

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 Carmel 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.

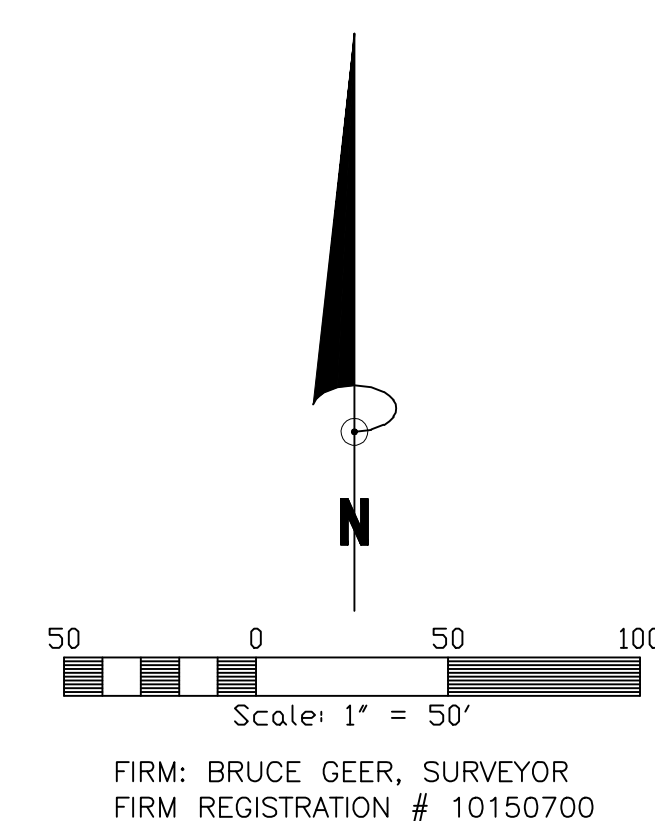
Notary Public in and for the State of Texas

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

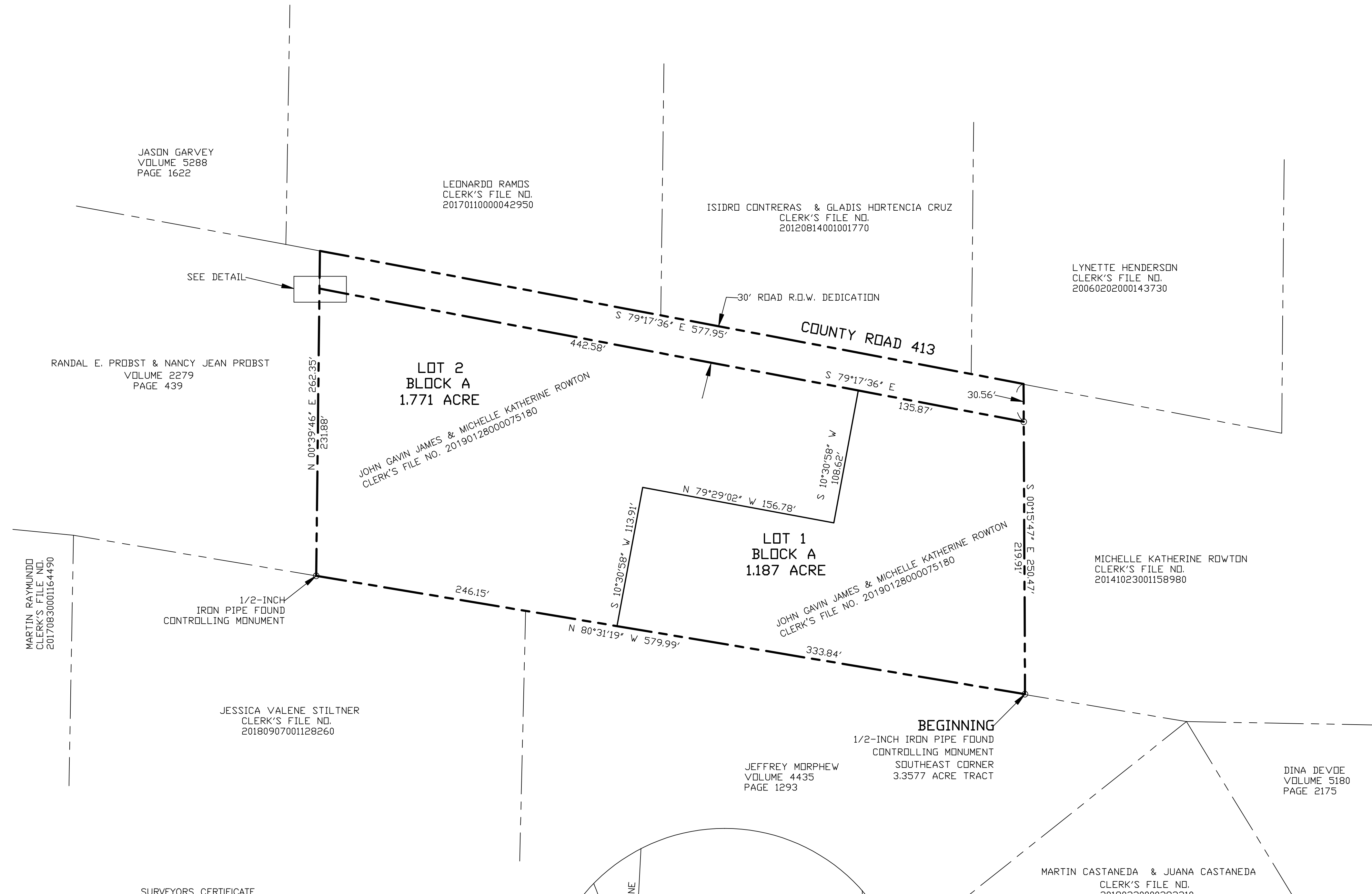
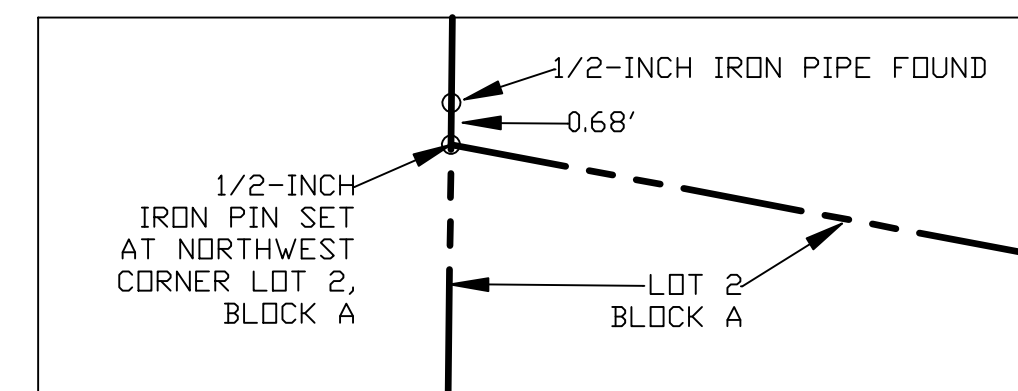
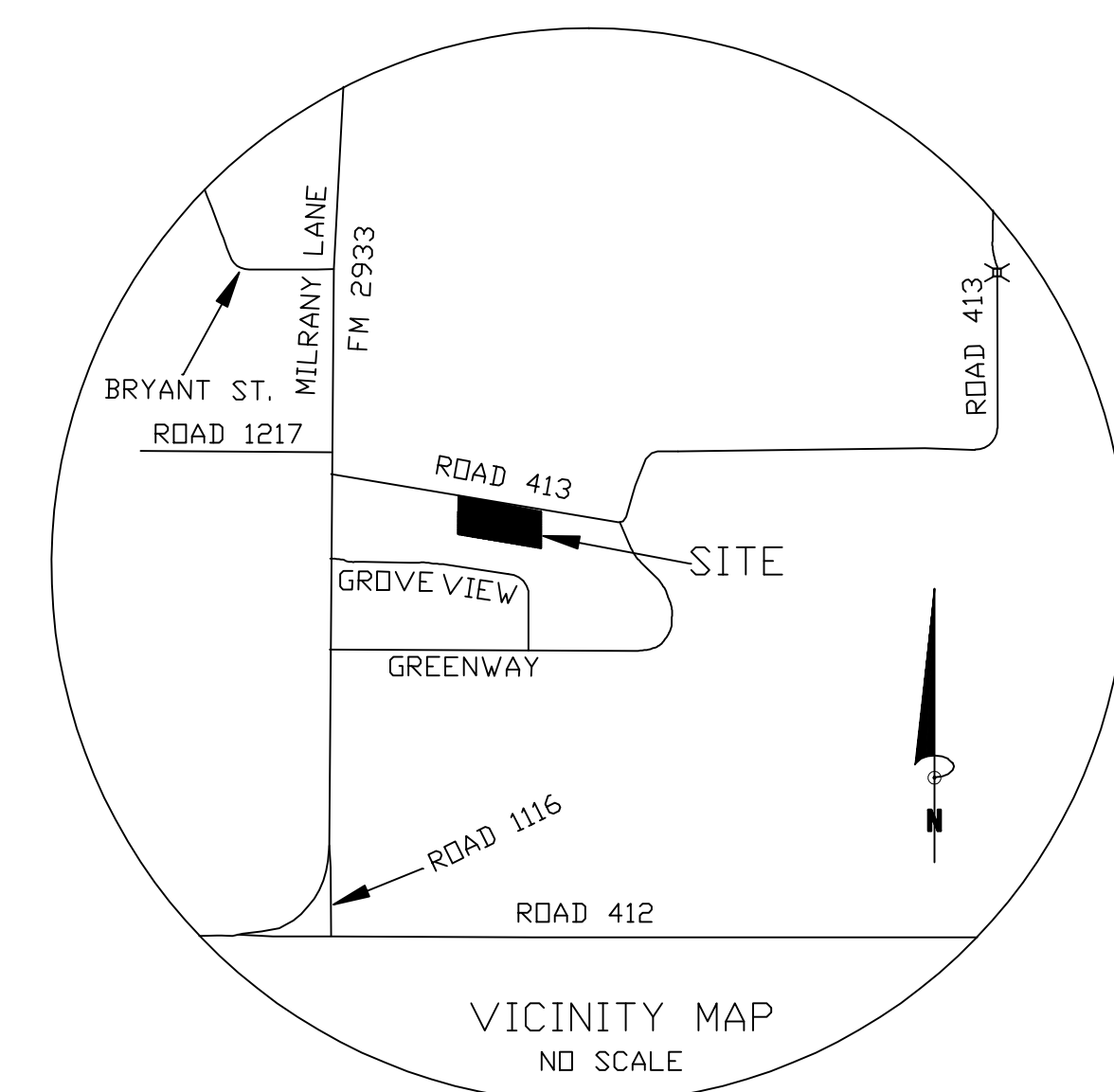
OWNERS: JOHN GAVIN JAMES & MICHELLE KATHERINE ROWTON
3078 COUNTY ROAD 413
MELISSA, TEXAS 75454

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



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.