

CALLED 31.147 ACRES
RSCT HOLDINGS CO. II, LLC
DOC. NO. 20170104000013530
O.P.R.C.C.T.

CALLED 152.20 ACRES
VSS LIMITED PARTNERSHIP
DOC. NO. 97-0111251
O.P.R.C.C.T.

COLEMAN WATSON SURVEY,
ABSTRACT NO. 945

BLOCK A

LOT 1
48.43 ACRES
2,109,435 SQ. FT.

CALLED 48.75 ACRES
G&N ESTATES, LLC
DOC. NO. 20080805000953220
O.P.R.C.C.T.

FLOODPLAIN &
DRAINAGE EASEMENT

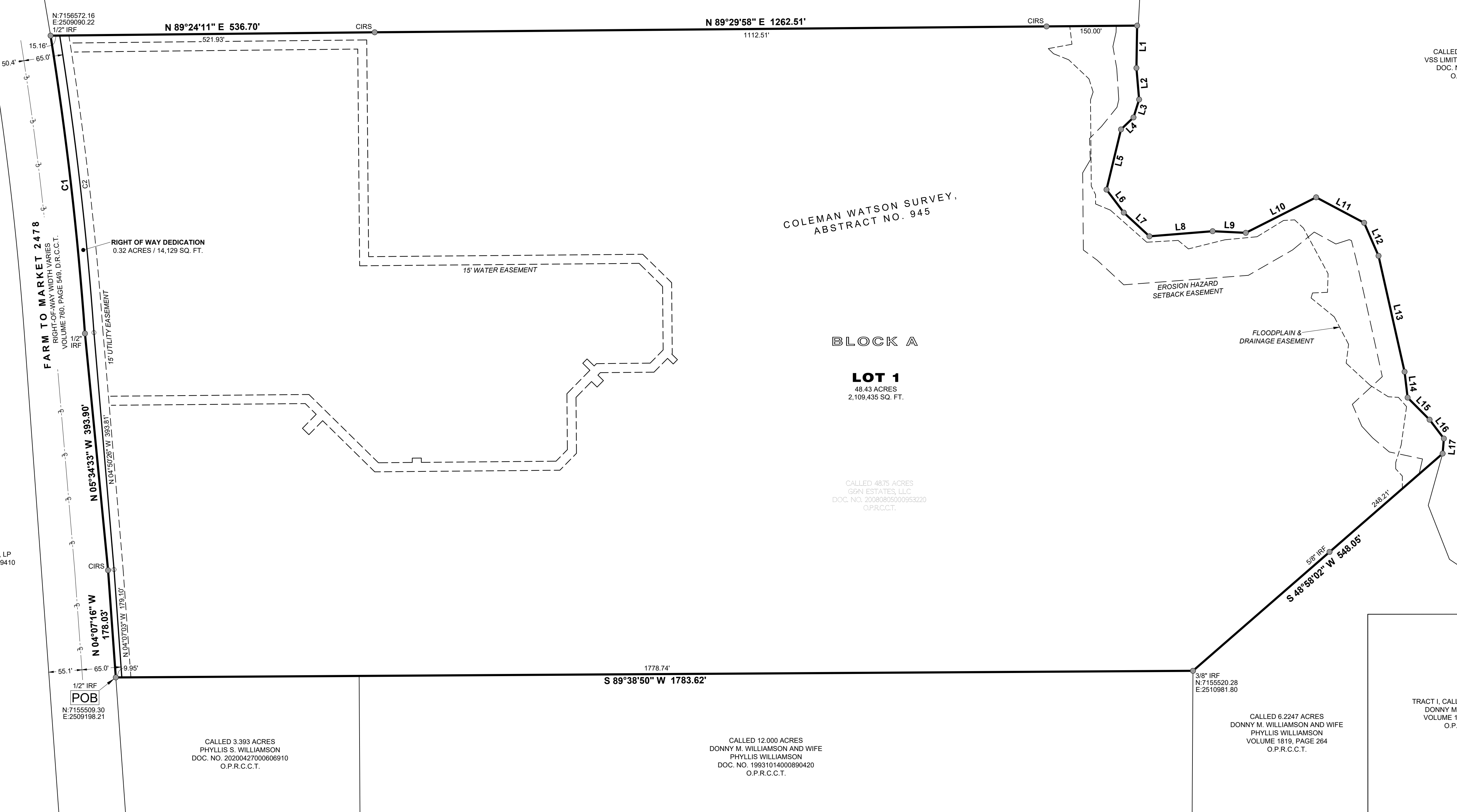
EROSION HAZARD
SETBACK EASEMENT

CALLED 6.2247 ACRES
DONNY M. WILLIAMSON AND WIFE
PHYLLIS WILLIAMSON
VOLUME 1819, PAGE 264
O.P.R.C.C.T.

TRACT I, CALLED 10.358 ACRES
DONNY M. WILLIAMSON
VOLUME 1819, PAGE 259
O.P.R.C.C.T.

CALLED 3.393 ACRES
PHYLLIS S. WILLIAMSON
DOC. NO. 20200427000606910
O.P.R.C.C.T.

CALLED 12.000 ACRES
DONNY M. WILLIAMSON AND WIFE
PHYLLIS WILLIAMSON
DOC. NO. 19931014000890420
O.P.R.C.C.T.



GENERAL NOTES

- The purpose of this plat is to create one lot from one tract of land, dedicate easements, and dedicate right-of-way.
- This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0140J.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	496.68'	5779.58'	4°55'26"	N 06°34'59" W	496.53'
C2	495.33'	5794.58'	4°53'52"	S 06°34'27" E	495.18'

CELINA 557 PARTNERS, LP
DOC. NO. 20190205000119410
O.P.R.C.C.T.

LINE	BEARING	DISTANCE
L1	S 00°57'00" W	70.21'
L2	S 04°52'02" E	52.37'
L3	S 17°25'58" W	31.07'
L4	S 46°11'05" W	28.68'
L5	S 13°32'33" W	102.58'
L6	S 36°58'03" E	47.57'
L7	S 47°15'17" E	57.93'
L8	N 85°22'33" E	104.91'
L9	S 87°13'11" E	55.01'
L10	N 63°13'50" E	130.48'
L11	S 62°01'46" E	89.91'
L12	S 23°33'13" E	59.72'
L13	S 12°39'51" E	196.75'
L14	S 06°41'17" E	43.12'
L15	S 44°51'26" E	51.52'
L16	S 37°07'48" E	39.20'
L17	S 04°34'20" W	24.94'

LEGEND

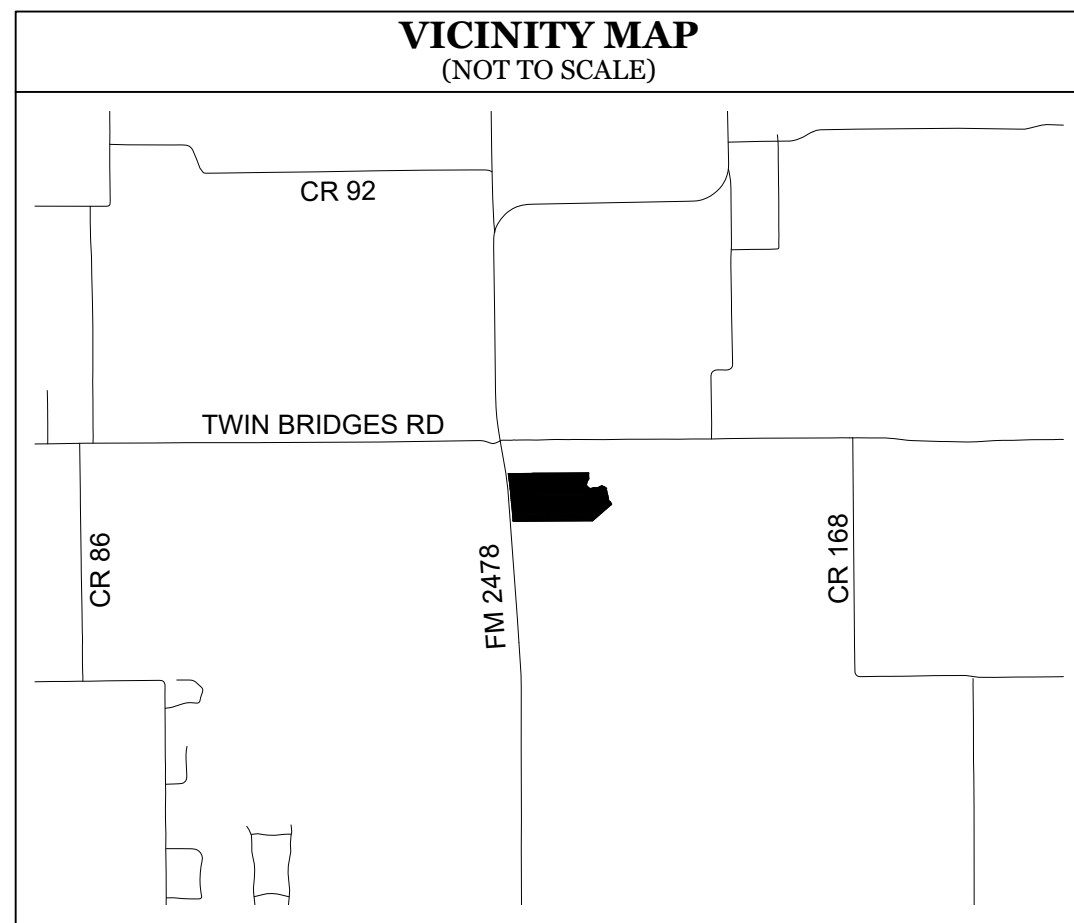
- PG. = PAGE
- VOL. = VOLUME
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- DOC. NO. = DOCUMENT NUMBER
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

"PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY"
**PRELIMINARY-FINAL PLAT
GAMEDAY SPORTS ADDITION
LOT 1, BLOCK A**

BEING 48.75 ACRES OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
SITUATED IN THE ETJ OF THE CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Project 2104.054-02	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 08-06-2021	
Drafter CHM/TAR	

SURVEYOR Eagle Surveying, LLC Contact: Tyler Rank 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009	ENGINEER Development Engineering Consultants, LLC 2591 Dallas Parkway, Suite: 300 Frisco, TX 75034 (972) 731-4354	OWNER G&N Estates, LLC 5967 Shy Drive Frisco, TX 75034
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CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances 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

Matthew Raabe, R.P.L.S. #6402

Date

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, **G&N ESTATES, LLC**, is the owner of 48.47 acres out of the Coleman Watson Survey, Abstract Number 945, situated in Collin County, Texas, being all of a called 48.75 acre tract of land conveyed to G&N Estates, LLC by Warranty Deed with Vendor's Lien of record in Document Number 20080805000953220 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod found in the East right-of-way line of Farm to Market 2478 (FM 2478), being the Northwest corner of a called 3.393 acre tract conveyed to Phyllis S. Williamson by warranty deed of record in Document Number 20200427000606910 of said Official Public Records, also being the Southwest corner of said 48.47 acre tract;

THENCE, along the East right-of-way line of FM 2478, being the West line of said 48.47 acre tract, the following three (3) courses and distances:

1. N04°07'16"W, a distance of 178.03 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N05°34'33"W, a distance of 393.90 feet to a 1/2" iron rod found;
3. Along said non-tangent curve to the left, having a radius of 5779.58 feet, a chord bearing of N06°34'59"W, a chord length of 496.53 feet, a delta angle of 04°55'26", an arc length of 496.68 feet to a 1/2" iron rod found, being the Southwest corner of a called 31.147 acre tract of land conveyed to RSC-T Holdings Co. II, LLC by deed of record in Document Number 20170104000013530 of said Official Public Records, also being the Northwest corner of said 48.47 acre tract;

THENCE, N89°24'11"E, along the South line of said 31.147 acre tract, being the North line of said 48.47 acre tract, a distance of 536.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N89°29'58"E, along the South line of said 31.147 acre tract, being the North line of said 48.47 acre tract, passing at a distance of 1112.51 feet a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for witness, a total distance of 1262.51 feet to a point in a creek, being in the West line of a called 152.20 acre tract of land conveyed to VSS Limited Partnership by deed of record in Document Number 97-0111251 of said Official Public Records, being the Northeast corner of said 48.47 acre tract;

THENCE, along the meanders of said creek, being the West line of said 152.20 acre tract, and also being the East line of said 48.47 acre tract, the following seventeen (17) courses and distances:

1. S00°57'00"W, a distance of 70.21 feet to a point for corner;
2. S04°52'02"E, a distance of 52.37 feet to a point for corner;
3. S17°25'58"W, a distance of 31.07 feet to a point for corner;
4. S46°11'05"W, a distance of 28.68 feet to a point for corner;
5. S13°32'33"W, a distance of 102.58 feet to a point for corner;
6. S36°58'03"E, a distance of 47.57 feet to a point for corner;
7. S47°15'17"E, a distance of 57.93 feet to a point for corner;
8. N85°22'33"E, a distance of 104.91 feet to a point for corner;
9. S87°13'11"E, a distance of 55.01 feet to a point for corner;
10. N63°13'50"E, a distance of 130.48 feet to a point for corner;
11. S62°01'46"E, a distance of 89.91 feet to a point for corner;
12. S23°33'13"E, a distance of 59.72 feet to a point for corner;
13. S12°39'51"E, a distance of 196.75 feet to a point for corner;
14. S06°41'17"E, a distance of 43.12 feet to a point for corner;
15. S44°51'26"E, a distance of 51.52 feet to a point for corner;
16. S37°07'48"E, a distance of 39.20 feet to a point for corner;

17. S04°34'20"W, a distance of 24.94 feet to a point for corner, being the North corner of a called 6.2247 acre tract of land conveyed to Donny M. Williamson and Phyllis Williamson by deed of record in Volume 1819, Page 264 of said Official Public Records, also being the Southeast corner of said 48.47 acre tract;

THENCE, S48°58'02"W, along the Northwest line of said 6.2247 acre tract, also being the South line of said 48.47 acre tract, passing at a distance of 248.21 feet a 5/8" iron rod found for witness, a total distance of 548.05 feet to a 3/8" iron rod found being the Northwest corner of said 6.2247 acre tract, also being the Northeast corner of a called 12.000 acre tract of land conveyed to Donny M. Williamson and Phyllis Williamson by deed of record in Document Number 19931014000890420 of said Official Public Records;

THENCE, S89°38'50"W, along the South line of said 48.47 acre tract, being in part the North line of said 12.000 acre tract, also being in part the North line of said 3.393 acre tract, a distance of 1783.62 feet to the **POINT OF BEGINNING** and containing an area of 48.75 Acres, or (2123564 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **G&N ESTATES, LLC**, does hereby adopt this plat, designating herein described property as **GAMEDAY SPORTS ADDITION**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Record Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2021.

OWNER: **G&N ESTATES, LLC**

BY: _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED by the City of _____ Planning and Zoning Commission

on this _____ day of _____, 20__.

Name
 Planning and Zoning Chairman

ATTEST:

City Secretary

"PRELIMINARY-FINAL PLAT
 FOR REVIEW PURPOSES ONLY"

**PRELIMINARY-FINAL PLAT
 GAMEDAY SPORTS ADDITION
 LOT 1, BLOCK A**

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Date	08-06-2021	
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SURVEYOR
 Eagle Surveying, LLC
 Contact: Tyler Rank
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 Denton, TX 76201
 (940) 222-3009

ENGINEER
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 Consultants, LLC
 2591 Dallas Parkway, Suite: 300
 Frisco, TX 75034
 (972) 731-4354

OWNER
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 Frisco, TX 75034