

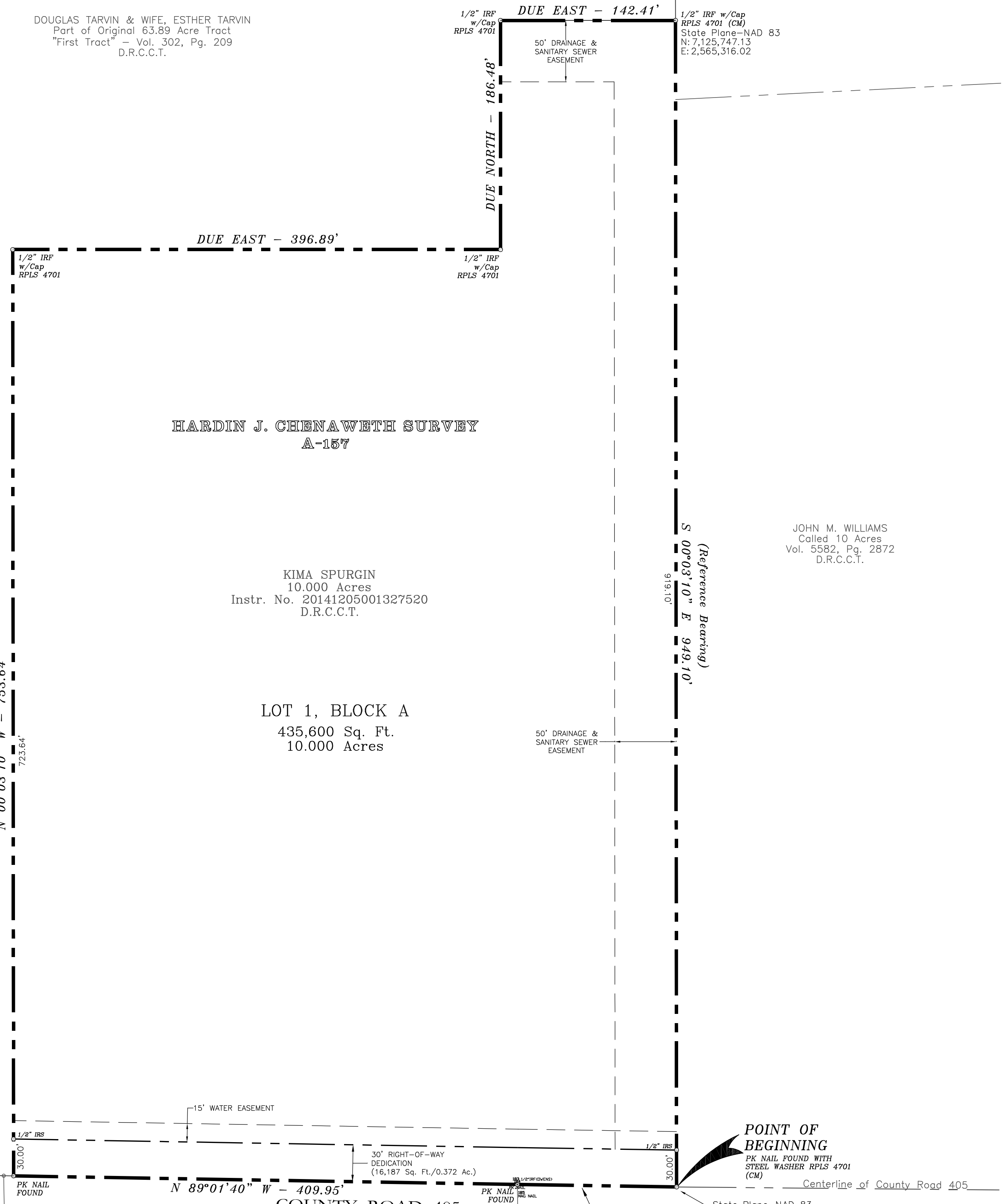
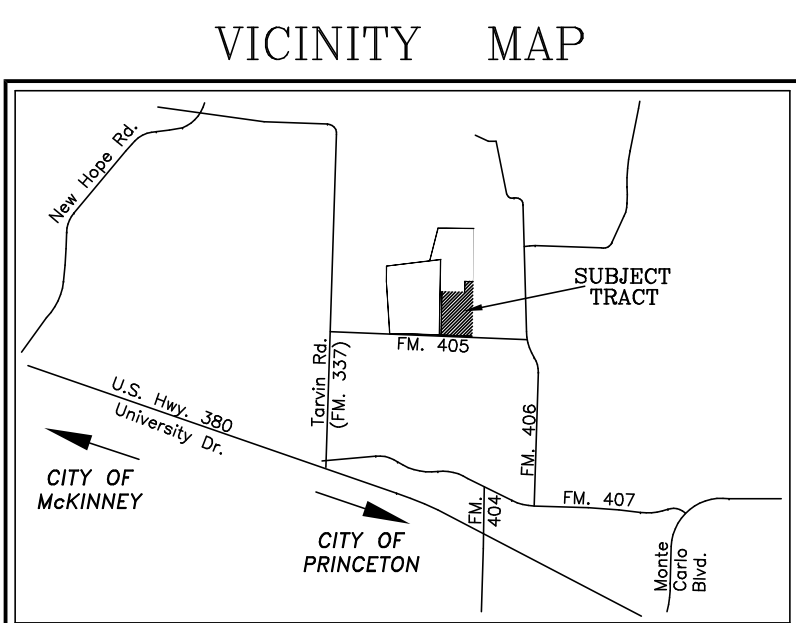
AREA NOTE:
The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:
The basis of bearings shown upon this Survey is referenced to South 00 deg. 03 min. 10 sec. East along the east line of the Subject Tract, according to the deed recorded in Instrument No. 20141205001327520, Deed Records of Collin County, Texas.

FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0285J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review that No Part of the subject parcel shown hereon lies within the 100 Year Flood Plain.

COMPLIANCE NOTE:
All proposed lots situated entirely outside the City's Corporate Limits and within the City's Extraterritorial Jurisdiction comply with the subdivision ordinance.

LEGEND
Vol. = Volume
Pg. = Page
Inst. No. = Instrument Number
D.R.C.C.T. = Deed Records, Collin County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
IRS = 1/2" Iron Set with cap stamped "RPLS 4701"
PK NAIL FOUND = PK Nail Found with Steel Washer Stamped "RPLS 4701"



DOUGLAS TARVIN & WIFE, ESTHER TARVIN
Part of Original 63.89 Acre Tract
"First Tract" - Vol. 302, Pg. 209
D.R.C.C.T.

ANITA LOUISE HORNE
Original Called 10,000 Acres
Vol. 937, Pg. 367
D.R.C.C.T.

LISA LOWREY JACKSON
Called 10,000 Acres (Tract 1)
Vol. 4827, Pg. 1786
D.R.C.C.T.

DOUGLAS A. KOWALSKI
Called 11,846 Acres
Vol. 4719, Pg. 2518
D.R.C.C.T.

JOHN M. WILLIAMS
Called 10 Acres
Vol. 5582, Pg. 2872
D.R.C.C.T.

State Plane - NAD 83
N: 7,124,798.03
E: 2,565,316.89

CHARLES B. DOUGLAS & KIMBERLY DOUGLAS
Called 14,568 Acres
Instr. No. 20160224000211120
D.R.C.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS)(COUNTY OF COLLIN)(

WHEREAS, KIMA SPURGIN is the owner of that certain 10,000 acre tract of land situated in the H. T. Chenaweth Survey, Abstract No. 157 of Collin County, Texas and being that same tract of land described in a Gift Deed to Kima Spurgin, recorded in Instrument No. 20141205001327520 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and said 10,000 acre tract once being a part of an original called 63.89 acre tract of land described as "First Tract" in a Special Warranty Deed to Douglas Tarvin and wife, Esther Tarvin, recorded in Volume 302, Page 209 of the Deed Records of Collin County, Texas and said 10,000 acre tract being more particularly described by metes & bounds as follows:

BEGINNING at a PK Nail with a steel washer, stamped "RPLS 4701", found in the center of County Road 405 for the southeast corner of said 10,000 acre Spurgin tract and the southwest corner of that certain called 10 acre tract described in a deed to John M. Williams, recorded in Volume 5582, Page 2872, D.R.C.C.T. and also being on the north line of that certain called 14,568 acre tract of land described in a deed to Charles B. Douglas and Kimberly Douglas, recorded in Instrument No. 20160224000211120, D.R.C.C.T.;

THENCE: North 89 deg. 06 min. 17 sec. West, along the center of said County Road 405 and with the common line of said 10,000 acre Spurgin tract and 14,568 acre Douglas tract, a distance of 129.60 feet to a PK Nail (no washer), found for the northwest corner of said 14,568 acre Douglas tract and same being the northeast corner of that certain called 10,000 acre tract of land described in the above mentioned deed to Lisa Lowrey Jackson as "Tract 1", recorded in Volume 4827, Page 1786, D.R.C.C.T.;

THENCE: North 89 deg. 01 min. 40 sec. West, continuing with the center of said road and along the common line of said 10,000 acre Spurgin tract and 10,000 acre Jackson tract, a distance of 409.95 feet to a PK Nail, found for the southwest corner of said 10,000 acre Spurgin tract;

THENCE: North 00 deg. 03 min. 10 sec. West, departing from said road, along the west line of said 10,000 acre Spurgin tract, a distance of 753.64 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for most westerly northwest corner of said 10,000 acre Spurgin tract;

THENCE: Due East, along the northerly line of said 10,000 acre Spurgin tract, a distance of 396.89 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said 10,000 acre Spurgin tract;

THENCE: Due North, continuing along the northerly line of said 10,000 acre Spurgin tract, a distance of 186.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the most northerly northwest corner of said 10,000 acre Spurgin tract;

THENCE: Due East, continuing along the northerly line of said 10,000 acre Spurgin tract, a distance of 142.41 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of said 10,000 acre Spurgin tract and same being the west line of that certain called 11,846 acre tract described in a deed to Douglas A. Kowalski, recorded in Volume 4719, Page 2518, D.R.C.C.T.

THENCE: South 00 deg. 03 min. 10 sec. East, along the east line of said 10,000 acre Spurgin tract and the west line of said 11,846 acre Kowalski tract, as well as the west line of the above described 10 acre Williams tract, a distance of 949.10 feet the POINT OF BEGINNING and containing 435,600 square feet or 10,000 acres of land.

DEDICATION

STATE OF TEXAS)(COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, KIMA SPURGIN, do hereby adopt this Preliminary-Final Plat, designating the herein above described property as **HOLDER HILL, LOT 1, BLOCK A**, being a 10,000 acre tract of land described in a deed to Kima Spurgin, recorded in Instrument No. 20141205001327520, Deed Records, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easements being hereby dedicated for the 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, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, 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 _____, 2016.

KIMA SPURGIN
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 **KIMA SPURGIN**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2016.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE
That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2016.

PRELIMINARY
RELEASED 09/08/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
State of Texas, No. 4701

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 **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2016.

Notary Public, State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT

**HOLDER HILL ADDITION
LOT 1, BLOCK A
10,000 Acres
and situated in the
H. T. Chenaweth Survey, Abstract No. 157
City of McKinney
Collin County, Texas**

OWNER
KIMA SPURGIN
3067 County Road 330
McKinney, Texas 75071
kspurgin@koonfuller.com
214-578-0101

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

		SURVEYING • MAPPING • PLANNING 701 S. Tennessee Street • McKinney, Texas 75069 (972) 542-1266			
Drawn by	Date	Scale	Job	Title	Sheet
Mark Hunt	08/29/16	1" = 80'	16067	16067-MP.DWG	1 of 1