

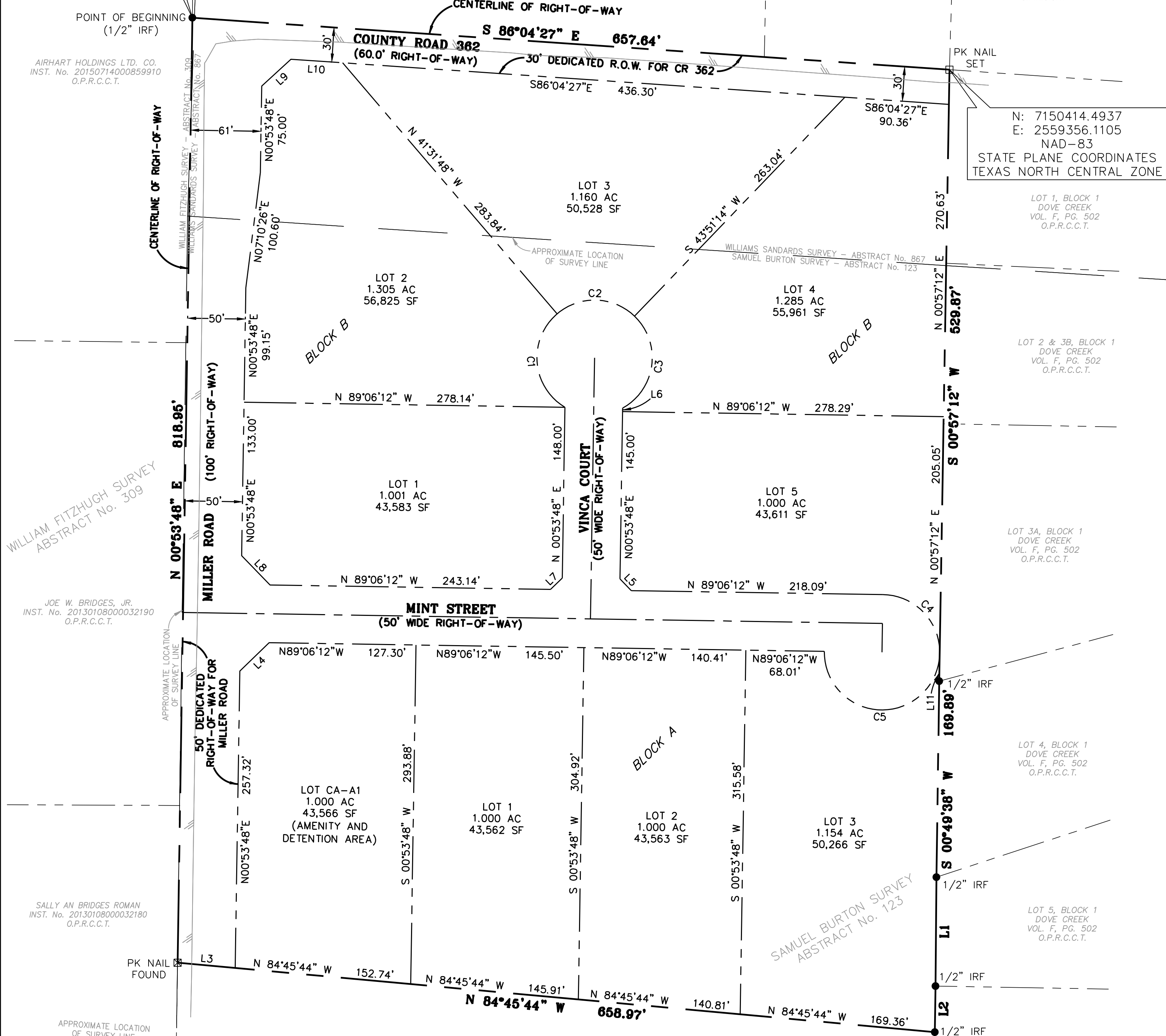
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NAD-83
STATE PLANE COORDINATES
TEXAS NORTH CENTRAL ZONE

GOLDEN ROBERT & KRISTIE
VOLUME 5463, PAGE 1180
O.P.R.C.C.T.

WILLIAM SANDERS SURVEY
ABSTRACT No. 867

TKG IRREVOCABLE TRUST
INST. No. 20200221000245980
O.P.R.C.C.T.

TKG IRREVOCABLE TRUST
INST. No. 20200221000245980
O.P.R.C.C.T.



JOE W. BRIDGES, JR.
INST. No. 20130108000032190
O.P.R.C.C.T.

SALLY AN BRIDGES ROMAN
INST. No. 20130108000032190
O.P.R.C.C.T.

SCOTT E. BROWN
INST. No. 20061121001657830
O.P.R.C.C.T.

SAMUEL BURTON SURVEY
ABSTRACT No. 123

LOT 5, BLOCK 1
DOVE CREEK
VOL. F, PG. 502
O.P.R.C.C.T.

LOT 7, BLOCK 1
DOVE CREEK
VOL. F, PG. 502
O.P.R.C.C.T.

LOT 8, BLOCK 1
DOVE CREEK
VOL. F, PG. 502
O.P.R.C.C.T.

APPROVED
CITY OF MCKINNEY MAYOR
CITY OF MCKINNEY, TEXAS

DATE ATTEST

CITY SECRETARY
CITY OF MCKINNEY, TEXAS

DATE

LOT No.	BLOCK	SQUARE FOOTAGE	ACREAGE
1	A	43,569	1.000
2	A	43,571	1.000
3	A	50,367	1.156
1	B	43,695	1.003
2	B	56,825	1.305
3	B	50,528	1.160
4	B	55,961	1.285
5	B	43,611	1.000
MEAN LOT SIZE -		48,546 SF (1.114 AC)	
MEIDAN LOT SIZE -		47,031 (1.080 AC)	

LINE	LENGTH	BEARING
L1	94.41	S002°27'55"W
L2	39.91	S00°56'25"W
L3	50.14	N84°45'44"W
L4	35.36	N45°53'48"E
L5	14.14	N44°06'12"W
L6	3.00	N00°53'48"E
L7	14.14	S45°53'48"W
L8	35.36	N44°06'12"W
L9	34.41	N47°24'41"E
L10	44.86	S86°04'27"E
L11	24.15	S00°57'12"W

CURVE	LENGTH	RADIUS	CHORD	CHORD LENGTH
C1	94.76	50.00	S04°48'25"E	81.20
C2	73.62	50.00	N88°19'42"W	67.15
C3	93.41	50.00	N07°22'31"E	80.41
C4	78.59	50.00	N44°04'30"W	70.75
C5	157.03	50.00	S89°04'30"E	100.00

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN
WHEREAS, SMALL COMMUNITY BUILD LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE S. BURTON SURVEY, ABSTRACT NUMBER 123 AND THE W. SANDERS SURVEY, ABSTRACT NUMBER 867, COLLIN COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO KYLE BRIDGEFARMER AND SUSAN BRIDGEFARMER BY DEED RECORDED IN VOLUME 5468, PAGE 3365 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A 12.456 ACRE TRACT OF LAND SITUATED IN THE S. BURTON SURVEY, ABSTRACT NUMBER 123 AND THE W. SANDERS SURVEY, ABSTRACT NUMBER 867, IN COLLIN COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO KYLE BRIDGEFARMER AND SUSAN BRIDGEFARMER BY DEED RECORDED IN VOLUME 5468, PAGE 3365 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), SAID 12.456 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF COUNTY ROAD 339 (MILLER ROAD) AND COUNTY ROAD 362, SAID POINT BEING ON THE NORTHWEST CORNER OF SUBJECT TRACT;

THENCE S 86°04'27" E, ALONG SAID COUNTY ROAD 362, A DISTANCE OF 657.64 P.K. NAIL SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF DOVE CREEK ADDITION, AN ADDITION IN COLLIN COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME F, PAGE 502 OF (D.R.C.C.T.) SAID POINT BEING THE NORTHEAST CORNER OF SUBJECT TRACT;

THENCE, ALONG THE WEST LINE OF SAID ADDITION, THE FOLLOWING COURSES AND DISTANCES: S 00°57'12" W, A DISTANCE OF 529.87 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, THENCE S 00°49'38" W, A DISTANCE OF 169.89 TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT, THENCE S 00°27'55" W, A DISTANCE OF 94.41 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE, THENCE S 00°56'25" W, A DISTANCE OF 39.91 FEET TO A 1/2" IRON ROD FOUND FOR SOUTHEAST CORNER OF SUBJECT TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO EDWARD VICTOR BROWN BY DEED AS RECORDED IN VOLUME 3605, PAGE 391 OF THE (D.R.C.C.T.);

THENCE ALONG COMMON LOT LINE N 84°45'44" W, A DISTANCE OF 658.97 FEET TO A P.K. NAIL IN THE CENTERLINE OF COUNTY ROAD 339 (MILLER ROAD) FOR THE NORTHWEST CORNER OF SAID BROWN TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT;

THENCE ALONG THE CENTERLINE OF SAID ROAD N 00°53'48" E, 818.95 FEET TO THE POINT OF BEGINNING CONTAINING 12.456 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT SMALL COMMUNITY BUILD LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS CA-A1, LOTS 1-3, BLOCK A AND LOTS 1-5, BLOCK B, BLUEBONNET MEADOWS ADDITION, AN ADDITION TO COLLIN COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE SMALL COMMUNITY BUILD LLC, DOES HEREBY CERTIFY THE FOLLOWING:

- THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS ARE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT.
- NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS.
- UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF THE ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S USE THEREOF.
- THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS.
- THE PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, CONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.
- THE OWNERS OF THE LOTS ADJACENT TO OR UPON WHICH DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT OR THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OR THE RECONSTRUCTION OF THE DRAINAGE IMPROVEMENTS CONSTRUCTED IN SAID EASEMENTS FOR THE PURPOSE OF ASSURING THE FLOW OF STORM WATER TO THE DEGREE REQUIRED BY THE DESIGN AND ORIGINAL CONSTRUCTION.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF DRAINAGE IMPROVEMENTS ON PRIVATE LOTS OR ADJACENT THERETO.
- COLLIN COUNTY SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM A DRAINAGE EASEMENT IF NECESSARY TO MAINTAIN OR REPAIR THE EFFECT THE DRAINAGE SYSTEM IN THAT EASEMENT IS HAVING ON THE USE AND MAINTENANCE OF A ROADWAY AND THE DRAINAGE SYSTEMS OF THE ROADWAY.
- ROADWAYS OF THE SUBDIVISION ARE PUBLIC ROADS AND NEITHER APPLICANT OR ANY FUTURE OWNER HAS THE RIGHT TO OBSTRUCT THE ROADWAYS BY A FENCE, GATE, OR OTHERWISE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY COLLIN COUNTY.
- THIS PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF COLLIN COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 20____

BY: _____
PRINTED NAME AND TITLE: _____
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE
I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS. THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED AND PLATTED HEREON AS DETERMINED BY AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. THE PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN

BY: _____
PRINTED NAME: JOHNNY RAY LEWIS
R.P.L.S. NUMBER: 6026
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

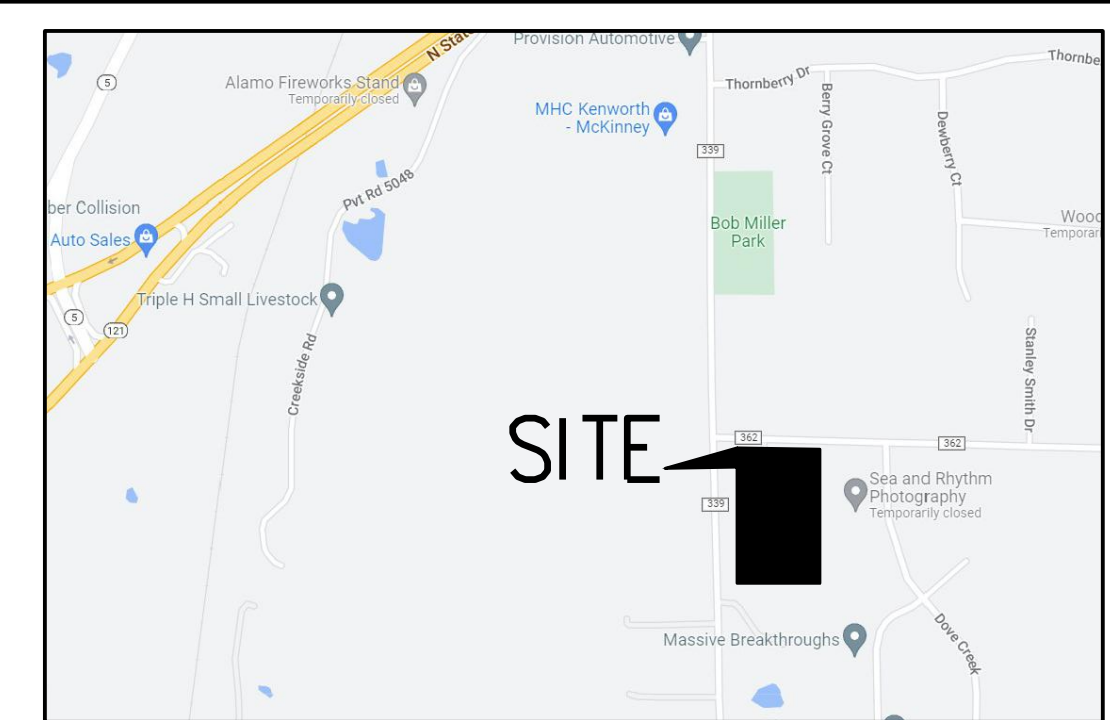
HEALTH DEPARTMENT CERTIFICATION
I, AS A REPRESENTATIVE OF COLLIN COUNTY DEVELOPMENT SERVICES, DO HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS. THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

BY: _____
PRINTED NAME: _____
DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY.

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.

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48085C0165J EFFECTIVE JUNE 2, 2009.



COLLIN COUNTY STANDARD PLAT NOTES:

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- All private driveway easements to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
- The first floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
- Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
- Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
- The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.

GENERAL NOTES:

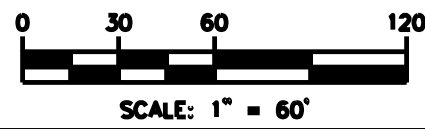
- BEARINGS ARE BASED ON DOVE CREEK SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, VOLUME F, PAGE 502, P.R.C.C.T.
- PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE SINGLE UNPLATTED LOTS INTO A PLATTED SUBDIVISION TO INCLUDE ONE COMMON AREA LOT AND EIGHT (8) SINGLE FAMILY LOTS.
- NO STRUCTURE NEW OR EXISTING SHALL EXTEND ACROSS A LOT LINE.
- ADDITIONAL 11' R.O.W DEDICATION FOR FUTURE RIGHT TURN LAND 100' FULL WIDTH, 100' TRANSITION.
- ALL COMMON AREAS DEDICATED VIA THIS PLAT, INCLUDING PRIVATE STORM WATER DETENTION SYSTEMS, ARE TO BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION. THE HOA SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY ADJACENT LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.
- COLLIN COUNTY, TEXAS HAS NOT AND WILL NOT ACCEPT THE SIDEWALKS SHOWN ON THIS PLAT FOR MAINTENANCE. MAINTENANCE OF ANY SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION ("H.O.A."), OR IF THERE IS NO H.O.A., OR THE H.O.A. CEASES TO EXIST, MAINTENANCE SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER FOR THE PORTION OF ANY SIDEWALK RUNNING ALONG THE LOT OWNER'S LOT. BY ACCEPTING A DEED REFERENCING THIS PLAT THE GRANTEE AGREES TO THE FOREGOING AND BINDS THE GRANTEE'S SUCCESSORS AND ASSIGNS THERETO.
- REVIEW OF SUBDIVISION OR DEVELOPMENT PLANS. PERSONS PROPOSING RESIDENTIAL SUBDIVISIONS, MANUFACTURED HOUSING COMMUNITIES, MULTI-UNIT RESIDENTIAL DEVELOPMENTS, BUSINESS PARKS, OR OTHER SIMILAR STRUCTURES THAT USE OSSF'S FOR SEWAGE DISPOSAL SHALL SUBMIT PLANNING MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.
 - 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).
 - THERE ARE NO EASEMENTS OTHER THAN THOSE SHOWN ON THE FILED PLAT.
 - THERE WERE MULTIPLE EXISTING STRUCTURES/DWELLINGS AND IT IS ASSUMED THAT THERE IS AN EXISTING OSSF COMPONENT IN PLACE. AT THE TIME OF THIS PLAT, THE ENGINEER HAS NOT CONFIRMED ANY EXISTING STRUCTURE.
 - TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
 - EACH LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
 - INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.

OF
BLUEBONNET MEADOWS
LOTS CA-A1, 1-3, BLOCK A, AND 1-5, BLOCK B
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
A 12.456 ACRE (542,584 SQ. FT.) TRACT OF LAND
OUT OF THE S. BURTON SURVEY, ABSTRACT NO. 123
AND THE W. SANDERS SURVEY ABSTRACT NO. 867

OWNER:
SMALL COMMUNITY BUILDING, LLC
1312 COTULLA DRIVE
ALLEN, TX 75013
(214) 869-2354

ENGINEER:
THOMAS CALIBER ENGINEERING
P.O. BOX 17082
FORT WORTH, TX 76102
(817) 965-3232

SURVEYOR:
LANDPOINT
3050 REGENT BLOUVAARD
IRVING, TX 75063
(682) 350-2912



REV.	DESCRIPTION	DATE

THOMAS CALIBER ENGINEERING
P.O. Box 17082, Fort Worth, TX 76102
Tel: 817-965-3232 - For: 972-642-6807
CIVIL ENGINEERS - TPE REGISTRATION NO. 11871

PRELIMINARY-FINAL PLAT
BLUEBONNET MEADOWS
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

PROJECT No. _____
DATE: 12-12-22
SCALE: 1"=60'
DESIGNED: TOT
DRAWN: JTU
CHECKED: TOT
SHEET No.: PP-1