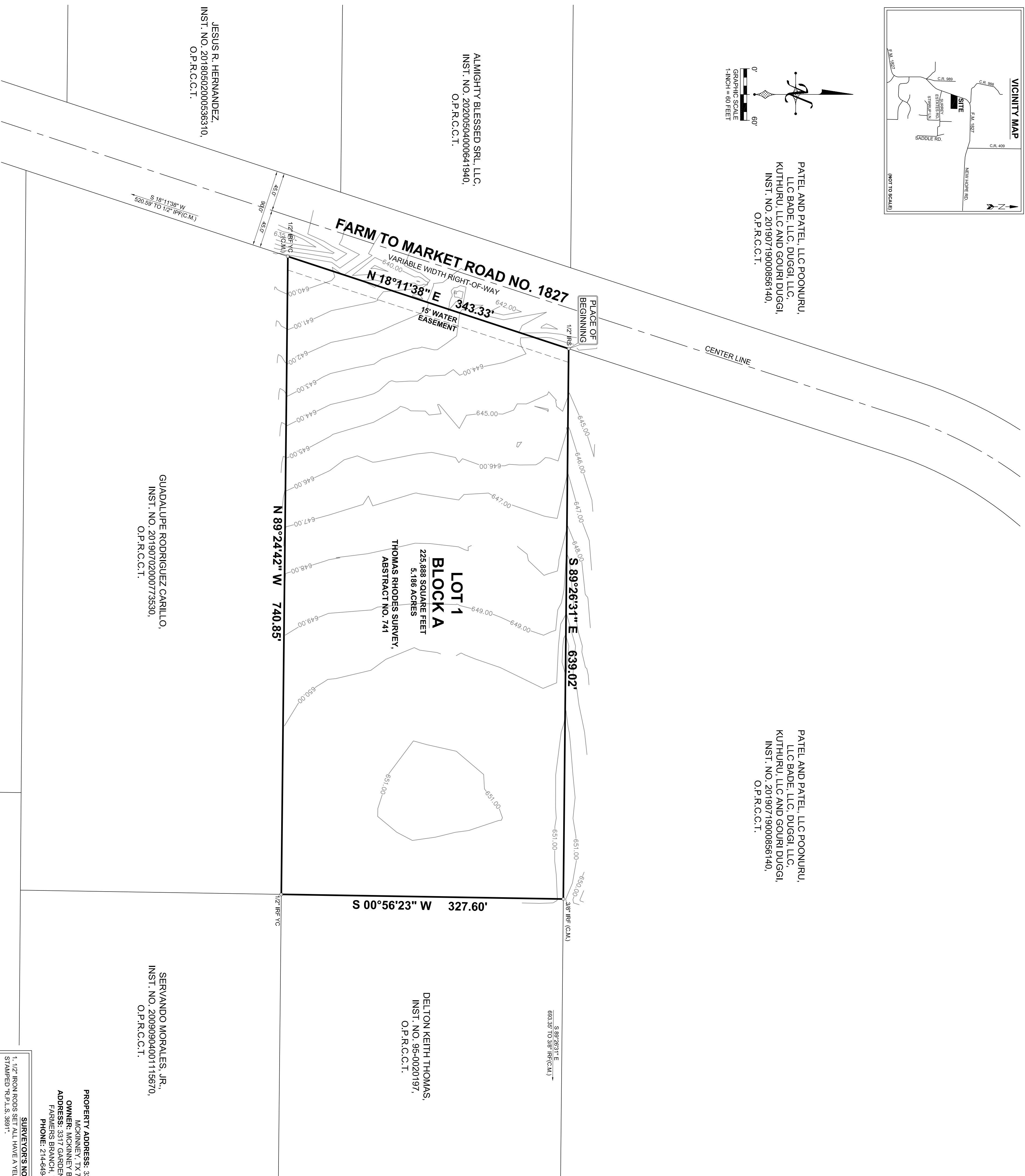


PATEL AND PATEL, LLC POONURU,  
LLC BADE, LLC, DUGGI, LLC,  
KUTHURU, LLC AND GOURI DUGGI,  
INST. NO. 20190719000856140,  
O.P.R.C.C.T.:

PATEL AND PATEL, LLC POONURU,  
LLC BADE, LLC, DUGGI, LLC,  
KUTHURU, LLC AND GOURI DUGGI,  
INST. NO. 20190719000856140,  
O.P.R.C.C.T.:



JESUS R. HERNANDEZ  
INST. NO. 2018050200035310,  
O.P.R.C.C.T.:

ALMIGHTY BLESSED SRL, LLC,  
INST. NO. 20200504000641940,  
O.P.R.C.C.T.:

GUADALUPE RODRIGUEZ CARRILLO,  
INST. NO. 20190702000773530,  
O.P.R.C.C.T.:

SERVANDO MORALES, JR.,  
INST. NO. 20090904001115670,  
O.P.R.C.C.T.:

**LOT 1  
BLOCK A**  
225,888 SQUARE FEET  
5.186 ACRES  
THOMAS RHODES SURVEY,  
ABSTRACT NO. 741

DELTON KEITH THOMAS,  
INST. NO. 95-0020197,  
O.P.R.C.C.T.:

**LEGEND**

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- C.M. COUNTY RECORDS, COLLIN COUNTY, TEXAS
- V.L. VENDOR LIST
- P.G. PAGE
- INST. NO. INSTRUMENT NUMBER
- REF. REFERENCE
- IRB. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3991"

JESUS ROBERTO GONZALEZ AND  
MARIA GUADALUPE CARREON,  
INST. NO. 20190710000807030,  
O.P.R.C.C.T.:

- SURVEYOR'S NOTES**
1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3991".
  2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
  3. ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, GRID COORDINATES, NO SCALE OR PROJECTION.
  4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING TRACT OF LAND.
  5. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE EXISTING SUBDIVISION LINE AND WITHIN THE CITY'S EXTENSION MAP, SECTION 10, TOWNSHIP 11N, RANGE 13E, SUBDIVISION ORDINANCE.

**PROPERTY ADDRESS:** 3342 F.M. 1827,  
MCKINNEY BLUFF ADDITION,  
ADDRESS: 3317 GARDEN BROOK DR.,  
FARMERS BRANCH, TX 75234  
PHONE: 214-449-1053

**BURNS SURVEYING**  
PROFESSIONAL LAND SURVEYORS  
FIRM NO. 10194366  
7509 PENNINGTON CIRCLE, ROWLETT, TX 75088  
WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: (214) 326-1080  
JOB NO.: 20211074-03  
DATE: 06/23/2022 DRAWN BY: TD

**OWNERS' CERTIFICATE**

**STATE OF TEXAS**  
**COLLIN COUNTY**  
WHEREAS McKinney Bluff, LLC is the sole owners of a tract of land located in xxxxxx WHERBAS Abstract No. 741, Collin County, Texas; and being a tract of land described in deed to McKinney Bluff, LLC, recorded in Instrument No. 202120202452560, Official Public Records, Collin County, Texas; and being more particularly described as follows:  
Beginning at a 1/2 inch iron rod with a yellow plastic cap stamped "R.P.L.S. 3991" set in the Southwest corner of Farm to Market Road No. 1827, at the Southwest corner of a tract of land described in deed to Patel and Patel, LLC, Poonuru, LLC, Bade, LLC, Duggi, LLC, Kuthuru, LLC, and Gouri Duggi" recorded in Instrument No. 20190719000856140, Official Public Records, Collin County, Texas; same being the Northwest corner of said McKinney Bluff, LLC tract;  
Thence South 89 deg, 26 min, 31 sec, East, along the South line of said Patel tract, a distance of 633.02 feet to a 12 inch iron rod at the Northwest corner of a tract of 85-0020197, Official Public Records, Collin County, Texas, same being the Northwest corner of said McKinney Bluff, LLC tract;

Thence South 00 deg, 56 min, 23 sec, West, a distance of 327.60 feet to a 1/2 inch iron rod with a yellow plastic cap found at the Southwest corner of said Thomas tract, and being the Northwest corner of a tract of land described in deed to Servando Morales, Jr., recorded in Instrument No. 20090904001115670, Official Public Records, Collin County, Texas, same being the Northeast corner of a tract of land described in deed to Gouri Duggi" recorded in Instrument No. 20190719000856140, Official Public Records, Collin County, Texas;" recorded in Instrument No. 20190719000856140, Official Public Records, Collin County, Texas;  
Thence North 89 deg, 24 min, 42 sec, West, a distance of 740.85 feet to a 1/2 inch iron rod with a yellow plastic cap found at the Southwest line of Farm to Market Road No. 1827 at the Northeast corner of Collin County 1954, same being the Southwest corner of said McKinney Bluff, LLC tract;  
Thence North 16 deg, 11 min, 38 sec, East along said Southeast line, a distance of 639.02 feet to a 12 inch iron rod with a yellow plastic cap containing 225, 888 square feet or 5.186 acres of land.

**COLLIN COUNTY NOTES**

1. Mail boxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. All roadway signs shall meet Collin County specifications.
4. All utility signs shall meet Collin County specifications.
5. Collin County does not, and will not accept street lights for maintenance or operation.
6. A gate dedicated to the public may not be obstructed, including by means of a gate, filling or obstruction of the roadway or prohibited.
7. The existing creases or drainage channels traversing along or across said lots, shall 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, drainage ways or for the control of erosion in said drainage ways.
8. The existing creases or drainage channels traversing along or across said lots, shall 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.
9. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
10. All surface drainage easements shall be kept clear of buildings, foundations, fences, walls, trees, shrubs, or other obstructions.
11. All surface drainage easements shall be maintained in the operation, access and maintenance of the drainage facility.
12. Fences and utility appearances may be placed within the 100'-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
13. All necessary Collin County authorizations (i.e., OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
14. All private driveway easements to a County maintained roadway, or roadway with easements of being accepted into the County roadway network, must be even with the elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
15. Erosion control devices that are adjacent to roadways and/or culverts and other drainage facilities shall be maintained in the operation, access and maintenance of the drainage facility.
16. Drainage improvements for maintenance, including retention and detention ponds, shall be provided in the Deed Restrictions that each lot owner is responsible for maintaining.
17. 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.

**ELECTRIC PROVIDER:**  
ADDRESS:  
PHONE:  
**WATER PROVIDER:**  
ADDRESS:  
PHONE:

**OWNERS' DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That McKinney Bluff, LLC, does hereby adopt this plat designating the herein-described property as **MCKINNEY BLUFF ADDITION, LOT 1, BLOCK A**, in addition to the City of McKinney (E13), Collin County, Texas and does hereby dedicate to the public use (shown for mutual use and accommodation of the City of McKinney and all public utilities having the right to remove and keep removed all or parts of any buildings, fences, shrubs, construction, maintenance or efferency of its right-of-way systems on said easement). The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, protecting, maintaining and adding to or removing all or parts of any use. This plat approves subject to all planning ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Name: \_\_\_\_\_  
Title: Owner

**STATE OF TEXAS**  
**COUNTY OF TEXAS**  
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 capacity therein stated.  
Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, This Plat is 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 The property is in Zone X and is not within the 100-year floodplain  
**PRELIMINARY NOT FOR RECORDING PURPOSES**  
By: \_\_\_\_\_  
Printed Name: Barry S. Rhodes  
R.P.L.S. No. 3991  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CERTIFICATE OF APPROVAL**

APPROVED AND ACCEPTED  
\_\_\_\_\_  
City Manager, City of McKinney  
\_\_\_\_\_  
Date  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**PRELIMINARY - FINAL PLAT  
MCKINNEY BLUFF ADDITION  
LOT 1, BLOCK A**

5.186 ACRES OF LAND  
BEING A TRACT OF LAND RECORDED IN INSTRUMENT NO. 202110202452560, O.P.R.C.C.T., SITUATED IN THE THOMAS RHODES SURVEY, ABSTRACT NO. 741, CITY OF MCKINNEY (E13), COLLIN COUNTY, TEXAS