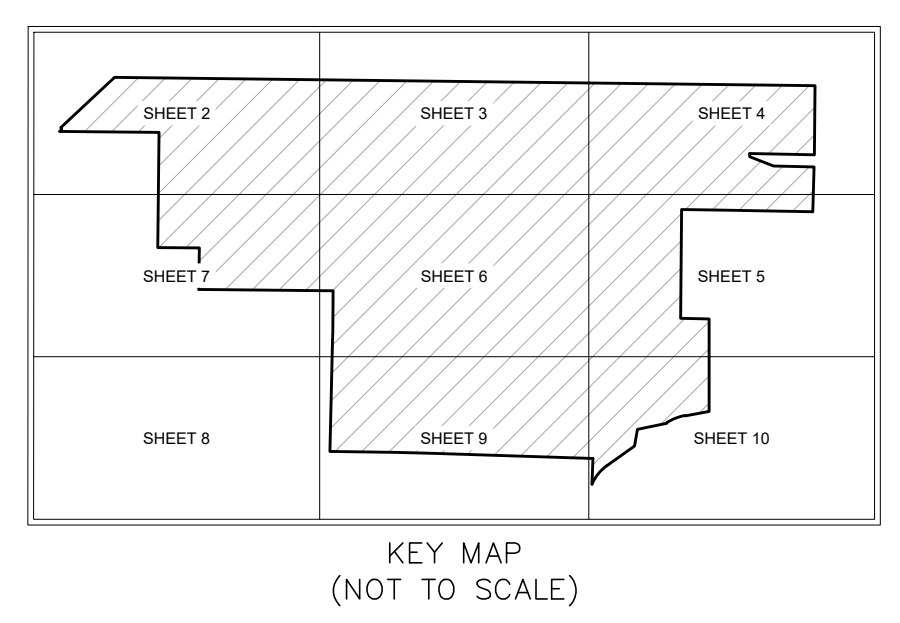
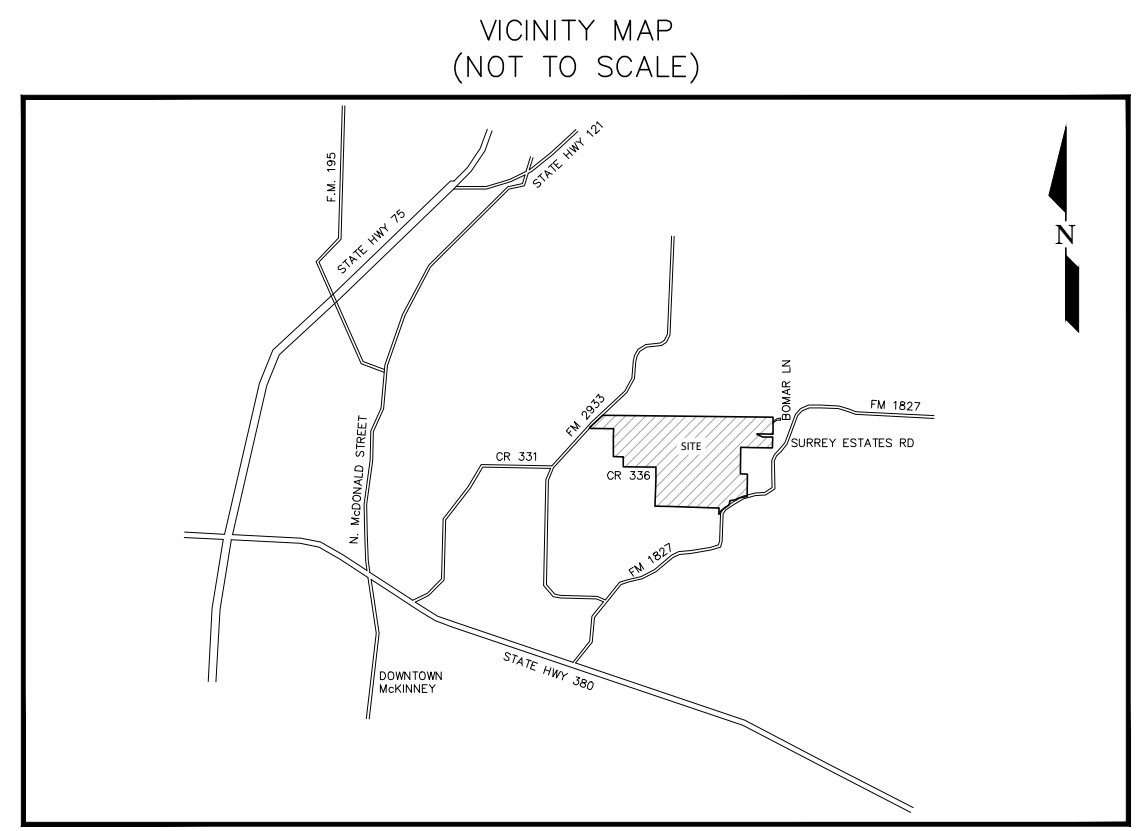
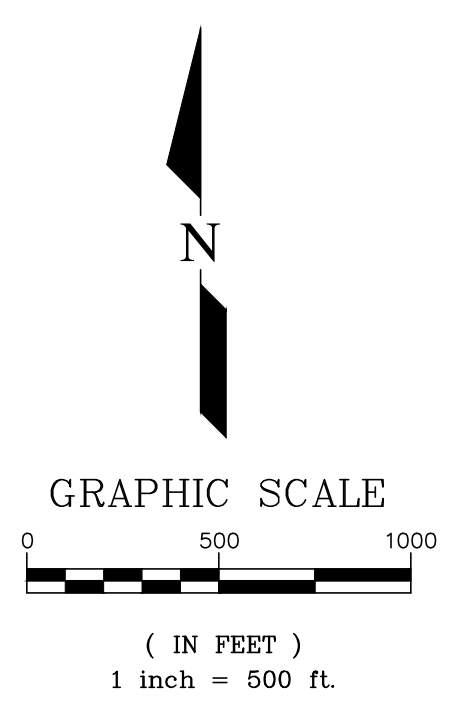
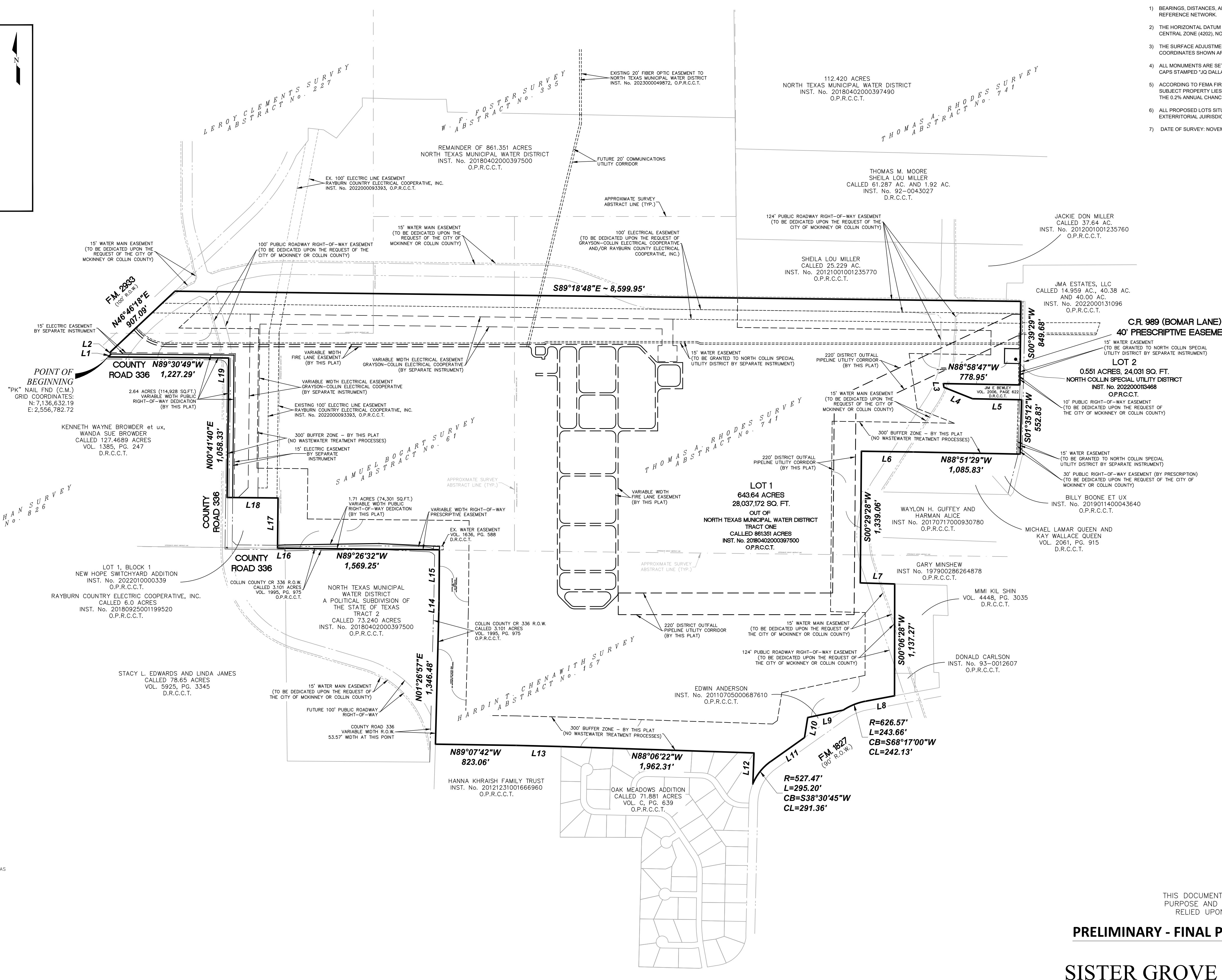


- GENERAL NOTES:
- BEARINGS, DISTANCES, AND COORDINATES ARE BASED UPON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.
 - THE HORIZONTAL DATUM (BASIS OF BEARINGS) IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011).
 - THE SURFACE ADJUSTMENT FACTOR FOR THIS PROJECT IS 1.00015271. DISTANCES AND AREAS SHOWN ARE SURFACE COORDINATES SHOWN ARE GRID.
 - ALL MONUMENTS ARE SET OR FOUND AS SHOWN HEREON. WHERE NECESSARY, 5/8" IRON RODS WITH PINK PLASTIC CAPS STAMPED "JD DALLAS ENG." WERE SET FOR CORNERS.
 - ACCORDING TO FEMA FIRM PANEL 48085C0280 (REVISED JUNE 2, 2000) AND 48085C0285 (REVISED JUNE 2, 2009), SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
 - ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE OF THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTERIOR JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.
 - DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).



JORDAN STRAUGHAN SURVEY
ABSTRACT No. 826



LOT 1 LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N47°18'47"E	37.73'
L2	N22°08'50"W	23.03'
L3	S08°20'37"E	38.30'
L4	S68°17'28"E	314.72'
L5	S88°52'48"E	497.35'
L6	N89°09'56"W	527.43'
L7	S88°20'46"E	350.39'
L8	S79°25'26"W	299.27'
L9	S78°14'26"W	370.95'
L10	S09°07'00"W	206.71'
L11	S54°41'35"W	421.29'
L12	N02°09'38"E	315.80'
L13	N88°35'33"W	454.14'
L14	N01°12'47"E	109.26'
L15	N00°26'40"E	520.75'
L16	N89°39'52"W	78.26'
L17	N00°32'55"E	511.23'
L18	N89°27'05"W	517.32'
L19	N00°39'40"E	359.39'

- LEGEND
- SET MONUMENT (AS NOTED)
 - FOUND MONUMENT (AS NOTED)
 - IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JD DALLAS ENG."
 - CIRF
 - IRF
 - FND
 - (C.M.)
 - D.R.C.C.T.
 - O.P.R.C.C.T.
 - R.O.W.
 - SQ. FT.
 - INST. No.
 - VOL. / PG.
 - (xxx-xx)
 - BOUNDARY LINE
 - ADJOINER LINE
 - RIGHT-OF-WAY LINE
 - SURVEY/ABSTRACT LINE
 - EXISTING OR FUTURE EASEMENT LINE
 - PROPOSED BUFFER ZONE LINE
 - PROPOSED EASEMENT LINE

PRELIMINARY

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PRELIMINARY - FINAL PLAT for review purposes only

SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE) DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE SAMUEL BOGART SURVEY, ABSTRACT No. 61, JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826, HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157, THOMAS A. RHODES SURVEY, ABSTRACT No. 741, WILLIAM FOSTER SURVEY, ABSTRACT No. 335, AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227, COLLIN COUNTY, TEXAS

LOT 1 and CR 336 Dedications OWNER
NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLIE, TX 75098
Phone: (972) 442-5405

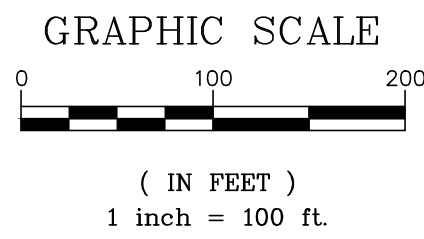
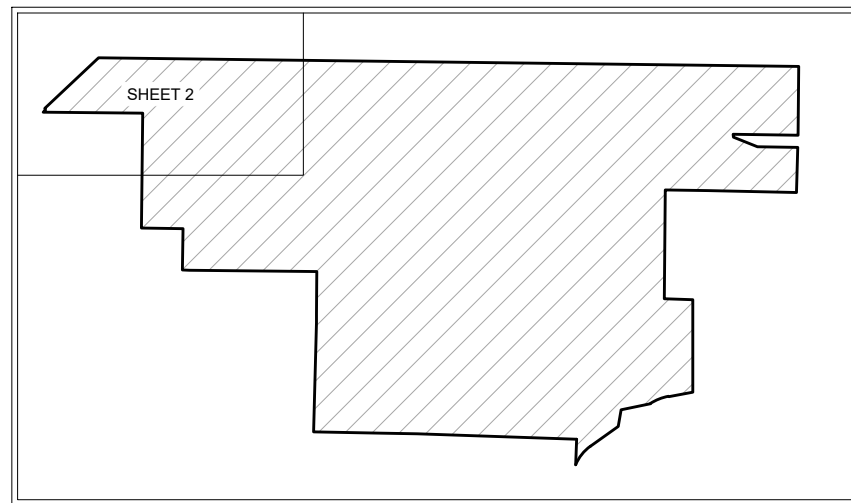
LOT 2 OWNER
NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
MELISSA, TX 75454
Phone: (972) 837-2331

LAND SURVEYOR
JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
DALLAS, TX 75207
Phone: (214) 752-9098
T.B.P.E.L.S. Firm No. 10193718

UPDATED: February 28, 2024

JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
DALLAS, TEXAS 75207
P: (214) 752-9098
F: (214) 752-9098
TXS REG. SURVEYING FIRM 10193718

KEY MAP
(NOT TO SCALE)



GENERAL NOTES:

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- 5) ACCORDING TO FEMTA FIRM PANEL 48085C0280J (REVISED JUNE 2, 2009) AND 48085C0285J (REVISED JUNE 2, 2009), SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- 6) ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE OF THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTERITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.
- 7) DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).

LEROY CLEMENTS SURVEY
ABSTRACT No. 227

EX. 100' ELECTRIC LINE EASEMENT
-RAYBURN COUNTRY ELECTRICAL COOPERATIVE, INC.
INST. No. 2022000093393, O.P.R.C.C.T.

15' WATER MAIN EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF THE CITY OF MCKINNEY OR COLLIN COUNTY)

124' PUBLIC ROADWAY RIGHT-OF-WAY EASEMENT
(TO BE DEDICATED AS RIGHT-OF-WAY UPON THE REQUEST OF THE CITY OF MCKINNEY OR COLLIN COUNTY)

15' WATER MAIN EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF THE CITY OF MCKINNEY OR COLLIN COUNTY)

REMAINDER OF 861.351 ACRES
NORTH TEXAS MUNICIPAL WATER DISTRICT
INST. No. 20180402000397500
O.P.R.C.C.T.

S89°18'48"E ~ 8,599.95'

100' PUBLIC ROADWAY RIGHT-OF-WAY
(TO BE DEDICATED AS RIGHT-OF-WAY UPON THE REQUEST OF THE CITY OF MCKINNEY OR COLLIN COUNTY)

100' ELECTRICAL EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF GRAYSON-COLLIN ELECTRICAL COOPERATIVE AND/OR RAYBURN COUNTY ELECTRICAL COOPERATIVE, INC.)

15' WATER MAIN EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF THE CITY OF MCKINNEY OR COLLIN COUNTY)

S89°18'48"E ~ 4,297.54'

100' ELECTRICAL EASEMENT FOR USE BY GRAYSON-COLLIN ELECTRICAL COOPERATIVE (BY SEPERATE INSTRUMENT)

N89°18'48"W ~ 4,088.47'

15' WATER EASEMENT
(TO BE GRANTED TO NORTH COLLIN SPECIAL UTILITY DISTRICT BY SEPERATE INSTRUMENT)

N90°00'00"E ~ 4,760.35'

VARIABLE WIDTH FIRE LANE EASEMENT (BY THIS PLAT)

N90°00'00"W ~ 3,662.87'

5/8" IRF BEARS
S46°46'18"W ~ 0.96'
N22°08'50"W ~ 23.03'
N47°18'47"E ~ 37.73'
"PK" NAIL FND (C.M.)

COUNTY ROAD 336
(VARIABLE WIDTH PRESCRIPTIVE R.O.W.)

KENNETH WAYNE BROWDER et ux,
WANDA SUE BROWDER
CALLED 127.4689 ACRES
VOL. 1385, PG. 247
D.R.C.C.T.

2.64 ACRES (114,928 SQ.FT.)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

2.64 ACRES (114,928 SQ.FT.)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

LOT 1
643.64 ACRES
28,037,172 SQ. FT.
OUT OF
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT ONE
CALLED 861.351 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

SAMUEL BOGART SURVEY
ABSTRACT No. 61

LEGEND

- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JD DALLAS ENG."
- CAPPED IRON ROD FOUND
- IRON ROD FOUND
- FOUND
- (C.M.) CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- INST. No. INSTRUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- (xxxxxx) RECORD CALL
- BOUNDARY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- SURVEY/ABSTRACT LINE
- EXISTING OR FUTURE EASEMENT LINE
- PROPOSED BUFFER ZONE LINE
- PROPOSED EASEMENT LINE

JORDAN STRAUGHAN SURVEY
ABSTRACT No. 826

EXISTING RIGHT-OF-WAY PRESCRIPTIVE EASEMENT

COUNTY ROAD 336
PRESCRIPTIVE R.O.W.

N00°39'40"E ~ 359.39'

N00°41'40"E ~ 1,055.33'

S00°32'55"W ~ 1,447.79'

S00°32'55"W ~ 1,447.79'

S00°32'55"W ~ 1,447.79'

S00°32'55"W ~ 1,447.79'

S00°32'55"W ~ 1,447.79'

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S00°32'55"W ~ 1,447.79'

S00°32'55"W ~ 1,447.79'

100' ELECTRICAL EASEMENT FOR USE BY GRAYSON-COLLIN ELECTRICAL COOPERATIVE (BY SEPERATE INSTRUMENT)

15' ELECTRIC ESMT. (BY SEPERATE INSTRUMENT)

EXISTING 100' ELECTRIC LINE EASEMENT
RAYBURN COUNTRY ELECTRICAL COOPERATIVE, INC.
INST. No. 2022000093393, O.P.R.C.C.T.

PRELIMINARY

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PRELIMINARY - FINAL PLAT for review purposes only

SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE) DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE SAMUEL BOGART SURVEY, ABSTRACT No. 61, JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826, HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157, THOMAS A. RHODES SURVEY, ABSTRACT No. 741, WILLIAM FOSTER SURVEY, ABSTRACT No. 335, AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227, COLLIN COUNTY, TEXAS

LOT 1 and CR 336 Dedications OWNER

NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLLIE, TX 75098
Phone: (972) 442-5405

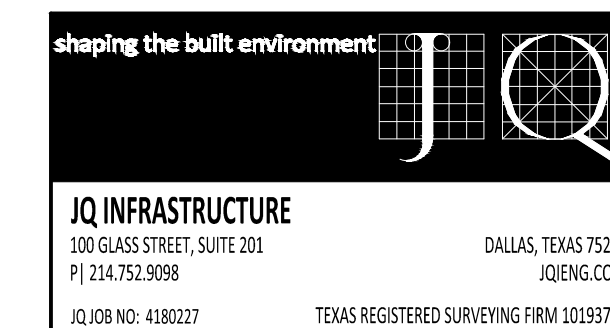
LOT 2 OWNER

NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
MELISSA, TX 75454
Phone: (972) 837-2331

LAND SURVEYOR

JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
DALLAS, TX 75207
Phone: (214) 752-0908
T.B.P.E.L.S. Firm No. 10193718

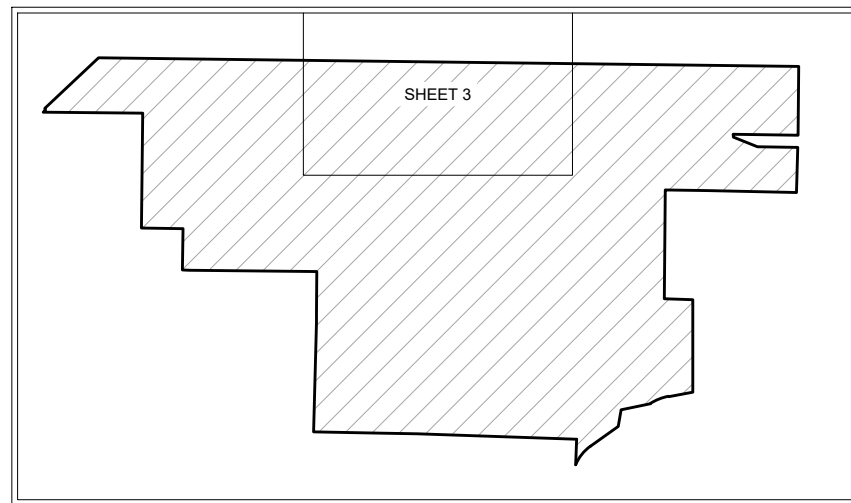
UPDATED: February 28, 2024



MATCHLINE 3

MATCHLINE 7

KEY MAP
(NOT TO SCALE)



GENERAL NOTES:

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- 7) DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).

REMAINDER OF 861.351 ACRES
NORTH TEXAS MUNICIPAL WATER DISTRICT
INST. No. 20180402000397500
O.P.R.C.C.T.

MATCHLINE 2

MATCHLINE 4

SAMUEL BOGART SURVEY
No. 61
ABSTRACT

THOMAS A. RHODES SURVEY
No. 741
ABSTRACT

CALLED 25.229 ACRES
SHELIA LOU MILLER
INST. No. 20121001001235770
O.P.R.C.C.T.

15' WATER MAIN EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF
THE CITY OF MCKINNEY OR COLLIN COUNTY)

1/2" IRON ROD
FOUND

S89°18'48"E ~ 8,599.95'

20' COMMUNICATIONS UTILITY
CORRIDOR

100' ELECTRICAL EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF
GRAYSON-COLLIN ELECTRICAL COOPERATIVE AND/OR
RAYBURN COUNTY ELECTRICAL COOPERATIVE, INC.)

S89°18'48"E ~ 4,297.54'

VARIABLE WIDTH ELECTRICAL EASEMENT
FOR USE BY GRAYSON-COLLIN
ELECTRICAL COOPERATIVE
(BY SEPERATE INSTRUMENT)

N89°18'48"W ~ 4,088.47'

15' WATER EASEMENT
(TO BE GRANTED TO NORTH
COLLIN SPECIAL UTILITY DISTRICT
BY SEPERATE INSTRUMENT)

EXISTING 300' BUFFER ZONE
(NO WASTEWATER TREATMENT PROCESSES)

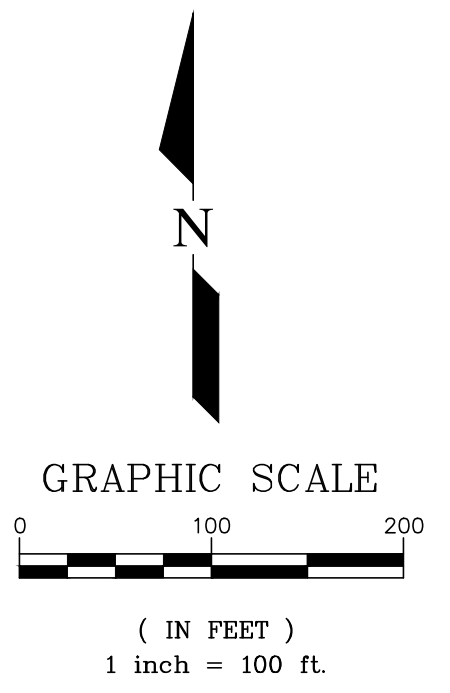
N90°00'00"W ~ 3,862.87'

VARIABLE WIDTH
FIRE LANE EASEMENT
(BY THIS PLAT)

LOT 1
643.64 ACRES
28,037,172 SQ. FT.
OUT OF
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT ONE
CALLED 861.351 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

LEGEND

- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JQ DALLAS ENG."
- CARPED IRON ROD FOUND
- IRON ROD FOUND
- FOUND
- (C.M.) CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- INST. No. INSTRUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
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RESOURCE RECOVERY FACILITY

BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE)
DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE
SAMUEL BOGART SURVEY, ABSTRACT No. 61,
JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826,
HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157,
THOMAS A. RHODES SURVEY, ABSTRACT No. 741,
WILLIAM FOSTER SURVEY, ABSTRACT No. 335,
AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227,
COLLIN COUNTY, TEXAS

MATCHLINE 6

LOT 1 and CR 336 Dedications OWNER

NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLLIE, TX 75098
Phone: (972) 442-5405

LOT 2 OWNER

NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
MELISSA, TX 75454
Phone: (972) 837-2331

LAND SURVEYOR

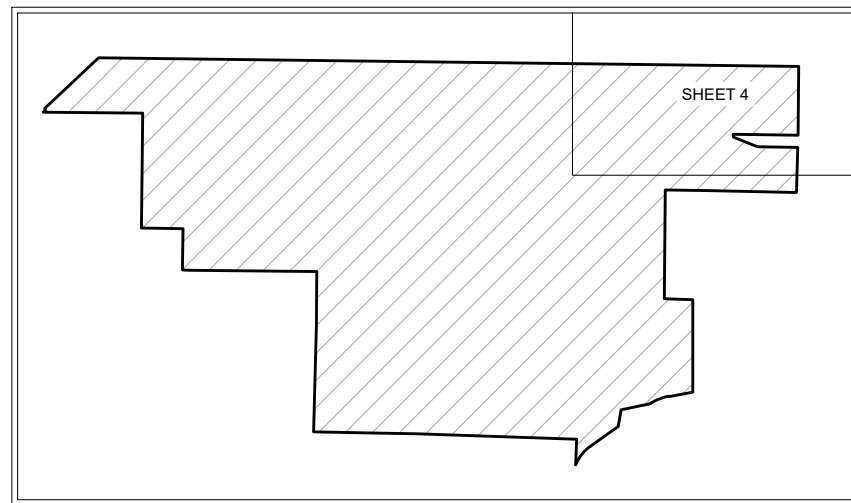
JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
DALLAS, TX 75207
Phone: (214) 752-9098
T.B.P.E.L.S. Firm No. 10193718

UPDATED: February 28, 2024

shaping the built environment

JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
P.O. BOX 23388
DALLAS, TEXAS 75201
JQENG.COM
TXLS REG. NO. 4180227 TEXAS REGISTERED SURVEYING FIRM 10193718

KEY MAP
(NOT TO SCALE)



THOMAS A. RHODES SURVEY
ABSTRACT No. 741

CALLED 25.229 ACRES
SHEILA LOU MILLER
INST. No. 20121001001235770
O.P.R.C.C.T.

JACKIE DON MILLER
INST. No. 2012001001235760
O.P.R.C.C.T.

- GENERAL NOTES:
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 - 7) DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).

MATCHLINE 3

MATCHLINE 5

100' ELECTRICAL EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF
GRAYSON-COLLIN ELECTRICAL COOPERATIVE AND/OR
RAYBURN COUNTY ELECTRICAL COOPERATIVE, INC.)

124' PUBLIC ROADWAY RIGHT-OF-WAY EASEMENT
(TO BE DEDICATED AS RIGHT-OF-WAY UPON THE
REQUEST OF THE CITY OF MCKINNEY OR COLLIN COUNTY)

EXISTING 300' BUFFER ZONE
(NO WASTEWATER TREATMENT PROCESSES)

10' PUBLIC ROADWAY RIGHT-OF-WAY EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF COLLIN COUNTY)

JMA ESTATES, LLC
INST. No. 2022000131096
O.P.R.C.C.T.

120' WATER PIPELINE EASEMENT
NORTH TEXAS MUNICIPAL WATER DISTRICT
INST. No. 20210802001548560 O.P.R.C.C.T.

15' WATER EASEMENT
NORTH COLLIN SPECIAL UTILITY DISTRICT
INST. No. 2023000032971 O.P.R.C.C.T.

ALMIGHTY BLESSED SRL, LLC
INST. No. 20200504000641940
O.P.R.C.C.T.

LOT 1
643.64 ACRES
28,037,172 SQ. FT.
OUT OF
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT ONE
CALLED 861.351 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

LOT 2
0.551 ACRES, 24,031 SQ. FT.
NORTH COLLIN SPECIAL UTILITY DISTRICT
INST. No. 2022000103468
O.P.R.C.C.T.

JIM E. BEWLEY
VOL. 2006, PG. 622
D.R.C.C.T.

- LEGEND
- SET MONUMENT (AS NOTED)
 - FOUND MONUMENT (AS NOTED)
 - IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JD DALLAS ENG."
 - CAPPED IRON ROD FOUND
 - IRON ROD FOUND
 - FOUND
 - CONTROLLING MONUMENT (C.M.)
 - DEED RECORDS, COLLIN COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - R.O.W.
 - SQ. FT.
 - INST. No.
 - VOL. / PG. (xxx-xx)
 - BOUNDARY LINE
 - ADJOINER LINE
 - RIGHT-OF-WAY LINE
 - SURVEY/ABSTRACT LINE
 - EXISTING OR FUTURE EASEMENT LINE
 - PROPOSED BUFFER ZONE LINE
 - PROPOSED EASEMENT LINE

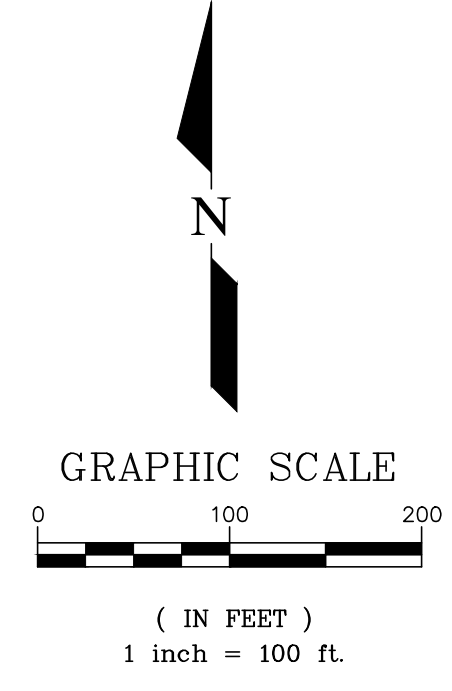
220' DISTRICT QUOTE-ALL PIPELINE UTILITY CORRIDOR (BY THIS PLAT)

124' PUBLIC ROADWAY RIGHT-OF-WAY EASEMENT
(TO BE DEDICATED AS RIGHT-OF-WAY UPON THE
REQUEST OF THE CITY OF MCKINNEY OR COLLIN COUNTY)

15' WATER MAIN EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF
THE CITY OF MCKINNEY OR COLLIN COUNTY)

30' PUBLIC ROADWAY RIGHT-OF-WAY EASEMENT
(TO BE DEDICATED UPON THE REQUEST OF COLLIN COUNTY)

15' WATER EASEMENT
(TO BE GRANTED TO NORTH COLLIN SPECIAL
UTILITY DISTRICT BY SEPARATE INSTRUMENT)



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 for review purposes only

SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE) DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE

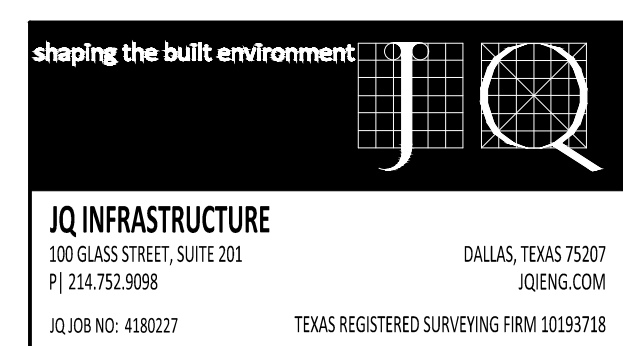
SAMUEL BOGART SURVEY, ABSTRACT No. 61,
JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826,
HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157,
THOMAS A. RHODES SURVEY, ABSTRACT No. 741,
WILLIAM FOSTER SURVEY, ABSTRACT No. 335,
AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227,
COLLIN COUNTY, TEXAS

LOT 1 and CR 336 Dedications OWNER
NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLLIE, TX 75098
Phone: (972) 442-5405

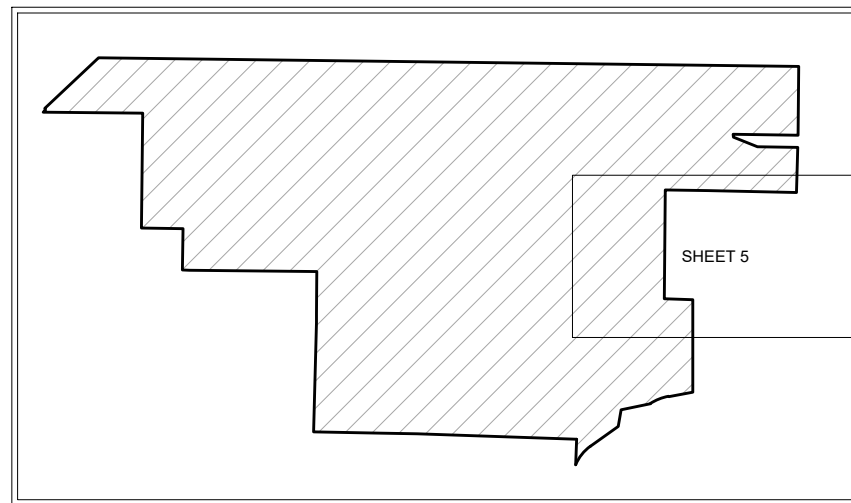
LOT 2 OWNER
NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
MELISSA, TX 75454
Phone: (972) 837-2331

LAND SURVEYOR
JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
DALLAS, TX 75207
Phone: (214) 752-9098
T.B.P.E.L.S. Firm No. 10193718

UPDATED: February 28, 2024



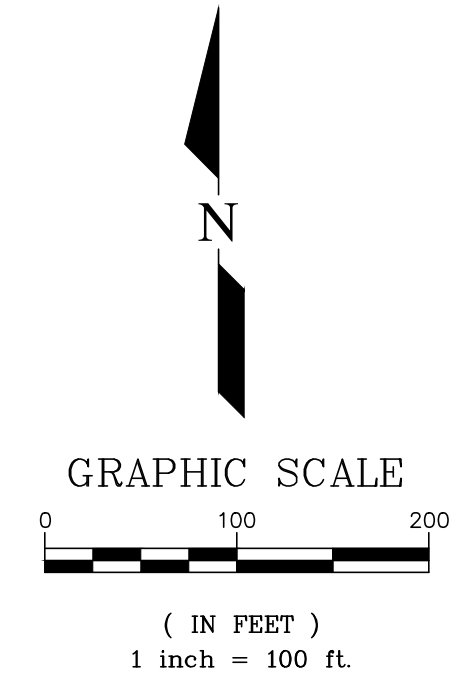
KEY MAP
(NOT TO SCALE)



MATCHLINE 4

GENERAL NOTES:

- 1) BEARINGS, DISTANCES, AND COORDINATES ARE BASED UPON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.
- 2) THE HORIZONTAL DATUM (BASIS OF BEARINGS) IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011).
- 3) THE SURFACE ADJUSTMENT FACTOR FOR THIS PROJECT IS 1.00015271. DISTANCES AND AREAS SHOWN ARE SURFACE COORDINATES SHOWN ARE GRID.
- 4) ALL MONUMENTS ARE SET OR FOUND AS SHOWN HEREON. WHERE NECESSARY, 5/8" IRON RODS WITH PINK PLASTIC CAPS STAMPED "JQ DALLAS ENG." WERE SET FOR CORNERS.
- 5) ACCORDING TO FEMA FIRM PANEL 48085C0280J (REVISED JUNE 2, 2009) AND 48085C0285J (REVISED JUNE 2, 2009), SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- 6) ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE OF THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.
- 7) DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).



LOT 1
643.64 ACRES
28,037,172 SQ. FT.
OUT OF
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT ONE
CALLED 861.351 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

MATCHLINE 6

220' OUTFALL PIPELINE UTILITY CORRIDOR
(BY THIS PLAT)

APPROXIMATE SURVEY ABSTRACT LINE

APPROXIMATE SURVEY ABSTRACT LINE

GARY MINSHEW
INST No. 197900286264878
O.P.R.C.C.T.

MIMI KIL SHIN
VOL. 4448, PG. 3032
O.P.R.C.C.T.

MICHAEL LAMAR QUEEN AND
KAY WALLACE QUEEN
VOL. 2061, PG. 915
D.R.C.C.T.

BILLY BOONE ET UX
INST. No. 2019011400043640
O.P.R.C.C.T.

WAYLON H. GUFFEY AND
HARMAN ALICE
INST No. 20170717000930780
O.P.R.C.C.T.

THOMAS A. RHODES SURVEY
No. 741

HARDIN T. CHENAWITH SURVEY
No. 157

LEGEND

- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- CRS IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JQ DALLAS ENG."
- CRIF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- FND FOUND
- (C.M.) CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- INST. No. INSTRUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- (xxx-xx) RECORD CALL
- BOUNDARY LINE
- - - ADJOINER LINE
- - - RIGHT-OF-WAY LINE
- - - SURVEY/ABSTRACT LINE
- - - EXISTING OR FUTURE EASEMENT LINE
- - - PROPOSED BUFFER ZONE LINE
- - - PROPOSED EASEMENT LINE

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SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE) DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE SAMUEL BOGART SURVEY, ABSTRACT No. 61, JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826, HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157, THOMAS A. RHODES SURVEY, ABSTRACT No. 741, WILLIAM FOSTER SURVEY, ABSTRACT No. 335, AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227, SHEET 5 OF 11 COLLIN COUNTY, TEXAS

LOT 1 and CR 336 Dedications OWNER

NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLIE, TX 75098
Phone: (972) 442-5405

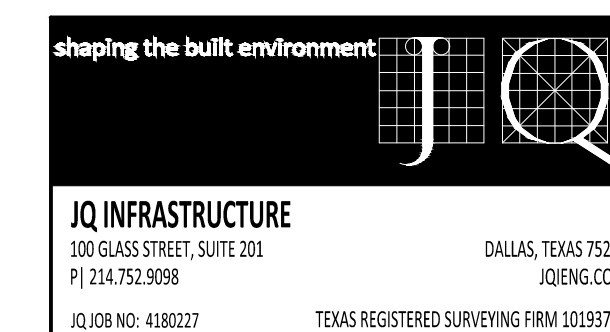
LOT 2 OWNER

NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
MELISSA, TX 75454
Phone: (972) 837-2331

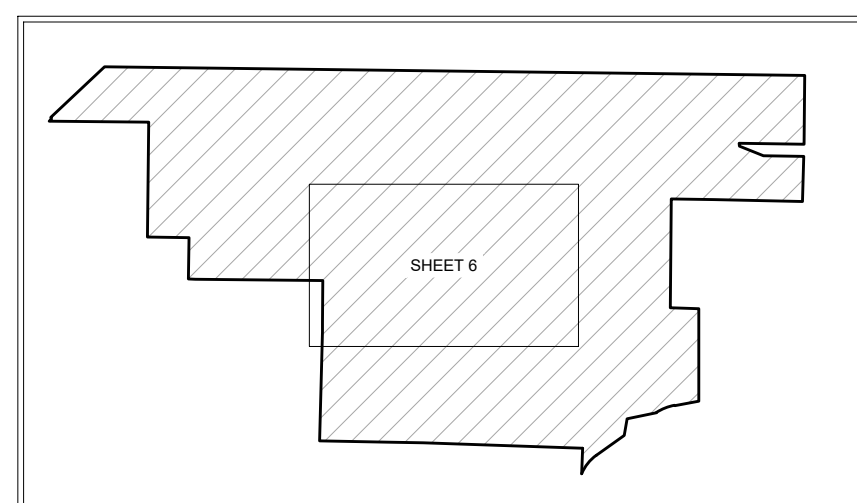
LAND SURVEYOR

JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
DALLAS, TX 75207
Phone: (214) 752-9098
T.B.P.E.L.S. Firm No. 10193718

UPDATED: February 28, 2024



KEY MAP
(NOT TO SCALE)



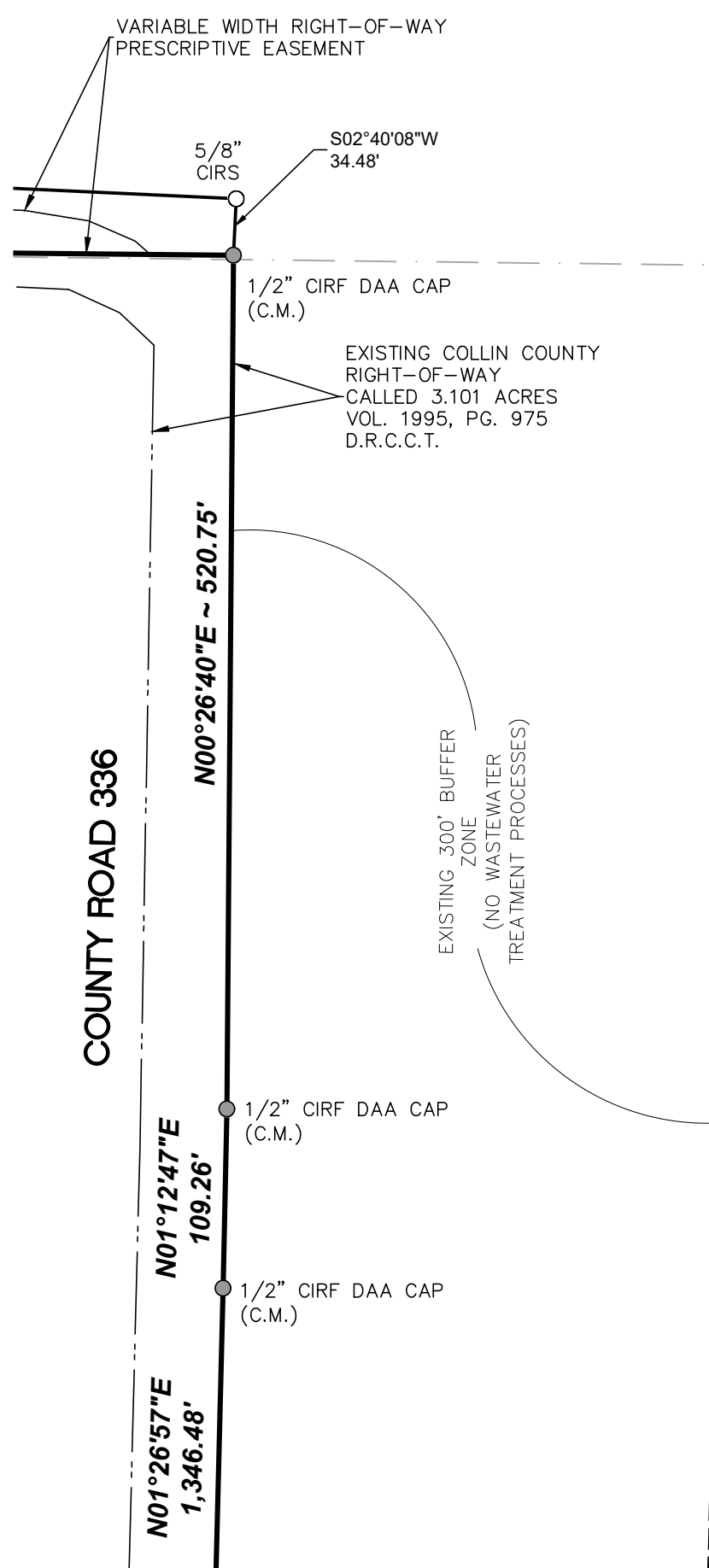
MATCHLINE 3

GENERAL NOTES:

- 1) BEARINGS, DISTANCES, AND COORDINATES ARE BASED UPON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.
2) THE HORIZONTAL DATUM (BASIS OF BEARINGS) IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011).
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7) DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).

SAMUEL BOGART SURVEY No. 61

MATCHLINE 7

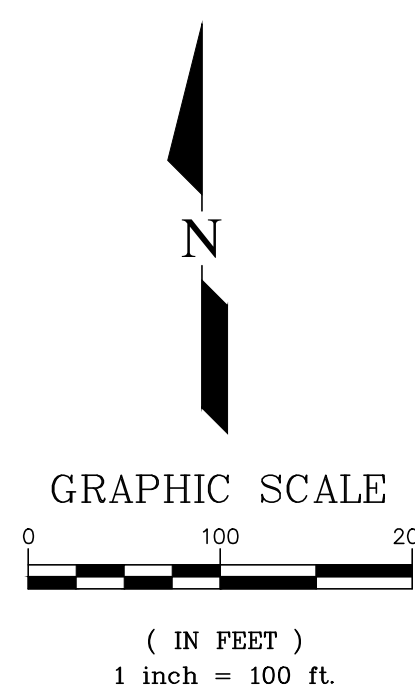


HARDIN T. CHENAWITH SURVEY No. 157

MATCHLINE 9

THOMAS A. RHODES SURVEY No. 741

LOT 1
643.64 ACRES
28,037.172 SQ. FT.
OUT OF
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT ONE
CALLED 861.351 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.



MATCHLINE 5

LEGEND table listing symbols and their meanings: SET MONUMENT (AS NOTED), FOUND MONUMENT (AS NOTED), IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JQ DALLAS ENG.", CIRF, CAPPED IRON ROD FOUND, IRF, IRON ROD FOUND, FND, FOUND, (C.M.), CONTROLLING MONUMENT, D.R.C.C.T., DEED RECORDS, COLLIN COUNTY, TEXAS, O.P.R.C.C.T., OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, R.O.W., RIGHT-OF-WAY, SQ. FT., SQUARE FEET, INSTRUMENT NUMBER, INST. No., VOLUME / PAGE, RECORD CALL, BOUNDARY LINE, ADJOINER LINE, RIGHT-OF-WAY LINE, SURVEY/ABSTRACT LINE, EXISTING OR FUTURE EASEMENT LINE, PROPOSED BUFFER ZONE LINE, PROPOSED EASEMENT LINE.

PRELIMINARY

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PRELIMINARY - FINAL PLAT for review purposes only

SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

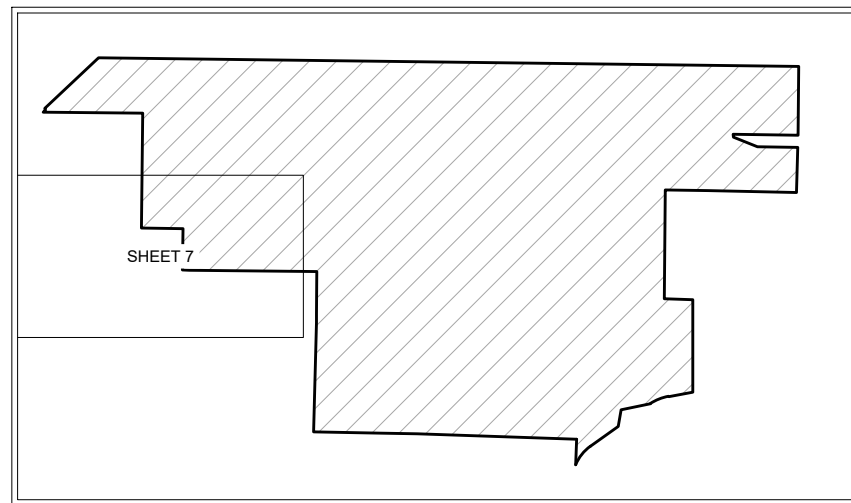
BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE) DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE SAMUEL BOGART SURVEY, ABSTRACT No. 61, JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826, HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157, THOMAS A. RHODES SURVEY, ABSTRACT No. 741, WILLIAM FOSTER SURVEY, ABSTRACT No. 335, AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227, COLLIN COUNTY, TEXAS

LOT 1 and CR 336 Dedications OWNER: NORTH TEXAS MUNICIPAL WATER DISTRICT, 501 EAST BROWN STREET, P.O. BOX 2408, WYLLIE, TX 75098, Phone: (972) 442-5405
LOT 2 OWNER: NORTH COLLIN SPECIAL UTILITY DISTRICT, 2333 SAM RAYBURN HWY., MELISSA, TX 75454, Phone: (972) 837-2331
LAND SURVEYOR: JQ INFRASTRUCTURE, 100 GLASS STREET, SUITE 201, DALLAS, TX 75207, Phone: (214) 752-9098, T.B.P.E.L.S. Firm No. 10193718

UPDATED: February 28, 2024

JQ logo and contact information for JQ Infrastructure, including address and phone number.

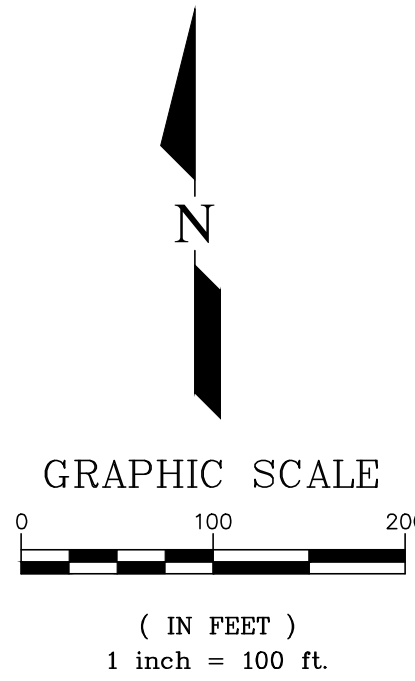
KEY MAP
(NOT TO SCALE)



MATCHLINE 2

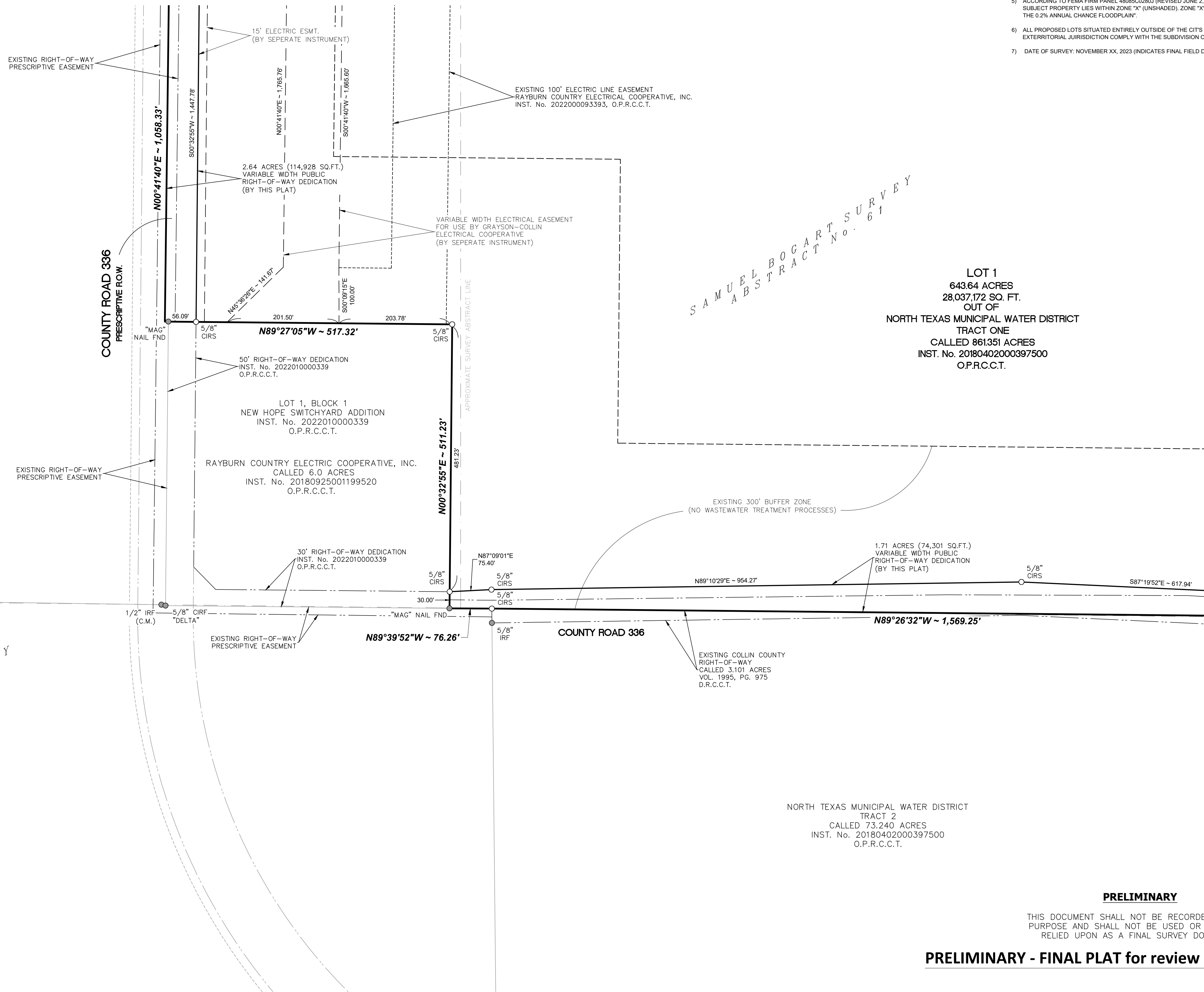
GENERAL NOTES:

- 1) BEARINGS, DISTANCES, AND COORDINATES ARE BASED UPON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.
- 2) THE HORIZONTAL DATUM (BASIS OF BEARINGS) IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011).
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- 6) ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE OF THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.
- 7) DATE OF SURVEY: NOVEMBER 23, 2022 (INDICATES FINAL FIELD DAY OF SURVEY).



JORDAN STRAUGHAN SURVEY
ABSTRACT No. 826

KENNETH WAYNE BROWDER et ux,
WANDA SUE BROWDER
CALLED 127.4689 ACRES
VOL. 1385, PG. 247
O.P.R.C.C.T.



SAMUEL BOGART SURVEY
ABSTRACT No. 61

LOT 1
643.64 ACRES
28,037.172 SQ. FT.
OUT OF
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT ONE
CALLED 861.351 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

HARDIN T. CHENAWITH SURVEY
ABSTRACT No. 157

STACY L. EDWARDS AND
LINDA JAMES
CALLED 78.65 ACRES
VOL. 5925, PG. 3345
O.P.R.C.C.T.

LEGEND

- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- CIRS IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JD DALLAS ENG."
- CRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- FND FOUND
- (C.M.) CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- INST. No. INSTRUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- RECORD CALL RECORD CALL
- (xxxx) (xxxx)
- BOUNDARY LINE
- - - ADJONER LINE
- - - RIGHT-OF-WAY LINE
- - - SURVEY/ABSTRACT LINE
- - - EXISTING OR FUTURE EASEMENT LINE
- - - PROPOSED BUFFER ZONE LINE
- - - PROPOSED EASEMENT LINE

NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT 2
CALLED 73.240 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

PRELIMINARY

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PRELIMINARY - FINAL PLAT for review purposes only

SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE) DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE

SAMUEL BOGART SURVEY, ABSTRACT No. 61,
JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826,
HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157,
THOMAS A. RHODES SURVEY, ABSTRACT No. 741,
WILLIAM FOSTER SURVEY, ABSTRACT No. 335,
AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227,
COLLIN COUNTY, TEXAS

MATCHLINE 8

LOT 1 and CR 336 Dedications OWNER

NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLLIE, TX 75098
Phone: (972) 442-5405

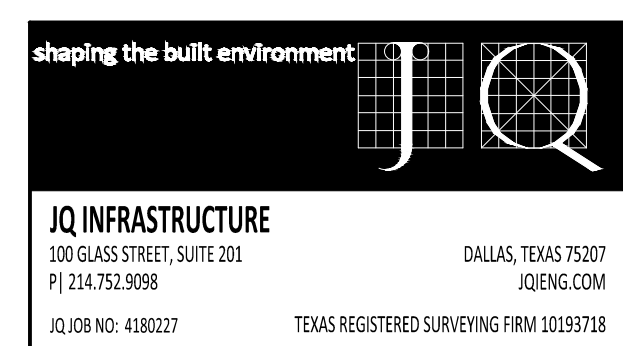
LOT 2 OWNER

NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
MELISSA, TX 75454
Phone: (972) 837-2331

LAND SURVEYOR

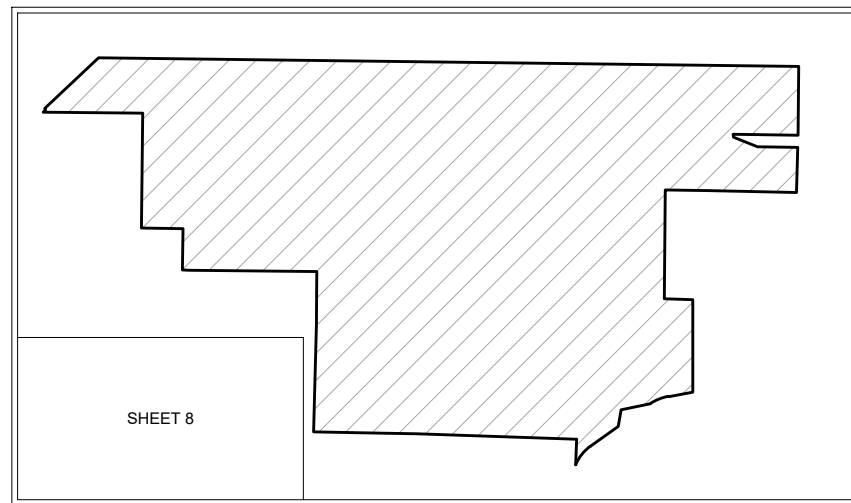
JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
DALLAS, TX 75207
Phone: (214) 752-9098
T.B.P.E.L.S. Firm No. 10193718

UPDATED: February 28, 2024



JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
P.O. BOX 231308
DALLAS, TEXAS 75201
JQENG.COM
TXLS REG. NO. 4180227 TEXAS REGISTERED SURVEYING FIRM 10193718

KEY MAP
(NOT TO SCALE)



MATCHLINE 6

GENERAL NOTES:

- 1) BEARINGS, DISTANCES, AND COORDINATES ARE BASED UPON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.
- 2) THE HORIZONTAL DATUM (BASIS OF BEARINGS) IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011).
- 3) THE SURFACE ADJUSTMENT FACTOR FOR THIS PROJECT IS 1.00015271. DISTANCES AND AREAS SHOWN ARE SURFACE. COORDINATES SHOWN ARE GRID.
- 4) ALL MONUMENTS ARE SET OR FOUND AS SHOWN HEREON. WHERE NECESSARY, 5/8" IRON RODS WITH PINK PLASTIC CAPS STAMPED "JQ DALLAS ENG." WERE SET FOR CORNERS.
- 5) ACCORDING TO FEMA FIRM PANEL 48085C0280J (REVISED JUNE 2, 2009) AND 48085C0285J (REVISED JUNE 2, 2009), SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
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- 7) DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).

HARDIN T. CHENAWITH SURVEY
ABSTRACT No. 157

15' WATER MAIN EASEMENT
(TO BE DEDICATED UPON THE
REQUEST OF THE CITY OF
MCKINNEY OR COLLIN COUNTY)

FUTURE 100' PUBLIC ROADWAY
RIGHT-OF-WAY

COUNTY ROAD 336
VARIABLE WIDTH R.O.W.
N01°26'57"E ~ 1,346.48'

EXISTING 300' BUFFER ZONE
(NO WASTEWATER TREATMENT PROCESSES)

LOT 1
643.64 ACRES
28,037,172 SQ. FT.
OUT OF
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT ONE
CALLED 861.351 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

STACY L. EDWARDS AND
LINDA JAMES
CALLED 78.65 ACRES
VOL. 5925, PG. 3345
D.R.C.C.T.

NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT 2
CALLED 73,240 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

EXISTING COLLIN COUNTY
RIGHT-OF-WAY
CALLED 3,101 ACRES
VOL. 1995, PG. 975
D.R.C.C.T.

1/2" CIRF DAA
CAP (C.M.)

N89°07'42"W ~ 823.06'

HANNA KHRAISH FAMILY TRUST
INST. No. 20121231001666960
O.P.R.C.C.T.

PRELIMINARY

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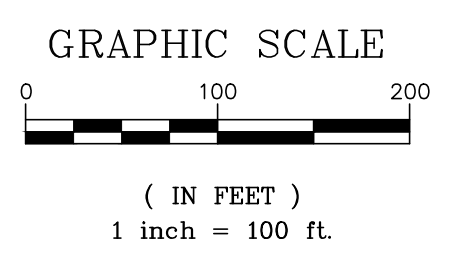
PRELIMINARY - FINAL PLAT for review purposes only

SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE)
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AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227,
COLLIN COUNTY, TEXAS

LEGEND

- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- CIRS IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JQ DALLAS ENG."
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- FND FOUND
- (C.M.) CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- INST. No. INSTRUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- (xxx.xx') RECORD CALL
- BOUNDARY LINE
- - - ADJONER LINE
- · - · - RIGHT-OF-WAY LINE
- - - SURVEY/ABSTRACT LINE
- · - · - EXISTING OR FUTURE EASEMENT LINE
- - - PROPOSED BUFFER ZONE LINE
- · - · - PROPOSED EASEMENT LINE

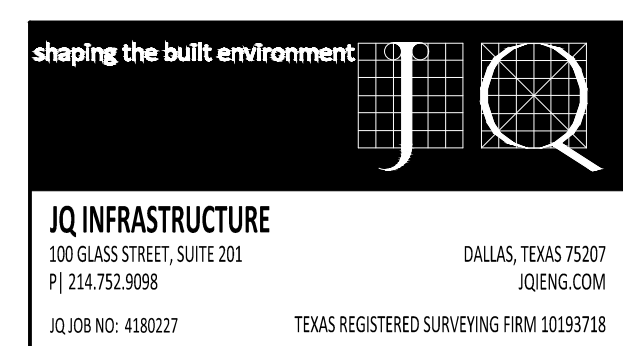


LOT 1 and CR 336 Dedications OWNER
NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLLIE, TX 75098
Phone: (972) 442-5405

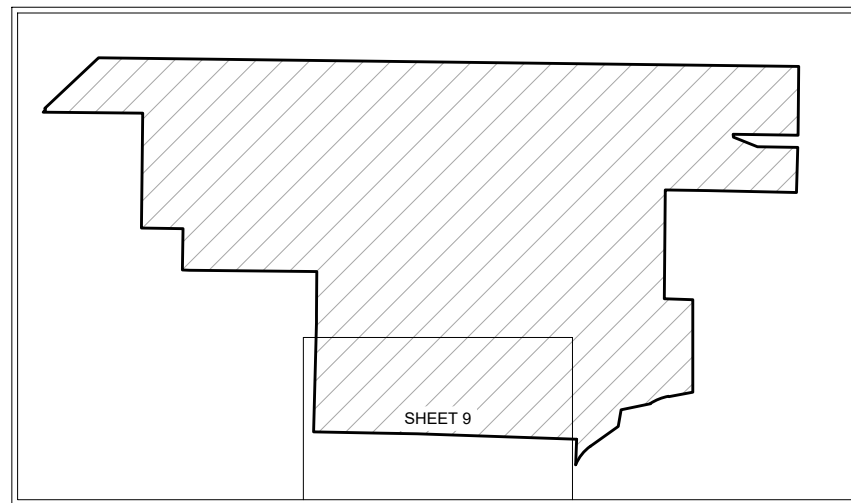
LOT 2 OWNER
NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
MELISSA, TX 75454
Phone: (972) 837-2331

LAND SURVEYOR
JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
DALLAS, TX 75207
Phone: (214) 752-9098
T.B.P.E.L.S. Firm No. 10193718

UPDATED: February 28, 2024



KEY MAP
(NOT TO SCALE)



MATCHLINE 6

HARDIN T. CHENAWITH SURVEY
ABSTRACT No. 157

LOT 1
643.64 ACRES
28,037.172 SQ. FT.
OUT OF
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT ONE
CALLED 861.351 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

- GENERAL NOTES:
- 1) BEARINGS, DISTANCES, AND COORDINATES ARE BASED UPON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.
 - 2) THE HORIZONTAL DATUM (BASIS OF BEARINGS) IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011).
 - 3) THE SURFACE ADJUSTMENT FACTOR FOR THIS PROJECT IS 1.00015271. DISTANCES AND AREAS SHOWN ARE SURFACE COORDINATES SHOWN ARE GRID.
 - 4) ALL MONUMENTS ARE SET OR FOUND AS SHOWN HEREON. WHERE NECESSARY, 5/8" IRON RODS WITH PINK PLASTIC CAPS STAMPED "JQ DALLAS ENG." WERE SET FOR CORNERS.
 - 5) ACCORDING TO FEMA FIRM PANEL 48085C0280J (REVISED JUNE 2, 2009) AND 48085C0285J (REVISED JUNE 2, 2009), SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
 - 6) ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE OF THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.
 - 7) DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).

MATCHLINE 8

MATCHLINE 10

N89°07'42"W ~ 823.06'

N88°35'33"W ~ 454.14'

N88°06'22"W ~ 1,962.31'

1/2"IRF (CM)

N02°09'36"E ~ 315.80'

1/2"IRF (CM)

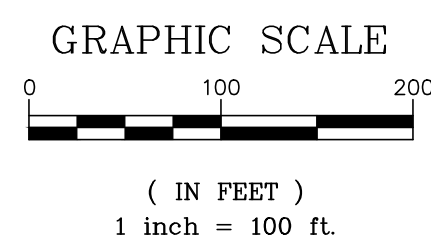
EXISTING 300' BUFFER ZONE
(NO WASTEWATER TREATMENT PROCESSES)

HANNA KHRAISH FAMILY TRUST
INST. NO. 20121231001666960
O.P.R.C.C.T.

OAK MEADOWS ADDITION
71.881 ACRES
VOL. C, PG. 639
M.R.C.C.T.

MEADOWS DRIVE

- LEGEND**
- SET MONUMENT (AS NOTED)
 - FOUND MONUMENT (AS NOTED)
 - IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JQ DALLAS ENG."
 - IRF IRON ROD FOUND
 - FND FOUND
 - (C.M.) CONTROLLING MONUMENT
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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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 for review purposes only

SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

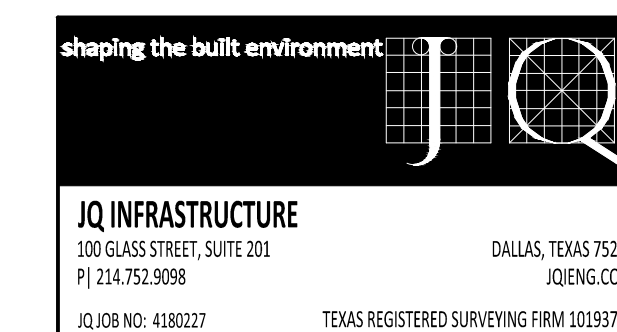
BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE) DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE SAMUEL BOGART SURVEY, ABSTRACT No. 61, JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826, HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157, THOMAS A. RHODES SURVEY, ABSTRACT No. 741, WILLIAM FOSTER SURVEY, ABSTRACT No. 335, AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227, COLLIN COUNTY, TEXAS

LOT 1 and CR 336 Dedications OWNER
NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLIE, TX 75098
Phone: (972) 442-5405

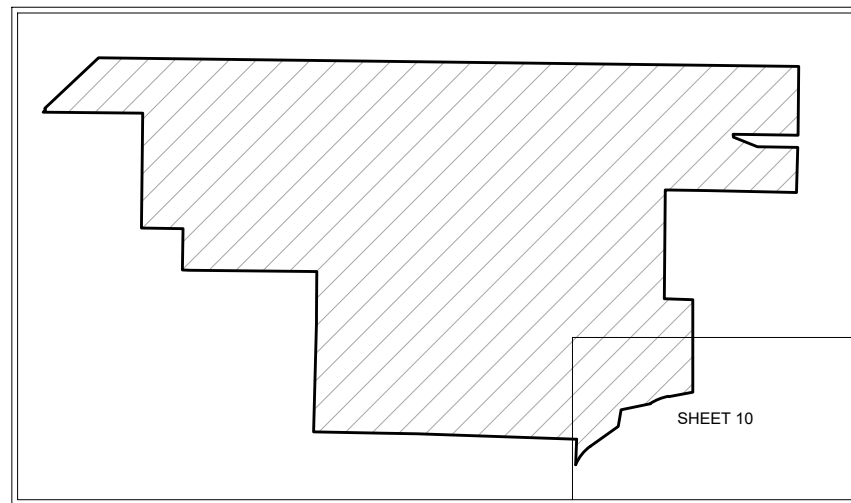
LOT 2 OWNER
NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
MELISSA, TX 75454
Phone: (972) 837-2331

LAND SURVEYOR
JQ INFRASTRUCTURE
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T.B.P.E.L.S. Firm No. 10193718

UPDATED: February 28, 2024

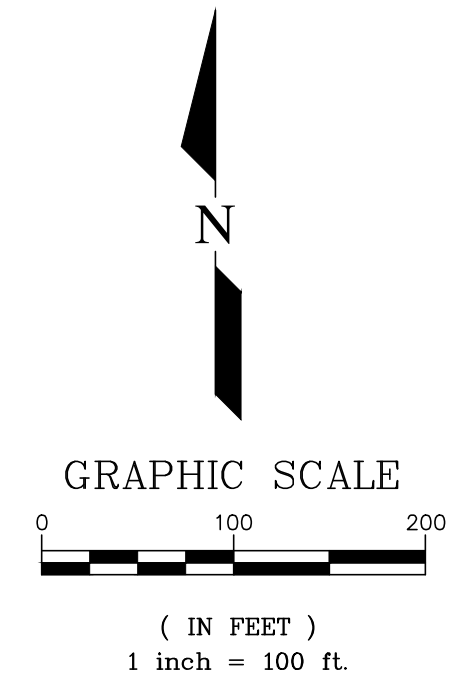


KEY MAP
(NOT TO SCALE)



MATCHLINE 5

- GENERAL NOTES:
- 1) BEARINGS, DISTANCES, AND COORDINATES ARE BASED UPON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.
 - 2) THE HORIZONTAL DATUM (BASIS OF BEARINGS) IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011).
 - 3) THE SURFACE ADJUSTMENT FACTOR FOR THIS PROJECT IS 1.00015271. DISTANCES AND AREAS SHOWN ARE SURFACE. COORDINATES SHOWN ARE GRID.
 - 4) ALL MONUMENTS ARE SET OR FOUND AS SHOWN HEREON. WHERE NECESSARY, 5/8" IRON RODS WITH PINK PLASTIC CAPS STAMPED "JQ DALLAS ENG." WERE SET FOR CORNERS.
 - 5) ACCORDING TO FEMA FIRM PANEL 48085C0280J (REVISED JUNE 2, 2009) AND 48085C0285J (REVISED JUNE 2, 2009), SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
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 - 7) DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).



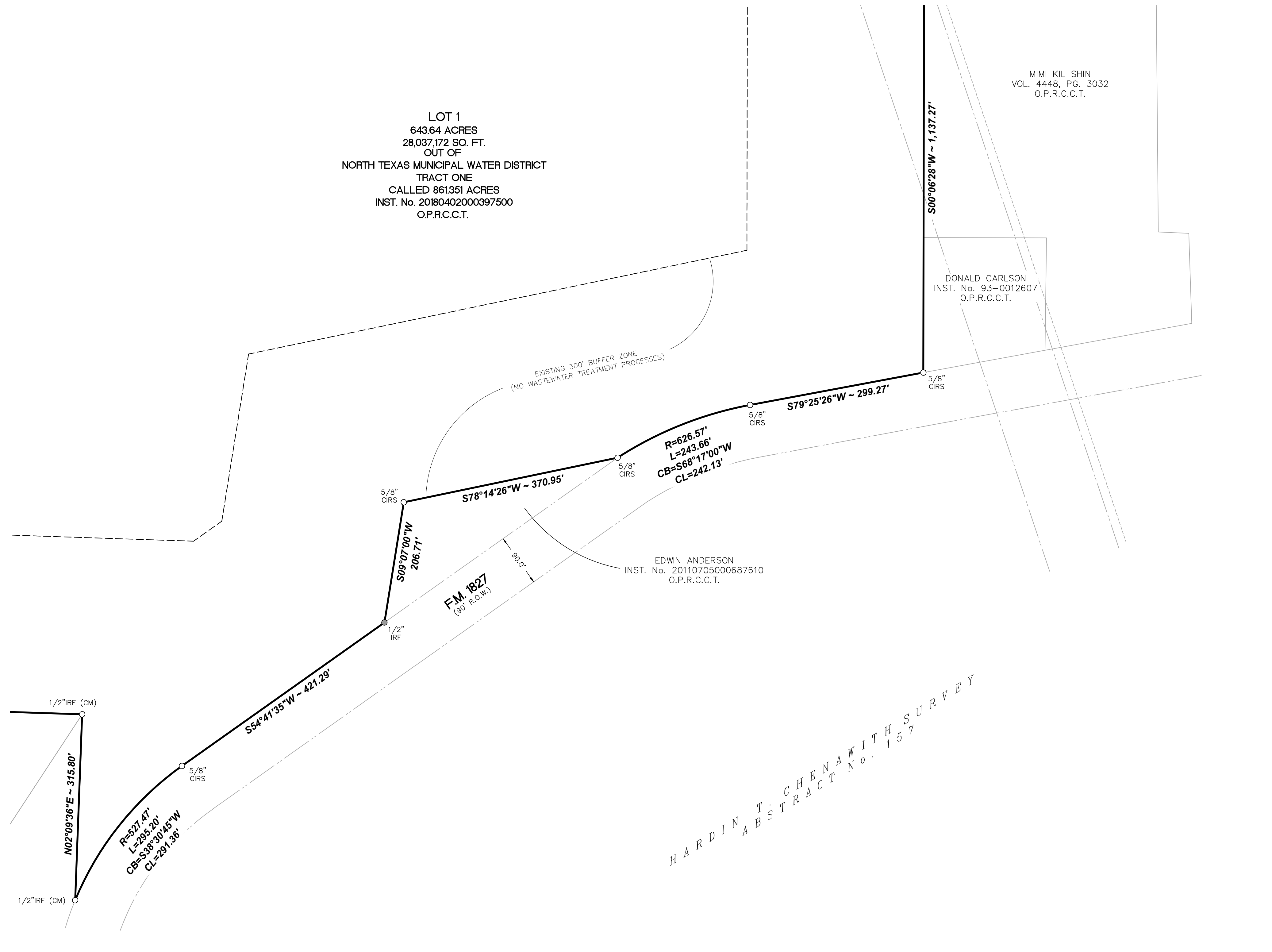
LOT 1
643.64 ACRES
28,037,172 SQ. FT.
OUT OF
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT ONE
CALLED 861.351 ACRES
INST. No. 20180402000397500
O.P.R.C.C.T.

MIMI KIL SHIN
VOL. 4448, PG. 3032
O.P.R.C.C.T.

DONALD CARLSON
INST. No. 93-0012607
O.P.R.C.C.T.

EDWIN ANDERSON
INST. No. 20110705000687610
O.P.R.C.C.T.

MATCHLINE 9



LEGEND

- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- 5/8" IRON ROD SET WITH PINK PLASTIC CAP STAMPED "JQ DALLAS ENG."
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- IRON ROD FOUND
- FOUND
- (C.M.) CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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PRELIMINARY - FINAL PLAT for review purposes only

SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE) DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE SAMUEL BOGART SURVEY, ABSTRACT No. 61, JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826, HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157, THOMAS A. RHODES SURVEY, ABSTRACT No. 741, WILLIAM FOSTER SURVEY, ABSTRACT No. 335, AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227, COLLIN COUNTY, TEXAS

LOT 1 and CR 336 Dedications OWNER

NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLIE, TX 75098
Phone: (972) 442-5405

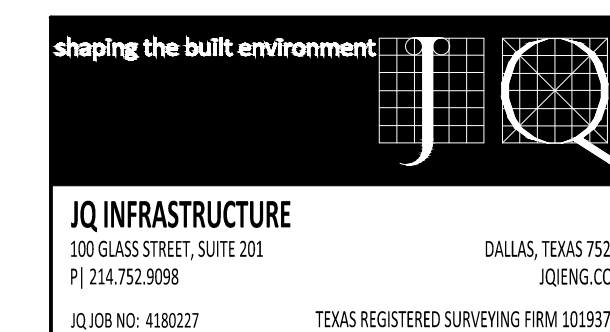
LOT 2 OWNER

NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
MELISSA, TX 75454
Phone: (972) 837-2331

LAND SURVEYOR

JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
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Phone: (214) 752-9098
T.B.P.E.L.S. Firm No. 10193718

UPDATED: February 28, 2024



LAND DESCRIPTION

BEING a 648.54 acre parcel of land (28,037.172 square feet) situated in the Samuel Bogart Survey, Abstract No. 61, Hardin T. Chenawith Survey, Abstract No. 157, Leroy Clements Survey, Abstract No. 227, Thomas A. Rhodes Survey, Abstract No. 741, William Foster Survey, Abstract No. 335, and the Jordan Straughan Survey, Abstract No. 826, Collin County, Texas, and being a part of that certain tract of land described as Tract 1 containing 861.351 acres, in Special Warranty Deed to North Texas Municipal Water District, as recorded in Instrument No. 20180402000397500, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found PK nail at the intersection of the southeasterly line of F.M. 2933 (100' right-of-way) and the approximate centerline of County Road 336;
THENCE North 47°18'47" East, with the easterly right-of-way line of said F.M. 2933, a distance of 37.73 feet to a 5/8" iron rod with plastic cap stamped "JQ DALLAS ENG." (herein referred to as "capped iron rod set") for corner;
THENCE North 22°08'58" West, with the easterly right-of-way line of said F.M. 2933, a distance of 23.03 feet to a corner, from which a found 5/8" iron rod bears South 46°46'18" West, 0.96 feet;
THENCE North 46°46'18" East, with the southeasterly line of said F.M. 2933, a distance of 907.09 feet to a capped iron rod set for the northwest corner of the herein described tract;
THENCE South 89°18'48" East, departing the southeasterly line of said F.M. 2933, crossing said called 861.351 acre North Texas Municipal Water District tract, at a distance of 5720.01 feet passing a found 600 nail for an interior corner of said 861.351 acre tract and southeast corner of a called 25.229 acre tract conveyed to Sheila Lou Miller and recorded in Instrument No. 20121001001235770, O.P.R.C.C.T., and continuing with the northeast line of said 861.351 acre tract for a total distance of 8,599.81 feet to a found 1/2" iron rod, for the northeast corner of said 861.531 acre tract and the herein described tract;
THENCE South 00°39'29" West, with the east line of said 861.351 acre tract and the ostensible west line of County Road 989 (commonly known as Bomar Lane), a distance of 849.68 feet to a found 1/2" iron rod for the called northeast corner of that certain tract of land described in Warranty Deed to Jim Bewley, as recorded in Volume 2006, Page 622, Deed Records Collin County, Texas (D.R.C.C.T.), for an east corner of said 861.351 acre tract;
THENCE North 88°58'47" West, with the north line of said Bewley tract, a distance of 778.95 feet to a capped iron rod set;
THENCE South 08°20'37" East, with the west line of said Bewley tract, a distance of 38.30 feet to a capped iron rod set for corner;
THENCE South 68°17'26" East, with the southwestery line of said Bewley tract, a distance of 314.72 feet to a capped iron rod set for corner;
THENCE South 88°52'48" East, with the southerly line of said Bewley tract, a distance of 497.35 feet to a 1/2" iron rod found (controlling monument) for the southeast corner of said Bewley tract, same being in the approximate centerline of said County Road 989;
THENCE South 01°35'12" West, with the approximate centerline of said County Road 989 and east line of said 861.351 acres, a distance of 552.83 feet to a found 1/2" iron rod with PETSCH cap for corner (controlling monument), same being in the north line of that certain tract of land described in Warranty Deed to Billy Boon et ux, as recorded in Instrument No. 2019011400043640, O.P.R.C.C.T.;
THENCE North 88°51'29" West, departing the approximate centerline of said County Road 989, with the north line of said Boone tract, a distance of 1,085.83 feet to a 3/8" iron rod found for an angle point in the north line of that certain tract of land described in Warranty Deed to Michael Lamar Queen and Kay Wallace Queen, as recorded in Volume 2061, Page 915, D.R.C.C.T.;
THENCE North 89°09'56" West, with the north line of said Queen tract, a distance of 527.43 feet to a triple hackberry tree (controlling monument);
THENCE South 00°29'28" West a distance of 1,339.06 feet to a 1" iron pipe found for the southwest corner of that certain tract of land described in Warranty Deed to Gary Minshew, as recorded in Instrument No. 197900286264878, O.P.R.C.C.T.;
THENCE South 88°20'46" East, with the south line of said Minshew tract, a distance of 350.39 feet to a 1/2" iron rod found (controlling monument) for the northwest corner of that certain tract of land described in Warranty Deed to Mimi Kil Shin, as recorded in Volume 4448, Page 3032, O.P.R.C.C.T.;
THENCE South 00°06'28" West, with the west line of said Shin tract, a distance of 1,137.27 feet to a capped iron rod set for the southwest corner of that certain tract of land described in Warranty Deed to Donald L. Carlson, as recorded in Instrument No. 93-0012607, O.P.R.C.C.T., same being in the northerly right-of-way line of F.M. 1827 (90' right-of-way);
THENCE South 79°25'26" West, with the northerly right-of-way line of said F.M. 1827, a distance of 299.27 feet to a capped iron rod set at the beginning of a curve to the left;
THENCE with a curve to the left having a central angle of 22°16'53", a radius of 626.57 feet, and a chord bearing South 68°17'00" West, a chord distance of 242.13 feet, and an arc distance of 243.66 feet to a capped iron rod set at the northeasterly corner of that certain tract of land described in Warranty Deed to Edwin R. and Ernestine L. Anderson, as recorded in instrument No. 20110705000687610, O.P.R.C.C.T.;

THENCE South 78°14'26" West, departing the northerly right-of-way line of said F.M. 1827, with the northerly line of said Anderson tract, a distance of 370.95 feet to a capped iron rod set for corner;
THENCE South 09°07'00" West, with the westerly line of said Anderson tract, a distance of 206.71 feet to a found 1/2" iron rod with DAA cap for corner in the northerly right-of-way line of said F.M. 1827;
THENCE South 54°41'35" West, with the northerly right-of-way line of said F.M. 1827, a distance of 421.29 feet to a capped iron rod set at the beginning of a non-tangent curve to the left;
THENCE with the northerly right-of-way line of said F.M. 1827 along a curve to the left having a central angle of 32°03'58", a radius of 527.47 feet, and a chord bearing South 38°30'45" West, a chord distance of 291.36 feet, and an arc distance of 295.20 feet, to a 1/2" iron rod found (controlling monument) at the intersection of the northerly right-of-way line of said F.M. 1827 and the northeasterly line of Oak Meadows Addition, as recorded in Volume C, Page 639, Map Records of Collin County, Texas;
THENCE North 02°09'36" East, with the northeasterly line of said Oak Meadows Addition, a distance of 315.80 feet to a 1/2" iron rod found (controlling monument) for the northeast corner of said Oak Meadows addition;
THENCE North 88°06'22" West, with the north line of said Oak Meadows Addition, a distance of 1,962.31 feet to a capped iron rod set at the northwest corner of said Oak Meadows Addition, same being the northeast corner of that certain tract of land described in Special Warranty Deed to Hanna Khraish Family Trust, as recorded in Instrument No. 20121231001666960, O.P.R.C.C.T.;
THENCE North 88°35'33" West, with the north line of said Khraish tract, a distance of 454.14 feet to a capped iron rod set for an angle point in the north line of said Khraish tract;
THENCE North 89°07'42" West, with the north line of said Khraish tract, a distance of 823.06 feet to a found 1/2" iron rod with DAA cap (controlling monument) in the east line of County Road 336 for the northwest corner of said Khraish tract, same being the southernmost southwest corner of the herein described tract, same being in the east line of that certain 3.101 acre tract of land described in Warranty Deed to Collin County, as recorded in Volume 1995, Page 975, D.R.C.C.T.;
THENCE Northerly, with the east line of said County Road 336 as described in said deed to Collin County, the following courses and distances:
North 01°26'57" East, a distance of 1,346.48 feet to a 1/2" iron rod with DAA cap found (controlling monument) for an angle point;
North 01°12'47" East, a distance of 109.26 feet to a 1/2" iron rod with DAA cap found (controlling monument) for an angle point;
North 00°26'40" East, a distance of 520.75 feet to a 1/2" iron rod with DAA cap found (controlling monument), same being the northeast corner of said Collin County 3.101 acre tract;
THENCE North 89°26'32" West, with the north line of said Collin County 3.101 acre tract, a distance of 1,569.25 feet to a capped iron rod set in the approximate centerline of said County Road 336, for the northwest corner of said Collin County 3.101 acre tract, same being the northeast corner of that certain 78.65 acre tract of land described as Tract 3 in Special Warranty Deed to Edwards et ux, as recorded in Volume 5925, page 3345, O.P.R.C.C.T.;
THENCE North 89°39'52" West, with the north line of said Edwards tract and the approximate centerline of said County Road 336, a distance of 76.26 to a found MAG nail in the approximate center of said county road for the southeast corner of the Rayburn Country Electric Cooperative, Inc., tract described in Instrument No. 20180925001199520, O.P.R.C.C.T.;
THENCE North 00°32'55" East, with the west line of said Rayburn Country Electric Cooperative, Inc., tract, at a distance of 30.00 feet passing the southeast corner of Lot 1, Block 1, New Hope Switchyard Addition as shown on plat recorded in Instrument No. 2022010000239, O.P.R.C.C.T., and continuing a total distance of 511.23 feet to a capped iron rod set for the northeast corner of said Rayburn tract and Lot 1;
THENCE North 89°27'05" West, with the north line of said Rayburn tract and Lot 1, at a distance of 461.23 feet passing the northwest corner of said Lot 1, at a distance of 511.23 feet passing a found MAG nail in the approximate center of County Road 336 for the northwest corner of said Rayburn tract, and continuing for a total distance of 517.32 feet to the point of intersection with the west line of said 861.351 acre tract, in County Road 336, for a southwest corner of the herein described tract;
THENCE North 00°41'40" East, with the west line of said 861.351 acre tract, a distance of 1,058.33 feet to an angle point;
THENCE North 00°39'40" East, continuing with the west line of said 861.351 acre tract, a distance of 359.39 feet, to a found 3/8" iron rod for an interior corner of said 861.351 acre tract;
THENCE North 89°30'49" West, with the southwest line of said 861.351 acre tract and the center of County Road 336, a distance of 1,227.29 feet to the POINT OF BEGINNING, containing 648.54 acres of land, more or less.

CERTIFICATE OF SURVEYOR

I, Henry C. Casal, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground, and that the monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, 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.

Henry C. Casal, Jr., RPLS
Texas Registration Number 4905

APPROVED AND ACCEPTED
CITY MANAGER
CITY OF MCKINNEY, TEXAS
CITY SECRETARY
CITY OF MCKINNEY, TEXAS
PLAT APPROVAL DATE

LOT 1 and CR 336 Dedications OWNER

NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN STREET
P.O. BOX 2408
WYLLIE, TX 75098
Phone: (972) 442-5405

LOT 2 OWNER

NORTH COLLIN SPECIAL UTILITY DISTRICT
2333 SAM RAYBURN HWY.
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LAND SURVEYOR

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T.B.P.E.L.S. Firm No. 10193718

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF COLLIN }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **REPRESENTATIVE OF NORTH TEXAS MUNICIPAL WATER DISTRICT** does hereby accept this plat of 648.54 acres in Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

EXECUTED at McKinney, Texas, this the ____ day of _____, 2024.

BY: _____

TITLE:

NORTH TEXAS MUNICIPAL WATER DISTRICT

STATE OF TEXAS }
COUNTY OF COLLIN }

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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2024.

NOTARY PUBLIC

STATE OF TEXAS

My commission expires _____

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF COLLIN }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **REPRESENTATIVE OF NORTH COLLIN SPECIAL UTILITY DISTRICT** does hereby accept this plat of 648.54 acres in Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

EXECUTED at McKinney, Texas, this the ____ day of _____, 2024.

BY: _____

TITLE:

NORTH COLLIN SPECIAL UTILITY DISTRICT

STATE OF TEXAS }
COUNTY OF COLLIN }

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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2023.

NOTARY PUBLIC

STATE OF TEXAS

My commission expires _____

GENERAL NOTES:

- 1) BEARINGS, DISTANCES, AND COORDINATES ARE BASED UPON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.
2) THE HORIZONTAL DATUM (BASIS OF BEARINGS) IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011).
3) THE SURFACE ADJUSTMENT FACTOR FOR THIS PROJECT IS 1.00015271. DISTANCES AND AREAS SHOWN ARE SURFACE COORDINATES SHOWN ARE GRID.
4) ALL MONUMENTS ARE SET OR FOUND AS SHOWN HEREON. WHERE NECESSARY, 5/8" IRON RODS WITH PINK PLASTIC CAPS STAMPED "JQ DALLAS ENG." WERE SET FOR CORNERS.
5) ACCORDING TO FEMA FIRM PANEL 48065C0280J (REVISED JUNE 2, 2009) AND 48065C0285J (REVISED JUNE 2, 2009), SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
6) ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE OF THE CITY CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.
7) DATE OF SURVEY: NOVEMBER XX, 2023 (INDICATES FINAL FIELD DAY OF SURVEY).

Table with 3 columns: LINE #, BEARING, DISTANCE. Rows L1 through L15.

Table with 5 columns: CURVE #, RADIUS, LENGTH, CH BEARING, CH LENGTH. Rows C1 through C19.

PURPOSE STATEMENT

The purpose of this subdivision plat is to establish Lots 1 and 2 and a 220' District Outfall Corridor, in accordance with City of McKinney subdivision regulations as required by virtue of the site being within the extraterritorial jurisdiction of said municipality.

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 for review purposes only

SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY

BEING 648.54 ACRES OUT OF A CALLED 861.351 ACRE (TRACT ONE) DESCRIBED IN INST. No. 20180402000397500, O.P.R.C.C.T., IN THE SAMUEL BOGART SURVEY, ABSTRACT No. 61, JORDAN STRAUGHAN SURVEY, ABSTRACT No. 826, HARDIN T. CHENAWITH SURVEY, ABSTRACT No. 157, THOMAS A. RHODES SURVEY, ABSTRACT No. 741, WILLIAM FOSTER SURVEY, ABSTRACT No. 335, AND THE LEROY CLEMENTS SURVEY, ABSTRACT No. 227, COLLIN COUNTY, TEXAS

