

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

WHEREAS William Michael Malone is the owner of a tract of land situated in Collin County, Texas, in the Charles Carter survey, abstract no. 220, being survey of part of the 20.00 acre tract described in a deed from Agnes Malone, et al to William C. Malone, dated April 29, 1968, recorded in volume 711, page 399 of the Collin County deed records, being described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron pin found at the northwest corner of said 20.00 acre tract, in the east line of Lot 6, Block C of Red Bud Estates, Phase II recorded in volume C, page 517 of the Collin County plat records; a 1/2-inch iron pin found bears North 01°35'57" West, 124.80 feet;
THENCE North 89°34'56" East, 364.31 feet to a 5/8-inch iron pin found at the southwest corner of the 12.414 acre tract recorded as clerk's file no. 97-0093080;
THENCE North 88°57'34" East, with the south line of said 12.414 acre tract, 600.14 feet to a 1/2-inch iron pin found at the southeast corner of said 12.414 acre tract and the southwest corner of the 6.8681 acre tract recorded in volume 4625, page 1555;
THENCE North 88°51'33" East, with the south line of said 6.8681 acre tract, 243.87 feet to a 1/2-inch iron pin set at the northeast corner of said 20.00 acre tract;
THENCE South 01°47'52" East, with the east line of said 20.00 acre tract, 409.32 feet to a 1/2-inch iron pin set in the north line of the 9.991 acre tract recorded as clerk's file no. 92-0079768;
THENCE South 89°00'00" West, with the north line of said 9.991 acre tract, 201.47 feet to a 1/2-inch iron pin set at the southeast corner of the 3.002 acre tract recorded as clerk's file no. 20160621000776530;
THENCE North 06°21'08" West, with the east line of said 3.002 acre tract, 216.83 feet to a 1/2-inch iron pin set at the northeast corner of said 3.002 acre tract;
THENCE South 89°12'44" West, with the north line of said 3.002 acre tract, 593.41 feet to a 1/2-inch iron pin set at the northwest corner of said 3.002 acre tract;
THENCE South 01°23'31" East, with the west line of said 3.002 acre tract, 218.09 feet to a 1/2-inch iron pin found at the southwest corner of said 3.002 acre tract and the northwest corner of the 6.00 acre tract recorded as clerk's file no. 93-0110559;
THENCE South 01°22'43" East, with the west line of said 6.00 acre tract, 170.69 feet to a 1/2-inch iron pin set at the northeast corner of the 5.00 acre tract recorded as clerk's file no. 96-0033401; a 1/2-inch iron pin found at the southeast corner of said 5.00 acre tract bears South 01°22'43" East, 552.12 feet;
THENCE South 88°19'09" West, with the north line of said 5.00 acre tract, 395.41 feet to a 1/2-inch iron pin set in the east line of Lot 2, Block C of Red Bud Estates, Phase I recorded in volume C, page 189 of the Collin County plat records; a 3/8-inch iron pin found at the southwest corner of said 5.00 acre tract bears South 01°35'57" East, 552.01 feet;
THENCE North 01°35'57" West, with the east line of said Red Bud Estates, Phase I, passing at 150.56 feet a 1/2-inch pipe found at the northeast corner of said Red Bud Estates, Phase I and the southeast corner of said Red Bud Estates, Phase II, continuing with the east line of said Red Bud Estates, Phase II, in all 587.38 feet to the PLACE OF BEGINNING and containing 9.9231 acres.

COUNTY OF COLLIN)(
STATE OF TEXAS)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That William Michael Malone does hereby adopt this Preliminary-Final Plat designating the hereinabove described property as MALONE ESTATES, LOT 1 & LOT 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 _____, 2018.

William Michael Malone, 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 William Michael Malone 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 _____, 2018.

Notary Public in and for the State of Texas

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 _____, 2018.

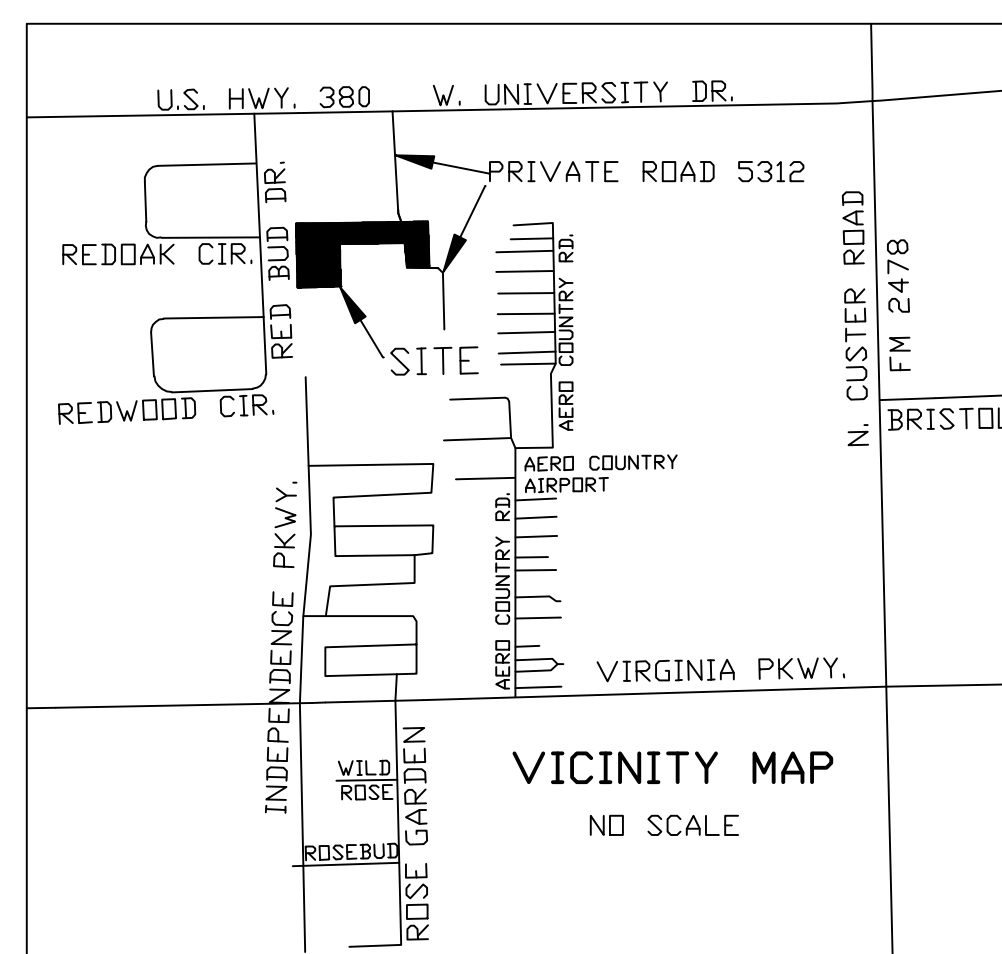
Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

OWNER: WILLIAM MICHAEL MALONE
6909 LAKEPOINTE DRIVE
OKLAHOMA CITY, OKLAHOMA 73116

SURVEYOR: BRUCE GEER
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4117
1101 W. UNIVERSITY (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
972-562-3959
972-542-5751-FAX
FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

PRELIMINARY-FINAL PLAT MALONE ESTATES LOT 1 & LOT 2, BLOCK A AN ADDITION TO COLLIN COUNTY, TEXAS 9.9231 ACRES IN THE CHARLES CARTER SURVEY, ABSTRACT NO. 220 COLLIN COUNTY, TEXAS



LEGEND

○ 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

CAROL STORY, TRUSTEE
STORY FAMILY TRUST
CLERK'S FILE NO.
20150702000816610

J.B. PHIPPS
CLERK'S FILE NO. 97-0093080

FERGUSON ENTERPRISES, INC.
VOLUME 4625, PAGE 1555

UH STORAGE (DE)
LIMITED PARTNERSHIP
VOLUME 5669, PAGE 4330

- LOT 1, BLOCK C RED BUD ESTATES PHASE II VOLUME C, PAGE 517 CCPR
LOT 2, BLOCK C RED BUD ESTATES PHASE II VOLUME C, PAGE 517 CCPR
LOT 3, BLOCK C RED BUD ESTATES PHASE II VOLUME C, PAGE 517 CCPR
LOT 4, BLOCK C RED BUD ESTATES PHASE II VOLUME C, PAGE 517 CCPR
LOT 5, BLOCK C RED BUD ESTATES PHASE II VOLUME C, PAGE 517 CCPR
LOT 6, BLOCK C RED BUD ESTATES PHASE II VOLUME C, PAGE 517 CCPR
LOT 7, BLOCK C RED BUD ESTATES PHASE II VOLUME C, PAGE 517 CCPR
LOT 8, BLOCK C RED BUD ESTATES PHASE II VOLUME C, PAGE 517 CCPR
LOT 9, BLOCK C RED BUD ESTATES PHASE II VOLUME C, PAGE 517 CCPR
LOT 1, BLOCK C RED BUD ESTATES PHASE I VOLUME C, PAGE 189 CCPR
LOT 2, BLOCK C RED BUD ESTATES PHASE I VOLUME C, PAGE 189 CCPR
LOT 3, BLOCK C RED BUD ESTATES PHASE I VOLUME C, PAGE 189 CCPR
LOT 4, BLOCK C RED BUD ESTATES PHASE I VOLUME C, PAGE 189 CCPR
LOT 5, BLOCK C RED BUD ESTATES PHASE I VOLUME C, PAGE 189 CCPR

1/2-INCH IRON PIN FOUND
BEGINNING
1/2-INCH IRON PIN FOUND NORTHWEST CORNER 20.00 ACRE TRACT

UTILITY EASEMENT TO CITY OF MCKINNEY CLERK'S FILE NO. 20120625000757630
20' EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT, VOLUME 5668 PAGE 4745

LOT 2 7.9903 ACRES

CAROLE A. HOLLIFIELD
CLERK'S FILE NO. 20160621000776530

PRIVATE ROAD 5312

LOT 1 1.9328 ACRE
AMERCO REAL ESTATE COMPANY OF TEXAS, INC.
CLERK'S FILE NO. 20090825001067660

1/2-INCH IRON PIN SET CONTROLLING MONUMENT

ACCESS EASEMENT-CLERK'S FILE NO. 20140213000137270

GEORGE R. SNOWDEN
MARCIA M. SNOWDEN
CLERK'S FILE NO. 92-0079768

PRIVATE ROAD 5312

AMERCO REAL ESTATE COMPANY OF TEXAS, INC.
CLERK'S FILE NO. 20160519000615700

GEORGE RICHARD SNOWDEN
MARCIA MILLER SNOWDEN
CLERK'S FILE NO. 93-0110559

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

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

ACCORDING TO FEMA MAP NO. 48085C0235J & MAP NO. 48085C0255J, DATED 6-2-2009, THE 9.9231 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

BEARING BASE: NORTH LINE OF 9.991 ACRE TRACT IN CLERK'S FILE NO. 92-0079768 AND NORTH LINE OF 6.00 ACRE TRACT IN CLERK'S FILE NO. 93-0110559
CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT NORTHWEST CORNER OF SAID 6.00 ACRE TRACT AND 1/2-INCH IRON PIN SET AT NORTHEAST CORNER OF SAID 9.991 ACRE TRACT.

PURPOSE OF PLAT: PLAT THIS PROPERTY INTO TWO TRACTS.

IT IS APPROXIMATELY N 01°35'57" W, 951.78' FROM THE NORTHWEST CORNER OF THIS 9.9231 ACRE TRACT TO THE NORTHWEST CORNER OF THE CHARLES CARTER SURVEY, ABSTRACT NO. 220.

