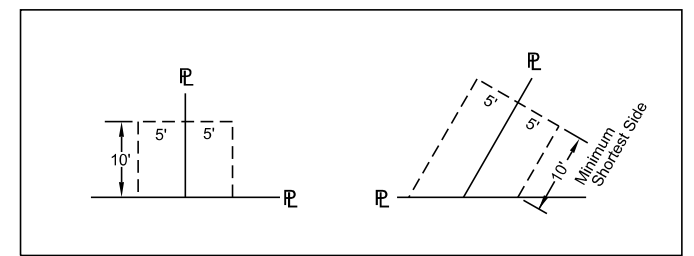


Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCCT

SURFACE DRAINAGE AND UTILITY EASEMENTS  
(NOT TO SCALE)  
(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)  
TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT,  
INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS,  
TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.  
NOTE: A FENCE MAY BE CONSTRUCTED ALONG  
LOT LINES WITHIN A SURFACE DRAINAGE  
EASEMENT PROVIDED THE FENCE DOES  
NOT OBSTRUCT SURFACE DRAINAGE.



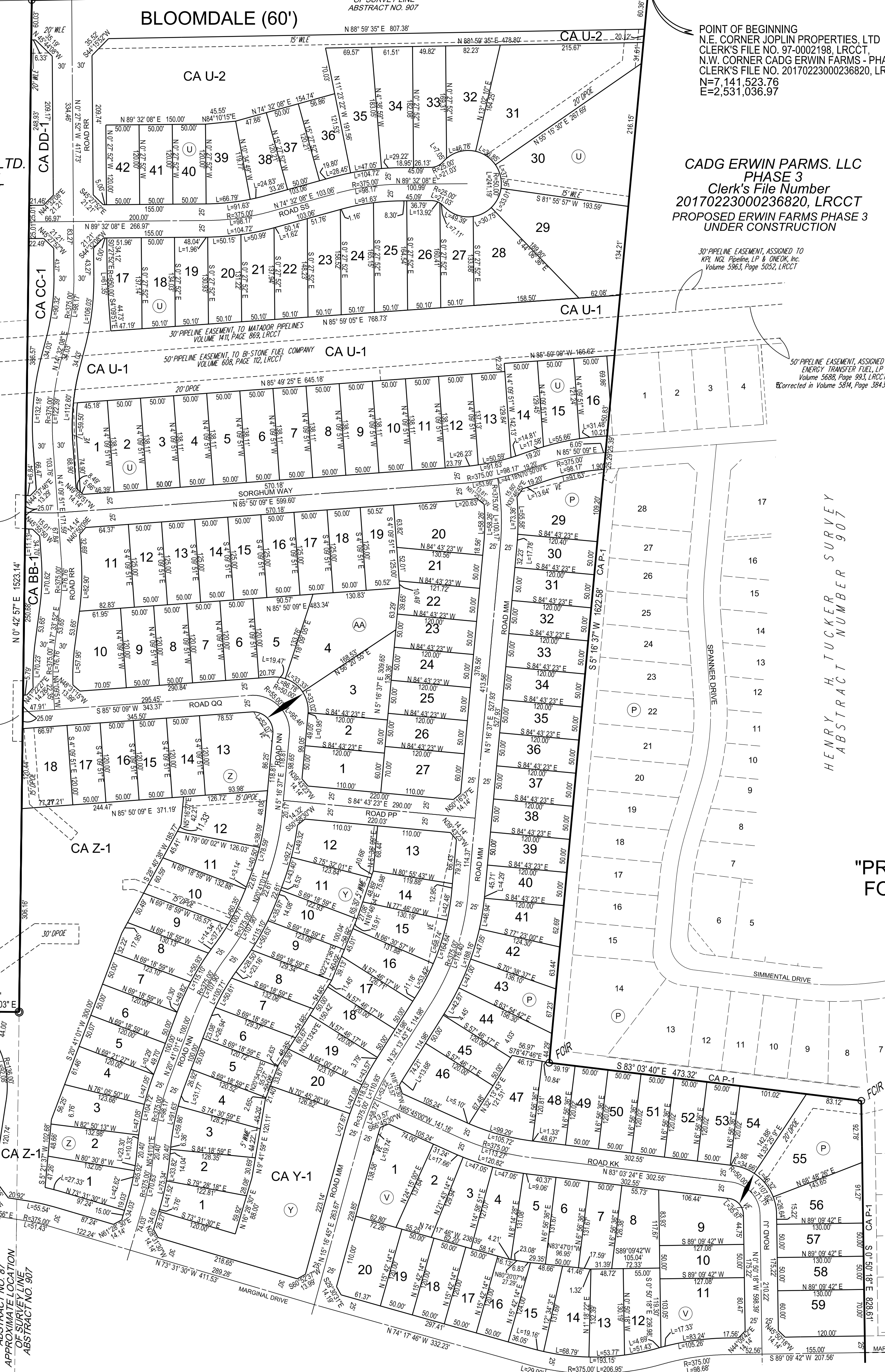
W. W. BUTLER SURVEY  
ABSTRACT NUMBER 87

Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCCT

GENE COATS, TRUSTEE of the  
TRUST FOR GENE COATS  
established under  
NORIKO COATS TRUST  
Clerk's File Number  
20191007001254630, LRCCT

MATCHLINE  
SEE SHEET 2 OF 3

ABSTRACT NO. 87  
APPROXIMATE LOCATION  
OF SURVEY LINE  
ABSTRACT NO. 907

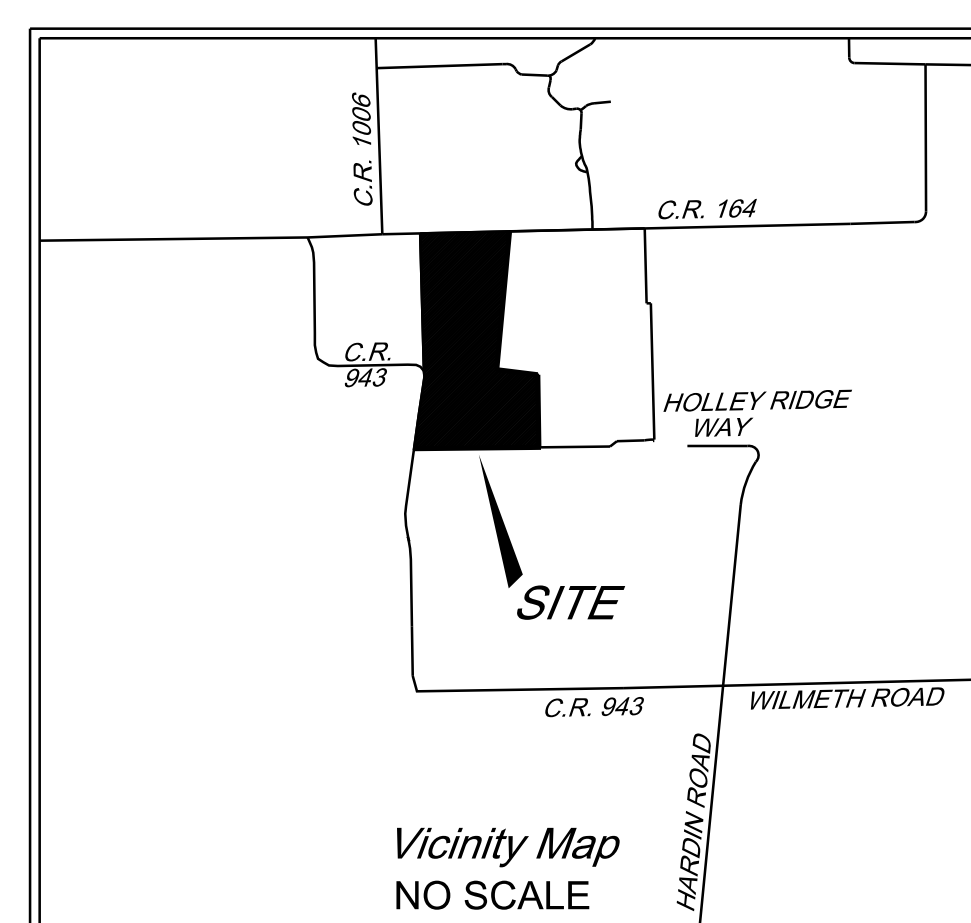
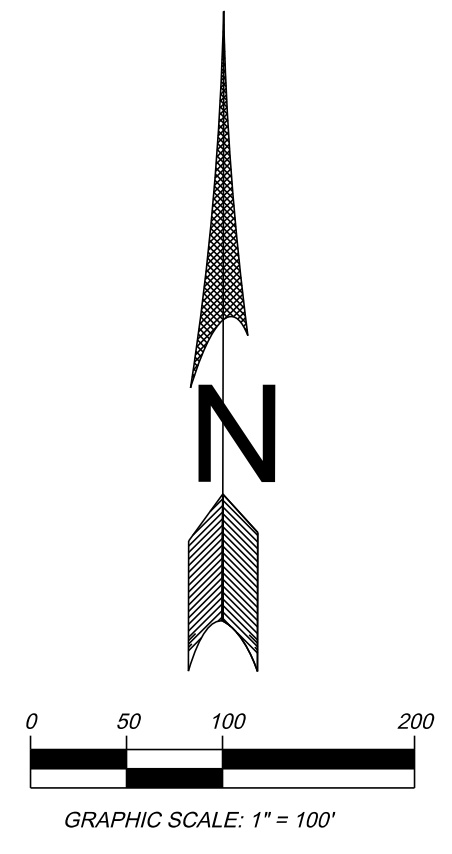


POINT OF BEGINNING  
N.E. CORNER JOPLIN PROPERTIES, LTD  
CLERK'S FILE NO. 97-0002198, LRCCT,  
N.W. CORNER CADG ERWIN FARMS - PHASE 3  
CLERK'S FILE NO. 20170223000236820, LRCCT  
N=7,141,523.76  
E=2,531,036.97

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236820, LRCCT  
PROPOSED ERWIN FARMS PHASE 3  
UNDER CONSTRUCTION

30" PIPELINE EASEMENT, ASSIGNED TO  
KPL No. 2 Pipeline, LP & ONEOK, Inc.  
Volume 5363, Page 5052, LRCCT

50" PIPELINE EASEMENT, ASSIGNED TO  
ENERGY TRANSFER FUEL, LP  
Volume 5088, Page 353, LRCCT  
Corrected in Volume 5094, Page 3843, LRCCT



SURVEYOR NOTES:

- Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
- The Assumed Bearing Reference of N 89°32'08" E is based on the North Line Phase 3 as described in Deed to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said line also being the Centerline of County Road 164. All bearings and distances are as measured on the ground as of the date this plat is recorded.
- 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.
- All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebar (PETSCH & ASSOC., INC.); where impractical to set iron rebar, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- All Common Areas are hereby dedicated as Public Utility, Drainage and floodplain, and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Erwin Farms Homeowner's Association.
- State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations during March, 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- The ERWIN FARMS HOMEOWNER'S ASSOCIATION, INC. shall be solely responsible for the maintenance of the storm water detention system. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED  
OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

Legend

—	PARCEL BOUNDARY
○	FOUND AS NOTED
FCIR	FOUND 3/4" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
FIP	FOUND IRON PIPE (AS NOTED)
FIR	FOUND IRON REBAR (AS NOTED)
●	SET 1/2" IRON ROD WITH CAP OR NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
CA	COMMON AREA
R	RADIUS OF CURVE
L	ARC LENGTH OF CURVE
LRCCT	LAND RECORDS OF COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS OF COLLIN COUNTY, TEXAS
WME	5' WALL MAINTENANCE EASEMENT
LSFME	5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DDE	DRAINAGE AND DETENTION EASEMENT
DPOE	DRAINAGE & 100 YEAR POSITIVE OVERFLOW EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
VLE	VISIBILITY EASEMENT
WSEL	WATER SURFACE ELEVATION
N - 1000000.00	STATE PLANE COORDINATES
E - 1000000.00	ROAD NAME CHANGE

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236820, LRCCT  
PROPOSED ERWIN FARMS PHASE 3  
UNDER CONSTRUCTION

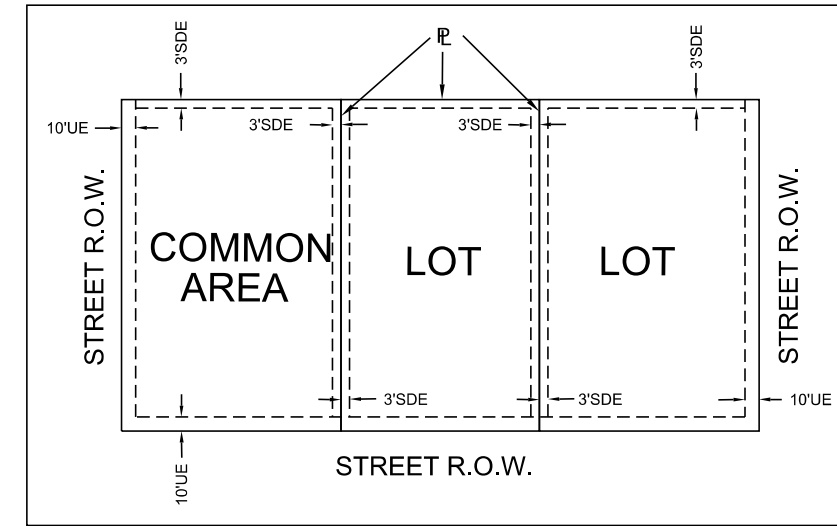
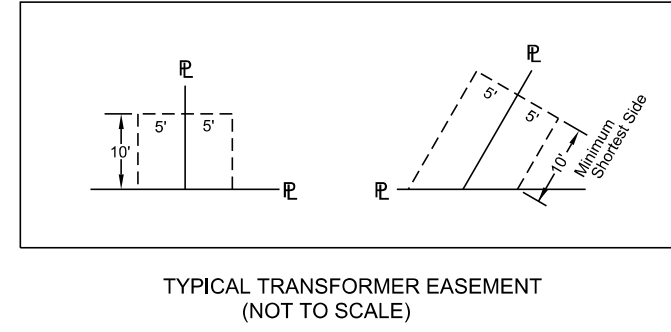
PREPARED BY:  
PETSCH & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75070  
972-562-9606

OWNER/DEVELOPER:  
Joplin Partners, LTD  
407 S. Tennessee Street  
McKinney, Texas 75069  
214-738-8652

PRELIMINARY FINAL PLAT  
ERWIN FARMS  
PHASE 4  
229 RESIDENTIAL LOTS, AND 13 COMMON AREAS  
BEING 60.123 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. W. BUTLER SURVEY, ABSTRACT NUMBER 87  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PETSCH & ASSOCIATES, INC.**  
Professional Engineers - Land Surveyors - Development Consultants  
Texas Registered Engineering Firm - F-3232  
Texas Registered Surveying License Number - 12919100  
2800 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

Drawn by: PMV	Date: MARCH 2021	SCALE: 1" = 100'	JOB NUMBER: 19-201	SHEET 1	OF 3
Prepared by: PMV	Checked by: PMV				

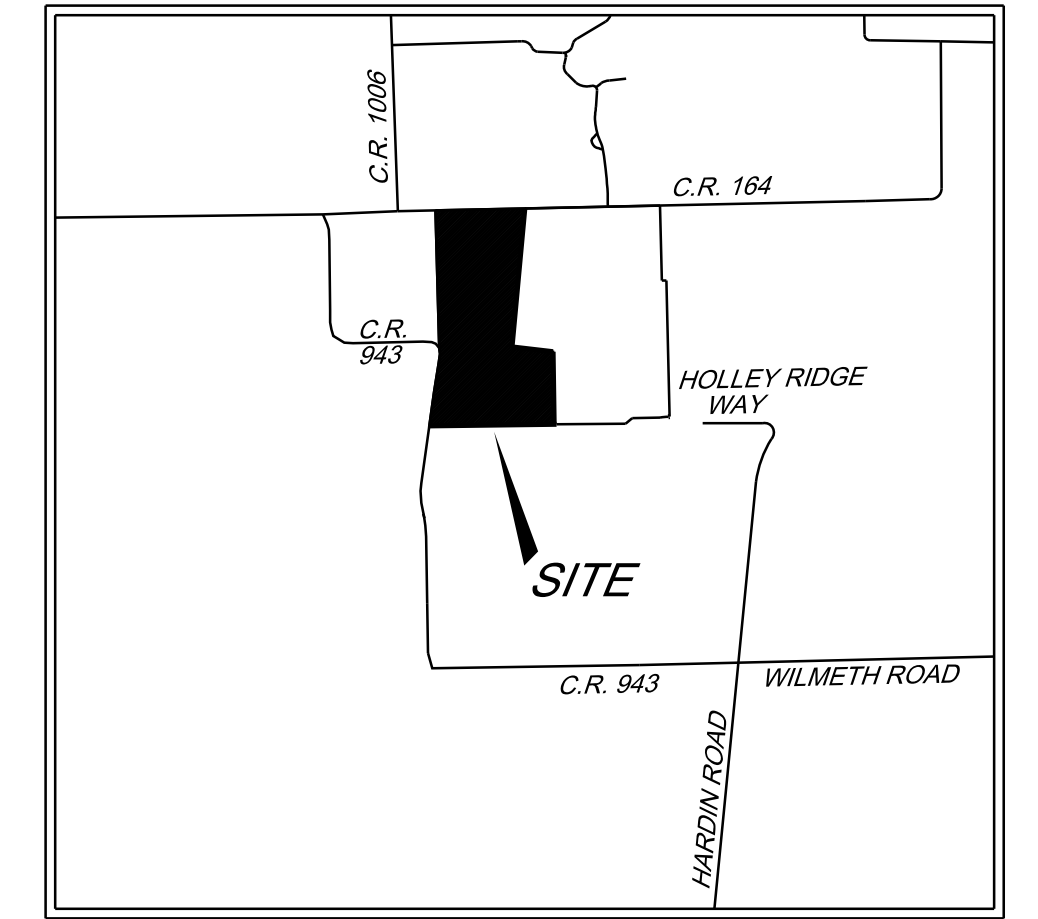
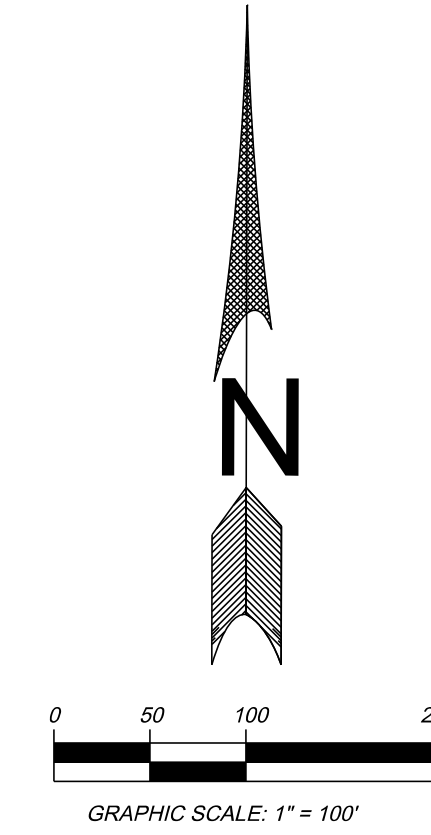


SURFACE DRAINAGE AND UTILITY EASEMENTS  
(NOT TO SCALE)

(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)

TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT,  
INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS,  
TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.

NOTE: A FENCE MAY BE CONSTRUCTED ALONG  
LOT LINES WITHIN A SURFACE DRAINAGE  
EASEMENT PROVIDED THE FENCE DOES  
NOT OBSTRUCT SURFACE DRAINAGE.



MATCHLINE  
SEE SHEET 1 OF 3

MATCHLINE  
SEE SHEET 1 OF 3

GENE COATS, TRUSTEE of the  
TRUST FOR GENE COATS  
established under  
NORIKO COATS TRUST  
Clerk's File Number  
20191007001254630, LRCCT

W. H. BUTLER SURVEY  
ABSTRACT NUMBER 87

HENRY H. TUCKER SURVEY  
ABSTRACT NUMBER 907

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236820, LRCCT  
PROPOSED ERWIN FARMS PHASE 3  
UNDER CONSTRUCTION

CITY OF MCKINNEY  
Volume 5840, Page 3157, LRCCT

GENE COATS, TRUSTEE of the  
TRUST FOR GENE COATS  
established under  
NORIKO COATS TRUST  
Clerk's File Number  
20191007001254630, LRCCT

THE EAGLE INSTITUTE  
Clerk's File Number  
20160218000187960, LRCCT

ERWIN FARMS PHASE 2  
Volume 2018, Page 376, PRCCT

ERWIN FARMS PHASE 1  
Volume 2015, Pages 694-696, PRCCT

Legend

- PARCEL BOUNDARY
- FOUND AS NOTED
- FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- SET 1/2" IRON ROD WITH CAP OR NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- CA COMMON AREA
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DDE DRAINAGE AND DETENTION EASEMENT
- DPOE DRAINAGE & 100 YEAR POSITIVE OVERFLOW EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- VE VISIBILITY EASEMENT
- WSEL WATER SURFACE ELEVATION
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◆ ROAD NAME CHANGE

SURVEYOR NOTES:

- 1.) Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
- 2.) The Assumed Bearing Reference of N 89°32'08" E is based on the North Line Phase 3 as described in Deed to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said line also being the Centerline of County Road 164. All bearings and distances are as measured on the ground as of the date this plat is recorded.
- 3.) 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.
- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebar (PETSCH & ASSOC., INC.); where impractical to set iron rebar, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- 5.) All Common Areas are hereby dedicated as Public Utility, Drainage and floodplain, and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Erwin Farms Homeowner's Association.
- 6.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations during March, 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- 7.) The ERWIN FARMS HOMEOWNER'S ASSOCIATION, INC. shall be solely responsible for the maintenance of the storm water detention system. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

PRELIMINARY FINAL PLAT  
ERWIN FARMS  
PHASE 4

229 RESIDENTIAL LOTS, AND 13 COMMON AREAS  
BEING 60.123 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. W. BUTLER SURVEY, ABSTRACT NUMBER 87  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:  
PETSCH & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75070  
972-562-9606

OWNER/DEVELOPER:  
Joplin Properties, Ltd.  
407 S. Tennessee Street  
McKinney, Texas 75069  
214-738-8652

**PETSCH & ASSOCIATES, INC.**  
Professional Engineers - Land Surveyors - Development Consultants  
Texas Registered Engineering Firm - F-5252  
Texas Registered Surveying License Number - 10919100  
2800 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

Drawn by: PMV	Date: MARCH 2021	SCALE: 1" = 100'	JOB NUMBER: 19-201	SHEET 2	OF 3
Prepared by: PMV	Checked by: PMV				

**LEGAL DESCRIPTION:**

WHEREAS, JOPLIN PARTNERS, LTD., a Texas company, is owner of a 60.123 acre tract or parcel of land situated in the HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907, and the W. W. BUTLER SURVEY, ABSTRACT NUMBER 87, in the City of McKinney, Collin County, Texas, same being a portion of the called 105.86 acre tract as described in an Assumption Deed With Vendor's Lien from James C. Stewart, Jr. to JOPLIN PARTNERS, LTD., as recorded in Clerk's File Number 19970109000021980, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rebar found for corner at the northwest corner of said JOPLIN tract, said corner also being the northwest corner of an 87.923 acre tract of land as described as PHASE 3 of the Special Warranty Deed With Vendor's to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Record of Collin County, Texas, said corner also being on the centerline of County Road 164, said line also being on the south boundary of a called 70.100 acre tract of land described in Deed to C. E. OTTAWAY, as recorded in Volume 603, Page 393 of the Land Records of Collin County, Texas;

THENCE in a southerly direction, along the east boundary of said JOPLIN Tract also being the west boundary of said PHASE 3 of the CADG ERWIN FARMS tract the following three (3) courses:

- 1.) S 05°16'37" W, a distance of 1622.58 feet to a 1/2" iron rebar found for corner;
- 2.) S 83°03'40" E, a distance of 473.32 feet to a 1/2" iron rebar found for corner;
- 3.) S 00°50'18" E, a distance of 828.61 feet to a 3/8" iron rebar found for corner;

at the southeast corner of said JOPLIN Tract also being the southwest corner of said PHASE 3 of the CADG ERWIN FARMS tract, said corner also being on a north boundary of ERWIN FARMS PHASE 1, according to the Record Plat thereof, as recorded in Volume 2015, Page 694 of the Plat Records of Collin County, Texas;

THENCE S 88°59'47" W, along the south boundary of said JOPLIN tract, also being the north boundary of said ERWIN FARMS PHASE 1, and the north boundary of ERWIN FARMS PHASE 2, according to the Record Plat thereof, as recorded in Volume 2018, Page 376 of the Plat Records of Collin County, Texas, at 393.99 feet pass a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 1, also being the northeast corner of said ERWIN FARMS PHASE 2, a total distance of 780.96 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) found for corner at the northwest corner of said ERWIN FARMS PHASE 2, also being the northeast corner of the land described in General Warranty Deed to THE EAGLE INSTITUTE, a Texas non-profit corporation, as recorded Clerk's File Number 20160218000187960 of the Land Records of Collin County, Texas

THENCE S 88°57'49" W, along the south boundary of said Joplin tract and the north boundary of said THE EAGLE INSTITUTE tract, a distance of 638.07 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the southeast corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as recorded in Volume 5840, Page 3157 of the Land Records of Collin County, Texas;

THENCE N 08°36'08" E, departing the south boundary of said JOPLIN tract, along the east boundary of said CITY OF MCKINNEY tract, a distance of 20.29 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the northeast corner of said CITY OF MCKINNEY tract;

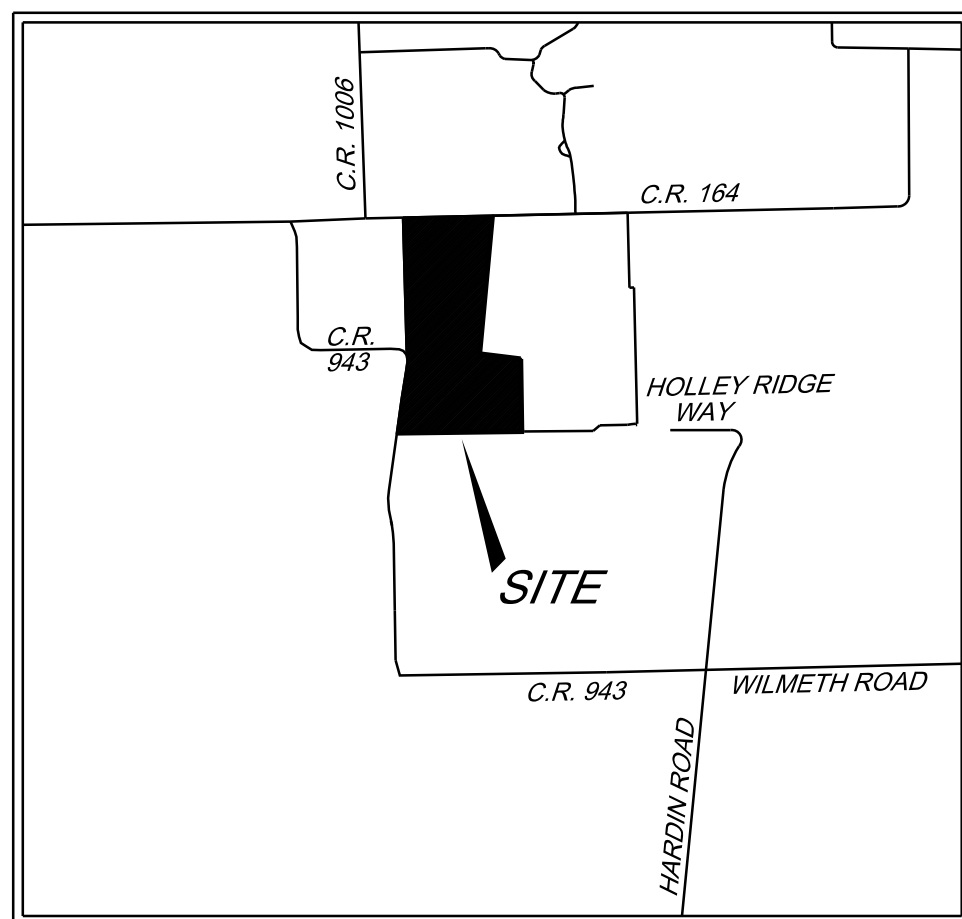
THENCE S 88°57'49" W, along the north boundary of said CITY OF MCKINNEY tract a distance of 40.57 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the northwest corner of said CITY OF MCKINNEY tract, said corner also being the southerly most west boundary of said JOPLIN tract, and the easterly boundary of the land described in General Warranty Deed to BRINKMANN RANCHES OF COLLIN COUNTY, L.P., as recorded in Clerk's File Number 2005-0176478 of the Land Records of Collin County, Texas;

THENCE N 08°36'08" E, along the southerly most west boundary of said JOPLIN tract and the east boundary of said BRINKMANN RANCHES OF COLLIN COUNTY tract, a distance of 979.35 feet to a 1/2" iron rod found for corner at the northeast corner of said BRINKMANN RANCHES OF COLLIN COUNTY tract and an ell corner of the Joplin tract;

THENCE S 89°17'03" E, crossing said JOPLIN tract, a distance of 29.69 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner;

THENCE N 00°42'57" E, continuing across said JOPLIN tract, a distance of 1423.24 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner on the north boundary of said JOPLIN tract, also being on the centerline of said County Road 164, also being the south boundary of said C. E. OTTAWAY tract;

THENCE N 88°59'35" E, along the north line of said JOPLIN tract, the centerline of said County Road 164 and the south boundary of said C. E. OTTAWAY tract, a distance of 928.52 feet back to the POINT OF BEGINNING and containing 60.123 Acres, (2,618,962 Square Feet) of land MORE OR LESS..



Vicinity Map  
NO SCALE

**SURVEYOR NOTES:**

- 1.) Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
- 2.) The Assumed Bearing Reference of N 89°32'08" E is based on the North Line Phase 3 as described in Deed to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said line also being the Centerline of County Road 164. All bearings and distances are as measured on the ground as of the date this plat is recorded.
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- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCHÉ & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCHÉ & ASSOC., INC.) are set in concrete or other hard surface.
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- 6.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations during March, 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- 7.) The ERWIN FARMS HOMEOWNER'S ASSOCIATION, INC. shall be solely responsible for the maintenance of the storm water detention system. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.

Approved

\_\_\_\_\_  
Planning and Zoning Commission Chairman  
City of McKinney, Texas

Date

Attest

\_\_\_\_\_  
Planning and Zoning Commission Secretary  
City of McKinney, Texas

Date

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75070  
972-562-9606

OWNER/DEVELOPER:

Joplin Properties, Ltd.  
407 S. Tennessee Street  
McKinney, Texas 75069  
214-738-8652

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JOPLIN PARTNERS, LTD., company, does hereby adopt this Record Plat, designating the hereon described property as ERWIN FARMS PHASE 4, an addition to the City of McKinney, Collin County, Texas, and does 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. JOPLIN PARTNERS, LTD. does hereby dedicate to the public and Collin County in fee simple forever the Streets shown hereon and dedicates 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 buildings, 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 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.

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

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

JOPLIN PARTNERS, LTD.

By: \_\_\_\_\_

NAME: Joe M. Joplin  
TITLE: President

STATE OF TEXAS )  
COUNTY OF DALLAS )

This Instrument was acknowledged before me on \_\_\_\_\_, 2021, by Joe M. Joplin as President of JOPLIN PARTNERS, LTD. on behalf of said company.

NOTARY PUBLIC, STATE OF TEXAS

**SURVEYOR'S CERTIFICATE**

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this record plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".**

Paul M. Valentine  
Registered Professional Land Surveyor  
State of Texas  
Certificate Number 5359

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul M. Valentine, 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 purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

NOTARY PUBLIC, STATE OF TEXAS

**PRELIMINARY FINAL PLAT  
ERWIN FARMS  
PHASE 4**

229 RESIDENTIAL LOTS, AND 13 COMMON AREAS  
BEING 60.123 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. W. BUTLER SURVEY, ABSTRACT NUMBER 87  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

		<b>PETSCHÉ &amp; ASSOCIATES, INC.</b> <small>Professional Engineers - Land Surveyors - Development Consultants                  Texas Registered Engineering Firm #5322                  Texas Registered Surveying License Number - 10091600                  2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606</small>			
		Drawn by: PMV	Date: MARCH 2021	SCALE: NONE	JOB NUMBER: 19-201
Prepared by: PMV	Checked by: PMV				