

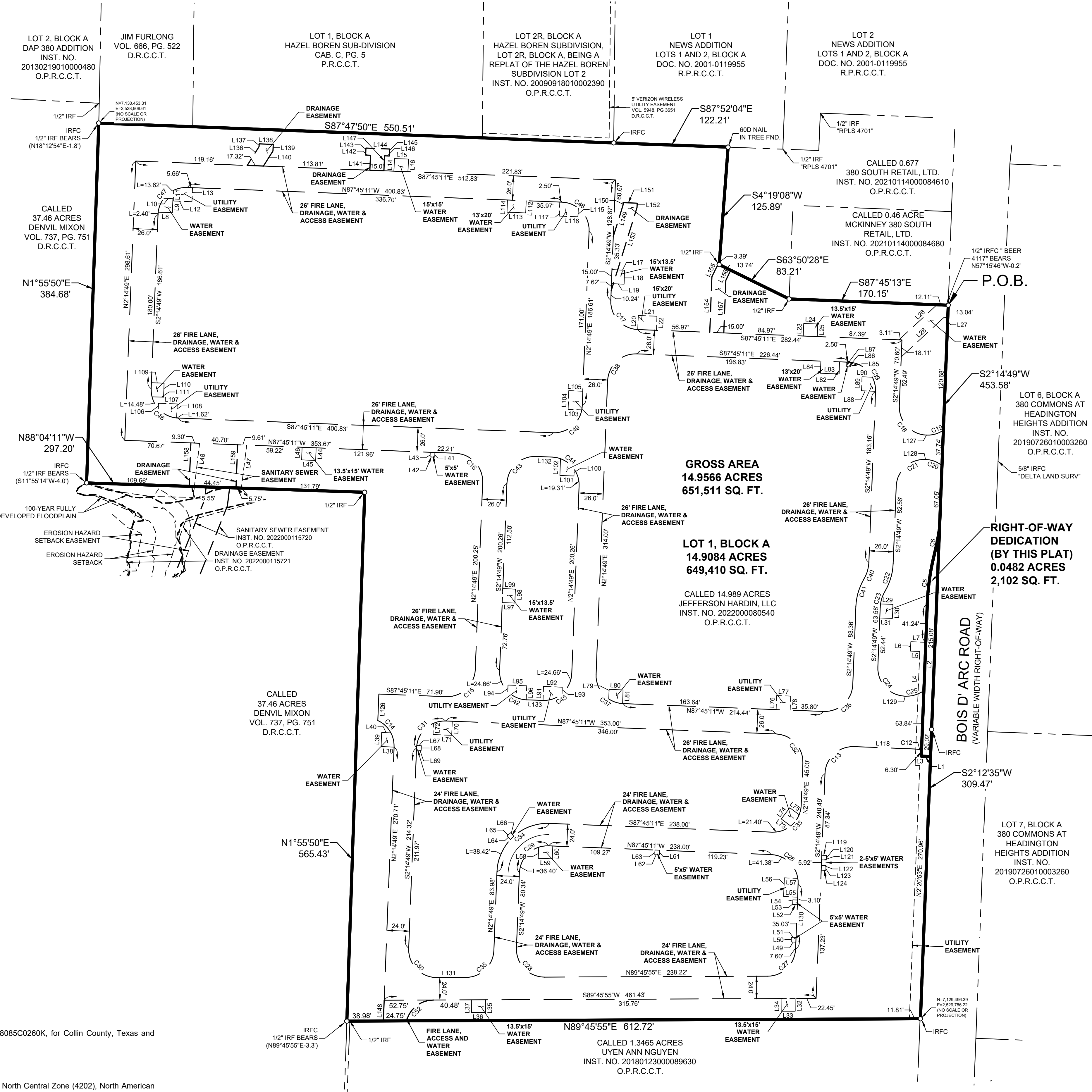
LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS - UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND:
 Δ = DELTA ANGLE OR CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IRFC - IRON ROD WITH CAP FOUND
 P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 CAB. = CABINET
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 SQ. FT. = SQUARE FEET

FLOOD STATEMENT:
 According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0260K, for Collin County, Texas and incorporated areas, dated June 7, 2017, this property is located within Zone X.

- NOTES**
- The purpose of this preliminary plat is to create one lot from an unplatted property.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - 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.



FINAL PLAT FOR REVIEW
PURPOSES ONLY

FINAL PLAT
LOT 1, BLOCK A
JEFFERSON BOIS D' ARC
ADDITION
 14.9566 ACRES
 WILLIAM H HUNT SURVEY, ABSTRACT NO. 450
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CM	JAD	Nov. 2022	064446509	1 OF 2

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE
 DALLAS, TEXAS 75240
 CONTACT: CARLOS LEAL, P.E.
 PHONE: 972-776-1719

OWNER/APPLICANT:
 JPI REAL ESTATE ACQUISITIONS
 600 E. LAS COLINAS BLVD.
 SUITE 1800
 IRVING, TEXAS 75039
 CONTACT: MILLER SYLVAN
 PHONE: 972-556-1700

