



VICINITY MAP
1" = 1000'

GENERAL NOTES:

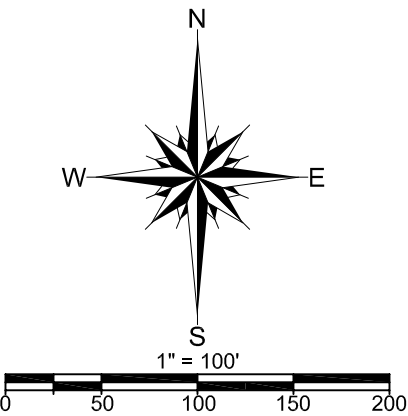
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF MCKINNEY, COMMUNITY NUMBER 480135 EFFECTIVE DATE 6-2-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 260 J OF SAID MAP.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 4 LOTS FROM A TRACT OF LAND.
- NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- DRAINAGE SHALL CONFORM TO EXISTING CONDITIONS AND IS REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER. GRADING AND DRAINAGE SHALL NOT NEGATIVELY IMPACT SURROUNDING PROPERTIES.

COLLIN COUNTY STANDARD PLAT NOTES:

- MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
- DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.
- ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.
- COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.
- COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.
- A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.
- BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVISION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FOUNDATIONS, STRUCTURES, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION, ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YR FLOODPLAINS, AS SHOWN ON THE PLAT.
- ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (i.e. OSSF, FLOOD PLAIN PERMITS, etc.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
- ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY, OR ROADWAY WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROADWAY NETWORK, MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS SHALL BE AT LEAST 18" ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING AND TWO FEET (2') ABOVE THE 100-YR BASE FLOOD ELEVATION.
- EXCEPT FOR DITCHES THAT ARE ADJACENT TO ROADWAYS AND/OR CULVERTS AND OTHER IMPROVEMENTS THAT ARE A PART OF A ROADWAY, THE COUNTY GENERALLY WILL NOT ACCEPT DRAINAGE IMPROVEMENTS FOR MAINTENANCE, INCLUDING RETENTION AND DETENTION PONDS. THEREFORE, THE APPLICANT MUST PROVIDE FOR THIS WORK TO BE DONE EITHER BY WAY OF AN HOA; BY PROVIDING IN THE DEED RESTRICTIONS THAT EACH LOT OWNER IS RESPONSIBLE FOR MAINTAINING THE PORTIONS OF THE DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THEIR LOT; OR OTHER METHOD.
- INDIVIDUAL LOTS IN A SUBDIVISION ARE CONSIDERED PART OF A LARGER COMMON PLAN OF DEVELOPMENT, REGARDLESS OF WHEN CONSTRUCTION ACTIVITY TAKES PLACE ON THAT LOT IN RELATION TO THE OTHER LOTS, AND ARE REQUIRED TO HAVE BMP'S AND COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
- THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE AN SW3P AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
SIR = CAPPED IRON ROD SET
FIR = IRON ROD FOUND
D.E. = DRAINAGE EASEMENT
P.D.E. = PUBLIC DRAINAGE EASEMENT
PED.E. = PEDESTRIAN EASEMENT
W.E. = WATER EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
F.L.A.E. = FIRELANE & ACCESS EASEMENT
D.D.E. = DRAINAGE & DETENTION EASEMENT
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
= CENTERLINE OF R.O.W.



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (840) 382-3446
TBPLS FIRM #10002100

OWNER:
MICHAEL AND DEENA GONZALEZ
2489 COUNTY ROAD 1084
MCKINNEY, TX 75071
PHONE: (979)739-2601

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

KAZ SURVEYING

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 200592
DRAWN BY: MLB
DATE: 11-23-2020
R.P.L.S.
KENNETH A. ZOLLINGER

TX FIRM REGISTRATION # 10002100

PRELIMINARY PLAT
GONZALEZ ADDITION
LOTS 1-4, BLOCK A
BEING 7.99 ACRES IN THE
H.T. CHENOWETH SURVEY, ABSTRACT NUMBER 157, IN THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS MICHAEL GONZALEZ AND DEENA GONZALEZ are the owners of all that certain lot tract or parcel of land lying and being situated in the H.T. Chenoweth survey, Abstract Number 157, Collin County, Texas and being all of that tract of land described in a deed to Michael Gonzalez and Deena Gonzalez, recorded in Document Number 20200925001640980, Official Public Records, Collin County, Texas and being more fully described by metes and bounds as follows:
BEGINNING at a 3/8 inch iron rod found in the centerline of Private Road 5076, being the Southeast corner of said Kleynhans tract, and also being the Northwest corner of a tract of land described in a deed to Christine Clark Miller and Lance A. Miller, recorded in Document Number 2000-0140601 of the Official Public Records of Collin County, Texas;
THENCE along said centerline of Pvt. Road 5076, North 08 degrees 22 seconds 59 minutes East a distance of 529.67 feet to a 3/8 inch iron rod found, in said centerline of Pvt. Road 5076;
THENCE along said centerline of Pvt. Road 5076, North 08 degrees 23 minutes 22 seconds East a distance of 715.16 feet to a 3/8 inch iron rod found, at an ELL corner of said Kleynhans tract;
THENCE along the North line of Pvt. Road 5076, North 89 degrees 31 minutes 10 seconds West a distance of 30.29 feet to a 3/8 inch iron rod found;
THENCE North 01 degrees 54 minutes 14 seconds East a distance of 29.83 feet to a 3/8 inch iron rod found, being the Northeast corner of said Kleynhans tract;
THENCE South 89 degrees 17 minutes 18 seconds East a distance of 64.56 feet to a 3/8 inch iron rod found, being the Westerly most Northeast corner of said Kleynhans tract;
THENCE along the common line of this and a tract of land described in a deed to Kenneth W. Waltrip and Lana G. Waltrip, recorded in Document Number 95-0011738 of the Official Public Records of Collin County, Texas, South 08 degrees 26 minutes 28 seconds West a distance of 744.87 feet to a 3/8" iron rod found at an Ell corner of said Kleynhans tract, being the Southeast corner of said Waltrip tract;
THENCE along the common line of this and said Waltrip tract, South 89 degrees 43 minutes 58 seconds East a distance of 554.90 feet to a 3/8 inch iron rod found, being the Southwest corner of said Waltrip tract;
THENCE along the common line of this and a tract of land described in a deed to Tayler Hugh Long and Nikki Iwen Long, recorded in Document Number 2019-1626720, along with a certificate of correction, recorded in Document Number 2019-1631000 of the Official Public Records of Collin County, Texas, South 00 degrees 55 minutes 50 seconds West a distance of 414.36 feet to a capped iron rod set stamped "KAZ", in the West line of County Road 1084, being the Southwest corner of Lot 1, Block A of 2500 C.R. 1084 Addition according to the Plat thereof recorded in Document Number 2009-102-2500 of the Official Public Records of Collin County, Texas;
THENCE along the common line of this and said Long tract, South 00 degrees 20 minutes 40 seconds West a distance of 109.28 feet to a capped iron rod set stamped "KAZ", being the Southeast corner of said Kleynhans tract, and also being the Northeast corner of said Miller tract;
THENCE along the common line of this and said Miller tract, North 89 degrees 48 minutes 29 seconds West a distance of 654.99 feet to the PLACE OF BEGINNING and containing 7.99 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MICHAEL GONZALEZ AND DEENA GONZALEZ, DO HEREBY ADOPT THIS PRELIMINARY PLAT DESIGNATING THE HEREON DESCRIBED PROPERTY AS LOTS 1-4, BLOCK A, OF THE GONZALEZ ADDITION, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON FOR THE PURPOSE AS INDICATED. THE FIRELANE, MUTUAL ACCESS AND UTILITY EASEMENT BEING HEREBY DEDICATED FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY MCKINNEY AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL END ANY PUBLIC UTILITIES 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 OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND AGREE TO OR FROM AND UPON SAID EASEMENTS FOR BE PURPOSE OF 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. THE PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

MICHAEL GONZALEZ DATE

DEENA GONZALEZ DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL GONZALEZ, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DEENA GONZALEZ, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
____ COUNTY

MY COMMISSION EXPRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____, 2020.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.