



ABBREVIATION LEGEND

ABBR.	DEFINITION
CIRF	Capped iron rod found
CIRS	Iron rod w/ red plastic cap stamped "W.A.I. 5714" set
XCF	"X" cut in concrete found
CC#	County Clerk's Instrument No.
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
D.R.C.C.T.	Deed Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas
CM	Controlling Monument
MAG	Mag-nail with metal disk stamped "W.A.I. 5714" set

NOTES:

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 subdivisions ordinance.

"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"

"A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by conveyance plat may not have all the necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law"

NOTES:

1. 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.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0265J, dated June 2, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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.

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
l.lueker@winkelmann.com

OWNER:
River Ranch Educational Charities, Inc.
2701 S. Custer Road
McKinney, Texas 75070

OWNER:
Elevated Healthcare Solutions, LLC
143 Holford Drive
Frisco, Texas 75036

CONVEYANCE PLAT
SILVERADO ROWLETT CREEK ADDITION
LOTS 4R & 5, BLOCK A
ACRES (23,883 SQ. FT.)
AND A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION 0.548 ACRES (23,883 SQ. FT.) OUT OF THE JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662 IN THE CITY OF CUSTER SILVERADO ADDITION, PHASE ONE, CC #20200729010002740

DATE: 8.24.23
SCALE: 1" = 60'
FILE: 80401.0A-PPLT
PROJECT NO.: 80401.0A

SHEET 1 OF 2

REVISOR: Friday, September 8, 2023 11:22:09 AM

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS
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JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CONVEYANCE PLAT
SILVERADO ROWLETT CREEK ADDITION
LOTS 4R & 5, BLOCK A
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Date: 8.24.23
Scale: 1" = 60'
File: 80401.0A-PPLT
Project No.: 80401.0A

SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, Elevated Healthcare Solutions, LLC and River Ranch Educational Charities, Inc., are the sole owners of the tracts of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, in the City of McKinney, Collin County, Texas, being all of Lot 4, Block A, Custer Silverado Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20200729010002740, Official Public Records, Collin County, Texas, being all of a tract of land (Lot 4, Block A) described in deed to Elevated Healthcare Solutions, LLC as recorded in County Clerk's Instrument No. 20170628000846410, Official Public Records, Collin County, Texas, and being all of a tract of land described in deed to River Ranch Educational Charities, Inc. as recorded in County Clerk's Instrument No. 20190423000441240 and 20190812000969010, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the most Northerly Northeast corner of Lot 1, Block A, Discovery at Rowlett Creek Addition, Lot 1, Block A, an addition to the City of McKinney, Collin County, Texas, said point being the Northwest corner of said River Ranch Educational Charities, Inc. tract, on the South line of a tract of land described in deed to Pathway Systems, Inc. as recorded in County Clerk's Instrument No. 20190528000599730, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 23 minutes 22 seconds East, along the North line of said River Ranch Educational Charities, Inc. tract and the South line of said Pathway Systems, Inc. tract and a tract of land described in deed to SW Storybook, LLC as recorded in County Clerk's Instrument No. 20211101002236180, Official Public Records, Collin County, Texas, a distance 412.84 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said SW Storybook, LLC tract and the Southwest corner of Lot 46, Block A, Craig Ranch North, Phase 11, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20061101010004730, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 19 minutes 44 seconds East, continuing along the North line of said River Ranch Educational Charities, Inc. tract and the along South line of said Lot 46, Block A, a distance of 144.07 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of said River Ranch Educational Charities, Inc. tract and the Northwest corner of Lot 13, Block A, of Fairway Meadows Addition 53 Residential Lots and 4 Common Areas, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20121016010002560, Official Public Records, Collin County, Texas;

THENCE departing the South line of said Lot 46, Block A, along the East line of said River Ranch Educational Charities, Inc. tract and the West line of said Block A of Fairway Meadows Addition 53 Residential Lots and 4 Common Areas plat, the following courses and distances;

South 00 degrees 40 minutes 43 seconds East, a distance of 545.07 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 13 degrees 19 minutes 12 seconds East, a distance of 215.92 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of Lot 1, Block A, of said Fairway Meadows Addition 53 Residential Lots and 4 Common Areas;

North 82 degrees 47 minutes 26 seconds East, along the South line of said Lot 1, Block A, a distance of 148.06 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 30 degrees 50 minutes 02 seconds East, a distance of 18.32 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 41 degrees 39 minutes 48 seconds West, a distance of 43.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 27 degrees 37 minutes 03 seconds West, a distance of 41.25 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 04 degrees 34 minutes 01 seconds East, a distance of 22.44 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 34 degrees 44 minutes 08 seconds East, a distance of 54.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 06 degrees 44 minutes 08 seconds East, a distance of 16.91 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 21 degrees 38 minutes 07 seconds West, a distance of 48.61 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 05 degrees 28 minutes 27 seconds West, a distance of 84.15 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said River Ranch Educational Charities, Inc. tract;

South 31 degrees 34 minutes 14 seconds East, a distance of 34.66 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Fairway Meadows Addition 53 Residential Lots and 4 Common Areas, on the approximate centerline of Silverado Trail, a variable width right-of-way;

THENCE South 89 degrees 18 minutes 46 seconds West, along the approximate centerline of said Silverado Trail and the South line of said River Ranch Educational Charities, Inc. tract, a distance of 485.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said River Ranch Educational Charities, Inc. tract;

THENCE North 00 degrees 38 minutes 25 seconds West, a distance of 55.43 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of a right-of-way dedication per plat of said Custer Silverado Addition;

THENCE along the South line of said Lot 4, Block A, and the North right-of-way of said Silverado Trail, the following courses and distances:

North 84 degrees 35 minutes 25 seconds West, a distance of 8.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 degrees 21 minutes 40 seconds West, a distance of 136.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for Northwest corner of said right-of-way dedication;

South 00 degrees 38 minutes 57 seconds East, along the West right-of-way of said right-of-way dedication, a distance of 5.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 degrees 21 minutes 56 seconds West, a distance of 86.26 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Lot 4, Block A, and the Southeast corner of Lot 3, Block A, of said Custer Silverado Addition;

THENCE North 00 degrees 38 minutes 25 seconds West, departing the North right-of-way of said Silverado Trail, along the West line of said Lot 4, Block A, and the East line of said Lot 3, Block A, a distance of 402.20 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Lot 4, Block A, and the Northeast corner of said Lot 3, Block A, on a Southeast line of said Lot 1, Block A, of said Discovery at Rowlett Creek Addition, Lot 1, Block A;

THENCE North 79 degrees 55 minutes 27 seconds East, along the North line of said Lot 4, Block A, and the Southeast line of said Lot 1, Block A, a distance of 60.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 70 degrees 12 minutes 15 seconds East, continuing along the North line of said Lot 4, Block A, and the Southeast line of said Lot 1, Block A, a distance of 78.47 feet to a 1/2-inch iron rod (pent) found for the most Easterly Southeast corner of said Lot 1, Block A;

THENCE North 00 degrees 36 minutes 38 seconds West, along the West line of said River Ranch Educational Charities, Inc. tract and the East line of said Lot 1, Block A, a distance of 428.25 feet to a 5/8-inch iron rod with a plastic cap stamped "REALSEARCH 5696" found for corner;

THENCE North 46 degrees 11 minutes 34 seconds West, along the Northeast line of said Lot 1, Block A, and the West line of said River Ranch Educational Charities, Inc. tract, a distance of 214.91 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 12.674 acres or 552,060 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 6th day of January, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, we, Elevated Healthcare Solutions, LLC and River Ranch Educational Charities, Inc., acting herein by and through their duly authorized officers, do hereby adopt this Conveyance Plat designating the heretofore described property as SILVERADO ROWLETT CREEK ADDITION Lots 4R and 5, Block A, an addition to the City of McKinney, Texas and do 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 of 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 Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the ____ day of _____, 2023.

By: H. Wayne Kirk, President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared H. Wayne Kirk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the ____ day of _____ 2023.

Notary Public in and for _____ County, Texas

My Commission expires: _____

Witness my hand this _____ day of _____, 2023.

By: Rena Banerjee, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Rena Banerjee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the ____ day of _____ 2023.

Notary Public in and for _____ County, Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATE

I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared 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"

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(214) 490-7090

NOTES:

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 subdivisions ordinance.

"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"

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CONVEYANCE PLAT
SILVERADO ROWLETT CREEK ADDITION

LOTS 4R & 5, BLOCK A
AND A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION 0.548 ACRES (23,883 SQ. FT.)
BEING 12.674 ACRES (552,060 SQ. FT.) OUT OF THE JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662 IN THE CITY OF CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED: September, 2023
REVISED: Friday, September 8, 2023 11:22:09 AM

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
l.lueker@winkelmann.com

OWNER:
River Ranch Educational Charities, Inc.
2701 S. Custer Road
McKinney, Texas 75070

OWNER:
Elevated Healthcare Solutions, LLC
143 Holford Drive
Frisco, Texas 75036



JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CONVEYANCE PLAT
SILVERADO ROWLETT CREEK ADDITION
LOTS 4R & 5, BLOCK A
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Table with 2 columns: Date: 12.20.22, Scale: N/A, File: 80401.0A-PPLT, Project No.: 80401.0A

SHEET
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