



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.

THOMAS RHODES SURVEY,
ABSTRACT NO. 741

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

JESUS R. HERNANDEZ,
INST. NO. 20180502000536310,
O.P.R.C.C.T.

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

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

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

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

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF COLLIN**
WHEREAS McKinney Bluff, LLC, is the sole owners of a tract of land located in xxxxxx SURVEY, Abstract No. 741, Collin County, Texas, and being a tract of land described in deed to McKinney Bluff, LLC, recorded in Instrument No. 2021202002453260, 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 "RPLS 3691" set in the Southeast line 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 639.02 feet to a 3/8 inch iron rod found at the Northwest corner of a tract of land described in deed to Delton Keith Thomas, recorded in Instrument No. 95-0020197, Official Public Records, Collin County, Texas, same being the Northeast 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 Guadalupe Rodriguez Carillo, recorded in Instrument No. 20190702000773530, 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 in the said Southeast line of Farm to Market Road No. 1827, at the Northwest corner of said Carillo tract, same being the Southwest corner of said McKinney Bluff, LLC tract;

Thence North 18 deg, 11 min, 38 sec, East, along said Southeast line, a distance of 343.33 feet to the PLACE OF BEGINNING and containing 225, 886 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. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
5. Collin County does not, and will not accept street lights for maintenance or operation.
6. A road dedicated to the public may not be obstructed, including by means of a gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. The existing creeks or drainage channels traversing along or across the subdivision will 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 the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
12. Fences and utility appurtenances 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 tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
15. The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
16. Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
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:

PROPERTY ADDRESS: 3342 F.M. 1827,
MCKINNEY, TX 75071
OWNER: MCKINNEY BLUFF, LLC
ADDRESS: 3317 GARDEN BROOK DR.,
FARMERS BRANCH, TX 75234
PHONE: 214-649-1053

SURVEYOR'S NOTES

1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
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 TWO (2) PLATTED LOTS FROM AN EXISTING TRACT OF LAND.
5. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

OWNER'S 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, LOTS 1 & 2, BLOCK A**, an addition to the City of McKinney (ETJ), 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 the 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 _____, 20__.

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF**
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 person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity herein 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 supervision. 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. 3691

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20__.

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

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED

City Manager, City of McKinney

Date

Attest:

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.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"



PROFESSIONAL LAND SURVEYORS
FIRM NO. 10194366
7509 PENNBRIDGE CIRCLE, ROWLETT, TX 75088
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202110743-03
DATE: 06/23/2022 DRAWN BY: TD

**PRELIMINARY - FINAL PLAT
MCKINNEY BLUFF ADDITION
LOTS 1 & 2, BLOCK A**

5.186 ACRES OF LAND
BEING A TRACT OF LAND RECORDED IN INSTRUMENT NO. 2021202002453260, O.P.R.C.C.T., SITUATED IN THE THOMAS RHODES SURVEY, ABSTRACT NO. 741, CITY OF MCKINNEY (ETJ) COLLIN COUNTY, TEXAS