for corner;

THENCE: North 30 deg. 46 min. 32 sec. East, continuing along said common line, a distance of 74.96 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5439", found for corner;

THENCE: North 50 deg. 40 min. 18 sec. East, continuing along said common line, a distance of 51.55 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5439", found for corner;

THENCE: North 35 deg. 30 min. 50 sec. East, continuing along said common line, a distance of 147.84 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5439", found for corner;

THENCE: North 39 deg. 10 min. 24 sec. East, continuing along said common line, a distance of 52.34 feet to the POINT OF BEGINNING and containing 1,446,401 square feet or 33.205 acres of land.

PURPOSE STATEMENT:

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NOTE:

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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DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, RICHARD L. RAGSDALE, DEBORAH L. RAGSDALE, RICHARD L. RAGSDALE FAMILY PARTNERS, LTD, and RAGSDALE FARM, L.L.C. do hereby adopt this Minor Replat, designating the herein above described property as RAGSDALE ADDITION, LOTS 1R, 2R AND 7, BLOCK A, being a replat of Lots 1 and 2, Block A, Ragsdale Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet 2014, Page 67, and a part of the original called 67.0442 acre tract of land described in a deed to Richard L. Ragsdale and wife, Deborah L. Ragsdale, recorded in County Clerk's File No. 92-009849, Deed Records, Collin County, Texas, and also a called 30.17 Acre tract of land described in a deed to Ragsdale Farm, L.L.C., recorded in Document No. 20070322000385760, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of 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 in COLLIN COUNTY, Texas, this the _____ day of _____, 2015.

RICHARD L. RAGDALE,
Owner & Also President Of
Richard L. Ragsdale Family Partners, LTD

RICHARD L. RAGDALE,
Owner & Also President Of
Ragsdale Farm, L.L.C.

DEBORAH L. RAGSDALE
Owner

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared RICHARD L. RAGSDALE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2015.

Notary Public, State of Texas

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DEBORAH L. RAGSDALE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2015.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2015.

PRELIMINARY
RELEASED 07/22/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public, State of Texas

MINOR REPLAT

RAGSDALE ADDITION
LOTS 1R, 2R and 7, BLOCK A
33.205 Acres

Being A Replat of
LOT 1 and 2, BLOCK A, RAGSDALE ADDITION
Cabinet 2014, Page 67
Plat Records, Collin County, Texas
and a part of the original called 67.0442 Acre
Tract of land described in a deed to Richard L.
Ragsdale and wife, Deborah L. Ragsdale, recorded
in County Clerk's File No. 92-009849, Deed
Records, Collin County, Texas, and all of a
called 30.17 acre tract of land described in a
Deed to Ragsdale Farm, L.L.C., recorded in
Document No. 20070322000385760
and situated in the
W. D. Thompson Survey, Abstract No. 891 &
James Herndon Survey, Abstract No. 391
City of McKinney
Collin County, Texas



Table with 5 columns: Drawn by, Date, Scale, Job, Title, Sheet. Row 1: Mark Stack, 05/11/15, N.T.S., 15038, 15038-PLAT.DWG, 5 of 5