

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS JBC Real Estate Holdings, LLC is the owner of a 217,366 square foot or 4.990 acre tract of land, situated in the H. T. Chenoweth Survey, Abstract No. 157, in the E.T.J. of the City of McKinney, Collin County, Texas, and being all of that called 5.00 acre tract of land, described by deed to JBC Real Estate Holdings, LLC, as recorded under Document No. 20200305000317500, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a concrete monument found for the southwesterly corner of said 5.00 acre tract, same being the most westerly northwest corner of a tract of land, described by deed to Margaret Michelle Hartmann, as recorded under Document No. 20180606000693760, O.P.R.C.C.T., some being in the easterly monumented line of F. M. Highway No. 1827, and also being at the beginning of a curve to the right, having a radius of 432.46', a central angle of 42°56'56", and a chord which bears, North 22°51'32" East, a chord distance of 316.63';

Thence in a northeasterly direction, along said curve to the right, an arc length of 324.17' to a 1" iron pipe found for the northwesterly corner of said 5.00 acre tract, same being the southwesterly corner of a tract of land, described by deed to William N. Dungan, as recorded in Volume 709, Page 705, of the Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE South 89°31'47" East, along the common line between said Dungan and 5.00 acre tracts, a distance of 292.77' to a 1" iron pipe found for the southeasterly corner of said Dungan tract, same being the southwesterly corner of a tract of land, described by deed to Deborah L. Winford, as recorded in Volume 5017, Page 2223, D.R.C.C.T.;

THENCE South 89°59'57" East, along the common line between said Winford and 5.00 acre tracts, a distance of 365.30' to a 3/8" iron rod found for the southeasterly corner of said 5.00 acre tract, same being the most northerly northwest corner of the aforementioned Hartmann tract;

THENCE along the common lines between said Hartmann and 5.00 acre tracts, the following two (2) courses and distances:

South 00°43'02" West, a distance of 296.57' to a 1/2" iron rod found for the southeasterly corner of said 5.00 acre tract;

North 89°28'13" West, a distance of 777.38' to the POINT OF BEGINNING and containing 217,366 square feet or 4.990 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JBC Real Estate Holdings, LLC, is the sole owner of the above described property and does hereby adopt this Preliminary-Final Plat designating the hereinabove described property as JBC REAL ESTATE ADDITION - LOT 1, BLOCK A, and does hereby dedicate to the public use forever, the 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 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 have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the ___ day of ___, 2020.

JBC Real Estate Holdings, LLC

Jerry Covington - Manager

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 Jerry Covington known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the ___ day of ___, 2020.

NOTARY PUBLIC in and for the State of Texas.

Health Department Certification

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site elevations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative Date
Collin County Developmental Services

OSSF Notes:

- (Due to the site evaluator's determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.
Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
Free removal and/or grading for OSSF may be required on individual lots.
Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County.

APPROVED AND ACCEPTED
City of McKinney Mayor Date
City of McKinney, Texas
ATTEST
City Secretary Date
City of McKinney, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



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BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the ___ day of ___, 2020.

NOTARY PUBLIC in and for the State of Texas

Table with 6 columns: Curve No., Radius, Arc Length, Delta, Chrd. Brng., Chrd. Dist. Row 1: C1, 25.00', 39.27', 90°00'00", N44°28'13"W, 35.36'

ABBREVIATIONS

- I.R.F. = Iron Rod Found
I.P.F. = Iron Pipe Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

General Notes:

- 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0285J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
2. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Grid coordinates shown are based on the City of McKinney GPS Monument No(s). 42, 44, and 58. Grid to surface scale factor used: 0.999846469, at base point 0,0.
4. 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.

