

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, ALICE MA is the owner of a 4.002 acre tract (as surveyed) of land, situated in the H. T. Chenoweth Survey, Abstract No. 157, in the Extraterritorial Jurisdiction of the City of McKinney, Collin County, Texas, and being all of that called 4.003 acre tract (by deed) of land, described by deed to Alice Ma, as recorded under Document No. 20090717000903160, 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 3/4" iron rod found for the northwesterly corner of said 4.003 acre tract, same being at the intersection of County Road No. 337 and County Road No. 405, same being the southwesterly corner of a tract of land, described by deed to Joseph M. Patton and Evita R. Patton, as recorded in Volume 5171, Page 1, of the Deed Records, Collin County, Texas (D.R.C.C.T.), same being in the easterly line of a tract of land, described by deed to The Jean Phillips, as recorded under Document No. 20170628000844450, O.P.R.C.C.T.;

THENCE South 88°39'19" East, along the common line between said 4.003 acre and Patton tracts, same being along said County Road No. 405, a distance of 306.06' to a magnetic nail set for the northeasterly corner of said 4.003 acre tract;

THENCE South 00°18'37" West, along the easterly line of said 4.003 acre tract, passing a 1/2" iron pipe found for reference, at a distance of 30.12' and continuing in all a total distance of 569.21' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of said 4.003 acre tract;

THENCE North 88°44'19" West, along the southerly line of said 4.003 acre tract, a distance of 306.39' to a 3/8" iron rod found for the southwesterly corner of said 4.003 acre tract, same being in County Road No. 337;

THENCE North 00°20'41" East, along the westerly line of said 4.003 acre tract, same being along said County Road No. 337, a distance of 569.65' to the POINT OF BEGINNING and containing 174,347 square feet or 4.002 acres of land, more or less.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALICE MA is the owner of the above described property and does hereby adopt this Preliminary-Final Plat designating the hereinabove described property as CR 337 AND CR 405 ADDITION, LOTS 1 AND 2, 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 existing ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the \_\_\_ day of \_\_\_, 2021.

Alice Ma - Owner

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 Dr. M. Alice Ma, 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 \_\_\_, 2021.

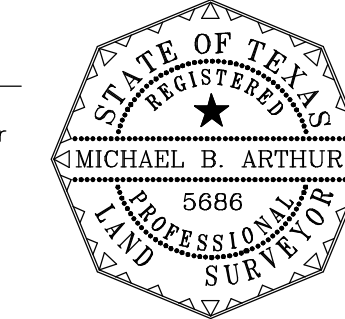
NOTARY PUBLIC in and for the State of Texas.

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 Plotting Rules and Regulations of the City of McKinney, Collin County, Texas.

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



Date: \_\_\_\_\_

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 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 \_\_\_, 2021.

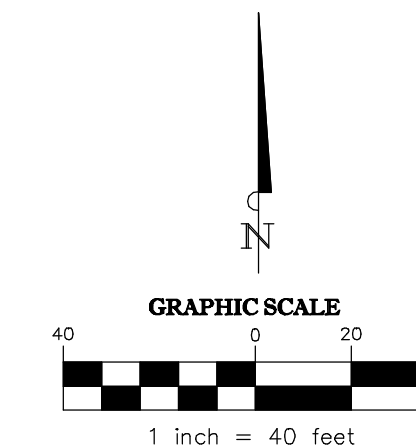
NOTARY PUBLIC in and for the State of Texas.

PRELIMINARY-FINAL PLAT
CR 337 AND CR 405
ADDITION
LOTS 1 AND 2, BLOCK A

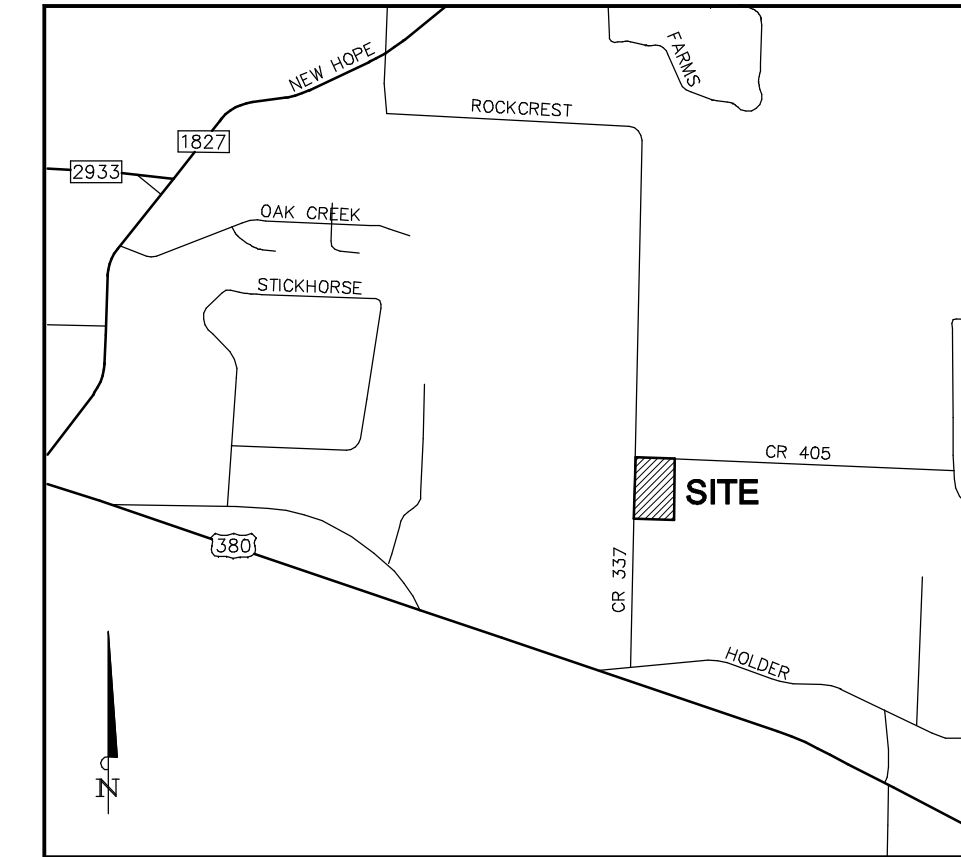
in the
H. T. Chenoweth Survey, Abstract No. 157
in the Extraterritorial Jurisdiction of the
City of McKinney, Collin County, Texas
Preparation Date: June 08, 2021
Scale: 1" = 40'

Owner:
Alice Ma
4232 Creekstone
Plano, Texas 75093
(469) 456-2770

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 15074200
Contact: Chad Holcomb



"APPROVED AND ACCEPTED"
City Manager, City of McKinney
City of McKinney, Texas
Date



Vicinity Map
(not to scale)

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.

Designated Representative for Collin County Developmental Services Date

On-Site Sewage Facility Notes

- 1. Lots must utilize alternative type On-Site Sewage Facilities.
2. 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). No variances will be granted for setbacks or for OSSF reduction.
3. Other than shown herein, by the previously recorded plat, there were no easements provided to the surveyor, 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.
4. Tree removal and/or grading for OSSF may be required on individual lots.
5. There are no water wells noted on the lot and no water wells are allowed without prior approval from Collin County Development Services.
6. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County prior to construction of any OSSF system.

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 above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor. This survey was completed without the benefit of a current title commitment.
3. All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction (ETJ) comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
4. Bearings and coordinates (grid values) shown, are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Grid to surface conversion is 1.000153435, at base point 0,0.

Joseph M. Patton and
Evita R. Patton
Vol. 5171, Pg. 1
D.R.C.C.T.

POINT OF BEGINNING
5/8" I.R.F. (R.M.)

N=7,124,861.54'
E=2,562,814.62'

N00°20'41"E
569.65'

S88°39'19"E 306.06'
COUNTY ROAD NO. 405

N45°50'41"E
28.04'

LOT 1, BLOCK A
48,585 SQ. FT.
1.115 ACRES

S88°01'48"W 109.53'
N88°01'48"E 109.53'
S88°34'21"W 166.77'
N88°34'21"E 166.77'

Alice Ma
Document No.
20090717000903160,
O.P.R.C.C.T.

Weldon Raymond
Feagin, Jr., Trustee
Document No.
20191022001330590,
O.P.R.C.C.T.

LOT 2, BLOCK A
100,192 SQ. FT.
2.300 ACRES

COUNTY ROAD NO. 337

H. T. CHENOWETH SURVEY
ABSTRACT NO. 157

ABBREVIATIONS

- I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
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

Weldon Raymond
Feagin, Jr., Trustee
Document No.
20191022001330590,
O.P.R.C.C.T.

DATE: 06/30/2021 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2021-0072