



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS The Parker Children's Trust is the owner of a tract of land situated in the Samuel McFall Survey, Abstract No. 641, City of McKinney, Collin County, Texas; same being that tract of land described in Correction to Special Warranty Deed to The Parker Children's Trust recorded in Instrument Number 20211223002317370, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the south line of a tract of land described as Tract 1 in Special Warranty Deed to 1611 Wilmeth, LLC recorded in Instrument No. 20200730001213780, Official Public Records, Collin County, Texas, at the northeast corner of The Residences at Jean's Creek, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Instrument No. 20180628010002970, Official Public Records, Collin County, Texas;

THENCE with the south and west lines of said Tract 1, the following courses and distances:

- N 58° 17' 32" E, a distance of 29.57 feet to a point for corner;
- S 67° 42' 28" E, a distance of 27.00 feet to a point for corner;
- N 84° 17' 32" E, a distance of 110.00 feet to a point for corner;
- S 07° 17' 32" W, a distance of 75.00 feet to a point for corner;
- S 49° 12' 28" E, a distance of 146.50 feet to a point for corner;
- S 77° 27' 28" E, a distance of 136.00 feet to a point for corner;
- S 30° 42' 28" E, a distance of 58.00 feet to a point for corner;
- S 06° 05' 28" E, a distance of 175.00 feet to a point for corner;
- S 41° 17' 32" W, a distance of 85.00 feet to a point for corner;
- N 77° 12' 28" W, a distance of 83.00 feet to a point for corner;
- S 61° 17' 32" W, a distance of 57.00 feet to a point for corner;
- S 78° 17' 32" W, a distance of 75.50 feet to a point for corner;
- N 43° 42' 28" W, a distance of 74.00 feet to a point for corner;
- S 43° 47' 32" W, a distance of 67.60 feet to a point for corner in the north line of Lot 1, Block A, K & K Addition, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Cabinet K, Slide 802, Plat Records, Collin County, Texas at the southwest corner of said Tract 1;

THENCE N 84° 06' 28" W, with said north line of Lot 1, a distance of 12.30 feet to a point for the southeast corner of a tract of land described as Tract 2 in said deed to 1611 Wilmeth, LLC;

THENCE departing said north line of Lot 1 and with the north line of said Tract 2, the following courses and distances:

- N 58° 42' 28" W, a distance of 55.06 feet to a point for corner;
- S 89° 21' 32" W, a distance of 44.00 feet to a point for corner in the east line of said The Residences at Jean's Creek at the northwest corner of said Tract 2;

THENCE N 02° 30' 32" E, with said east line of The Residences at Jean's Creek, a distance of 461.84 feet to the **POINT OF BEGINNING** containing 166,745 sq. ft. or 3.828 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That THE PARKER CHILDREN'S TRUST, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 1, THE SANCTUARY ADDITION**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said 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. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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 _____, 2021.

By: The Parker Children's Trust

Shirley Chisham, Trustee

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Shirley Chisham, Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of McKinney Development Code.

Dated this the ____ day of _____, 2021.

PRELIMINARY

RELEASED 10/25/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
 Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2021.

Notary Public, State of Texas

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM 4 UNPLATTED TRACTS.
4. SUBJECT PROPERTY IS IN FLOOD ZONE "X" AND FLOOD ZONE "A" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP 48085C0260J WITH EFFECTIVE DATE OF JUNE 2ND, 2001.

ZONE "X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ZONE "A" SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED.

5. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENT OF THE GOVERNING ZONING DISTRICT.
6. THE PURPOSE OF THIS PLAT IS TO CREATE 1 PLATTED LOT FROM ONE UNPLATTED TRACT OF LAND.

LEGEND

IRF	IRON ROD FOUND
IRFC	1/2" IRON ROD WITH CAP FOUND
PFC	POINT FOR CORNER
PKF	PK NAIL FOUND
IRSC	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET
(C.M.)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
ESMT.	EASEMENT

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT LOT 1, BLOCK 1 THE SANCTUARY ADDITION
 3.828 ACRES OUT OF THE SAMUEL McFALL SURVEY, ABSTRACT NO. 641 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
 THE PARKER CHILDREN'S TRUST
 CONTACT: DOUG PARKER
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 MCKINNEY, TEXAS 75070
 PH. (972) 816-1900
 EMAIL: dp@teamrecruits.com

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 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 24033-2