

**LEGEND**

PG	=	PAGE
CAB	=	CABINET
VOL	=	VOLUME
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
INST#	=	INSTRUMENT NUMBER
CIRF	=	CAPPED IRON ROD FOUND
CIRS	=	CAPPED IRON ROD SET
R.O.W.	=	RIGHT-OF-WAY
P.R.T.C.T.	=	PLAT RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	=	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

- GENERAL NOTES**
- The purpose of this plat is to create one hundred and seven (107) residential lots and seven (7) common area lots of record and to dedicate easements and right-of-way.
  - This property is located in Non-Shaded Zone "X", Shaded Zone "X", Zone "AE", & Zone "AE Floodway" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2021 and is located in Community Number 480130 as shown on Map Number 48085C0165J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
  - The grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
  - The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
  - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
  - All proposed Lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the regulations of the subdivision ordinance.
  - All common areas are to be owned and maintained by the Homeowners Association (H.O.A.) and are to be used for landscaping and drainage purposes, as noted. The H.O.A. shall be solely responsible for the maintenance of the storm water detention system on common areas. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easements 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 the public purposes.
  - See Page 3 for Lot Area, Line, and Curve tables.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"  
**PRELIMINARY PLAT**  
**PROVINCE WOODS**  
 LOTS 1-6, 1X & 2X, BLOCK A  
 LOTS 1-62 & 1X - 5X, BLOCK B  
 LOTS 1-15 & 1X, BLOCK C  
 AND LOTS 1-21, BLOCK D

104 RESIDENTIAL LOTS  
 8 COMMON AREAS

BEING 57.54 ACRES OF LAND SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT No.294, IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

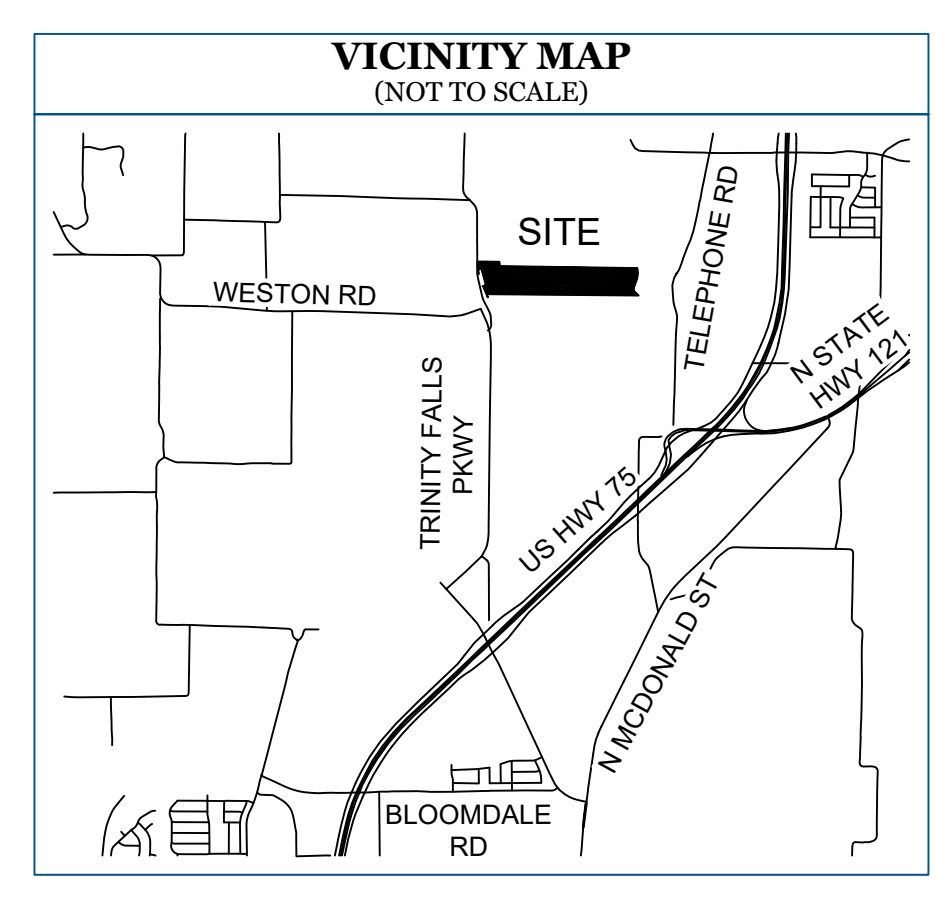
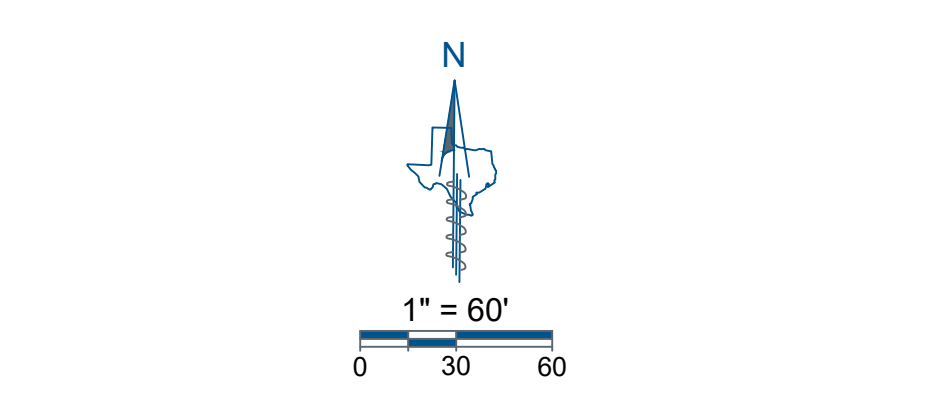
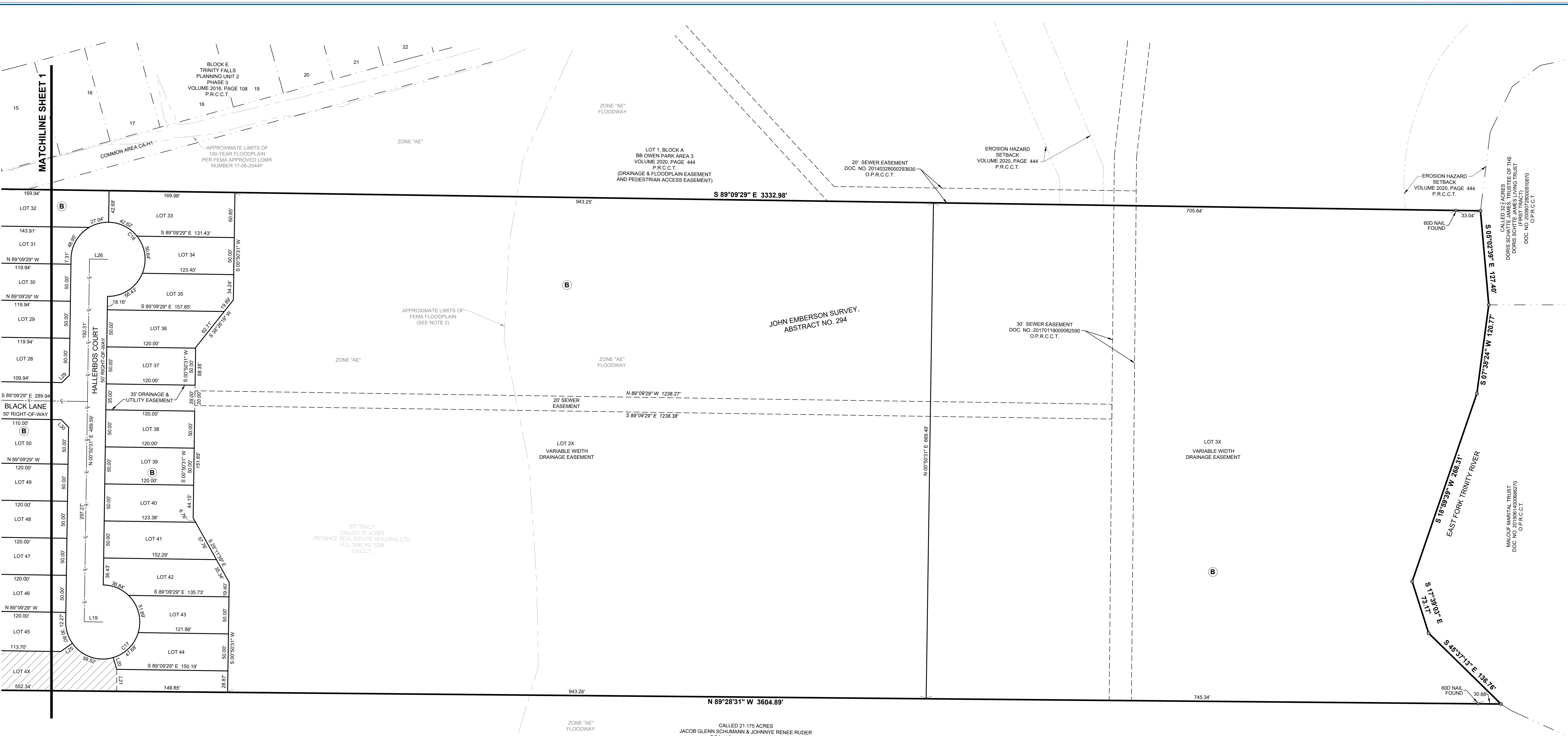
<b>SURVEYOR</b> Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Marshall Gage, LLC Contact: Scott Caruthers 207 E. Virginia, Suite: 216 McKinney, TX 75069 (972) 542-1222	<b>OWNER</b> Province Real Estate Holdings, Ltd. Contact: Lori J. Hunt 8431 Forest Hills Boulevard Dallas, TX 75218
---	--	---

JOB NUMBER	2108.080
DATE	11/14/2022
REVISION	-
DRAWN BY	BE



Eagle Surveying, LLC  
 222 South Elm Street  
 Suite: 200  
 Denton, TX 76201  
 940.222.3009  
 www.eaglesurveying.com  
 TX Firm # 10194177





**LEGEND**

PG = PAGE  
 CAB = CABINET  
 VOL = VOLUME  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 INST# = INSTRUMENT NUMBER  
 CIRF = CAPPED IRON ROD FOUND  
 CIRS = CAPPED IRON ROD SET  
 R.O.W. = RIGHT-OF-WAY  
 P.R.T.C.T. = PLAT RECORDS  
 COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS  
 COLLIN COUNTY, TEXAS

- GENERAL NOTES**
- The purpose of this plat is to create one hundred and seven (107) residential lots and seven (7) common area lots of record and to dedicate easements and right-of-way.
  - This property is located in Non-Shaded Zone "X", Shaded Zone "X", Zone "AE", & Zone "AE Floodway" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2021 and is located in Community Number 480130 as shown on Map Number 48085C0165J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
  - The grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
  - The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
  - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
  - All proposed Lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the regulations of the subdivision ordinance.
  - All common areas are to be owned and maintained by the Homeowners Association (H.O.A.) and are to be used for landscaping and drainage purposes, as noted. The H.O.A. shall be solely responsible for the maintenance of the storm water detention system on common areas. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easements 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 the public purposes.
  - See Page 3 for Lot Area, Line, and Curve tables.

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Brad Eubanks  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Marshall Gage, LLC  
 Contact: Scott Caruthers  
 207 E. Virginia, Suite: 216  
 McKinney, TX 75069  
 (972) 542-1222

**OWNER**  
 Province Real Estate Holdings, Ltd.  
 Contact: Lori J. Hunt  
 8431 Forest Hills Boulevard  
 Dallas, TX 75218

JOB NUMBER	2108.080
DATE	11/14/2022
REVISION	-
DRAWN BY	BE



Eagle Surveying, LLC  
 222 South Elm Street  
 Suite: 200  
 Denton, TX 76201  
 940.222.3009  
 www.eaglesurveying.com  
 TX Firm # 10194177

"PRELIMINARY-FINAL PLAT  
 FOR REVIEW PURPOSES ONLY"  
**PRELIMINARY PLAT  
 PROVINCE WOODS**  
 LOTS 1-6, 1X & 2X, BLOCK A  
 LOTS 1-62 & 1X - 5X, BLOCK B  
 LOTS 1-15 & 1X, BLOCK C  
 AND LOTS 1-21, BLOCK D

104 RESIDENTIAL LOTS  
 8 COMMON AREAS

BEING 57.54 ACRES OF LAND SITUATED IN THE  
 JOHN EMBERSON SURVEY, ABSTRACT No.294,  
 IN THE EXTRA-TERRITORIAL JURISDICTION OF THE  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



AREA TABLE BLOCK A table with columns Area, Acres, Sq. Feet and rows LOT 1X through LOT 6.

AREA TABLE BLOCK C table with columns Area, Acres, Sq. Feet and rows LOT 1X through LOT 16.

AREA TABLE BLOCK D table with columns Area, Acres, Sq. Feet and rows LOT 1 through LOT 21.

AREA TABLE BLOCK B table with columns Area, Acres, Sq. Feet and rows LOT 1X through LOT 63.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, PROVINCE REAL ESTATE HOLDING, LTD., are the owners of 57.54 acres out of the JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294 , situated in the extra-territorial jurisdiction of the City of McKinney, Collin County, Texas, being all of a called "2nd Tract" conveyed to Province Real Estate Holding, LTD., by the deed of record in Volume 5081, Page 5258 of the Deed Records of Collin County, Texas, being all of a called "1st Tract" conveyed to Province Real Estate Holding, LTD., by deed of record in Volume 5081, Page 5258 of said Deed Records, being a portion of abandoned County Road 206 by Court Order no. 2014-959-12-08 of the Court Records of Collin County, Texas, and being more particularly described by metes and bounds, as follows: BEGINNING at a Mag nail found at the southwest corner of Block D, Common Area CA D-6, Trinity Falls Planning Unit 2, Phase 1D, a subdivision of record in Volume 2018, Page 673, of said Plat Records in the centerline of said abandoned County Road 206; THENCE, S89°23'03"E, along the south line of said Common Area CA D-6, being the common north line of said 2nd Tract, a distance of 408.40 feet to a 60D nail found at an angle point in Block D, Common Area CA D-4, Trinity Falls Planning Unit 2, Phase 1C, a subdivision of record in Volume 2016, Page 165, of said Plat Records, and the northeast corner of said 2nd Tract; THENCE, S06°17'04"E, along the west line of said Common Area CA D-4, being the common east line of said 2nd tract, a distance of 105.91 feet to a 1/2" iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the north line of said 1st tract, at the most southerly southwest corner of said Block D, Common Area CA D-4 and the southeast corner of said 2nd tract; THENCE, S89°09'29"E, along the south lines of said Block D, Trinity Falls Planning Unit 2, Phase 1C; Block D Trinity Falls Planning Unit 2, Phase 1B, a subdivision of record in Volume 2015, Page 751, of said Plat Records; Block E, Trinity Falls Planning Unit 2, Phase 3, a subdivision of record in Volume 2016, Page 108, of said Plat Records; and Lot 1, Block A, BB Owen Park Area 3, a subdivision of record in Volume 2020, Page 444, of said Plat Records, being the common north line of said 1st Tract, passing at a distance of 3299.94 feet a 60D nail found for reference, and continuing a total distance of 3332.98 feet to a point in the East Fork of the Trinity River; THENCE, with the meanders of the East Fork of the Trinity River, the following courses and distances: S05°02'39"E, a distance of 127.40 feet; S07°38'24"W, a distance of 120.77 feet; S18°59'39"W, a distance of 268.31 feet; S17°39'03"E, a distance of 73.17 feet; S45°37'13"E, a distance of 136.76 feet in the north line of a called 21.175 acres conveyed to Jacob Glenn Schumann & Johnnye Renee Ruder by deed of record in Document Number 20211217002545560, of the Official Public Records of Collin County Texas; THENCE, N89°28'31"W, along the north line of said 21.175 acre tract, being the common south line of said 1st Tract, passing at a distance of 30.81 feet a 60D nail found for reference, and continuing along said common line, passing at a distance of 3584.61 feet a 1/2" iron rod found for reference, and continuing a total distance of 3604.89 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the approximate centerline of said abandoned County Road 206; THENCE, along the centerline of said abandoned County Road 206, the following courses and distances: N26°34'35"W, a distance of 64.81 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set; N13°31'46"W, a distance of 623.85 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set; N00°17'37"W, passing at a distance of 22.76 feet a Mag Nail found for reference, and continuing, a distance of 126.79 feet to the POINT OF BEGINNING and containing an area of 57.54 Acres, or (2506443 Square Feet) of land, more or less;

STATE OF TEXAS COUNTY OF DENTON

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of McKinney, Collin County, Texas.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF DENTON

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of McKinney, Collin County, Texas.

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

Matthew Raabe, R.P.L.S. #6402 Date

STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_.

Notary Public in and for the State of Texas

CURVE TABLE table with columns CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH and rows C1 through C20.

LINE TABLE table with columns LINE, BEARING, DISTANCE and rows L1 through L35.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PROVINCE REAL ESTATE HOLDING, LTD., do hereby adopt this plat, designating herein described property as PROVINCE WOODS, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys shown are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Record Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER: PROVINCE REAL ESTATE HOLDING, LTD.

BY: \_\_\_\_\_ Signature

Printed Name & Title

STATE OF TEXAS COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED

Planning and Zoning Commission Chairman City of McKinney, Texas

Date

Attest

Planning and Zoning Commission Secretary City of McKinney, Texas

Date

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT PROVINCE WOODS

LOTS 1-6, 1X & 2X, BLOCK A LOTS 1-62 & 1X - 5X, BLOCK B LOTS 1-15 & 1X, BLOCK C AND LOTS 1-21, BLOCK D

104 RESIDENTIAL LOTS 8 COMMON AREAS

BEING 57.54 ACRES OF LAND SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT No.294, IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JOB NUMBER 2108.080 DATE 11/14/2022 REVISION - DRAWN BY BE



Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177

SURVEYOR: Eagle Surveying, LLC, Contact: Brad Eubanks, 222 S. Elm Street, Suite: 200, Denton, TX 76201, (940) 222-3009. ENGINEER: Marshall Gage, LLC, Contact: Scott Caruthers, 207 E. Virginia, Suite: 216, McKinney, TX 75069, (972) 542-1222. OWNER: Province Real Estate Holdings, Ltd., Contact: Lori J. Hunt, 8431 Forest Hills Boulevard, Dallas, TX 75218.