

NOTE: ALL IRS ARE 1/2" IRON RODS MARKED "BRITAIN & CRAWFORD" SET.

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48085C0280J, MAP REVISED JUNE 2, 2009 AND COMMUNITY-PANEL NUMBER 48085C0280J, MAP REVISED JUNE 2, 2009.

BEARING BASE:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

OWNER: North Texas Municipal Water District
505 E. Brown Street
Wylie, Texas 75098

PHONE: 972-442-5405
EMAIL: cbaptista@ntmwd.com

CONTACT: Cesar Baptista

OWNER: City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

PHONE: 972-547-7510
EMAIL: pgrimes@mckinneytexas.org

CONTACT: Paul Grimes (City Manager)

SURVEYOR:

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

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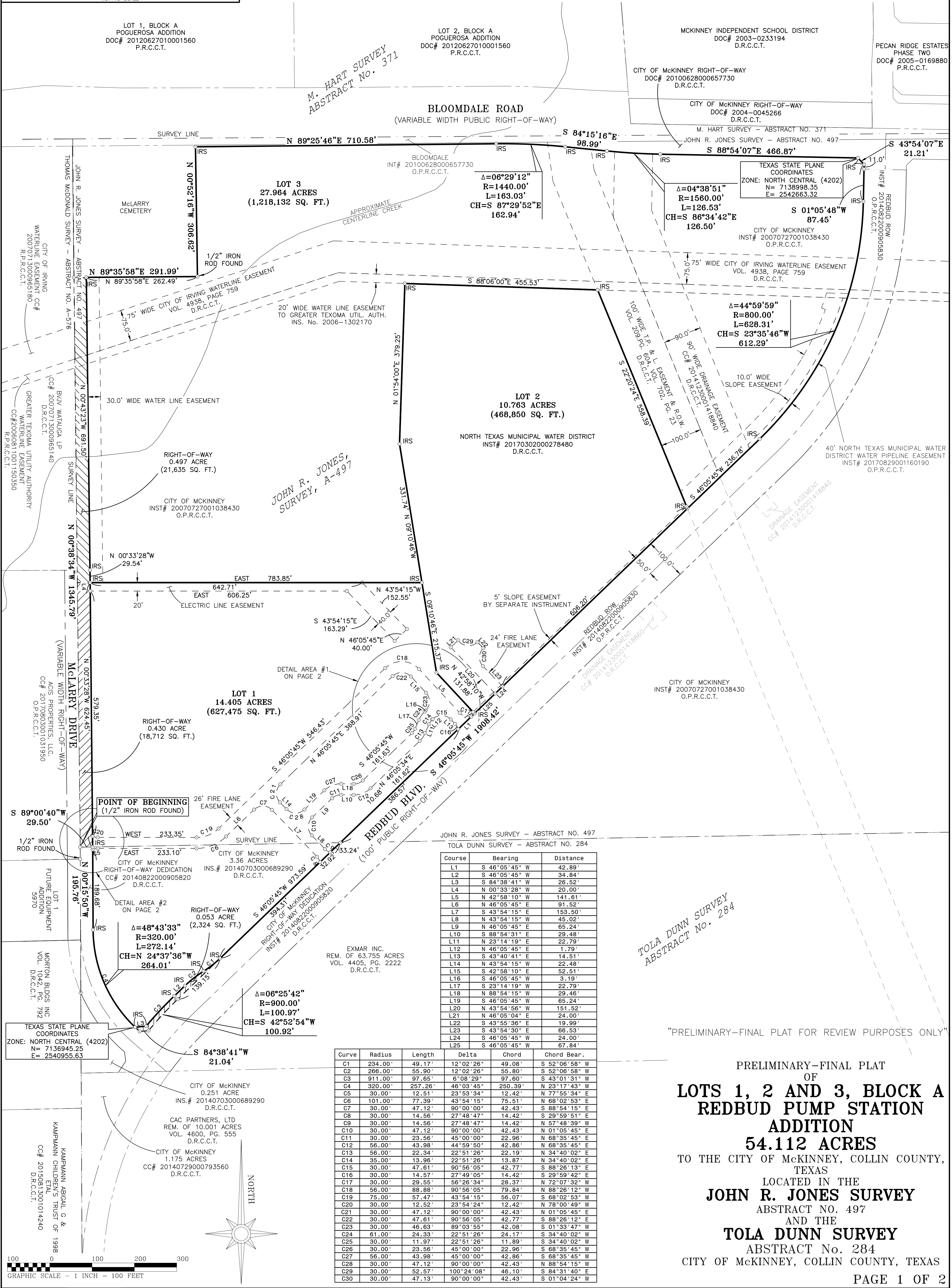
FIRM CERTIFICATION# 1019000
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ENGINEER: Freese and Nichols
2711 N. Haskell Avenue, Suite 3300
Dallas, Texas 75204

PHONE: 214-217-2235
EMAIL: Sam@freese.com

CONTACT: Sam Meisner, P.E.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.



LOT 2, BLOCK A
POGUEROSA ADDITION
DOC# 20120627010001560
P.R.C.C.T.

LOT 1, BLOCK A
POGUEROSA ADDITION
DOC# 20120627010001560
P.R.C.C.T.

MCKINNEY INDEPENDENT SCHOOL DISTRICT
DOC# 2003-0233194
D.R.C.C.T.

PECAN RIDGE ESTATES
PHASE TWO
DOC# 2005-0169880
P.R.C.C.T.

CITY OF MCKINNEY RIGHT-OF-WAY
DOC# 20100628000657730
D.R.C.C.T.

CITY OF MCKINNEY RIGHT-OF-WAY
DOC# 2004-0045266
D.R.C.C.T.

M. HART SURVEY
ABSTRACT NO. 371

BLOOMDALE ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

M. HART SURVEY - ABSTRACT NO. 371
JOHN R. JONES SURVEY - ABSTRACT NO. 497
S 88°54'07" E 466.87'

TEXAS STATE PLANE
COORDINATES
ZONE: NORTH CENTRAL (4202)
N = 7138998.35
E = 2542663.32

CITY OF MCKINNEY
INST# 20070727001038430
O.P.R.C.C.T.

Δ=44°59'59"
R=800.00'
L=628.31'
CH=S 23°35'46" W
612.29'

LOT 2
10.763 ACRES
(468,850 SQ. FT.)
NORTH TEXAS MUNICIPAL WATER DISTRICT
INST# 20170302000278480
D.R.C.C.T.

LOT 3
27.964 ACRES
(1,218,132 SQ. FT.)

Δ=06°29'12"
R=1440.00'
L=163.03'
CH=S 87°29'52" E
162.94'

Δ=04°38'51"
R=1560.00'
L=126.53'
CH=S 86°34'42" E
126.50'

LOT 1
14.405 ACRES
(627,475 SQ. FT.)

POINT OF BEGINNING
(1/2" IRON ROD FOUND)

Δ=48°43'33"
R=320.00'
L=272.14'
CH=N 24°37'36" W
264.01'

Δ=06°25'42"
R=900.00'
L=100.97'
CH=S 42°52'54" W
100.92'

JOHN R. JONES SURVEY - ABSTRACT NO. 497
TOLA DUNN SURVEY - ABSTRACT NO. 284

Course	Bearing	Distance
L1	S 46°05'45" W	42.89'
L2	S 46°05'45" W	34.84'
L3	S 84°38'41" W	26.52'
L4	N 00°33'28" W	20.00'
L5	N 42°58'10" W	141.61'
L6	N 46°05'45" E	91.52'
L7	S 43°54'15" E	153.50'
L8	N 43°54'15" W	45.02'
L9	N 46°05'45" E	65.24'
L10	S 88°54'31" E	29.48'
L11	N 23°14'19" W	22.79'
L12	N 46°05'45" E	1.79'
L13	S 43°40'41" E	14.51'
L14	N 43°54'15" W	22.48'
L15	S 42°58'10" E	52.51'
L16	S 46°05'45" W	3.19'
L17	S 23°14'19" W	22.79'
L18	N 88°54'15" W	29.46'
L19	S 46°05'45" W	65.24'
L20	N 43°54'56" W	151.52'
L21	N 46°05'04" E	24.00'
L22	S 43°55'36" E	19.99'
L23	S 88°54'31" E	66.53'
L24	S 46°05'45" W	24.00'
L25	S 46°05'45" W	67.84'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	234.00'	49.17'	12°02'26"	49.08'	S 52°06'58" W
C2	266.00'	55.90'	12°02'26"	55.80'	S 52°06'58" W
C3	911.00'	97.65'	6°08'25"	97.60'	S 43°01'31" W
C4	320.00'	257.26'	46°03'45"	250.39'	S 23°17'43" W
C5	30.00'	12.51'	23°53'34"	12.42'	N 77°55'34" E
C6	101.00'	77.39'	43°54'15"	75.51'	N 68°02'53" E
C7	30.00'	47.12'	90°00'00"	42.43'	S 88°54'15" E
C8	30.00'	14.56'	27°48'47"	14.42'	S 29°59'51" E
C9	30.00'	14.56'	27°48'47"	14.42'	N 57°48'39" W
C10	30.00'	47.12'	90°00'00"	42.43'	N 01°05'45" E
C11	30.00'	23.56'	45°00'00"	22.96'	N 68°35'45" E
C12	56.00'	43.98'	44°59'50"	42.86'	N 68°35'45" E
C13	56.00'	22.34'	22°51'26"	22.19'	N 34°40'02" E
C14	35.00'	13.96'	22°51'26"	13.87'	N 34°40'02" E
C15	30.00'	47.61'	90°56'05"	42.77'	S 88°26'13" E
C16	30.00'	14.57'	27°49'05"	14.42'	S 29°59'51" E
C17	30.00'	29.55'	56°26'34"	28.37'	N 72°07'32" W
C18	56.00'	88.88'	90°56'05"	79.84'	N 88°26'12" W
C19	75.00'	57.47'	43°54'15"	56.07'	S 68°02'53" W
C20	30.00'	12.52'	23°54'24"	12.42'	N 78°00'49" W
C21	30.00'	47.12'	90°00'00"	42.43'	N 01°05'45" E
C22	30.00'	47.61'	90°56'05"	42.77'	S 88°26'12" E
C23	30.00'	46.63'	89°03'55"	42.08'	S 01°33'47" W
C24	61.00'	24.33'	22°51'26"	24.17'	S 34°40'02" W
C25	30.00'	11.97'	22°51'26"	11.89'	S 34°40'02" W
C26	30.00'	23.56'	45°00'00"	22.96'	S 68°35'45" W
C27	56.00'	43.98'	45°00'00"	42.86'	S 68°35'45" W
C28	30.00'	47.12'	90°00'00"	42.43'	N 88°54'15" W
C29	30.00'	52.57'	100°24'08"	46.10'	S 84°51'40" E
C30	30.00'	47.13'	90°00'00"	42.43'	S 01°04'24" W

TOLA DUNN SURVEY
ABSTRACT NO. 284

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT
OF
**LOTS 1, 2 AND 3, BLOCK A
REDBUD PUMP STATION
ADDITION**
54.112 ACRES
TO THE CITY OF MCKINNEY, COLLIN COUNTY,
TEXAS
LOCATED IN THE
JOHN R. JONES SURVEY
ABSTRACT NO. 497
AND THE
TOLA DUNN SURVEY
ABSTRACT No. 284
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SURVEYOR:



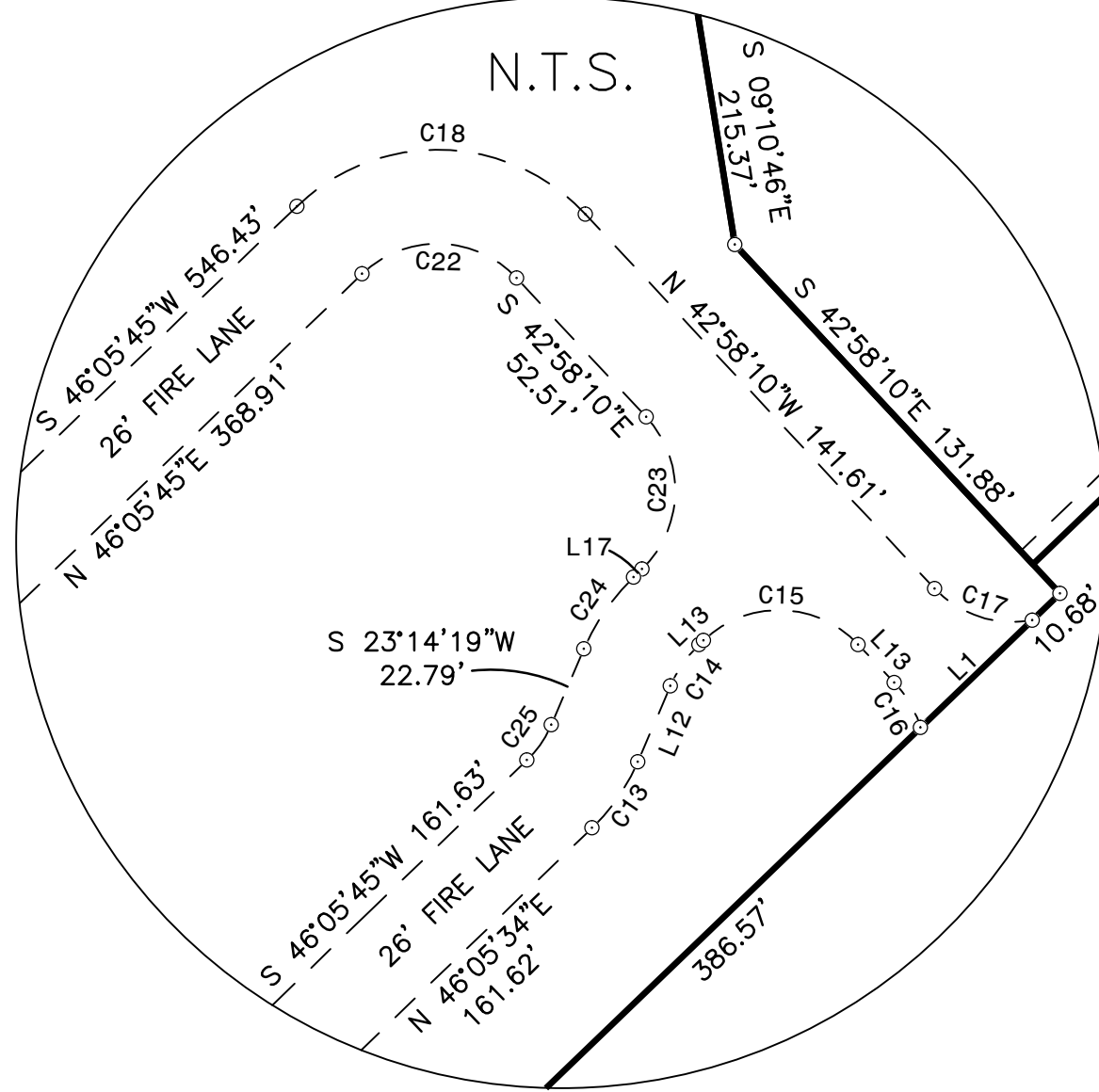
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FAX (817) 926-9347
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FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000
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Table with 6 columns: Curve, Radius, Length, Delta, Chord, Chord Bear. containing curve data from C1 to C30.

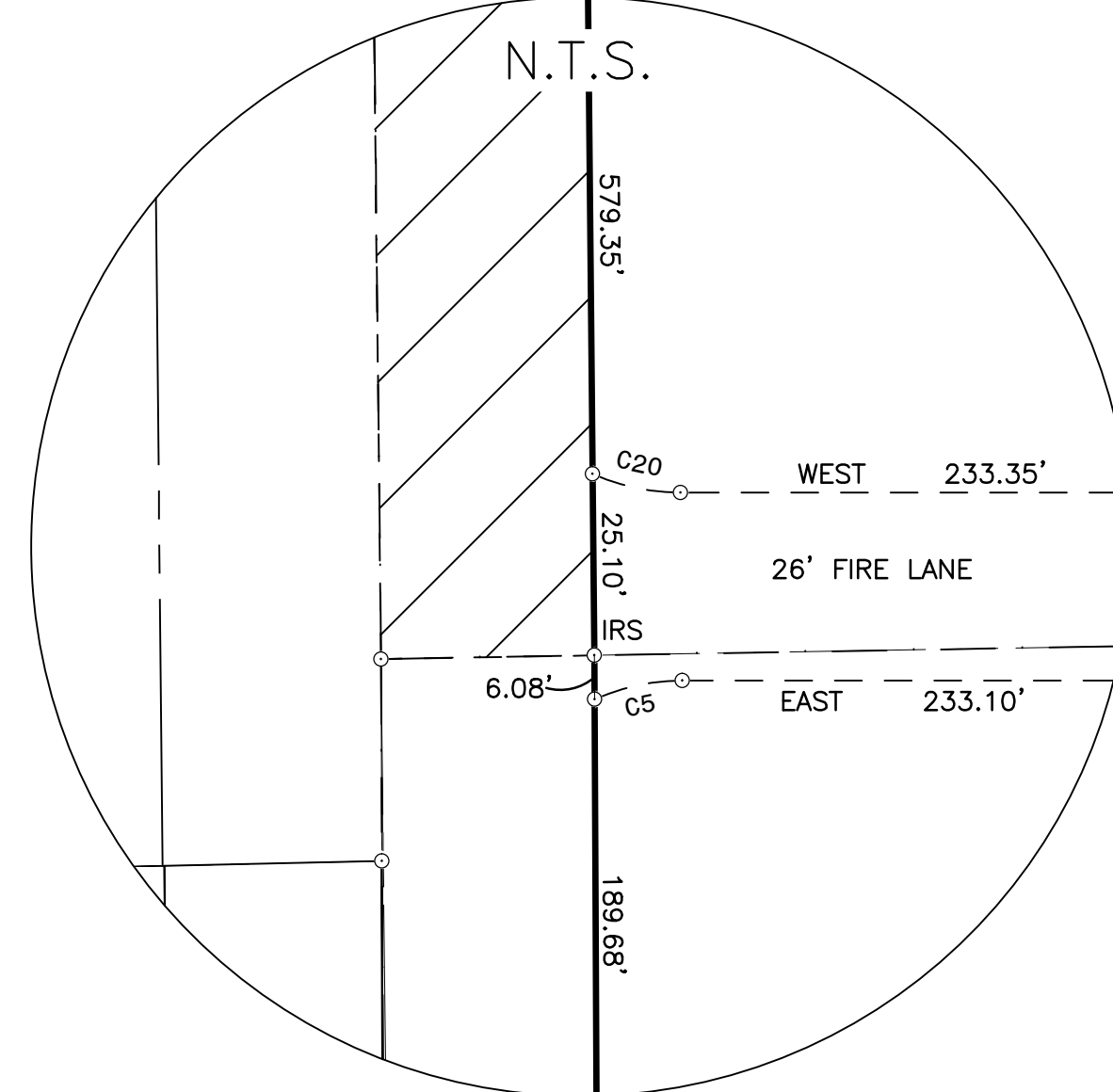
Table with 3 columns: Course, Bearing, Distance containing lot data from L1 to L25.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

DETAIL AREA #1



DETAIL AREA #2



LEGAL DESCRIPTION

BEING 54.112 acres of land located in the JOHN R. JONES SURVEY, Abstract No. 497, and the TOLA DUNN SURVEY, Abstract No. 284, McKinney, Collin County, Texas, and being comprised of a portion of the tracts of land conveyed to the City of McKinney, by the deeds recorded in Instrument No. 20140703000689290, and Instrument No. 20070727001038430, of the Official Public Records of Collin County, Texas, and also being all of the tract of land conveyed to North Texas Municipal Water District, by the deed recorded on Instrument No. 20170302000278480, of the Official Public Records of Collin County, Texas. Said 54.112 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southwest corner of aforesaid City of McKinney Tract (Instrument No. 20070727001038430) and the Southwest corner of aforesaid JOHN R. JONES SURVEY, lying in the centerline of McLarry Drive;

THENCE N 00° 38' 34" W 1345.79 feet, along the West boundary line of said City of McKinney Tract and the West line of said JOHN R. JONES SURVEY with the centerline of McLarry Drive, to a point at the most Westerly Northwest corner of said City of McKinney Tract and the Southwest corner of McLarry Cemetery;

THENCE N 89° 35' 58" E 291.99 feet, along the most Southerly North boundary line of said City of McKinney Tract and the South boundary line of said McLarry Cemetery, to a 1/2" iron rod found at the Southeast corner of said McLarry Cemetery;

THENCE N 00° 52' 16" W 306.62 feet, along the East boundary line of said McLarry Cemetery and the West boundary line of said City of McKinney Tract, to a 1/2" iron rod marked "Brittain & Crawford" set, at the Southwest corner of a tract of land conveyed to the City of McKinney for right-of-way of Bloomdale Road, according to the deed recorded in Instrument No. 20100628000657730, of the Official Public Records of Collin County, Texas;

THENCE along the dedicated South right-of-way line of Bloomdale Road, as follows:

- 1. N 89° 25' 46" E 710.58 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the right;
2. SOUTHEASTERLY 163.03 feet, along said curve to the right, having a radius of 1440.00 feet, a central angle of 06° 29' 12", and a chord bearing S 87° 29' 52" E 162.94 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the end of said curve;
3. S 84° 15' 16" E 98.99 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the left;
4. SOUTHEASTERLY 126.53 feet, along said curve to the left, having a radius of 1560.00 feet, a central angle of 04° 38' 51", and a chord bearing S 88° 34' 42" E 126.50 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the end of said curve;
5. S 88° 54' 07" E 466.87 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
6. S 43° 54' 07" E 21.21 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the intersection of the West right-of-way line of Redbud Boulevard and the South right-of-way line of Bloomdale Road;

THENCE S 01° 05' 48" W along the West right-of-way line of Redbud Boulevard, at 11.00 feet, passing a point at the Northwest corner of a tract of land conveyed for right-of-way dedication of Redbud Boulevard (a 100 foot wide public right-of-way), according to the deed recorded in Instrument No. 20140822000905830, of the Official Public Records of Collin County, Texas, and continuing in all 87.45 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the right;

THENCE SOUTHWESTERLY 628.31 feet, continuing along the Northwest right-of-way line of Redbud Boulevard, with a curve to the right, having a radius of 800.00 feet, a central angle of 44° 59' 59", and a chord bearing S 23° 35' 46" W 612.29 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the end of said curve;

THENCE S 46° 05' 45" W continuing along the Northwest right-of-way line of Redbud Boulevard, at 236.78 feet, passing a 1/2" iron rod marked "Brittain & Crawford" set, at the East corner of the aforesaid tract of land conveyed to North Texas Municipal Water District, at 934.82 feet, passing a 1/2" iron rod marked "Brittain & Crawford" set, at the South corner of said North Texas Municipal Water District Tract, and at 1374.96 feet, passing a point at the East corner of the aforesaid City of McKinney Tract (Instrument No. 20140703000689290) and the Northwest corner of a tract of land conveyed to the City of McKinney for right-of-way dedication of Redbud Boulevard, by the deed recorded in Instrument No. 20140822000905820, of the Official Public Records of Collin County, Texas, and continuing in all 1908.42 feet, to a point at the beginning of a curve to the left;

THENCE SOUTHWESTERLY 100.97 feet, continuing along the Northwest right-of-way line of Redbud Boulevard with a curve to the left, having a radius of 900.00 feet, a central angle of 06° 25' 42", and a chord bearing S 42° 52' 54" W 100.92 feet, to a point at the end of said curve;

THENCE S 84° 38' 41" W 21.04 feet, continuing along the Northwest right-of-way line of Redbud Boulevard, to a point at the intersection of the East right-of-way line of the aforesaid McLarry Drive;

THENCE NORTHWESTERLY 272.14 feet, along the East right-of-way line of McLarry Drive, with a curve to the right, having a radius of 320.00 feet, a central angle of 48° 43' 33", and a chord bearing N 24° 37' 36" W 264.01 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the end of said curve;

THENCE N 00° 15' 50" W 195.76 feet, continuing along the East right-of-way line of McLarry Drive, to a 1/2" iron rod marked "Brittain & Crawford" set, lying in the South boundary line of aforesaid City of McKinney Tract (Instrument No. 20070727001038430) and the South line of the JOHN R. JONES SURVEY and the North line of the TOLA DUNN SURVEY;

THENCE S 89° 00' 40" W 29.50 feet, along the South boundary line of said City of McKinney Tract and the South line of the JOHN R. JONES SURVEY and the North line of the TOLA DUNN SURVEY, to the POINT OF BEGINNING containing 54.112 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CITY OF MCKINNEY and NORTH TEXAS MUNICIPAL WATER DISTRICT, does hereby adopt this preliminary final plat designating the hereinabove described property as LOTS 1, 2 and 3, BLOCK A, REDBUD PUMP STATION ADDITION, being 54.112 acres of land in the John R. Jones Survey, Abstract No. 497, and the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas 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 right to remove and keep removed all or parts of any buildings, 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. 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, 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 at _____, Texas, this _____ day of _____ 2017

CITY OF MCKINNEY

By:

Name: Paul Grimes
Title: City Manager

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Paul Grimes, 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 2017

Notary Public in and for the State of Texas

NORTH TEXAS MUNICIPAL WATER DISTRICT

By:

Name: Cesar Baptista
Title: Assistant Deputy Director of Engineering

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Cesar Baptista, 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 2017

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, Stuart F. Smith, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.



STUART F. SMITH
Registered Professional
Land Surveyor
State of Texas No. 5454

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Stuart F. Smith 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 2017

Notary Public in and for the State of Texas

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT
OF
LOTS 1, 2 AND 3, BLOCK A
REDBUD PUMP STATION
ADDITION
54.112 ACRES
TO THE CITY OF MCKINNEY, COLLIN COUNTY,
TEXAS
LOCATED IN THE
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PAGE 2 OF 2