

The purpose of this plat is to create two residential lots.

Flood Note: No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 48065C0280 J, effective date of map June 2, 2009, herein properly situated within Zone X. The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, 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.

Notes:

- 1) CM= Controlling monuments.
- 2) Survey was performed without the benefit of a title commitment.
- 3) Subject property affected by any or all easements of record.
- 4) Source bearing is based on the deed to Michael Swim and Lori Swim as recorded in Document No. 20111121001259910 of the Deed Records of Collin County, Texas.
- 5) 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.
- 6) State Plane Coordinates established from City of McKinney Monuments CM41 & CM43.

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, **Michael Swim and Lori Swim** are the owners of a tract of land situated in the State of Texas and the County of Collin, being part of the Buford Clements Survey, Abstract No. 226, and being all of a called 5.00 acre tract of land conveyed to Michael Swim and Lori Swim by deed recorded in Document No. 20111121001259910 of the Deed Records of Collin County, Texas and all of a called 7.01 acre tract of land conveyed to Michael Swim and Lori Swim by deed recorded in Document No. 20110531000552020 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in County Road 338, in the east line of a called 97.928 acre tract conveyed to Elin Campbell Roddey by deed recorded in Volume 2326, Page 197 of the Deed Records of Collin County, Texas and marking the most westerly southwest corner of a called 33.60 acre tract conveyed to Jo Borchard and Mary Borchard by deed recorded in Document No. 96-0013442 of the Deed Records of Collin County, Texas and the northwest corner of said 5.00 acre tract;

THENCE with a south line of said 33.60 acre tract and the north line of said 5.00 acre tract, South 89°51'00" East, passing a 3/8 inch iron rod found for reference at 30.24 feet and continuing for a total distance of 1111.72 feet to a 3/8 inch iron rod found for corner marking and ell corner of said 33.60 acre tract and the northeast corner of said 5.00 acre tract;

THENCE with a west line of said 33.60 acre tract, the east line of said 5.00 acre tract and the east line of said 7.01 acre tract, South 00°08'29" West, passing a 1/2 inch iron rod capped "Roome" found for reference at 52.78 feet and continuing for a total distance of 268.73 feet to a 1/2 inch iron rod capped "Roome" found for corner marking the northeast corner of a called 12.00 acre tract of land conveyed to Michael Swim and Lori Swim by deed recorded in Document No. 20100602000557730 of the Deed Records of Collin County, Texas and the southeast corner of said 7.01 acre tract;

THENCE with the north line of said 12.00 acre tract and the south line of said 7.01 acre tract as follows:

South 71°02'57" West, 779.60 feet to a 1/2 inch iron rod capped "Roome" found for corner,

South 78°42'27" West, 52.45 feet to a 1/2 inch iron rod capped "Roome" found for corner,

South 62°17'09" West, 66.36 feet to a 1/2 inch iron rod capped "Roome" found for corner,

South 48°02'09" West, 159.12 feet to a 1/2 inch iron rod capped "Roome" found for corner,

South 67°35'25" West, 92.78 feet to a 1/2 inch iron rod capped "Roome" found for corner, and

South 83°06'17" West, 48.85 feet to a 3/8 inch iron rod found for corner in County Road 338, in the east line of said 97.928 acre tract and marking the northwest corner of said 12.00 acre tract and the southwest corner of said 7.01 acre tract;

THENCE with said road, the east line of said 97.928 acre tract, the east line of a called 1.269 acre tract conveyed to Margaret Roddey O'Neil by deed recorded in Document No. 91-0071963 of the Deed Records of Collin County, Texas, the west line of said 7.01 acre tract and the west line of said 5.00 acre tract, North 00°52'44" West, passing a 1/2 inch iron rod capped "Roome" found for reference at 513.67 feet and continuing for a total distance of 713.67 feet to the Point of Beginning and containing 522,517 square feet or 11.995 acres of land, more or less.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Michael Swim and Lori Swim**, do hereby adopt this plat designating the hereinabove described property as **Swim Addition, Lot 1 & Lot 2, Block A**, and does hereby dedicate to the public use forever, the streets and 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, fence, shrubs, trees, shrubs or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems without the necessity at any time procuring the permission from anyone.

This Plat approved subject to all plotting ordinances, rules, regulations and resolution of the City of McKinney, Texas.

WITNESS, MY HAND, this _____ day of _____, 2017.

Michael Swim _____ Lori Swim _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Michael Swim**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the State of Texas _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Lori Swim**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the State of Texas _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

THAT I, **Michael Cuzzo**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.

Preliminary, For Review Purposes Only.

Michael Cuzzo
 R.P.L.S. No. 5693

ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Michael Cuzzo**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2017.

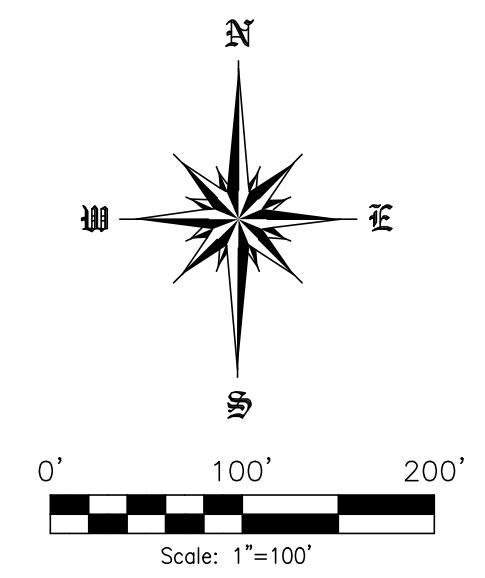
Notary Public in and for the State of Texas _____

- OSSF Notes:**
- 1) All lots must utilize alternative type On-Site Sewage Facilities.
 - 2) Lot 1 has an existing structure with an existing OSSF
- The P.E. As-Built submitted with the plat shows all OSSF components for Lot 1 to be completely within the boundaries of Lot 1. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
- The existing OSSF on Lot 1 is an alternative system, suitable for the site and existing structure. Any changes to the existing structure must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
- 3) 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).
 - 4) Tree removal and/or grading for OSSF may be required on individual lots.
 - 5) 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.
 - 6) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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 evaluations 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
 Collin County Development Services



Legend

DRCCT Deed Records Collin County Texas
 RORF Roome Capped Iron Rod Found
 IRF Iron Rod Found

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 78°42'27" W | 52.45' |
| L2 | S 62°17'09" W | 66.36' |
| L3 | S 48°02'09" W | 159.12' |
| L4 | S 67°35'25" W | 92.78' |
| L5 | S 83°06'17" W | 48.85' |

Preliminary Final Plat
Swim Addition
Lot 1 & Lot 2, Block A
 being a 11.995 Acre Tract recorded in
 Doc. Nos. 20110531000552020 & 20111121001259910 DRCCT
 Buford Clements Survey, Abstract No. 226
 Collin County, Texas

RECEIVED
 By the Planning Department at 11:15 am, Sep 25, 2017

Owner:
 Michael & Lori Swim
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 McKinney, Texas 75071

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