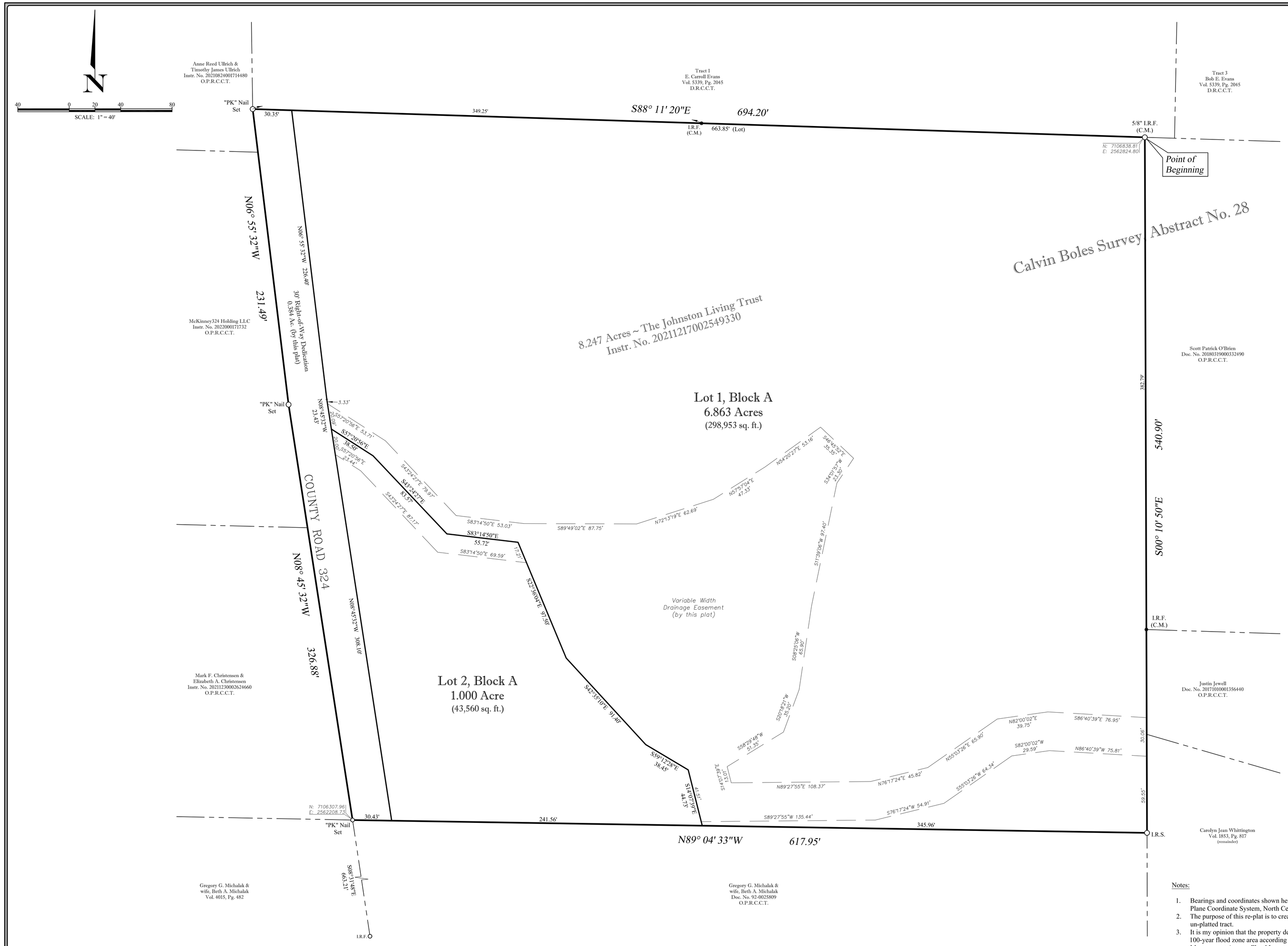


STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS The Johnston Living Trust is the owner of an 8.247 acre tract of land situated in the Calvin Boles Survey, Abstract Number 28, Collin County, Texas, being described by deed recorded under Instrument Number 20211217002549330, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of the herein described tract, same point being in the south line of a tract of land described by Partition Deed to E. Carroll Evans, recorded in Volume 5339, Page 2045, Deed Records, Collin County, Texas (D.R.C.C.T.), same point being the northwest corner of a tract of land described by deed to Scott Patrick O'Brien, recorded under Document Number 20180319000332490, O.P.R.C.C.T.;

THENCE South 00 degrees 10 minutes 50 seconds East, passing at 382.79 feet a 1/2 inch iron rod found for the southwest corner of said O'Brien tract, and continuing on for a total distance of 540.90 feet to a 1/2 inch iron rod with blue cap stamped *"OLD TOWN SURVEYING"* set for corner being in the west line of a tract of land described by deed to Carolyn Jean Whittington, recorded in Volume 1853, Page 817, D.R.C.C.T., same point being the northeast corner of a tract of land described by deed to Gregory G. Michalak and wife, Beth A. Michalak, recorded under Document Number 92-0025809, O.P.R.C.C.T.;

THENCE North 89 degrees 04 minutes 33 seconds West, with the north line of said Michalak tract, a distance of 617.95 feet to a "PK" Nail set for corner in asphalt road known as County Road 324 being the southeast corner of a tract of land described by deed to Mark F. Christensen and Elizabeth A. Christensen, recorded under Instrument Number 20211230002624660, O.P.R.C.C.T., same point being the northwest corner of said Michalak tract, and being the northeast corner of a tract of land described by deed to Gregory G. Michalak and wife, Beth A. Michalak, recorded in Volume 4015, Page 482, D.R.C.C.T.;

THENCE North 08 degrees 45 minutes 32 seconds West, with said County Road 324, passing the northeast corner of said Christensen tract, and continuing on for a total distance of 326.88 feet to a "PK" Nail set in asphalt for corner being in the east line of a tract of land described by deed to McKinney 324 Holding LLC., recorded under Instrument Number 2022000171732, O.P.R.C.C.T.;

THENCE North 06 degrees 55 minutes 32 seconds West, with said County Road 324 and passing the northeast corner of said McKinney324 tract, and continuing on for a total distance of 231.49 feet to a "PK" Nail set in asphalt for corner being the southwest corner of said E. Carroll Evans tract, same point being in the east line of a tract of land described by deed to Anne Reed Ullrich and Timothy James Ullrich, recorded under Instrument Number 2021082400171448O, O.P.R.C.C.T.;

THENCE South 88 degrees 11 minutes 20 seconds East, with the south line of said E. Carroll Evans tract, passing at 349.25 feet a 1/2 inch iron rod found for witness, and continuing on for a total distance of 694.20 feet to the **POINT OF BEGINNING** and containing 8.247 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT The Johnston Living Trust, by and through its duly authorized officer, does hereby adopt this plat designated herein as **CAROLINE J. JECKER ADDITION**, **LOTS 1 & 2, BLOCK A** an addition to the Extra Territorial Jurisdiction of the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown thereon, the easements as shown, for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on said easement and the City of McKinney and all public utilities shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, or procuring the permission of anyone.

.

WITNESS my hand this _____ day of _____, 2023.

The Johnston Living Trust

_____ _____

Henry Eugene Johnston, Trustee Katrina Bailey Johnston, Trustee

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Henry Eugene Johnston, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Katrina Bailey Johnston, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

APPROVED:

_____ _____

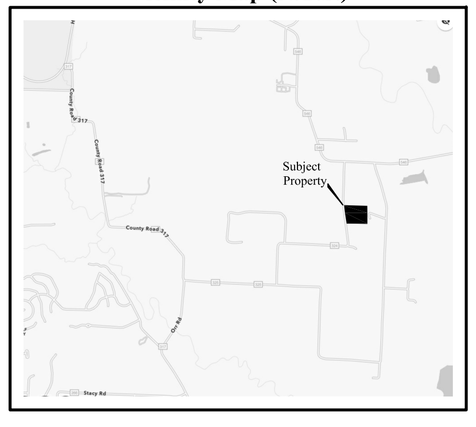
City Manager Date
City of McKinney, Texas

Attest

_____ _____

City Secretary Date
City of McKinney, Texas

Vicinity Map (N.T.S.)



LEGEND

- I.R.F. ~ 1/2" Iron Rod Found
- I.R.S. ~ 1/2" Iron Rod Set with blue cap stamped "Old Town Surveying"
- C.M. ~ Controlling Monument
- R.O.W. ~ Right-of-Way
- 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

STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

Notes:

1. Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202.
2. The purpose of this re-plat is to create 2 lots out of 1 previously un-platted tract.
3. It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480130 0295 J, present Effective Date of map June 2, 2009, herein property situated within Zone "X" (Unshaded).
4. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
5. Easement recorded in Vol. 625, Pg. 29 does not affect the subject tract to the best of my knowledge.
6. Easements recorded in Vol. 925, Pg. 497 & Vol. 1115, Pg. 751 are centered on water pipelines not specifically located within recorded document.
7. T.P.&L. Easement recorded in Volume 933, Pg. 324 is centered aerial utility line along the north property line. No specific width provided within the recorded document.
8. Location of drainage easement based on available topographic maps.
9. The owner(s) and any subsequent owner(s) of Lots 1 & 2, Block A of this plat shall be responsible for the maintenance of the creek and pond (including all erosion control) traversing said Lot(s). The owner(s) shall further hold the City of McKinney and Collin County harmless from any damages to persons, to the owners' lot(s) or any affected lot arising from such maintenance responsibility. The City and County shall not be responsible for the maintenance of the referenced creek and pond, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City and County to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of the natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, Collin County, the State of Texas and United States of America.

OWNER
The Johnston Living Trust
3153 County Road 324,
McKinney, TX 75069
Contact: Hank Johnston
Ph.: 843.263.2983

SURVEYOR
Old Town Surveying, LLC
Professional Land Surveyors
810 Office Park Circle, Suite 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611

FINAL PLAT
CAROLINE J. JECKER ADDITION
LOTS 1 & 2, BLOCK A

Being 8.247 acres situated in the Calvin Boles Survey, Abstract Number 28 Collin County, Texas.

– June 2023 –

Job No.: 2021091 39-2 Date: 04/13/2023 Drafted By: TO