

SHERBROOKE LANE
(50' PUBLIC R.O.W.)

LOT 13

LOT 14

LOT 15

LOT 16
BLOCK H
VILLAS OF ELDORADO
PHASE VI
CAB. I, SLIDE 786,
P.R.C.C.T.

LOT 17

LOT 18

LOT 28
BLOCK H
VILLAS OF ELDORADO
PHASE VI
CAB. I, SLIDE 786,
P.R.C.C.T.

LOT 29

(50' PUBLIC R.O.W.)
ST. PIERRE

OWNER
ORION MCKINNEY LLC
C.C.C.I. NO. 20160531000673570,
O.P.R.C.C.T.

LOT 1, BLOCK A
THE ESTATES AT
ELDORADO ADDITION
C.C.C.I. NO. 2008-710,
O.P.R.C.C.T.

REMAINDER OF
CALLED: 24.778 ACRES
JUSTIN S. McCARTY, JR.
C.C.C.I. NO. 93-002407,
O.P.R.C.C.T.

LOT 1, BLOCK A
10.0482 ACRES
(437,700 SQ. FT.)

CALLED 9.9876 ACRES
CITY OF MCKINNEY
VOL. 1989, PG. 451
D.R.C.C.T.

REMAINDER OF
CALLED: 16.648 ACRES
BILLY RAY BORING
VOL. 617, PG. 28,
D.R.C.C.T.

ED McCOY SURVEY
ABSTRACT NO. 577

EX. 10' WATER ESMT.
VOL. 2298, PG. 532,
D.R.C.C.T.

EX. 20' UTILITY ESMT.
VOL. 3078, PG. 274,
D.R.C.C.T.

EX. 50' EASEMENT TO
ENSERCH CORPORATION
VOL. 3510, PG. 101,
D.R.C.C.T.

EX. 15' WATER ESMT.
VOL. 979, PG. 135,
D.R.C.C.T.

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VOL. 3510, PG. 101,
D.R.C.C.T.

J. PHILLIPS SURVEY
ABSTRACT NO. 719

CALLLED: 18.383 ACRES
CHARLES DEAN WEBER
C.C.C.I. NO. 93-00230035880
O.P.R.C.C.T.

CALLLED: 0.079 ACRES
CITY OF MCKINNEY
C.C.C.I. NO. 20170419000496700,
O.P.R.C.C.T.

CALLLED: 0.102 ACRES
CITY OF MCKINNEY
C.C.C.I. NO. 20170522000655420,
O.P.R.C.C.T.

1/2" IRF
(CM)

N68°58'24"E - 344.86'

CIRS
N: 7,110,879.43
E: 2,532,935.99
(NAD83 - GRID)

1/2" IRF

S00°25'26"W ~ 1,271.67'

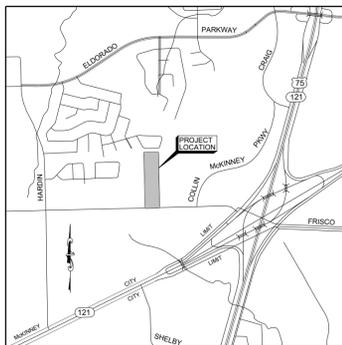
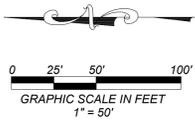
N00°23'21"E ~ 1,270.39'

S89°11'00"W ~ 344.06'

48.01'

45.0'

45.0'



* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 7110054.993 and E: 2533089.419 using a combined scale factor of 1.0001542007. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48085C0270K, map revised June 7, 2017, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared without the benefit of a current Commitment for Title Insurance prepared by a Title Company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions or other matters of record do or do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at the time of building permit issuance via a parkway permit.
- The purpose of this plat is to create easements necessary for the fire lane on Lot 1.

* LEGEND *

CIRF IRON ROD FOUND WITH CAP
CIRS 5/8" IRON ROD W/CAP STAMPED
"SPOONER 5922" SET
CAB. CABINET
VOL. VOLUME
PG. PAGE
C.C.C.I. NO. COLLIN COUNTY CLERK'S
INSTRUMENT NUMBER
P.R.C.C.T. PLAT RECORDS, COLLIN
COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS
ESMT. EASEMENT
EX. EXISTING

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	12.00'	18.60'	N44°47'11"E	16.79'
C2	56.00'	87.54'	S45°10'23"W	78.90'
C3	174.00'	274.74'	N44°48'35"W	247.07'
C4	54.00'	45.78'	N24°42'30"E	44.42'
C5	10.00'	8.48'	S24°42'30"W	8.23'
C6	26.00'	41.18'	S45°45'38"W	37.01'
C7	12.00'	19.10'	S45°12'49"E	17.15'
C8	150.00'	236.84'	N44°48'35"W	213.00'
C9	30.00'	30.53'	N29°34'29"E	29.23'
C10	30.00'	16.97'	N74°55'44"E	16.74'
C11	20.00'	31.16'	S44°14'22"E	28.10'
C12	32.00'	50.02'	S45°10'23"W	45.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°57'24"E	67.17'
L2	S00°25'26"W	92.75'
L3	S00°25'26"W	30.45'
L4	S00°02'36"E	24.00'
L5	N89°57'24"E	67.17'
L6	S00°25'26"W	92.75'
L7	S58°43'32"W	44.83'

NOTE: SEE PAGE 2 OF 2 FOR
OWNER'S DEDICATION,
OWNER'S CERTIFICATE &
SURVEYOR'S STATEMENT

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
AUGUST 6, 2021

MINOR PLAT
**MCKINNEY RANCH
PUMP STATION ADDITION
LOT 1, BLOCK A**

BEING A PLAT OF A 10.0482 ACRE TRACT OF LAND LOCATED IN THE
ED McCOY SURVEY, ABSTRACT NO. 577, SAID 10.0482 ACRE TRACT OF
LAND BEING ALL OF A CALLED 9.9876 ACRE TRACT OF LAND CONVEYED
TO THE CITY OF MCKINNEY, BY DEED THEREOF FILED FOR RECORD IN
VOLUME 1989, PAGE 451, DEED RECORDS, COLLIN COUNTY, TEXAS.

1 LOT ~ 10.0482 ACRES
APRIL ~ 2020

SHEET 1 of 2

ENGINEER

LAN
Lockwood, Andrews
& Newnam, Inc.
A LEAD ONLY COMPANY
1320 S. UNIVERSITY DR.
UNIVERSITY CENTER II, SUITE 450
FORT WORTH, TEXAS 76107
(817) 820-0420
ATTN: GREG VAUGHN, PE

OWNER
CITY OF MCKINNEY
222 N TENNESSEE ST.
MCKINNEY, TEXAS 75069
(972) 547-7500

SURVEYOR

**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 665-9448 WWW.SPOONERSURVEYORS.COM
TBLPS.FIRM.NO. 10054900 S&A JOB NO. 19-006

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS THE CITY OF MCKINNEY, is the sole owner of A 10.0482 acre tract of land located in the Ed McCoy Survey, Abstract No. 577, City of McKinney, Collin County, Texas, said 10.0482 acre tract of land being all of a called 9.9876 acre tract of land conveyed to the CITY OF MCKINNEY, by deed thereof filed for record in Volume 1989, Page 451, Deed Records, Collin County, Texas (D.R.D.C.T.), said 10.0482 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SAM" found (Controlling Monument) on the west property line of the said 9.9876 acre tract, same being an east property line of the remainder of a called 16.648 acre tract of land conveyed to Billy Ray Boring, by deed thereof filed for record in Volume 617, Page 28, D.R.C.C.T., said iron rod found also being at the northwest property corner of a called 0.079 acre tract of land conveyed to the City of McKinney, by deed thereof filed for record in Collin County Clerk's Instrument No. 20170419000496700, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) said beginning point being North 00°27'20" East, a distance of 10.06 feet from a 5/8 inch iron rod with a cap stamped "SAM" found (Controlling Monument) at the southwest property corner of the said 0.079 acre tract;

THENCE North 00°23'21" East, along the said west property line of the 9.9876 acre tract and along the said east property line of the remainder of 16.648 acre tract, a distance of 1,270.39 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the northwest property corner of the said 9.9876 acre tract, same being the northeast property corner of the said remainder of 16.648 acre tract, and being on the south line of an existing 20 feet wide Alley Way, as shown on the plat of Villas of Eldorado Phase VI, being an Addition to the said City and State according to the plat thereof filed for record in Cabinet I, Slide 786, Plat Records, Collin County, Texas;

THENCE North 88°58'24" East, along the north property line of the said 9.9876 acre tract and along the said existing alley way, a distance of 344.86 feet to a 1/2 inch iron rod found (Controlling Monument) at the northeast property corner of the said 9.9876 acre tract, same being the northwest lot corner of Lot 1, Block A, The Estates at Eldorado Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2008-710, O.P.R.C.C.T.;

THENCE South 00°25'26" West, along the east property line of the said 9.9876 acre tract and along a west lot line of said Lot 1, Block A, at a distance of 449.21 feet passing the most westerly southwest lot corner of said Lot 1, Block A, same being a northwest property corner of the remainder of a called 24.778 acre tract of land conveyed to Justin S. McCarty, Jr. by deed thereof filed for record in Collin County Clerk's Instrument No. 93-002407, O.P.R.C.C.T., and continuing along the said east property line and along the west property line of the said remainder of 24.778 acre tract, in all a total distance of 1,271.67 feet to an iron rod set at the northeast property corner of the aforesaid 0.079 acre tract;

THENCE South 89°11'00" West, departing the said property lines, over and across the said 9.9876 acre tract, and along the north property line of the said 0.079 acre tract, said north property line being the existing north right-of-way line of Farm to Market Highway No. 720 (being a variable width public right-of-way also known as McKinney Ranch Parkway), a distance of 344.06 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 10.0482 acres (437,700 square feet) of land, more or less.

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, THE CITY OF MCKINNEY, do hereby adopt this minor plat designating the hereinabove property as MCKINNEY RANCH PUMP STATION, LOT 1, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and do 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 buildings, 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 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 in Collin County, Texas, this the ____ day of _____, 2020.

City of McKinney, Collin County, Texas

Duly Authorized agent for the City of McKinney

Printed Name and Title

STATE OF _____ §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the ____ day of _____, 2020.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Survey, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of McKinney.

Surveyed on the ground during the month of March, 2019.

**THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
AUGUST 6, 2021**

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the ____ day of _____, 2020.

Notary Public, State of Texas

* GENERAL NOTES *

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**McKINNEY RANCH
PUMP STATION ADDITION
LOT 1, BLOCK A**

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APRIL ~ 2020

SHEET 2 of 2

ENGINEER



OWNER
CITY OF MCKINNEY
222 N TENNESSEE ST.
MCKINNEY, TEXAS 75069
(972) 547-7500

Lockwood, Andrews
& Newnam, Inc.
A LEAD DAILY COMPANY
1320 S. UNIVERSITY DR.
UNIVERSITY CENTER II, SUITE 450
FORT WORTH, TEXAS 76107
(817) 820-0420
ATTN: GREG VAUGHN, PE

SURVEYOR



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