

PRELIMINARY-FINAL PLAT - FOR REVIEW PURPOSES ONLY

Wylie P. Griffin and Connie Griffin Document No. 20140523000512500, O.P.R.C.C.T.

Tim Power and wife, Karla Power Vol. 2115, Pg. 324, D.R.C.C.T.

Ricky Dean, et ux, Lisa Dean C.C.F.# 92-0061115 D.R.C.C.T.

ABBREVIATIONS LEGEND

I.R.F. = Iron Rod Found
 (C.M.) = Controlling Monument
 C.I.R.F. = Capped Iron Rod Found
 C.I.R.S. = 1/2" Iron Rod With Yellow Plastic Cap Stamped "RPLS 5686" Set
 M.R.C.C.T. = Map Records, Collin County, Texas
 D.R.C.C.T. = Deed Records, Collin County, Texas
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas

OWNER'S DEDICATION:

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, Laurie D. Nelson is the owner of a tract of land, situated in the T. A. Rhodes Survey, Abstract No. 741, in the City of McKinney, Collin County, Texas, and being all of that called 7.00 acre tract of land, described by deed to Laurie D. Nelson, as recorded under Document No. 20140701000678980, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwesterly corner of said 7.00 acre tract, same being generally near the intersection of County Road No. 410 and County Road No. 411;

THENCE North 89°25'55" East, along said County Road No. 411, same being the northerly line of said 7.00 acre tract, a distance of 327.37' to a 1/2" iron rod found for the northeasterly corner of said 7.00 acre tract, same being the northwesterly corner of a tract of land described by deed to David Chumbley and Mary Catherine Chumbley, as recorded under Document No. 20150107000017200, O.P.R.C.C.T.;

THENCE along the common line between said 7.00 acre tract and Chumbley tract, the following courses and distances:

South 13°21'20" West, a distance of 202.57' to a 1/2" iron rod found for an angle point;

South 39°22'37" East, a distance of 391.11' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set);

South 65°54'00" East, a distance of 113.50' to a capped iron rod set, said corner being the most easterly corner of said 7.00 acre tract;

THENCE South 33°11'31" West, along the southeasterly line of said 7.00 acre tract, a distance of 182.12' to a capped iron rod set for an angle point;

THENCE South 88°53'32" West, along the southerly line of said 7.00 acre tract, a distance of 542.60' to a 1/2" iron rod found with a plastic cap in the aforementioned County Road No. 410;

THENCE North 00°47'49" East, along the westerly line of said 7.00 acre tract, a distance of 711.97' to the **POINT OF BEGINNING** and containing 6.995 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Laurie D. Nelson, is the sole owner of the above described property and does hereby adopt this Plat designating the hereinabove described property as **NELSON ADDITION - LOT 1, BLOCK A**, 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 enjoy 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 building, 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; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the _____ day of _____, 2016.

Laurie D. Nelson

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Laurie D. Nelson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2016.

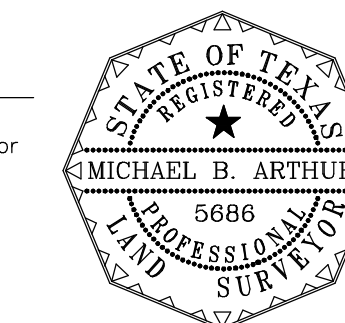
NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur
 Registered Professional Land Surveyor
 Texas Registration No. 5686



Date: _____

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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 consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2016.

NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL

"Approved and Accepted"

Mayor _____ Date _____
 City of McKinney, Texas

Owner:

Laurie D. Nelson
 1413 Columbus Drive
 Rowlett, Texas 75089
 (972) 265-1234

Surveyor:

North Texas Surveying, LLC
 1010 West University
 McKinney, Texas 75069
 (469) 424-2074
 www.northtexassurveying.com
 Firm Registration No. 16074200
 Contact: Chad Holcomb

PRELIMINARY-FINAL PLAT
 NELSON ADDITION
 LOT 1, BLOCK A

304,703 Sq. Ft. / 6.995 Acres

in the

T. A. Rhodes Survey ~ Abstract No. 741
 City of McKinney, Collin County, Texas

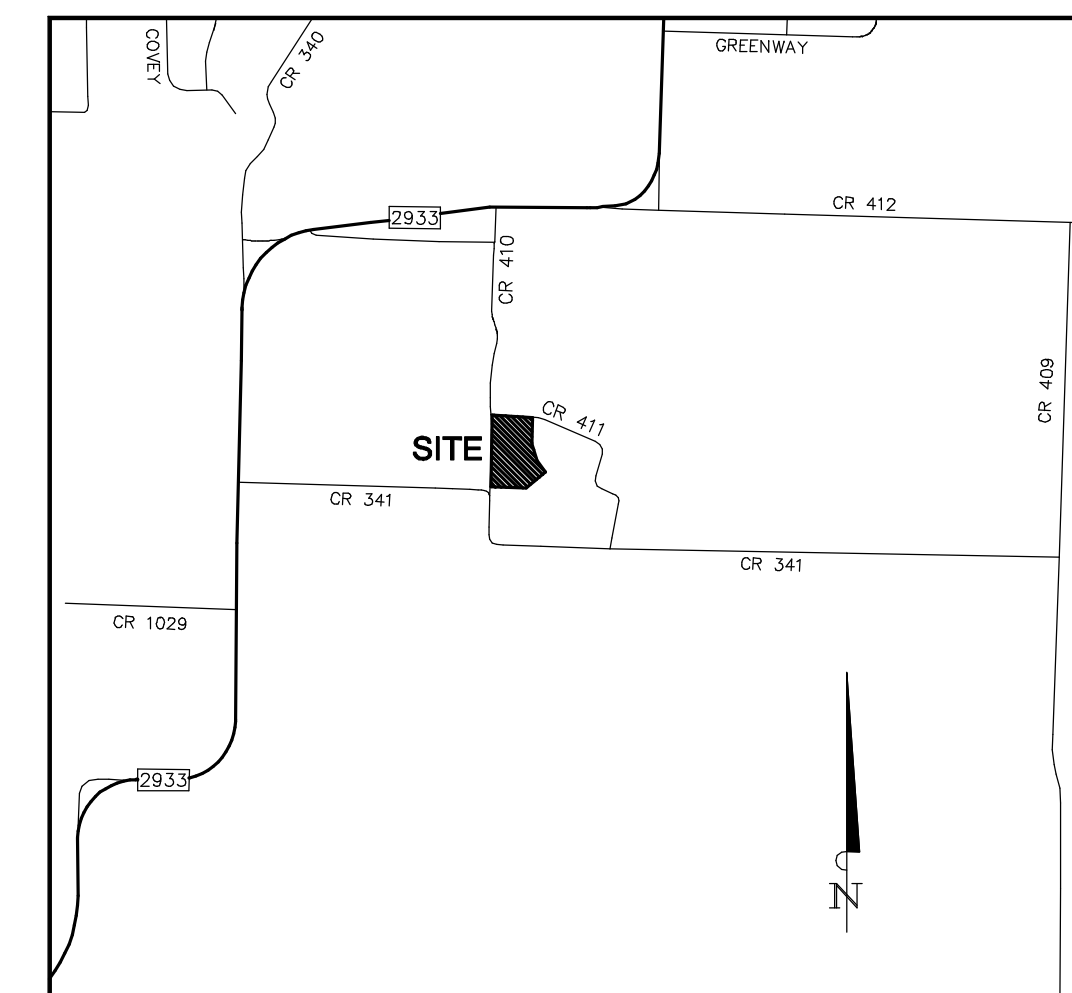
Date: July, 2016 Scale: 1" = 50'

RECEIVED

By Planning Department at 1:25 pm, Aug 03, 2016

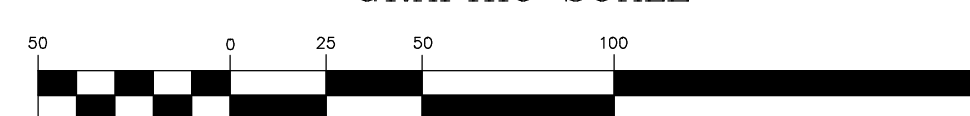
Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0170J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- All proposed lots situated entirely outside the city's corporate limits and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
- Bearings and Coordinates for this plat are based on the City of McKinney Geodetic Control System. GPS Monument No(s). 41 and 42 were used for this survey.
- The monuments set on the corner clip shown hereon are 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686".
- The right-of-way dedication shown by this plat was created from the approximate centerline of the existing asphalt pavement for County Road No(s). 410 and 411, as requested by the City of McKinney, in which does not necessarily constitute the property lines for the herein described tract and/or the adjoining tracts of land.
- The Electric Easement shown herein is for the existing Overhead Utility lines on the herein described property as of the surveyed date.



Vicinity Map (not to scale)

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

County Road No. 411

(asphalt paving)
 (Prescriptive Right-of-Way)

Centerline County Road

Future Right-of-Way

Right-of-Way Dedication

15' Electric Easement

15' Water Easement

100' Drainage and Sanitary Sewer Easement

Centerline Creek

Remainder of Dennis E. Mulligan and Mary J. Mulligan Vol. 3105, Pg. 517, D.R.C.C.T.

Jessie M. Colbert and wife, Joyce L. Colbert Vol. 689, Pg. 207, D.R.C.C.T.

Christie Farm, Ltd. Vol. 5761, Pg. 3240, D.R.C.C.T.

Mathew Bell and Sommer K. Bell Document No. 20160204000137670, O.P.R.C.C.T.

D.E.W. Babb Survey Abstract No. 34

Future Right-of-Way

Centerline County Road

Future Right-of-Way

Right-of-Way Dedication

15' Electric Easement

15' Water Easement

100' Drainage and Sanitary Sewer Easement

Centerline Creek

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