

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C3	00°08'31"	N 00°31'00" E	19940.00	49.37	49.37
C4	00°02'23"	N 00°47'29" E	29940.00	20.78	20.78
C5	00°17'44"	N 00°39'48" E	8060.00	41.59	41.59

NUMBER	DIRECTION	DISTANCE
L3	S 44°53'57" E	19.29'
L4	S 65°07'37" E	22.22'
L5	S 47°18'52" E	15.32'
L6	S 06°34'40" E	16.59'
L7	S 14°25'41" W	68.66'
L8	S 58°40'15" E	21.33'
L9	S 25°11'01" E	18.05'
L10	S 15°55'02" W	15.95'
L11	S 31°09'30" W	10.55'
L12	S 11°03'18" E	15.38'
L13	S 64°16'40" E	15.41'
L14	N 82°44'42" E	23.96'
L15	N 36°37'24" E	18.22'
L16	N 08°10'57" E	59.40'
L17	N 22°41'23" W	28.85'
L18	N 05°05'03" E	24.84'
L19	N 74°08'39" E	21.43'
L20	S 78°53'43" E	42.86'
L21	S 00°11'08" E	42.90'
L22	S 37°48'49" W	30.68'
L23	S 10°42'04" W	26.82'
L24	S 11°30'22" E	44.14'
L25	S 24°40'09" E	24.79'
L26	S 11°38'28" E	33.92'
L27	N 88°20'38" E	21.97'
L28	N 50°40'34" E	29.36'
L29	N 34°25'38" E	43.53'
L30	S 60°18'58" E	32.83'
L31	S 06°52'52" E	20.86'
L32	S 32°18'30" W	73.87'
L33	S 58°32'21" E	31.13'
L34	S 10°40'38" E	86.43'
L35	S 05°37'23" W	41.13'
L36	S 57°42'29" W	17.44'
L37	N 86°32'51" W	15.06'
L38	S 77°14'21" W	48.00'
L39	S 60°17'37" W	40.87'
L40	S 42°38'26" W	40.66'
L41	S 48°08'14" W	17.30'

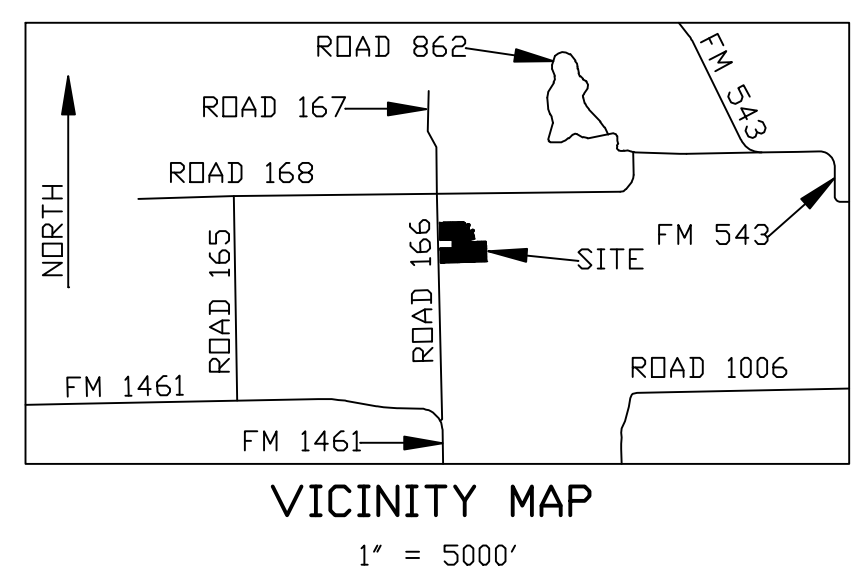
NUMBER	DIRECTION	DISTANCE
L42	N 29°38'21" E	58.36'
L43	S 85°43'56" E	101.57'
L44	S 01°15'27" W	55.47'
L45	S 85°06'28" E	49.08'
L46	S 63°49'57" E	73.47'
L47	N 84°21'53" E	19.93'
L48	N 52°38'48" E	29.07'
L49	N 42°38'48" E	162.26'
L50	N 14°19'00" W	30.22'
L51	S 57°42'29" W	51.15'
L52	S 70°00'48" W	85.92'
L53	S 48°17'56" E	63.88'
L54	S 36°12'57" E	129.11'
L55	S 36°11'09" W	43.56'
L56	S 42°03'04" E	109.17'
L57	S 05°40'47" W	192.38'
L58	N 20°54'14" E	187.23'
L59	N 45°31'23" W	86.35'
L60	N 36°11'09" E	89.45'
L61	N 36°12'57" W	156.40'
L62	N 45°41'58" E	287.63'
L63	N 60°17'37" E	71.29'
L64	N 77°14'21" E	48.89'
L65	N 10°40'38" W	16.09'
L66	N 58°32'21" W	64.78'
L67	S 88°20'38" W	16.11'
L68	N 12°30'11" W	75.06'
L69	S 82°44'42" W	51.20'
L70	N 64°16'40" W	55.26'
L71	N 11°03'18" W	66.97'
L72	N 58°40'15" W	20.69'
L73	S 42°38'48" W	111.31'
L74	S 52°38'48" W	66.82'
L75	S 84°21'53" W	76.83'
L76	N 63°49'57" W	83.18'
L77	N 85°06'28" W	102.35'
L78	S 48°23'19" W	35.41'

THE PURPOSE FOR THIS PRELIMINARY-FINAL PLAT IS TO CREATE TWO LOTS FROM ONE LOT.

BEARING BASIS: EAST LINE OF PARCEL 3B, VOLUME 5862, PAGE 9
 CONTROLLING MONUMENTS: 1/2-INCH IRON PIN SET AT NORTHEAST CORNER AND SOUTHEAST CORNER OF SAID PARCEL 3B;

NOTE: THE 2 ACRE TRACT IN VOLUME 1722, PAGE 733 WAS CUT OUT OF A LARGER TRACT. IRON PINS FOUND AT THE 2 EAST CORNERS OF THIS 2 ACRE TRACT ARE NOT IN THE CORRECT LOCATION WITH RESPECT TO THE BEGINNING POINT IN SAID 2 ACRE TRACT DEED. THE PROPERTY LINES SHOWN HEREON ARE USING THE IRON PINS FOUND. THE PROPERTY LINES FOR SAID 2 ACRE TRACT COULD SHIFT NORTH BY APPROX. 160 FEET

FLOOD CERTIFICATION
 According to Flood Insurance Rate Map No. 48085C0145 J, dated June 2, 2009, the William Perry Lee Hurst Addition shown hereon is not within the 100 year Flood plain.



LEGEND
 ○ DENOTES A 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED

OWNER: WILLIAM PERRY LEE HURST
 6934 COUNTY ROAD NO. 166
 MCKINNEY, TEXAS 75071

OWNER: GLEN & ASHLEY HURST
 4013 HAWKINS DRIVE
 MCKINNEY, TEXAS 75070

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
 1101 W. UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 PHONE 972-562-3959
 FAX 972-542-5751

OWNERS CERTIFICATE

STATE OF TEXAS:
 COUNTY OF COLLIN:

WHEREAS William Perry Lee Hurst is the owner of a 20.690 acre tract of land situated in Collin County, Texas, in the L. D. Davidson Survey, Abstract No. 285, being a survey of part of the 21.690 acre tract described in a deed from Trilby Lee Hurst to William Perry Lee Hurst, dated August 7, 2011, recorded as clerk's file no. 20110808000829710, and Glen Hurst and Ashley Hurst are the owners of a 1.000 acre tract of land described in a deed from William Perry Lee Hurst to Glen Hurst and Ashley Hurst, dated May 16, 2016, recorded as clerk's file no. 20160516000598850, both deeds of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 60# nail set in a Bois d'arc fence post at the southeast corner of said 21.690 acre tract; same being the northeast corner of the 16.498 acre tract recorded as clerk's file no. 20110808000829720;

THENCE West, with the south line of said 21.690 acre tract and the north line of said 16.498 acre tract, 1188.54 feet to a 1/2-inch iron pin set in concrete at the south-southwest corner of said 21.690 acre tract, the north-northwest corner of said 16.498 acre tract and in the east right-of-way line of County Road No. 166; same being in the east line of Parcel 3B recorded in volume 5862, page 9;

THENCE northerly with the east right-of-way line of said County Road No. 166, the east line of said Parcel 3B and the west line of said 21.690 acre tract as follows:

North 00°28'45" East, 316.45 feet to a 1/2-inch iron pin set at the P.C. of a curve to the right;

THENCE with said curve, a radius of 19,940.00 feet, an arc length of 49.37 feet, a central angle of 00°08'31", a chord direction of North 00°31'00" East, a chord length of 49.37 feet to a 1/2-inch iron pin set at the northeast corner of said Parcel 3B and a northwest corner of said 21.690 acre tract; same being in the south line of the 2.00 acre tract recorded in volume 1722, page 733;

THENCE South 88°41'11" East, with a north line of said 21.690 acre tract and with the south line of said 2.00 acre tract, 324.33 feet to a 3/8-inch iron pin found at the southeast corner of said 2.00 acre tract and an inside corner of said 21.690 acre tract;

THENCE North 00°44'02" East, with a west line of said 21.690 acre tract and with the east line of said 2.00 acre tract, 226.83 feet to a 3/8-inch iron pin found at the northeast corner of said 2.00 acre tract and an inside corner of said 21.690 acre tract;

THENCE North 88°41'11" West, with a south line of said 21.690 acre tract and with the north line of said 2.00 acre tract, 324.33 feet to a 1/2-inch iron pin set at the north-southwest corner of said 21.690 acre tract, in the east right-of-way line of said County Road No. 166; same being the southeast corner of Parcel 3A recorded in volume 5862, page 9; same being in a curve, the radius point bears South 88°41'11" East, 29,940.00 feet;

THENCE northerly with the east right-of-way line of said County Road No. 166, the east line of said Parcel 3A and with the west line of said 21.690 acre tract as follows:

With a curve to the right, a radius of 29,940.00 feet, an arc length of 20.78 feet, a central angle of 00°02'23", a chord direction of North 00°47'29" East, a chord length of 20.78 feet to a 1/2-inch iron pin set at the P.T. of said curve;

THENCE North 00°48'41" East, 383.26 feet to a 1/2-inch iron pin set in concrete at the P.C. of a curve to the left;

THENCE with said curve, a radius of 8060.00 feet, an arc length of 41.59 feet, a central angle of 00°17'44", a chord direction of North 00°39'48" East, a chord length of 41.59 feet to a 1/2-inch iron pin set at the northeast corner of said Parcel 3A and the north-northwest corner of said 21.690 acre tract; same being the southeast corner of a 0.483 acre tract of land recorded in volume 5837, page 2413;

THENCE North 89°58'58" East, with the north line of said 21.690 acre tract, passing a 1/2-inch iron pin set at 560.16 feet and continuing in all, 610.16 feet to a point in a creek at the north-northeast corner of said 21.690 acre tract;

THENCE southerly generally with the center of said creek and with an east line of said 21.690 acre tract as follows:

South 44°53'57" East, 19.29 feet; South 65°07'37" East, 22.22 feet;
 South 47°18'52" East, 15.32 feet; South 06°34'40" East, 16.59 feet;
 South 14°25'41" West, 68.66 feet; South 58°40'15" East, 21.33 feet;
 South 25°11'01" East, 18.05 feet; South 15°55'02" West, 15.95 feet;
 South 31°09'30" West, 10.55 feet; South 11°03'18" East, 15.38 feet;
 South 64°16'40" East, 15.41 feet; North 82°44'42" East, 23.96 feet;
 North 36°37'24" East, 18.22 feet; North 08°10'57" East, 59.40 feet;
 North 22°41'23" West, 28.85 feet; North 05°05'03" East, 24.84 feet;
 North 74°08'39" East, 21.43 feet; South 78°53'43" East, 42.86 feet;
 South 00°11'08" East, 42.90 feet; South 37°48'49" West, 30.68 feet;
 South 10°42'04" West, 26.82 feet; South 11°30'22" East, 44.14 feet;
 South 24°40'09" East, 24.79 feet; South 11°38'28" East, 33.92 feet;
 North 88°20'38" East, 21.97 feet; North 50°40'34" East, 29.36 feet;
 North 34°25'38" East, 43.53 feet; North 08°10'57" East, 59.40 feet;
 North 22°41'23" West, 28.85 feet; North 05°05'03" East, 24.84 feet;
 North 74°08'39" East, 21.43 feet; South 78°53'43" East, 42.86 feet;
 South 00°11'08" East, 42.90 feet; South 37°48'49" West, 30.68 feet;
 South 10°42'04" West, 26.82 feet; South 11°30'22" East, 44.14 feet;
 South 24°40'09" East, 24.79 feet; South 11°38'28" East, 33.92 feet;
 North 88°20'38" East, 21.97 feet; North 50°40'34" East, 29.36 feet;
 North 34°25'38" East, 43.53 feet; South 60°18'58" East, 32.83 feet;
 South 06°52'52" East, 20.86 feet; South 32°18'30" West, 73.87 feet;
 South 58°32'21" East, 31.13 feet to a point at the intersection of another creek;

THENCE with said east creek and with an east line of said 21.690 acre tract as follows:

South 10°40'38" East, 86.43 feet; South 05°37'23" West, 41.13 feet;
 South 57°42'29" West, 17.44 feet; North 86°32'51" West, 15.06 feet;
 South 77°14'21" West, 48.00 feet; South 60°17'37" West, 40.87 feet;
 South 42°38'26" West, 40.66 feet; South 48°08'14" West, 17.30 feet to a point at an inside corner of said 21.690 acre tract;

THENCE South 89°09'39" East, with a north line of said 21.690 acre tract and with a south line of the 1218.714 acre tract recorded as clerk's file no. 20060208000170600, passing a 1/2-inch iron pin set at 45.37 feet and continuing in all, 463.20 feet to a corner post found at an inside corner of said 1218.714 acre tract and the east-northeast corner of said 21.690 acre tract;

THENCE South 00°37'05" West, with the east line of said 21.690 acre tract and with a west line of said 1218.714 acre tract, 607.30 feet to the PLACE OF BEGINNING and containing 21.690 acres.

COUNTY OF COLLIN
 STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That William Perry Lee Hurst, Glen Hurst and Ashley Hurst do hereby adopt this plat designating the hereinabove described property as WILLIAM PERRY LEE HURST ADDITION, LOTS 1 & 2, BLOCK A, an addition to Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas as 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 other improvements or growths, which in anyway, 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 anytime, 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 _____, Texas, this _____ day of _____, 2016.

William Perry Lee Hurst, Owner

STATE OF TEXAS:
 COUNTY OF COLLIN:

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared William Perry Lee Hurst known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Glen Hurst, Owner

STATE OF TEXAS:
 COUNTY OF COLLIN:

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Glen Hurst known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Ashley Hurst, Owner

STATE OF TEXAS:
 COUNTY OF COLLIN:

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Ashley Hurst known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

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

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:
 COUNTY OF COLLIN:

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

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

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT
 OF
WILLIAM PERRY LEE HURST ADDITION
 LOTS 1 & 2, BLOCK A
 AN ADDITION TO COLLIN COUNTY, TEXAS
 BEING 21.690 ACRES OF LAND LOCATED IN THE
 L. D. DAVIDSON SURVEY, ABSTRACT NO. 285,
 COLLIN COUNTY, TEXAS
 NOVEMBER 28, 2016