



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LOCATION MAP
SCALE: NTS

NOTE: 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

LOT 468A
McKINNEY OUTLOTS
STK DEVELOPMENTS LLC
INST NO. 20200820001372430
DRCT

JERED MANOR ADDITION
BLOCK A
INST NO. 20070330010001070
OPRCT

LOT 470B
McKINNEY OUTLOTS
ELIZABETH STUNTZ
INST NO. 20190503000498460
DRCT

LOT 471C
McKINNEY OUTLOTS
SUSAN HALL
VOLUME 5248, PAGE 5730
OPRCT

LOT 471B
McKINNEY OUTLOTS
PATRICIA & CHARLES WATKINS
VOLUME 9499, PAGE 9499
OPRCT

S. GREER STREET

LEE STREET
(60' ROW)

LOT 472B
McKINNEY OUTLOTS
TIMMY LYNN BLOUNT
VOLUME 97, PAGE 17175
OPRCT

LOT 472C
McKINNEY OUTLOTS
THE CHERRY A DEIRDRE
REVOCABLE TRUST
INST NO. 20191016001303050
DRCT

LOT 472A
McKINNEY OUTLOTS
LG COUNTRY PROPERTIES
SERIES 6 LLC
INST NO. 20180601000675140
DRCT

LOT 472D
McKINNEY OUTLOTS
KERRI MONICA McCASKILL
INST NO. 20050131000128970
DRCT

POINT OF BEGINNING

S. MORRIS STREET
(PUBLIC ROW)

LOT 473A
McKINNEY OUTLOTS
AARON & ERIN MARIE RADER
INST NO. 20121009001280680
DRCT

BLOCK 7, LOT 2B-3-4
BENGE ADDITION
BILL JOPLIN CUNNINGHAM
VOLUME 102, PAGE 542
OPRCT

LOT 465-E
McKINNEY OUTLOTS
ROCKHILL REALTY LLC
INST NO. 20170823001130820
DRCT

LOT 466
McKINNEY OUTLOTS
KATHY DAWN HODSDON
INST NO. 20130827000900020
DRCT

LOTS 465-B & 465-D
McKINNEY OUTLOTS
KATHRYN BREWER
INST NO. 20060808001129980
DRCT

LOT 465-C
McKINNEY OUTLOTS
JAY & ALEXANDRIA HENSON
INST NO. 20141111001233960
DRCT

LOTS 465-F & 465-G
McKINNEY OUTLOTS
DANIELA HENSON
INST NO. 20191030001371470
DRCT

LOT 465-A
McKINNEY OUTLOTS
KAROLYN L JOHNSO
INST NO. 201403260300
DRCT

APPROVED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE:

ATTEST

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE:

"PRELIMINARY-FINAL PLAT FOR REVIEW
PURPOSES ONLY"

PRELIMINARY FINAL PLAT MORRIS MANORS

6 SINGLE FAMILY LOTS
BEING 1.56 ACRES IN THE
EDWARD BRADLEY SURVEY, ABSTRACT NO. 85
LOT 467B, MCKINNEY OUTLOTS ADDITION
COLLIN COUNTY, TEXAS
PREPARED 3/29/2021

OWNER:
MOLLY C. JONES
1503 LEE STREET
MCKINNEY, TEXAS 75069

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
2000 N McDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, P.E.

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
2000 N McDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, P.E.

CHAPEL HILL LANE

STEEPLEVIEW LANE

EX. 15 UTILITY & DRAINAGE ESMT.

PROP. 15' WALL & DRAINAGE ESMT.
PER VINTAGE PLACE PLANS DATED 2017-06-20

LOT 467B
McKINNEY OUTLOTS
MICHAEL R & MOLLY C JONES
INST NO. 754200
DRCT

5' DRAINAGE
ESMT. (TYP)

5' DRAINAGE
ESMT. (TYP)

5' DRAINAGE
ESMT. (TYP)

1
10,337
S.F.

2
9,916
S.F.

3
9,918
S.F.

4
9,920
S.F.

5
10,912
S.F.

6
16,872
S.F.

CHAPEL HILL PHASE IA
BLOCK B
CAB Q, PAGE 663 OPRCT

COMMON
AREA B-1

CHAPEL HILL PHASE IB
BLOCK C
CAB R, PAGE 86
OPRCT

CHAPEL HILL PHASE IB
BLOCK D
INST NO. 20070918010003380
OPRCT

6

7

8

1

2

3

4

5

9

10

11

26

25

24

23

22

21

20

1

2R

3R

4R

5R

(A)

OWNERS DEDICATION

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Molly C. Jones & Michael R. Jones, wife and husband do hereby adopt this Preliminary Final Plat designating the herein above described property as Lots 1 through 6 of the Edward Bradley 320 Acre Survey, Abstract No. 85 Lot 467B, McKinney Outlots Addition Collin County, Texas, and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 building, fences, shrubs, trees, or other improvements or growths, which in anyway may interfere with the construction, maintenance, or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

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

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2021.

Molly C. Jones
Michael R. Jones

STATE OF TEXAS)

COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Molly C. Jones, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, _____, 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 Land Surveying.

Dated this the ____ day of _____, 2021.

Print Name:

Texas Registered Professional Land Surveyor No. 5633

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the Sate of Texas

1503 LEE STREET

Being a tract of land situated in the Edward Bradley 320 Acre Survey, Abstract No. 85, Collin County, Texas, same being a tract of land conveyed to Molly C. Jones and Michael R. Jones, wife and husband, by deed recorded in Instrument Number 20060605000754200, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the intersection of the South line of W. Lee Street (50 foot right-of-way), and the West line of S. Morris Street (public right-of-way);

THENCE South 00 degrees 10 minutes 34 seconds East, along the West line of said S. Morris Street, a distance of 405.17 feet to a point for corner, said corner being along the North line of Chapel Hill, Phase IA, an Addition to Collin County, Texas, according to the Plat thereof recorded in Volume Q, Page 663, Map Records of Collin County, Texas, from which a 1/2 inch iron rod found bears North 51 degrees 42 minutes 35 seconds West a distance of 0.29 feet for witness;

THENCE South 88 degrees 32 minutes 30 seconds West, along the North line of said Chapel Hill, Phase IA, a distance of 194.44 feet to a point for corner, said corner being the Southeast corner of a tract of land conveyed to STK Developments, LLC, by deed recorded in Instrument Number 20200820001372430, Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod found bears South 25 degrees 13 minutes 00 seconds West a distance of 0.36 feet for witness;

THENCE North 00 degrees 12 minutes 39 seconds West, along the East line of said STK Developments, LLC tract, a distance of 194.92 feet to a point for corner, said corner being the Northeast corner of said STK Developments, LLC tract, and the Southeast corner of Jered Manor Addition, an Addition to Collin County, Texas, according to the Plat thereof recorded in Volume 2007, Page 165, Map Records of Collin County, Texas, from which a 1/2 inch iron rod found bears South 08 degrees 01 minute 51 seconds West a distance of 7.86 feet for witness;

THENCE North 00 degrees 46 minutes 24 seconds West, along the East line of said Jered Manor Addition, a distance of 70.01 feet to a point for corner;

THENCE North 89 degrees 13 minutes 36 seconds East, a distance of 2.00 feet to a point for corner;

THENCE North 00 degrees 45 minutes 24 seconds West, a distance of 6.00 feet to a point for corner, said corner being along the South line of a tract of land conveyed to Jack W. Vaughn and Judy G. Vaughn, by deed recorded in Instrument Number 20081114001335290, Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod found bears North 81 degrees 37 minutes 32 seconds West a distance of 2.20 feet for witness;

THENCE North 89 degrees 18 minutes 01 second East, along the South line of said Vaughn tract, a distance of 80.35 feet to a point for corner, said corner being the Southeast corner of said Vaughn tract;

THENCE North 00 degrees 24 minutes 03 seconds East, along the East line of said Vaughn tract, a distance of 137.96 feet to a 1/2 inch iron rod found for corner, said corner being the northeast corner of said Vaughn tract, and being along the South line of aforementioned Lee Street;

THENCE North 89 degrees 53 minutes 00 seconds East, along the South line of said Lee Street, a distance of 111.57 feet to the POINT OF BEGINNING and containing 67,878 square feet or 1.56 acres of land.

- 1. BEARINGS ARE BASED BY DEED RECORDED IN INSTRUMENT NO. 20060605000754200.
2. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "SANCHEZ & ASSOC TBPLS 10194352" UNLESS OTHERWISE NOTED ON SAID SURVEY.
3. ACCORDING TO THE FIRM IN MAP NO. 48085C0260K, THIS PROPERTY DOES LIE IN ZONE "X" AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD STUDY
4. 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

APPROVED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE:

ATTEST

PLANNING AND ZONING COMMISSION CHAIRMAN
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(489) 424-5900
ATTN: CASEY GREGORY, P.E.

File: P:\P-Morris Manors.dwg
xref: Location Map
Mon, 29 Mar 2021 12:20:35m
Plotted by: scrommonds
Layout: Layout1 (2)