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 - According to Community Panel No. 49085C0255J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X"(Unshaded), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°46'31"	990.00'	13.40'	S89°29'01"E	13.40'

LEGEND	
IRSC	IRON ROD WITH "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PNE	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.L.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
—————	BOUNDARY LINE
-----	EASEMENT LINE
-----	SURVEY LINE
-----	PROPERTY LINE

PRELIMINARY-FINAL PLAT
PROMESA RV STORAGE
 LOT 1, BLOCK A
 BEING 29.739 ACRES SITUATED IN THE
 JOSEPH CRUTCHFIELD SURVEY,
 ABSTRACT NO. 203
 COLLIN COUNTY, TEXAS
 CITY PROJECT NO. 21-

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BB	KHA	MAY 2021	063243105	1 OF 2

OWNER:
 Virginia Ellen Cotten,
 Richard Curtis Reeder
 & Ginger Anne Gouivon
 5715 Brandy Lee Ct
 Amarillo, TX 79119

ENGINEER / SURVEYOR:
 Kimley-Horn and Assoc., Inc.
 13455 Noel Road, Two Galleria
 Office Tower, Suite 700
 Dallas, TX 75251
 Tel. No.: (972) 770-1300
 Contact: Neda Hosseiny, P.E.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

DWG NAME: KCFPR_SURVEY063243105-MCKINNEY 29 ACRES RV STORAGE-DWG063243105 PRELIM-FINAL.DWG PLOTTED BY: BECKER, BBOO7 25/02/2021 3:36 PM LAST SAVED: 25/02/2021 3:36 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS VIRGINIA ELLEN COTTEN, RICHARD CURTIS REEDER, and GINGER ANNE GOUVION, are the owners of a tract of land situated in the Joseph Crutchfield Survey, Abstract No. 203, Collin County, Texas, being all of a called 29.739 acre tract described in the deed to Virginia Ellen Cotten, Richard Curtis Reeder, and Ginger Anne Gouvion, recorded in Instrument No. 20130503000608560 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8-inch iron rod found for the southerly interior corner of a called 200.496 acre tract described in the deed to Billingsley 380 North, Ltd. Recorded in Instrument No. 20140109000025020 O.P.R.C.C.T.;

THENCE South 0°51'49" East, with the southerly east line of said 200.496 acre tract, a distance of 1476.66 feet to a point within the margins of Wilmeth Road (Collin County Road 124), for the southerly southeast corner of said 200.496 acre tract;

THENCE North 89°41'53" West, within the margins of said Wilmeth Road, with the south line of said 200.496 acre tract, the north line of a called 7.000 acre tract described in the deed to 6631 County Rd 124 LLC recorded in Instrument No. 20160418000459510 O.P.R.C.C.T. and the north line of a called 16.25 acre tract described in the deed to NWW Storage, LLC, recorded in Instrument No. 20190816000999990 O.P.R.C.C.T., a distance of 649.80 feet to a PK nail set for the southeast corner of said 29.739 acre tract, the southerly southwest corner of said 200.496 acre tract, the POINT OF BEGINNING and southeast corner hereof; said PK nail bears North 77°00'39" East a distance of 1.54 feet from a 1/2-inch iron rod found for reference;

THENCE North 89°52'16" West, continuing within the margins of said Wilmeth Road, with the north line of said 16.25 acre tract, the north line of Timberidge, an addition to Collin County, as shown on the plat recorded in Volume 2016, Page 538 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and the south line of said 29.739 acre tract, a distance of 501.89 feet to a PK nail set for the southeast corner of a called 16.998 acre tract described in the deed to Henry Land, Ltd., recorded in Instrument No. 20140702000682490 O.P.R.C.C.T., for the southwest corner of said 29.739 acre tract and the southwest corner hereof; said PK nail bears South 11°52'46" East a distance of 0.46 feet from a 1/2-inch iron rod found for reference;

THENCE North 0°43'00" West, with the east line of said 16.998 acre tract and the west line of said 29.739 acre tract, a distance of 2520.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northerly southeast line of said 200.496 acre tract, for the northeast corner of said 16.998 acre tract, the northwest corner of said 29.739 acre tract and the northwest corner hereof;

THENCE North 75°57'56" East, with the northerly southeast line of said 200.496 acre tract and the northwest line of said 29.739 acre tract, a distance of 514.67 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set for an interior corner of said 200.496 acre tract, the northeast corner of said 29.739 acre tract and the northeast corner hereof;

THENCE South 0°44'18" East, with the southerly west line of said 200.496 acre tract and the east line of said 29.739 acre tract, a distance of 2646.94 feet to the POINT OF BEGINNING and containing 29.739 acres (1,295,442 square feet) of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VIRGINIA ELLEN COTTEN, RICHARD CURTIS REEDER, and GINGER ANNE GOUVION, do hereby adopt this plat designating the hereinabove described property as PROMESA RV STORAGE, an addition to Collin County, Texas and do hereby dedicate to the public and the City of McKinney the water easements, sanitary sewer easements and utility easements shown hereon, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. VIRGINIA ELLEN COTTEN, RICHARD CURTIS REEDER, and GINGER ANNE GOUVION do hereby dedicate to the public and Collin County in fee simple forever the streets shown hereon and dedicate the drainage easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County 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 Collin County 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 any time, of procuring the permission of anyone.

WITNESS MY HAND this the _____ day of _____, 2021.

BY: VIRGINIA ELLEN COTTEN, RICHARD CURTIS REEDER, and GINGER ANNE GOUVION

By: _____
Virginia Ellen Cotten

By: _____
Richard Curtis Reeder

By: _____
Ginger Anne Gouvion

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Virginia Ellen Cotten known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

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 Richard Curtis Reeder known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

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 Ginger Anne Gouvion known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

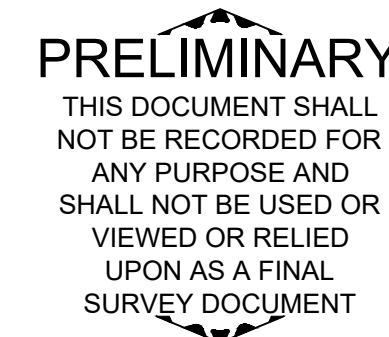
NOTES:

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SURVEYORS CERTIFICATE

THAT I, BRADY ALAN BECKER, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

BRADY ALAN BECKER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6529
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
(972) 335-3580



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Brady Alan Becker, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

PRELIMINARY-FINAL PLAT
PROMESA RV STORAGE
LOT 1, BLOCK A
BEING 29.739 ACRES SITUATED IN THE
JOSEPH CRUTCHFIELD SURVEY,
ABSTRACT NO. 203
COLLIN COUNTY, TEXAS
CITY PROJECT NO. 21-_____

Table with Kimley-Horn logo and contact information: 6160 Warren Parkway, Suite 210, Frisco, Texas 75034, FIRM # 10193822, Tel. No. (972) 335-3580, Fax No. (972) 335-3779. Includes a grid with Scale, Drawn by, Checked by, Date, Project No., Sheet No.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

5/24/2021 3:40 PM BECKER, BRADY 05242021 3:39 PMLAST SAVED DWG NAME: KCFM_SURVEY063243105.MCKINNEY 27 ACRES RV STORAGE.DWG PLOTTED BY