RESERVED FOR COLLIN COUNTY O.S.S.F. NOTES/REQUIREMENTS

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON A BEARING OF NORTH 01 DEGREES, 49 MINUTES, 29 SECONDS EAST FOR THE EAST RIGHT-OF-WAY LINE OF F.M. 543 ACCORDING TO SPECIAL CASH WARRANTY DEED TO PAUL H. POGUE RECORDED IN VOLUME 5428, PAGE 7262 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

2. (C.M.) - CONTROLLING MONUMENT.

3. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

4. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0165J, MAP REVISED: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "AE", ZONE "X" -SHADED AND ZONE "X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "AE" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FOOD: BASE FLOOD ELEVATIONS DETERMINED.

ZONE "X" SHADED - OTHER FLOOD AREAS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOD OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. 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.

WHEREAS, P. Brandon Pogue, Jennifer Pogue, Paul H. Pogue and Judy L. Pogue are the owners of a 66.706 acres acre tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to P. Brandon Pogue and Jennifer Pogue recorded in County Clerk's File No. 20170123000092680 of the Deed Records of Collin County, Texas and part of that certain tract of land described in Warranty Deed With Vendor's Lien to Paul H. Poaue and wife, Judy L. Poque recorded in County Clerk's File No. 92-0008425 of the Deed Records of Collin

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEGINNING, at a 3/4-inch iron pipe found for corner in the east right-of-way line of F.M. 543 (a variable width right-of-way); said point also being the northwest corner of said P. Brandon Poque and Jennifer Poque tract and the southwest corner of that certain tract of land described in Release of Lien to Jon Jeffrey Nyberg and Angela H. Nyberg recorded in County Clerk's File No. 20070613000805660 of the said Deed Records;

County, Texas; said 66.706 acres acre tract being more particularly described as follows:

THENCE, South 88 degrees, 25 minutes, 50 seconds East, departing the said east line of F.M. 543 and along the common line between said P. Brandon Pogue and Jennifer Pogue tract and said Nyberg tract, at a distance of 1148.76 feet passing the northeast corner of said P. Brandon Pogue and Jennifer Pogue tract, continuing along the common line between said Paul H. Pogue and Judy L. Pogue tract and said Nyberg tract, at a distance of 2316.00 feet passing a 5/8-inch iron rod found, continuing in all a total distance of 2425.58 feet to a point for corner in the centerline of the East Fork of Trinity River: said point also being the northeast corner of said Paul H. Poque and Judy L. Poque tract and the southeast corner of said Nyberg tract;

THENCE, in a southerly direction along the centerline of the East Fork of Trinity River and the east line of said Paul H. Pogue and Judy L. Pogue tract, the following fourteen (14) calls:

South 44 degrees, 06 minutes, 30 seconds East, a distance of 162.74 feet to an angle point;

South 06 degrees, 38 minutes, 58 seconds East, a distance of 86.86 feet to an angle point;

South 07 degrees, 59 minutes, 18 seconds East, a distance of 69.46 feet to an angle point; South 37 degrees, 13 minutes, 14 seconds West, a distance of 133.49 feet to an angle point;

South 54 degrees, 23 minutes, 32 seconds West, a distance of 305.52 feet to an angle point;

South 82 degrees, 55 minutes, 37 seconds West, a distance of 242.43 feet to an angle point;

South 01 degrees, 33 minutes, 40 seconds East, a distance of 100.00 feet to an angle point;

South 28 degrees, 32 minutes, 36 seconds East, a distance of 223.54 feet to an angle point;

South 39 degrees, 31 minutes, 37 seconds West, a distance of 86.03 feet to an angle point; South 81 degrees, 31 minutes, 32 seconds West, a distance of 321.33 feet to an angle point;

South 20 degrees, 03 minutes, 00 seconds West, a distance of 18.42 feet to an angle point;

South 30 degrees, 33 minutes, 35 seconds West, a distance of 76.91 feet to an angle point;

South 28 degrees, 18 minutes, 43 seconds East, a distance of 129.18 feet to an angle point;

South 65 degrees, 50 minutes, 18 seconds East, a distance of 312.61 feet to a point for corner; said point also being the southeast corner of said Paul H. Pogue and Judy L. Pogue tract and the northeast corner of that certain tract of land described in Special Cash Warranty Deed to Paul H. Pogue recorded in Volume 5428, Page 7262 of the said Deed Records;

THENCE, North 88 degrees, 56 minutes, 35 seconds West, departing the centerline of the East Fork of Trinity River and the said east line of Paul H. Pogue and Judy L. Pogue tract and along the common line between said Paul H. Pogue and Judy L. Pogue tract and said Paul H. Pogue tract, a distance of 2069.44 feet to a 1/2-inch iron rod found for corner in the said east line of F.M. 543; said point also being the southwest Paul H. Pogue and Judy L. Pogue tract and the northwest corner of said Paul H. Pogue tract;

THENCE, in a northerly direction, departing the said common line between Paul H. Poque and Judy L. Poque tract and Paul H. Poque tract and along the said east line of F.M. 543 and the west line the said Paul H. Pogue and Judy L. Pogue tract and said P. Brandon Pogue and Jennifer Pogue tract, the following five (5)

North 02 degrees, 11 minutes, 01 seconds East, a distance of 187.12 feet to a 1/2-inch iron rod with "TX REG 100189-00" cap found at an angle point;

North 06 degrees, 07 minutes, 24 seconds East, a distance of 200.59 feet to a 1/2-inch iron rod with "TX REG 100189-00" cap found at an anale point:

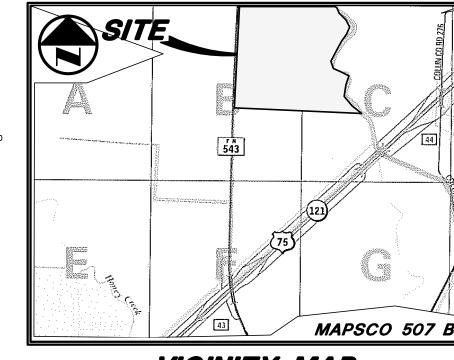
North 01 degrees, 09 minutes, 46 seconds East, a distance of 98.80 feet to a wooden right-of-way monument found at an angle point;

North 05 degrees, 59 minutes, 45 seconds West, a distance of 102.21 feet to a 1/2-inch iron rod with "TX REG 100189-00" cap found at an anale point:

North 01 degrees, 44 minutes, 53 seconds East, at a distance of 368.00 feet passing the southwest corner of said P. Brandon Poque and Jennifer Poque tract, continuing in all a total distance of 762.95 feet to the POINT OF BEGINNING;

CONTAINING, 2,905,734 square feet or 66.706 acres of land, more or less.

GRAPHIC SCALE IN FEET SCALE: 1" = 200'



**VICINITY MAP** NOT TO SCALE

OWNER'S DEDICATION

COUNTY OF COLLIN ~

STATE OF TEXAS ~

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, Paul H. Pogue, Judy L. Pogue, P. Brandon Pogue and Jennifer Pogue do hereby adopt this plat designating the hereinabove described property as SHENANDOAH RANCH ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any publi 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, endanger 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, of procuring the permission of anyone This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney,

WITNESS MY HAND at By: Jennifer Pogue By: P. Brandon Poque STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Paul H. \_\_\_\_ authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Judy L. Pogue, authorized representative of \_\_\_\_\_, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared P. Brandon Pogue, authorized representative of \_\_\_\_\_ authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Jennifer Pogue, authorized representative of \_\_\_\_\_, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

PRELIMINARY-FINAL PLAT **SHENANDOAH RANCH ADDITION** 

LOTS 1 AND 2, BLOCK A

LOCATED IN THE CITY OF McKINNEY. TEXAS

AND BEING OUT OF THE

MEREDITH HART SURVEY, ABSTRACT No. 371

TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430

(888) 937-5150 TOLL FREE

WWW.WESTWOODPS.COM

Notary Public in and for the State of Texas

"Approved and Accepted"

City Manager

Date

Mr. P. Brandon Poque and Jennifer Poque McKinney, Texas 75071 (214) 491-1291

OWNER LOT 2:



2740 DALLAS PARKWAY

SUITE 280 PLANO, TEXAS 75093

07-06-2017 PREPARED SURVEYED 04-05-2017 1" = 200'R0007903.0 W NUMBER DRAWN BY: RLG CHECKED BY: AWS

OWNER LOT 1:

5812 N. Woodcreek Circle

Mr. Paul H. Poque and Judy L. Pogue 3550 FM 543 McKinney, Texas 75071

PRELIMINARY-FINAL PLAT TO SUBDIVE INTO TWO LOTS (FOR REVIEW PURPOSES ONLY)

That I, Roman L. Groysman, 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

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L.

acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the

Groysman, known to me to be the person whose name is subscribed to the foregoing instrument and

WITNESS MY HAND at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

SURVEYOR'S CERTIFICATE

the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

Registered Professional Land Surveyor

Roman L. Groysman,

STATE OF TEXAS

COUNTY OF COLLIN

capacity therein stated.

**PRELIMINARY** 

Notary Public in and for the State of Texas.

RELEASED 07/06/17 FOR REVIEW PURPOSES ONLY. THIS

DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.