

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Kenneth Richard Mayer and Kenneth Richard Mayer, Trustee of the Tyler Elizabeth Mayer Trust and of the Clark Perry Mayer Trust, does hereby adopt this plat designating the herein above described property as Preliminary-Final Plat Mayer Tract, Lots 1, 2 & 3, Block A, being comprised of a 17.662 acre tract as recorded under County Clerk No. 20180523000629680 & 20180809001001160 of the Collin County Land Records, and being all of a said 20.40 acre tract as recorded under County Clerk No. 20180718000891730 of the Collin County Land Records, an addition to the City of McKinney and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Easements, Drainage, Mutual Access and Utility Easements being hereby dedicated for the 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, trees, shrubs, 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, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND, this the ____ day of _____ 2019.

Kenneth Richard Mayer

By: Kenneth Richard Mayer, Owner

Kenneth Richard Mayer, Trustee of the Tyler Elizabeth Mayer Trust and of the Clark Perry Mayer Trust

By: Kenneth Richard Mayer, Trustee

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Richard Mayer, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 2019.

Notary Public in and for The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Richard Mayer, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 2019.

Notary Public in and for The State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Plano, Texas

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 2019.

Notary Public in and for The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Kenneth Richard Mayer is the owner of a 17.662 acre tract and the Trustee of the Tyler Elizabeth Mayer Trust and of the Clark Perry Mayer Trust, a 20.40 acre tract situated in the State of Texas, County of Collin and City of McKinney, being part of the J. J. Naugle Survey, Abstract No. 622, being all of said 17.662 acre tract as recorded under County Clerk No. 20180523000629680 & 20180809001001160 of the Collin County Land Records, and being all of a said 20.40 acre tract as recorded under County Clerk No. 20180718000891730 of the Collin County Land Records with said premises being more particularly described as follows: BEGINNING at an "X" found in a concrete turn-in marking the southwest corner of said premises, the southwest corner of said called 17.662 acre tract, being in the east right-of-way line of Custer Road (F.M. 2478), and marking the northwest corner of a variable width right-of-way dedication by Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records;

THENCE with the east right-of-way line of Custer Road, the west line of said 17.662 acre tract, the west line of said 20.40 acre tract and said premises as follows: North 00'05"58" West, 799.76 feet to a TxDot Monument found for corner; North 11°17'43" East, 198.86 feet to a Roome capped iron rod found for corner; North 07°15'33" West, 113.89 feet to a TxDot Monument found marking the southwest corner of a Lone Star Gas 0.5144 acre tract as recorded in Volume 3737, Page 223 of the Collin County Land Records;

THENCE departing said right-of-way line and with a common line between said Lone Star Gas 0.5144 acre tract and said 20.40 acre tract as follows: North 89°17'39" East, 141.33 feet to a Roome capped iron rod found for corner; North 00°38'58" West, 149.29 feet to a Roome capped iron rod found for corner; South 89°25'30" West, 158.67 feet to a Roome capped iron rod found in the east right-of-way line of Custer Road and marking the northwest corner of said Lone Star Gas 0.5144 acre;

THENCE continuing with the east right-of-way line of Custer Road and the west line of said 20.40 acre tract as follows: North 07°15'33" West, 43.06 feet to a Roome capped iron rod found for corner; North 00°00'34" East, 79.30 feet to a Roome capped iron rod found marking the northwest corner of said 20.40 acre tract, said premises, and the southwest corner of an 18.9640 acre tract as recorded under County Clerk No. 20100210000137550 of the Collin County Land Records;

THENCE departing said right-of-way line, with the north line of said 20.40 acre tract, the north line of said premises, and the south line of said 18.9640 acre tract as follows: South 67°19'10" East, 619.35 feet to a Roome capped iron rod found for corner; South 89°59'22" East, 705.75 feet to a point for corner in the approximate middle of Rowlett Creek, said corner marking the northeast corner of said premises, and being in the west line of Craig Ranch North Phase 11 as recorded in Volume 2006, Page 725 of the Collin County Map Records;

THENCE with the downstream meanders of Rowlett Creek, the east line of said 20.40 acre tract, the east line of said premises, and the west line of Craig Ranch North Phase 11 as follows: South 38°09'56" East, 79.24 feet to a point for corner; South 16°25'03" East, 61.24 feet to a point for corner; South 07°45'48" West, 63.53 feet to a point for corner; South 05°11'49" West, 184.61 feet to a point for corner; South 07°10'13" East, 127.28 feet to a point for corner; South 41°53'30" East, 83.23 feet to a point for corner; South 32°57'06" East, 289.42 feet to a point for corner and South 04°58'05" East, 333.68 feet to a point marking the southeast corner of said 20.40 acre tract, said premises, and being in the north line of a 9.888 acre tract as recorded under County Clerk No. 20160128000101840 of the Collin County Land Records;

THENCE departing said creek, along the south line of said 20.40 acre tract, the south line of said 17.662 acre tract, said premises, the north line of said called 9.888 acre tract, and the north line of the aforementioned Discovery at Rowlett Creek Addition, South 89°40'39" West, 1,574.69 feet to the point of beginning and containing 38.062 acres of land.

Creek Note:

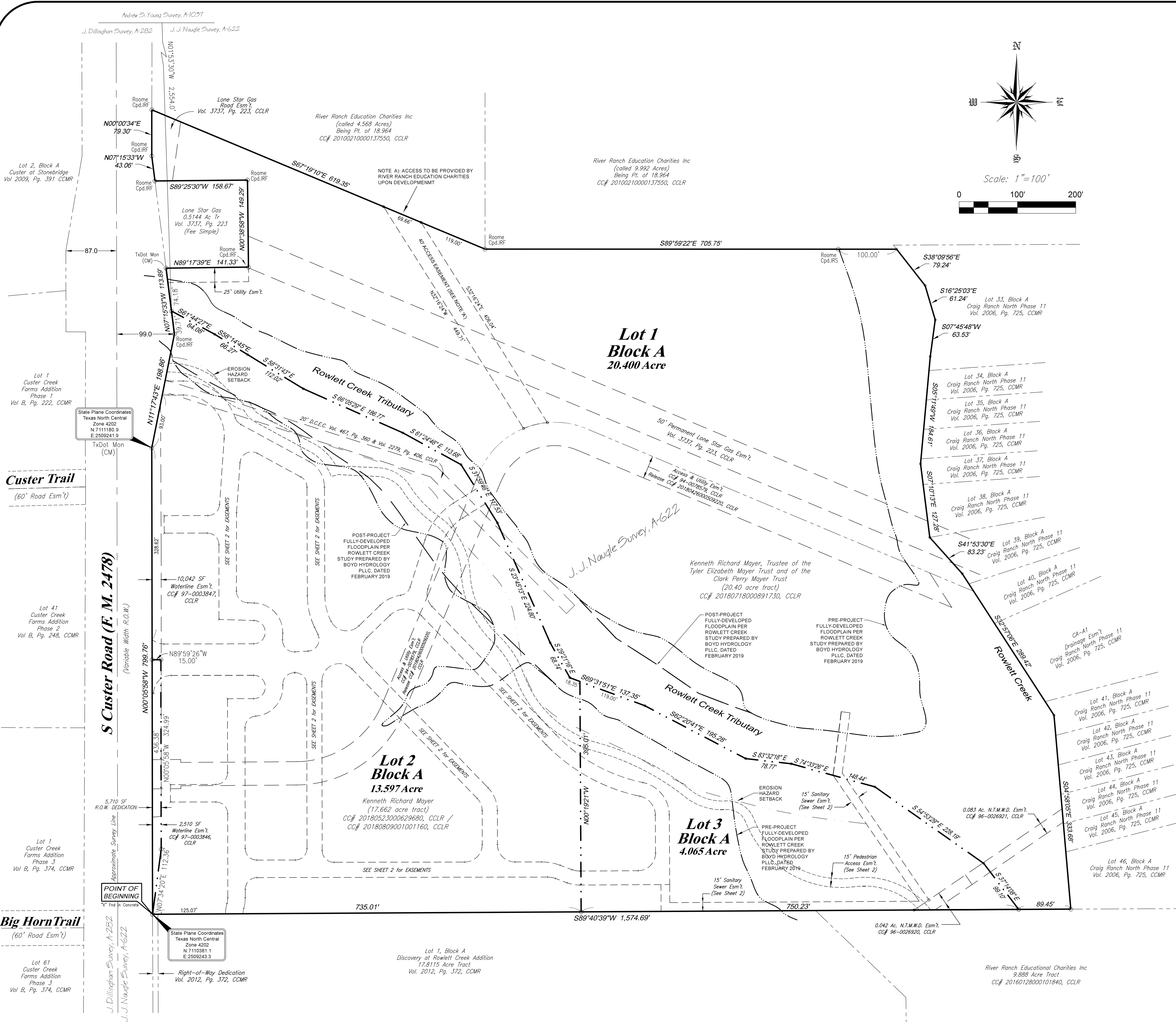
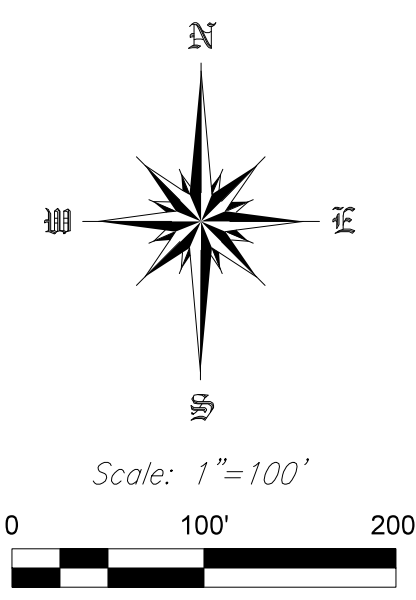
The owner and any subsequent owner of Lot 1 & 2, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement 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. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

FLOODPLAIN NOTE: The approximate location of the fully developed floodplain shown on the Preliminary-Final Plat is approximate only. The final location will need to be studied and shown on the record plat.

Preliminary Final Plat For Review Purposes Only

Legend

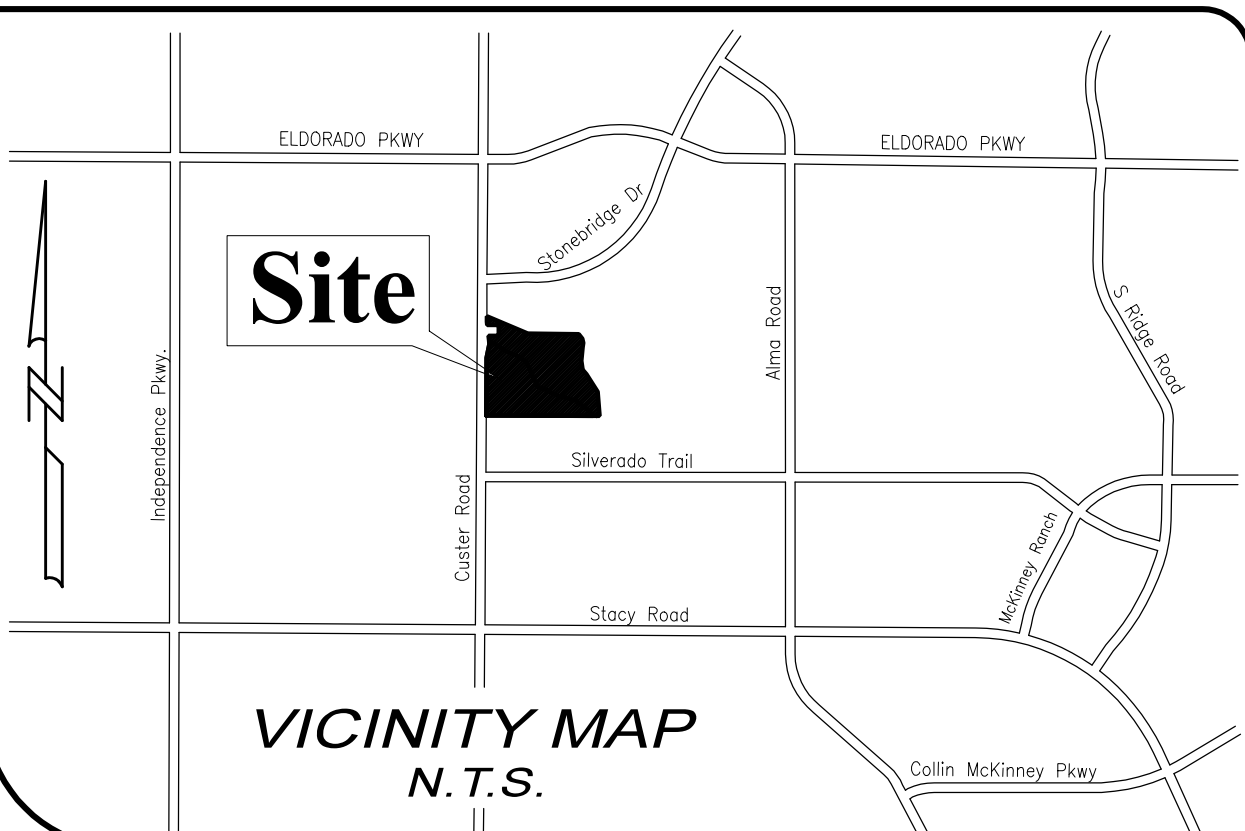
Roome Cpl.RF Roome Capped Iron Rod Found
Roome Cpl.RS Roome Capped Iron Rod Set
CCMR Collin County Map Records
CCLR Collin County Land Records
CM Controlling Monument



NOTES

- 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
2) Source bearing per GPS Observation collected on July 18, 2016.
3) A portion of the subject property along Rowlett Creek and a Tributary of Rowlett Creek lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0285 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone AE and Zone X).
4) State Plane Coordinates Base on the northwest corner of Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records.

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.



Preliminary - Final Plat
Mayer Tract
Lots 1, 2 & 3, Block A
Total of 38.062 Gross Acres
being all of a 17.662 Acre Tract recorded in Document No. 20180523000629680, C.C.L.R. & Document No. 20180809001001160, C.C.L.R. and a 20.40 Acre Tract recorded in Document No. 20180718000891730, C.C.L.R.
J. J. Naugle Survey, Abstract No. 622
City of McKinney, Collin County, Texas
July 2018

Owner: Lot 1, Block A
Tyler Elizabeth Mayer Trust and of the Clark Perry Mayer Trust
Attn: Kenneth Richard Mayer (Trustee)
4021 S. Custer Road
McKinney, Texas 75070
(P) 214-679-6454
email: kmayerranch@sbcbglobal.net

Owner: Lot 2&3, Block A
Kenneth Richard Mayer
4021 S. Custer Road
McKinney, Texas 75070
(P) 214-679-6454
email: kmayerranch@sbcbglobal.net

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
email: fredb@roomeinc.com
Attn: Fred Bemenderfer

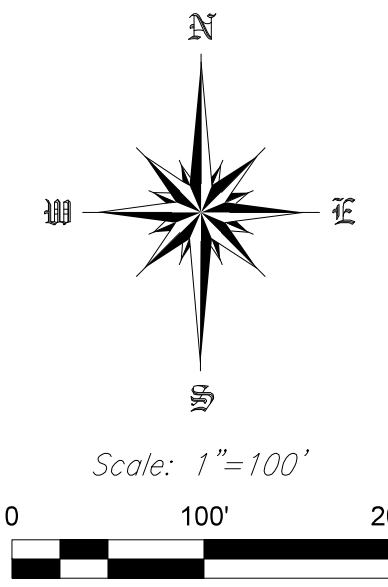
Engineer:
Kimley-Horn
260 East Davis Street (Suite 100)
McKinney, Texas 75069
(D) 469-301-2585
(M) 214-546-3707
Contact: Joseph E. Heimberger, P.E.

Roome Land Surveying
2000 Avenue G Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

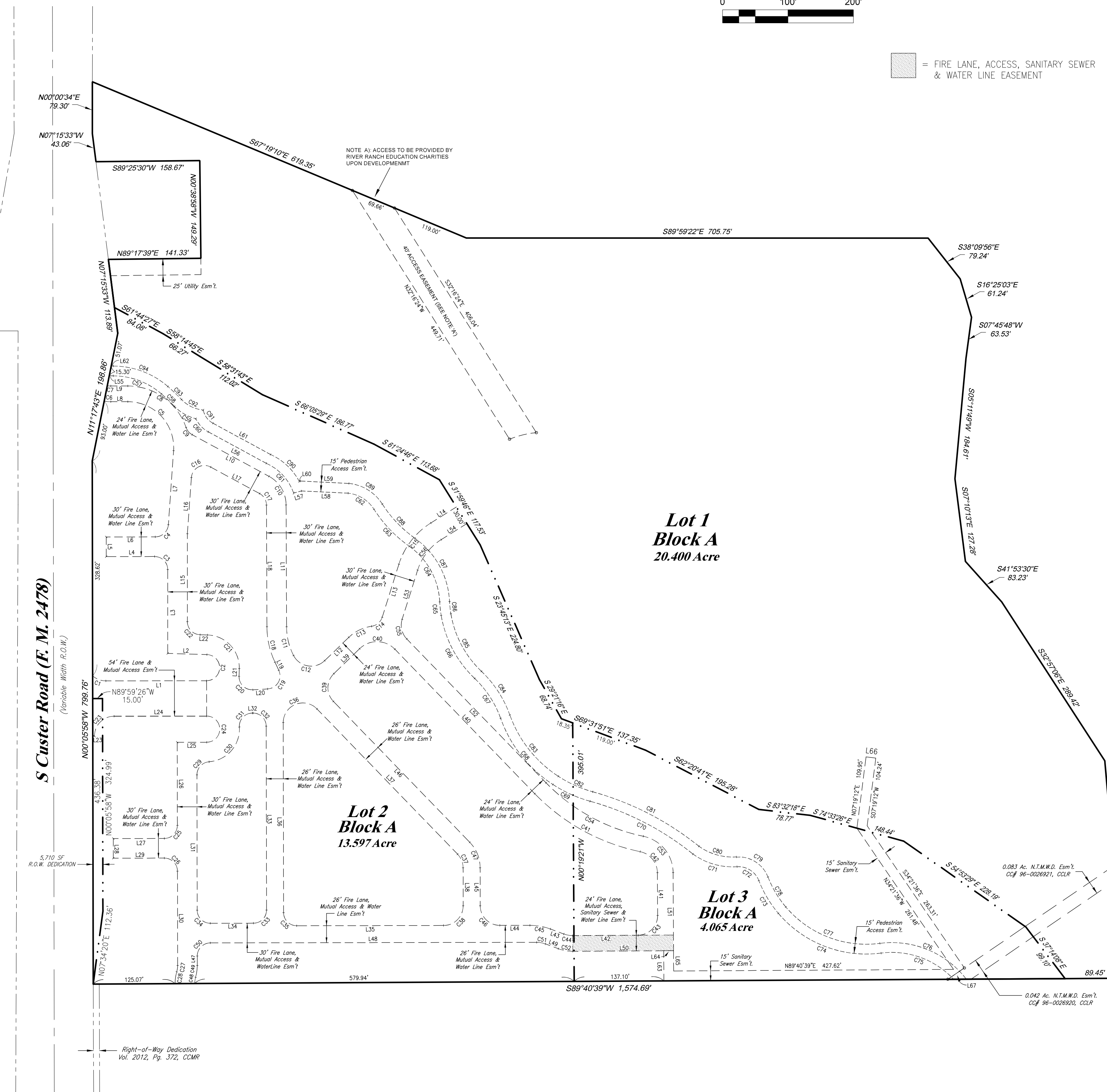
Drawing Revised: 04/16/2019
P:\A\1\2019\1\ACB51145.dwg

SHEET 1 OF 2

Easements by this Plat



[Shaded Box] = FIRE LANE, ACCESS, SANITARY SEWER & WATER LINE EASEMENT



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.07	30.00	42°09'21"	S69°01'19"E	21.58
C2	62.21	20.00	178°12'16"	N00°47'53"E	40.00
C3	31.47	20.00	90°08'57"	N45°01'41"W	28.52
C4	29.97	20.00	85°51'16"	N48°58'23"E	27.24
C5	115.02	70.00	94°08'54"	N43°01'42"W	102.51
C6	10.06	64.00	9°00'11"	N85°36'04"W	10.05
C7	5.28	40.00	7°33'52"	S86°19'13"E	5.28
C8	116.65	94.00	71°06'06"	N54°33'06"W	109.31
C9	14.85	20.00	42°31'57"	S40°16'02"E	14.51
C10	53.52	50.00	61°19'26"	S30°52'18"E	51.00
C11	45.63	97.00	26°51'54"	S134°13'2"E	46.23
C12	55.96	30.00	106°53'05"	S80°37'01"E	48.20
C13	39.24	62.00	36°15'49"	N64°04'21"E	38.59
C14	22.60	20.00	64°44'02"	N49°50'14"E	21.41
C15	81.36	115.00	40°32'01"	N37°44'14"E	79.67
C16	39.94	20.00	114°26'15"	N61°15'22"E	33.63
C17	21.41	20.00	61°19'26"	S30°52'18"E	20.40
C18	55.84	112.00	25°11'28"	S174°48'19"E	55.39
C19	39.12	20.00	112°04'37"	S30°38'16"W	33.18
C20	33.17	20.00	95°01'11"	N45°48'50"W	29.50
C21	78.54	50.00	90°00'00"	N43°18'13"W	70.71
C22	30.84	20.00	88°20'53"	N44°07'49"W	27.87
C23	47.61	30.00	90°55'46"	N44°26'27"E	42.77
C24	62.85	20.00	180°00'00"	S00°06'00"E	40.00
C25	31.42	20.00	90°00'00"	S45°42'00"W	28.28
C26	31.42	20.00	90°00'00"	S45°06'00"E	28.28
C27	9.93	35.00	16°15'08"	S08°01'34"W	9.89
C28	18.21	65.00	16°03'10"	S08°07'33"W	18.15
C29	30.01	20.00	89°51'55"	N44°29'55"E	27.27
C30	78.19	50.00	89°36'13"	N41°03'49"E	70.47
C31	32.69	20.00	93°38'18"	N43°04'51"E	29.17
C32	31.42	20.00	90°00'00"	N45°06'00"E	28.28
C33	31.42	20.00	90°00'00"	S44°54'00"W	28.28
C34	31.42	20.00	90°00'00"	N45°05'59"W	28.28
C35	31.42	20.00	90°00'00"	N45°06'00"E	28.28
C36	11.22	30.00	138°02'26"	N67°54'14"E	55.64
C37	23.02	30.00	43°57'34"	S22°04'46"E	22.46
C38	47.12	30.00	90°00'00"	S44°54'00"W	42.43
C39	47.12	30.00	90°00'00"	N05°06'00"E	42.43
C40	59.69	38.00	90°00'00"	S89°03'33"E	53.74
C41	186.63	311.98	34°16'30"	S61°11'48"E	183.86
C42	44.93	33.00	78°00'43"	S39°19'42"E	41.54
C43	47.12	30.00	90°00'00"	S44°42'00"W	42.43
C44	13.79	38.00	20°47'10"	N79°55'46"W	13.71
C45	31.94	89.00	20°33'49"	N79°49'05"W	31.77
C46	47.12	30.00	90°00'00"	N45°06'00"E	42.43
C47	42.97	56.00	43°51'54"	N22°04'46"W	41.92
C48	9.59	35.00	15°41'28"	N08°18'24"E	9.56
C49	18.44	65.00	16°15'08"	N08°01'34"E	18.38
C50	13.64	38.00	20°33'49"	S79°49'05"E	13.57
C51	13.64	38.00	20°33'49"	S79°49'05"E	13.57
C52	22.49	62.00	20°47'10"	S79°55'46"E	22.37
C53	77.61	57.00	78°00'43"	N39°19'42"W	71.75
C54	172.27	289.98	34°16'30"	N61°11'48"E	169.71
C55	32.22	30.00	61°31'46"	N13°17'40"W	30.69
C56	60.13	85.00	40°32'01"	N37°44'14"E	58.89
C57	80.20	111.89	41°04'11"	S69°23'59"E	78.49
C58	27.56	303.03	51°27'57"	S46°19'31"E	27.55
C59	38.26	67.36	52°32'49"	S59°58'33"E	37.75
C60	28.25	44.50	36°22'31"	S43°20'42"E	27.78
C61	83.64	77.58	42°00'03"	S42°34'22"E	81.87
C62	48.19	53.46	51°38'59"	S58°00'27"E	46.58
C63	78.48	203.19	22°07'47"	S43°38'09"E	77.99
C64	100.40	110.59	52°01'00"	S28°41'32"E	96.99
C65	20.77	176.86	6°43'43"	S06°07'44"E	20.76
C66	110.99	172.72	36°49'07"	S27°58'59"E	109.09
C67	73.30	157.39	26°40'54"	S33°03'06"E	72.64
C68	131.29	202.34	37°10'44"	S38°18'02"E	129.00
C69	62.56	202.34	17°42'56"	S85°44'52"E	62.31
C70	177.95	433.61	23°30'51"	S62°48'32"E	176.71
C71	71.51	103.16	39°43'00"	S73°58'46"E	70.99
C72	42.20	33.31	12°35'41"	S93°30'26"E	39.44
C73	58.50	176.16	19°01'35"	S30°45'23"E	58.23
C74	172.67	176.16	57°08'09"	S68°50'15"E	168.48
C75	122.24	128.54	54°29'09"	S70°09'45"E	117.68
C76	149.75	143.54	59°46'28"	N67°31'06"W	143.05
C77	160.71	161.16	57°08'09"	N68°50'15"W	154.14
C78	53.52	161.16	19°01'35"	N30°45'23"W	53.27
C79	61.21	48.51	12°35'41"	N57°30'26"E	57.20
C80	60.73	88.16	39°28'05"	N74°08'13"W	59.54
C81	183.69	448.61	23°27'37"	N62°50'09"W	182.41
C82	57.93	187.34	17°43'07"	N65°44'57"W	57.30
C83	121.56	187.34	37°10'44"	N38°18'02"W	119.44
C84	80.28	172.39	26°40'54"	N33°03'06"W	79.56
C85	101.34	157.22	36°48'53"	N27°59'06"W	99.61
C86	18.99	161.86	6°43'16"	N06°07'44"E	18.98
C87	114.01	125.59	52°00'43"	N28°41'40"W	110.14
C88	72.64	188.19	22°06'55"	N43°38'34"W	72.19
C89	62.13	68.44	52°00'05"	N28°14'45"W	60.92
C90	61.09	92.58	37°48'18"	N46°47'11"W	59.98
C91	26.01	29.50	50°31'03"	N36°16'29"W	25.18
C92	37.62	52.34	41°10'37"	N64°16'49"W	36.81
C93	28.92	338.03	12°12'37"	N46°19'31"W	28.91
C94	90.95	126.89	41°04'11"	N69°27'55"W	89.02

Line Table

LINE BEARING	DISTANCE
L1	N89°54'00"E 153.94
L2	N88°18'15"W 60.05
L3	N00°02'58"E 1128.08
L4	S89°54'00"W 173.94
L5	N00°06'00"W 30.00
L6	N89°54'00"E 75.05
L7	S04°02'45"W 113.94
L8	S89°53'51"W 26.05
L9	N89°53'51"E 26.05
L10	S61°32'01"E 133.47
L11	S00°12'35"E 186.20
L12	N45°56'27"E 51.25
L13	N17°28'13"E 85.08
L14	N85°00'14"E 46.14
L15	N00°02'38"E 134.34
L16	N04°02'45"E 86.04
L17	S61°32'01"E 85.11
L18	S00°12'35"E 186.20
L19	S25°24'03"E 133.67
L20	S86°40'34"W 22.71
L21	N01°41'45"E 111.80
L22	N88°18'15"W 111.47
L23	N89°39'36"E 2.60
L24	N89°54'00"E 141.54
L25	S89°54'00"W 45.07
L26	S00°06'00"E 127.00
L27	S89°54'00"W 78.03
L28	S00°06'00"E 30.00
L29	N89°54'00"E 78.03
L30	S00°06'00"E 144.13
L31	N00°06'00"E 206.93
L32	N89°54'00"E 11.07
L33	S00°06'00"E 281.20
L34	S89°54'00"W 66.00
L35	S89°54'00"W 224.51
L36	N00°06'00"E 290.59
L37	S44°03'33"E 309.03
L38	S00°06'00"E 58.14
L39	N45°56'27"E 55.00
L40	S44°03'33"E 307.38
L41	S00°19'21"E 65.42
L42	S89°40'39"W 110.01
L43	N89°32'11"W 21.86
L44	S89°54'00"W 46.02
L45	N00°06'00"E 58.14
L46	N44°03'33"E 299.82
L47	N00°06'00"E 114.32
L48	N89°54'00"E 498.76
L49	S69°32'11"E 21.07
L50	N89°40'39"E 114.01
L51	N00°19'21"W 119.42
L52	N44°03'33"E 306.08
L53	N17°28'13"E 78.96
L54	N88°00'14"E 46.14
L55	N90°00'00"E 6.17
L56	S61°32'01"E 100.72
L57	N47°24'28"E 12.37
L58	S87°15'04"E 71.49
L59	N87°15'04"W 74.33
L60	S47°24'28"W 11.77
L61	N81°32'01"W 100.15
L62	N90°00'00"E 3.17
L63	N00°19'21"W 46.00
L64	N89°40'39"E 115.00
L65	S00°19'21"E 31.00
L66	S82°40'48"E 15.00
L67	S55°38'24"W 30.64

Preliminary - Final Plat
Mayer Tract
Lots 1, 2 & 3, Block A
 Total of 38.062 Gross Acres
 being all of a 17.662 Acre Tract recorded in
 Document No. 20180523000629680, C.C.L.R.
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J. J. Naugle Survey, Abstract No. 622
 City of McKinney, Collin County, Texas
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- NOTES
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 - 3) A portion of the subject property along Rowlett Creek and a Tributary of Rowlett Creek lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0265 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone AE and Zone X).
 - 4) State Plane Coordinates Base on the northwest corner of Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records.

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.

Preliminary Final Plat For
 Review Purposes Only