

WATER LINE EASEMENT	
LINE DATA TABLE	
1.	S 89°00'19" E 14.87'
2.	S 0°24'31" E 40.55'
3.	N 89°35'29" E 30.00'
4.	S 0°49'02" E 20.00'
5.	S 89°35'30" W 30.00'
6.	S 0°24'31" E 23.87'
7.	S 44°35'29" W 42.43'
8.	S 0°24'31" E 138.26'
9.	S 45°28'44" E 7.61'
10.	S 84°45'03" W 19.65'
11.	N 45°28'44" W 1.15'
12.	N 0°24'31" E 218.35'
13.	N 89°35'28" E 30.00'
14.	N 0°24'31" W 40.92'

15' UNDERGROUND ELECTRIC & GAS COSEVRY EASEMENT VOLUME 2008, PAGE 227 CCPR

5' WATER LINE EASEMENT VOLUME 2008, PAGE 227 CCPR

WHITLEY PLACE, PHASE I PARKLAND DEDICATED TO TOWN OF PROSPER VOLUME 2008, PAGE 227 CCPR

WHITLEY PLACE PHASE 11 LOT 25X, BLOCK L OPEN SPACE DRAINAGE AND FLOODWAY EASEMENT VOLUME 2015, PAGE 333 CCPR

35' S.S.E. & W.E. CLERK'S FILE NO. 20080410000431250

5' AT&T TEXAS ESM. CLERK'S FILE NO. 20081112001321810

WHITLEY PLACE PHASE 11 LOT 17, BLOCK L OPEN SPACE & LANDSCAPE BUFFER VOLUME 2015 PAGE 333 CCPR

5' WME VOLUME 2015 PAGE 333 CCPR

25' L.E. VOLUME 2015 PAGE 333 CCPR

LOT 24X, BLOCK L OPEN SPACE & LANDSCAPE BUFFER VOLUME 2015 PAGE 333 CCPR

25' W.E. & S.S.E. VOLUME 2015, PAGE 333 CCPR

WALNUT GROVE CEMETARY ADDITION LOT 1, BLOCK A VOLUME 2009, PAGE 84 CCPR

25' S.S.E. & W.E. INST. NO. 20080214000178760

**EAST FIRST STREET (VARIABLE WIDTH RIGHT-OF-WAY)**

- Minimum Finished Floor Elevation: 639.1
- All proposed lots situated entirely outside the City's corporate limits and within the City's extraterritorial jurisdiction comply with the subdivision ordinance.
- An existing building is located within the Erosion Hazard Setback Easement and Drainage Easement. The owner and any subsequent owner of Lot 1, Block A of this plat shall hold Collin County and the City of McKinney harmless from any damages to persons or property resulting from this encroachment.

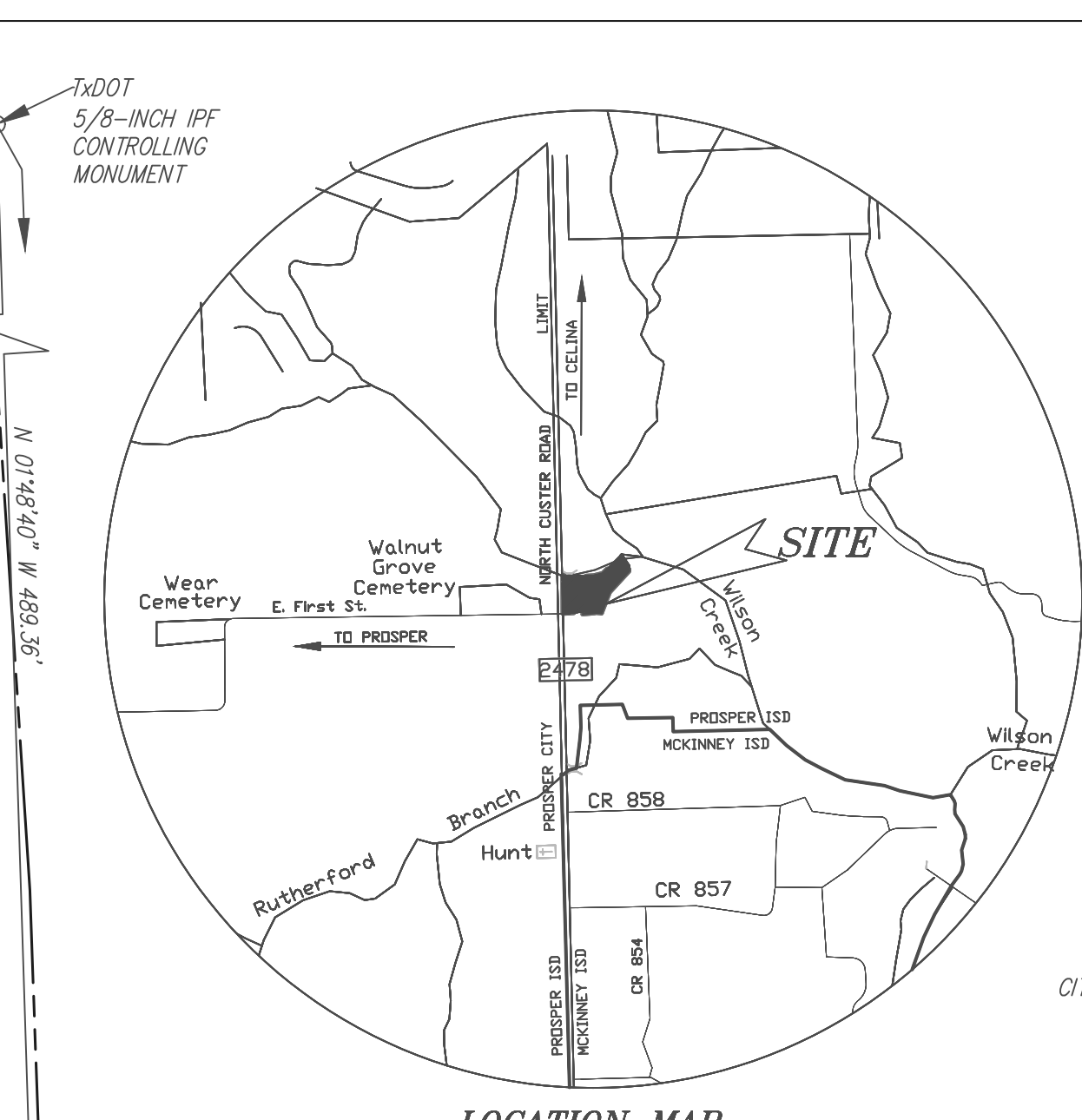
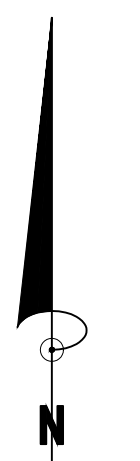
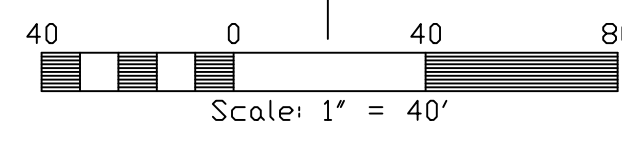
**FLOOD CERTIFICATION**  
According to Flood Insurance Rate Map No. 48085C0255 J, dated June 2, 2009, the 1.973 acre tract shown hereon is partially in the 100 year flood plain.

Bearing base and controlling monuments: Calculated line between 5/8-inch iron pin found in east line of 21,219 square feet of land recorded as clerk's file no. 20180508000561960 and 5/8-inch iron pin found in east line of 222,325 square feet of land recorded as clerk's file no. 20180308000287140. Both monuments are as shown.  
Purpose of plat: Plat this property into one tract.

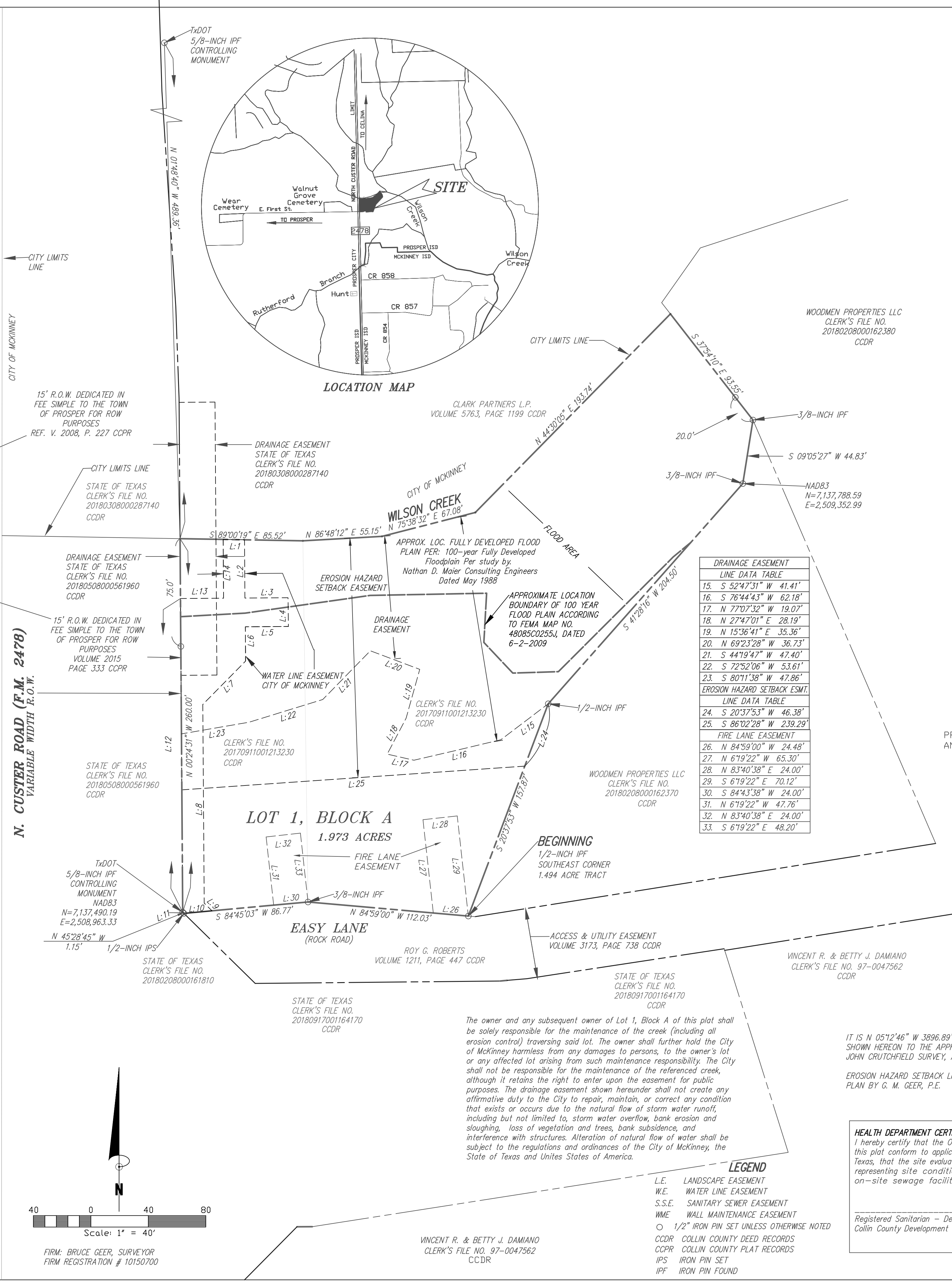
**N. CUSTER ROAD (F.M. 2478) VARIABLE WIDTH R.O.W.**

TOWN OF PROSPER

FIRM: BRUCE GEER, SURVEYOR  
FIRM REGISTRATION # 10150700



**LOCATION MAP**



DRAINAGE EASEMENT	
LINE DATA TABLE	
15.	S 52°47'31" W 41.41'
16.	S 76°44'43" W 62.18'
17.	N 77°07'32" W 19.07'
18.	N 27°47'01" E 28.19'
19.	N 15°36'41" E 35.36'
20.	N 69°23'28" W 36.73'
21.	S 44°19'47" W 47.40'
22.	S 72°52'06" W 53.61'
23.	S 80°11'38" W 47.86'

EROSION HAZARD SETBACK ESM. LINE DATA TABLE	
24.	S 20°37'53" W 46.38'
25.	S 86°02'28" W 239.29'
26.	N 84°59'00" W 24.48'
27.	N 67°19'22" W 65.30'
28.	N 83°40'38" E 24.00'
29.	S 67°19'22" E 70.12'
30.	S 84°43'38" W 24.00'
31.	N 67°19'22" W 47.76'
32.	N 83°40'38" E 24.00'
33.	S 67°19'22" E 48.20'

FIRE LANE EASEMENT	
LINE DATA TABLE	
24.	S 20°37'53" W 46.38'
25.	S 86°02'28" W 239.29'
26.	N 84°59'00" W 24.48'
27.	N 67°19'22" W 65.30'
28.	N 83°40'38" E 24.00'
29.	S 67°19'22" E 70.12'
30.	S 84°43'38" W 24.00'
31.	N 67°19'22" W 47.76'
32.	N 83°40'38" E 24.00'
33.	S 67°19'22" E 48.20'

The owner and any subsequent owner of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

- LEGEND**
- L.E. LANDSCAPE EASEMENT
  - W.E. WATER LINE EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - WME WALL MAINTENANCE EASEMENT
  - 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
  - CCDR COLLIN COUNTY DEED RECORDS
  - CCPR COLLIN COUNTY PLAT RECORDS
  - IPS IRON PIN SET
  - IPF IRON PIN FOUND

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS Rushing Enterprises, Inc. is the owner of a tract of land situated in Collin County, Texas, in the John Crutchfield survey, abstract no. 206, being a survey of part of the 1.002 acre "Tract 1" and a survey of the 1.494 acre "Tract 2" described in a deed from William Scott Mays to Rushing Enterprises, Inc., dated September 8, 2017, recorded as clerk's file no. 20170911001213230 of the Collin County deed records, being described by metes and bounds as follows:  
BEGINNING at a 3/8-inch iron pin found at the southeast corner of said 1.494 acre tract and in a north line of the 10.00 acre tract recorded in volume 1211, page 447;  
THENCE North 84°30'00" West, with the south line of said 1.494 acre tract, 112.03 feet to a 3/8-inch iron pin found at the southwest corner of said 1.494 acre tract and the southeast corner of said 1.002 acre tract;  
THENCE South 84°45'03" West, with the south line of said 1.002 acre tract, 86.77 feet to a 1/2-inch iron pin set in an east line of the 21,219 square feet of land recorded as clerk's file no. 20180508000561960;  
THENCE northerly with an east line of said 21,219 square feet of land as follows:  
North 45°28'44" West, 1.15 feet to a 5/8-inch iron pin found;  
North 00°24'31" West, passing a 1/2-inch iron pin set at 185.00 feet and continuing in all, 260.00 feet to a point in Wilson Creek, in the north line of said 1.002 acre tract;  
THENCE South 89°00'19" East, with the north line of said 1.002 acre tract and with said Wilson Creek, 85.52 feet to a point at the northeast corner of said 1.002 acre tract and the northwest corner of said 1.494 acre tract;  
THENCE easterly with the north line of said 1.494 acre tract and generally with said Wilson Creek as follows:  
North 86°48'12" East, 55.15 feet;  
North 75°38'32" East, 67.08 feet;  
THENCE North 44°30'05" East, generally with said Wilson Creek, 193.74 feet;  
THENCE South 37°34'10" East, passing a 1/2-inch iron pin set at 73.55 feet and continuing in all, 93.55 feet to a 3/8-inch iron pin found at the east corner of said 1.494 acre tract;  
THENCE in a southwest direction with the southeast line of said 1.494 acre tract as follows:  
South 09°05'27" West, 44.83 feet to a 3/8-inch iron pin found;  
South 41°28'16" West, 204.50 feet to a 1/2-inch iron pin found;  
South 20°37'53" West, 157.87 feet to the PLACE OF BEGINNING and containing 1.973 acres.

COUNTY OF COLLIN §  
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That Rushing Enterprises, Inc. does hereby adopt this Preliminary-Final Plat designating the hereinabove described property as RICHARDSON GLASS COMPANY ADDITION, LOT 1, BLOCK A, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas as shown hereon, the easements, 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 \_\_\_\_\_, 2019.

Michael C. Rushing, President, Rushing Enterprises, Inc.

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Michael C. Rushing 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

IT IS N 05°12'46" W 3896.89' FROM THE PLACE OF BEGINNING SHOWN HEREON TO THE APPROXIMATE NORTHWEST CORNER OF THE JOHN CRUTCHFIELD SURVEY, ABSTRACT NO. 206

EROSION HAZARD SETBACK LINE HAS BEEN TAKEN FROM THE PLAN BY G. M. GEER, P.E.

**HEALTH DEPARTMENT CERTIFICATE:**  
I hereby certify that the On-Site Sewage facilities described on this plat conform to applicable OSSF laws of the State of Texas, that the site evaluations have been submitted representing site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian - Designated Representative  
Collin County Development Services

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**Preliminary-Final Plat**  
**Richardson Glass Company**  
**Addition**  
**LOT 1, BLOCK A**  
1.973 ACRE IN THE JOHN CRUTCHFIELD SURVEY, ABSTRACT NO. 206  
COLLIN COUNTY, TEXAS

OWNER:  
RUSHING ENTERPRISES, INC.  
3712 CUSTER ROAD  
MCKINNEY, TEXAS 75071  
PHONE: 972-235-5206

SURVEYOR:  
BRUCE GEER  
1101 WEST UNIVERSITY  
MCKINNEY, TEXAS 75069  
972-562-3959