

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS John Gavin James & Michelle Katherine Rowton are the owners of a tract of land situated in Collin County, Texas, in the Samuel Burton survey, abstract no. 123, being a survey of the 3.3577 acre tract described in a deed from Mary Carnell King to John Gavin James & Michelle Katherine Rowton, dated January 28, 2019, recorded as clerk's file no. 20190128000075180 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found at the southeast corner of said 3.3577 acre tract; some being in the north line of the 2.3335 acre tract recorded in volume 4435, page 1293; THENCE North 80°31'19" West, with the south line of said 3.3577 acre tract and the north line of said 2.3335 acre tract, passing the northwest corner of said 2.3335 acre tract and the northeast corner of the 2.0810 acre tract recorded as clerk's file no. 20180907001128260, continuing with the north line of said 2.0810 acre tract, in all 579.99 feet to a 1/2-inch iron pipe found at the southwest corner of said 3.3577 acre tract; same being the southeast corner of the 2.6917 acre tract recorded in volume 2279, page 439; THENCE North 00°39'46" East, with the west line of said 3.3577 acre tract and the east line of said 2.6917 acre tract, passing a 1/2-inch iron pipe found at 232.56 feet and continuing in all, 262.35 feet to a point in County Road 413 (east-west paved road) at the northwest corner of said 3.3577 acre tract and the northeast corner of said 2.6917 acre tract; THENCE South 79°17'36" East, with said County Road 413 and with the north line of said 3.3577 acre tract, 577.95 feet to a point at the northeast corner of said 3.3577 acre tract; a 1/2-inch iron pin set bears South 00°15'47" East, 30.56 feet; THENCE South 00°15'47" East, with the east line of said 3.3577 acre tract, 250.47 feet to the PLACE OF BEGINNING and containing 3.357 acres.

COUNTY OF COLLIN)(
STATE OF TEXAS)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John Gavin James & Michelle Katherine Rowton do hereby adopt this Preliminary-Final Plat designating the hereinabove described property as JAMES GANG ESTATES, LOT 1 & 2, 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, 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 _____, 2020.

John Gavin James, Owner

STATE OF TEXAS:)(
COUNTY OF COLLIN:)(

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared John Gavin James 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 _____, 2020.

Notary Public in and for the State of Texas

Michelle Katherine Rowton, Owner

STATE OF TEXAS:)(
COUNTY OF COLLIN:)(

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Michelle Katherine Rowton known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
OF
JAMES GANG ESTATES
LOT 1 & 2, BLOCK A
AN ADDITION TO THE CITY OF MCKINNEY
BEING 3.357 ACRES OF LAND LOCATED IN THE
SAMUEL BURTON SURVEY, ABSTRACT NO. 123,
COLLIN COUNTY, TEXAS
DECEMBER 29, 2019
2 LOTS

- All lots must utilize alternative type On-Site Sewage Facilities.
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/ponds, etc. (Per State regulations).
Due to the presence of a large pond/lake with sharp breaks and slopes on lot 1 and lot 2, it is recommended that there be no surface improvements, impervious cover, outbuildings, swimming pools, etc. planned on lot 1 or lot 2 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
Due to pond/lake required setback and other site conditions, future development and/or addition of structures/impervious cover may be limited on lot 1 and lot 2.
There was one (1) existing structure on lot 1 and one (1) existing structure on lot 2 at time of approval.
An OSSF, meeting all current state and county regulations, must be designed, permitted, installed and approved by Collin County Development Services for each lot/existing structure.
No OSSF component may cross lot lines.
Tree removal and/or grading for OSSF may be required on individual lots.
There are no water wells on lot and no water wells are allowed without prior approval from Collin County Development Services.
Due to the required setbacks and lot size, it is unlikely that any water wells can be operated on either lot.
Each lot is limited to a maximum of 5,000 gallons of treated/discharged sewage each day.
Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for lot prior to construction of any OSSF system.

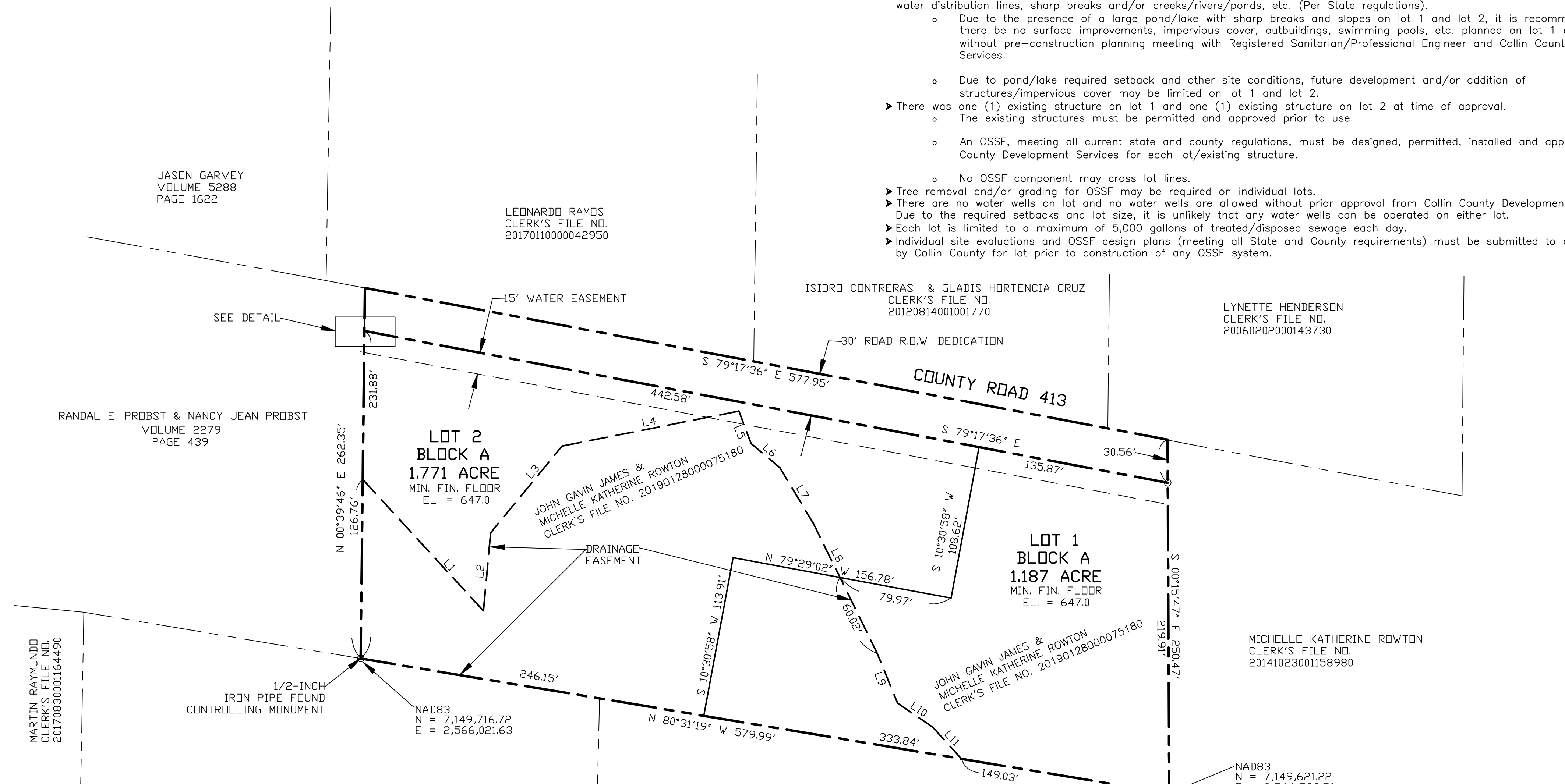


Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Lists line measurements L1 through L11.

SURVEYORS CERTIFICATE

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 _____, 2020.

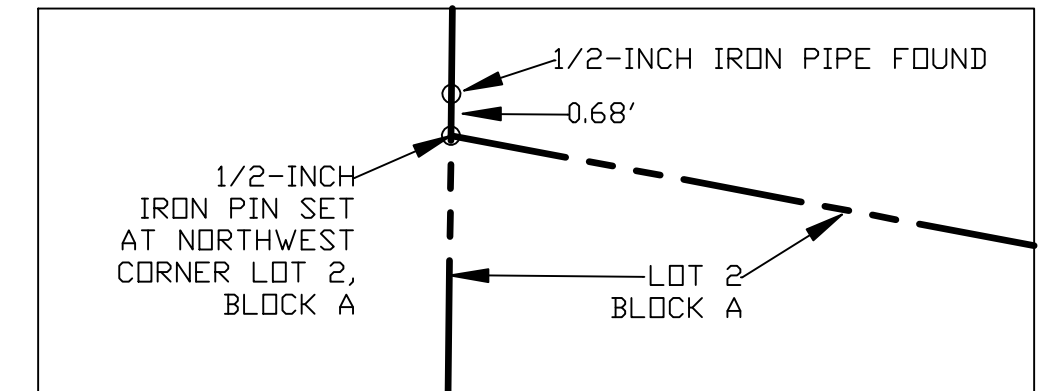
Notary Public in and for the State of Texas

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION AND COMPLY WITH THE SUBDIVISION ORDINANCE.

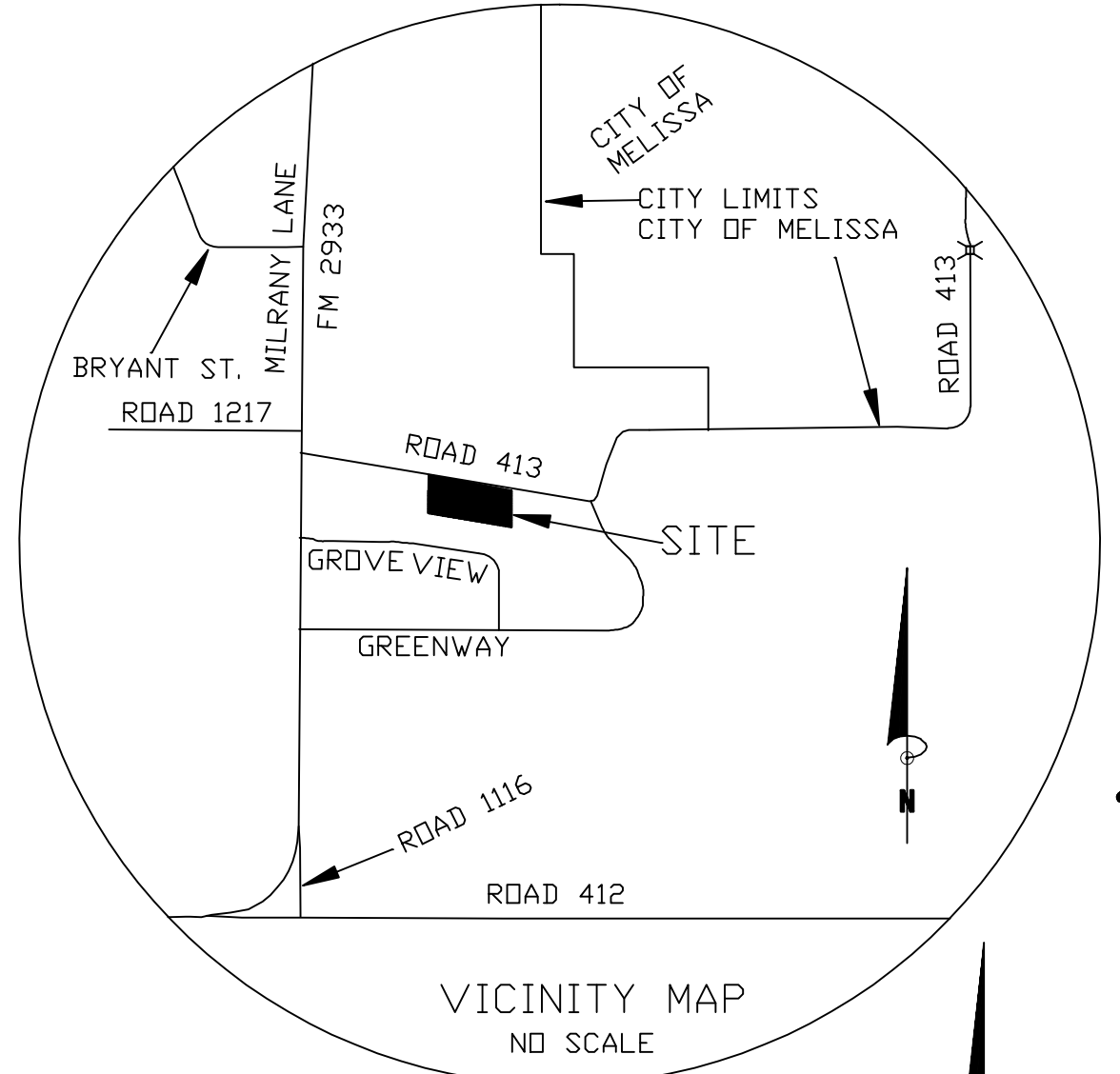
FLOOD CERTIFICATION According to Flood Insurance Rate Map No. 48085C0170 J, dated June 2, 2009, the 3.357 acre tract shown hereon is not within the 100 year flood plain.

BEARING BASE: GRID NORTH USING WESTERN DATA GPS NETWORK

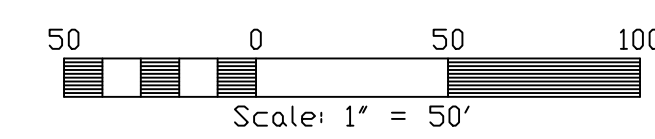
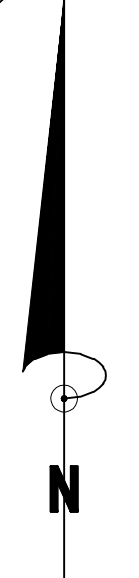
PURPOSE OF PLAT: TO CREATE TWO LOTS.



DETAIL NO SCALE



SCHOOL DISTRICT LINES ARE OFF OF AND COULD NOT BE SHOWN ON THIS VICINITY MAP.



Scale: 1" = 50'

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

OWNERS: JOHN GAVIN JAMES & MICHELLE KATHERINE ROWTON
3078 COUNTY ROAD 413
MELISSA, TEXAS 75454

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117
1101 W. UNIVERSITY DRIVE (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
972-562-3959
972-542-5751 FAX

Health Department Certification: I 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.

Registered Sanitarian or Designated Representative
Collin County Development Services

- The owners of Lot 1 & 2, Block A of this plat shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney and Collin County harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. 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. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and the United States of America.
The owner of Lot 2, Block A of this plat shall be fully responsible and liable for the operation and maintenance of the dam located on said property, including meeting all TCEQ standards. Property owner acknowledges that City of McKinney and Collin County shall have no responsibility for said operation and maintenance.