

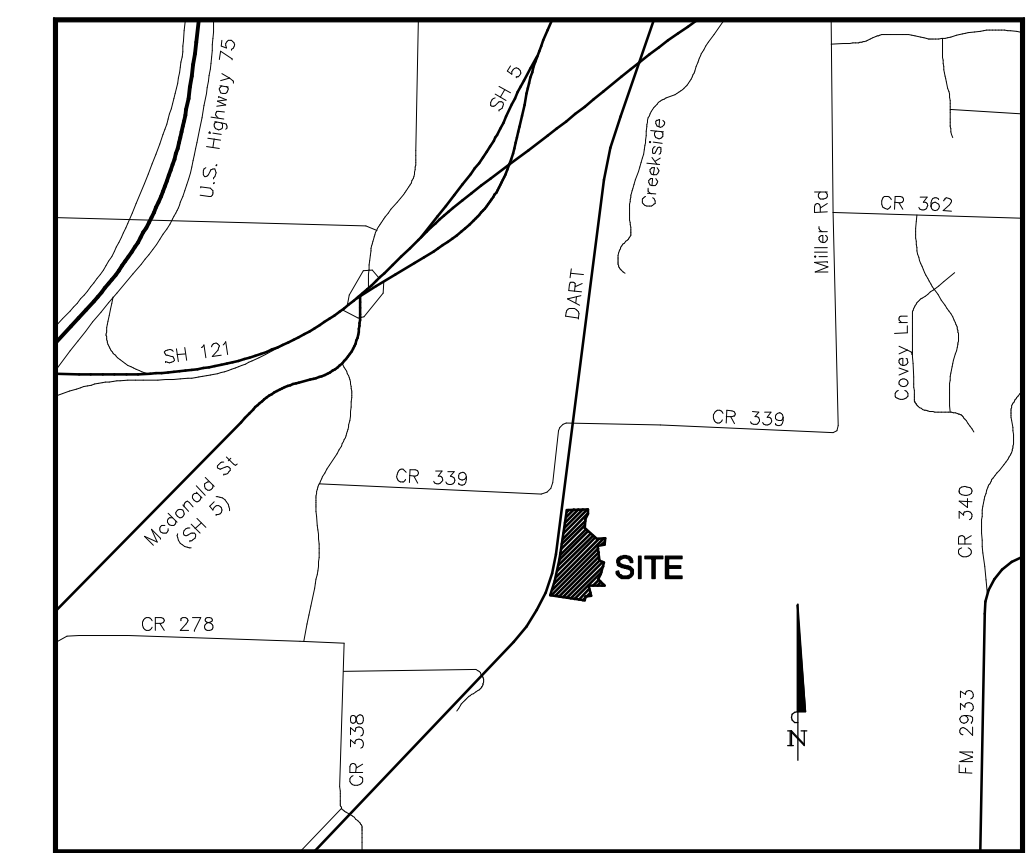
Easement Curve Data				
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.
C1	312.50'	64.77'	11°52'30"	S00°25'33"E
C2	337.50'	65.19'	11°03'59"	N00°43'53"W
C3	1102.50'	210.58'	10°56'38"	N01°44'33"E
C4	1127.50'	215.93'	10°58'22"	S01°43'41"W
C5	100.60'	48.82'	27°48'28"	S08°25'37"E
C6	125.60'	62.41'	28°28'07"	N08°31'46"W
C7	175.41'	64.89'	21°11'39"	N36°54'11"W
C8	150.41'	98.17'	37°23'48"	S45°18'14"E

**General Notes:**

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0380J, 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" and in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by a 1% annual chance flood, no base flood elevations determined. This flood statement does not imply that the property and/or the structure 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 in any way.
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the North Texas State Plane Coordinate System, North Central Zone (4202), NAD 83. Coordinates shown are Grid Coordinates and can be converted to Surface by using the conversion factor of 1.000149615, at base point 0,0.
- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/ponds, etc. (Per State regulations). Due to the presence of a pond and flowage easement on Lot 1, Block A, a meeting is recommended with Collin County Development Services prior to planning any surface improvements, impervious cover, outbuildings, swimming pools, etc.
- Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
- All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the minimum size requirements of the subdivision ordinance.
- The Variable Width Drainage Easement shown is an approximate location and will be defined by a future fully-developed flood study prior to filing the Record Plat of Lot 1.
- The Variable Width Drainage Easement is an approximate location and will be defined by a future flood study for the Record Plat of Lot 1.

**City of McKinney Creek Note:**

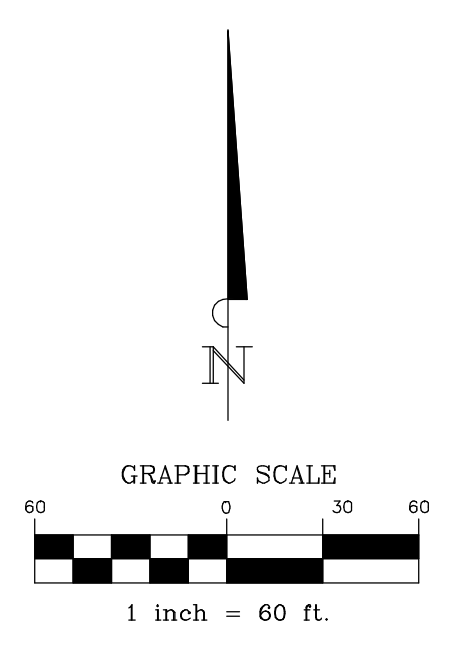
1. The owner and any subsequent owner of Lot 1, Block A, of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney and Collin County harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City and County shall not be responsible for the maintenance of the referenced creek, although it retains to enter upon the easement for public purposes. The drainage easement shown herein shall not create any affirmative duty to the City or County 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, banks subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, Collin County, the State of Texas and United States of America.



PRELIMINARY/FINAL PLAT FOR REVIEW PURPOSES ONLY

**ABBREVIATIONS**

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:**  
Lucian Jack Jourdonais  
and wife, LaVerne Jourdonais  
1542 County Road No. 339  
Melissa, Texas 75454

**OWNER:**  
Heather Ione Bolerjack  
1542 County Road No. 339  
Melissa, Texas 75454

**SURVEYOR:**  
North Texas Surveying, LLC  
1010 West University Drive  
McKinney, Tx. 75069  
Ph. (469) 424-2074 Fax: (469) 424-1997  
www.northtexasurveying.com  
Firm Registration No. 10974200  
Contact: Chad Holcomb

PRELIMINARY/FINAL PLAT  
**JOURDONAIS ADDITION**  
**LOTS 1 AND 2, BLOCK A**  
AN ADDITION TO COLLIN COUNTY, TEXAS  
11.150 ACRES IN THE  
Phillip Smith Survey  
Abstract No. 851  
City of McKinney  
Extraterritorial Jurisdiction  
Collin County, Texas  
Scale: 1" = 60' Date: February, 2019  
SHEET 1 OF 2

MATCH LINE SHEET 1 OF 2  
MATCH LINE SHEET 2 OF 2

Radius=1975.00'  
Arc Length=448.28'  
Delta=13°00'17"  
Chrd. Bmg.=N12°51'59"E  
Chord=447.32'

Christopher C. Easterline  
C.C.F.# 95-0093740,  
D.R.C.C.T.

Lot 3, Block A  
EASTERLING ADDITION  
Vol. 2017, Pg. 732,  
O.P.R.C.C.T.

Radius=1975.00'  
Arc Length=264.36'  
Delta=07°40'09"  
Chrd. Bmg.=N10°11'54"E  
Chord=264.16'

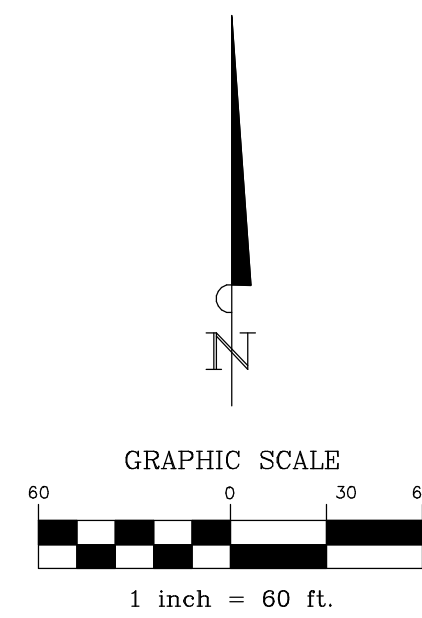
Radius=1975.00'  
Arc Length=183.92'  
Delta=05°20'08"  
Chrd. Bmg.=N16°42'03"E  
Chord=183.85'

Tract 3  
Jojo's Run, LLC - Miller Bottom Series  
Document No.  
2016031000289800,  
O.P.R.C.C.T.

LOT 1, BLOCK A  
9.650 ACRES

N=7,146,017.47'  
E=2,560,757.55'

Ranch Stadium, LLC  
Document No.  
20180516000597180,  
O.P.R.C.C.T.



Curve No.	Radius	Arc Length	Delta	Chrd. Bng.	Chrd. Dist.
C1	312.50'	64.77'	11°52'30"	S00°25'33"E	64.65'
C2	337.50'	65.19'	11°03'59"	N00°43'53"W	65.09'
C3	1102.50'	210.58'	10°56'38"	N01°44'33"E	210.26'
C4	1127.50'	215.93'	10°58'22"	S01°43'41"W	215.60'
C5	100.60'	48.82'	27°48'28"	S08°25'37"E	48.35'
C6	125.60'	62.41'	28°28'07"	N08°31'46"W	61.77'
C7	175.41'	64.89'	21°11'39"	N36°54'11"W	64.52'
C8	150.41'	98.17'	37°23'48"	S45°18'14"E	96.44'

**SURVEYOR'S CERTIFICATION:**

THAT I, Michael B. Arthur, do hereby certify that I prepared this plot from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plot was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

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

**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 and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, State of Texas

**STATE OF TEXAS  
COUNTY OF COLLIN**

**OWNER'S CERTIFICATION**

Being a tract of land, situated in the Phillip Smith Survey, Abstract No. 851, in Collin County, Texas, and also being all of that tract of land, described by deed to Lucian Jack Jourdonais and wife, LaVerne Jourdonais, as recorded in Volume 1341, Page 58, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and being all of that tract of land, described by deed to Heather Ione Bolerjack, as recorded under Document No. 2019052000562220, 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 with a yellow plastic cap stamped "RPLS 5686" set for the northwesterly corner of said Jourdonais tract, same being the southwest corner of a tract of land, described by deed to Bruce Minchey and Cherie Minchey, as recorded in Volume 4218, Page 316, D.R.C.C.T., said corner also being in the southeasterly right-of-way line of the Dallas Area Rapid Transit (a 100' right-of-way);

**THENCE** North 86°00'36" East, along the common line between said Jourdonais and Minchey tracts, passing a 1/2" iron rod found for reference at a distance of 238.80', and continuing along said common line a total distance of 259.00' to a point for corner in a creek;

**THENCE** along said creek, generally in a southerly direction, the following courses and distances:

- South 06°33'08" East, a distance of 61.84' to a point for corner;
- South 29°10'58" West, a distance of 71.12' to a point for corner;
- South 00°01'21" West, a distance of 115.70' to a point for corner;
- South 49°40'52" East, a distance of 201.83' to a point for corner;
- North 80°38'39" East, a distance of 109.81' to a point for corner;
- South 07°18'20" West, a distance of 79.41' to a point for corner;
- South 76°00'30" West, a distance of 82.84' to a point for corner;
- South 07°43'38" East, a distance of 191.04' to a point for corner;
- South 74°39'07" East, a distance of 62.56' to a point for corner;
- South 13°04'17" West, a distance of 146.96' to a point for corner;
- South 24°15'01" West, a distance of 73.71' to a point for corner;
- South 45°40'22" East, a distance of 111.96' to a point for corner;
- South 88°34'04" West, a distance of 195.36' to a point for corner;
- South 13°01'41" East, a distance of 136.05' to a point for corner;
- South 82°48'03" West, a distance of 68.43' to a point for corner;
- South 10°07'39" West, a distance of 49.53' to a point for corner, said corner being the northeasterly corner of a tract of land, described as Tract 3, be deed to Jojo's Run, LLC - Miller Bottom Series, as recorded under Document No. 2016031000289800, O.P.R.C.C.T.;

**THENCE** North 83°53'57" West, along the common line between said Jourdonais tract and said Tract 3, passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for reference at a distance of 37.24', and continuing in all, a total distance of 437.24' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwest corner of said Jourdonais tract, same being the northwesterly corner of said Tract 3, said corner also being in the southeasterly line of said Dallas Area Rapid Transit right-of-way, said corner also being in a curve to the left, having a radius of 1975.00', a central angle of 13°00'17", and a chord which bears, North 12°51'59" East, a chord distance of 447.32';

**THENCE** along said curve to the left, in a northwesterly direction, an arc length of 448.28' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at the end of said curve;

**THENCE** North 06°21'50" East, continuing along the southeasterly line of said Dallas Area Rapid Transit right-of-way, a distance of 643.39' to the POINT OF BEGINNING and containing 11.150 acres of land, more or less.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT, LaVerne Jourdonais is the owner of the above described property, does hereby adopt this plat designating the hereinabove described property as JOURDONAIS ADDITION, LOTS 1 AND 2, BLOCK A, an addition to Collin County, Texas, 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 Collin County and all public utilities desiring to use or using same. All and any public utility and the 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 it's respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's 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 Collin County.

WITNESS, my hand at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
LaVerne Jourdonais

By: \_\_\_\_\_  
Heather Ione Bolerjack

**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 LaVerne Jourdonais, 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 \_\_\_\_\_, 2019.

NOTARY PUBLIC in and for the State of Texas

**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 Heather Ione Bolerjack, 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 \_\_\_\_\_, 2019.

NOTARY PUBLIC in and for the State of Texas

**PRELIMINARY/FINAL PLAT  
JOURDONAIS ADDITION  
LOTS 1 AND 2, BLOCK A**

AN ADDITION TO COLLIN COUNTY, TEXAS

11.150 ACRES IN THE  
Phillip Smith Survey

Abstract No. 851

City of McKinney  
Extraterritorial Jurisdiction  
Collin County, Texas

Scale: 1" = 60' Date: February, 2019  
SHEET 2 OF 2

**OWNER:**

Lucian Jack Jourdonais  
and wife, LaVerne Jourdonais  
1542 County Road No. 339  
Melissa, Texas 75454

**SURVEYOR:**

North Texas Surveying, LLC  
1010 West University Drive  
McKinney, Tx 75069  
Ph. (469) 424-2074 Fax: (469) 424-1997  
www.northtexassurveying.com  
Firm Registration No. 10074200  
Contact: Chad Holcomb

**OWNER:**

Heather Ione Bolerjack  
1542 County Road No. 339  
Melissa, Texas 75454

**General Notes:**

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085003801, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flood, no base flood elevations determined. This flood statement does not imply that the property and/or the structure 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 in any way.
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- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). Due to the presence of a pond and flowage easement on Lot 1, Block A, a meeting is recommended with Collin County Development Services prior to planning any surface improvements, impervious cover, outbuildings, swimming pools, etc.
- Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
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- The Variable Width Drainage Easement shown is an approximate location and will be defined by a future fully-developed flood study prior to filing the Record Plat of Lot 1.
- The Variable Width Drainage Easement is an approximate location and will be defined by a future flood study for the Record Plat of Lot 1.

**City of McKinney Creek Note:**

- The owner and any subsequent owner of Lot 1, Block A, of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney and Collin County harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City and County shall not be responsible for the maintenance of the referenced creek, although it retains to enter upon the easement for public purposes. The drainage easement shown herein shall not create any affirmative duty to the City or County 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, banks subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, Collin County, the State of Texas and United States of America.

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- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

**Health Department Certification**

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site elevations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative \_\_\_\_\_ Date \_\_\_\_\_  
Collin County Developmental Services