

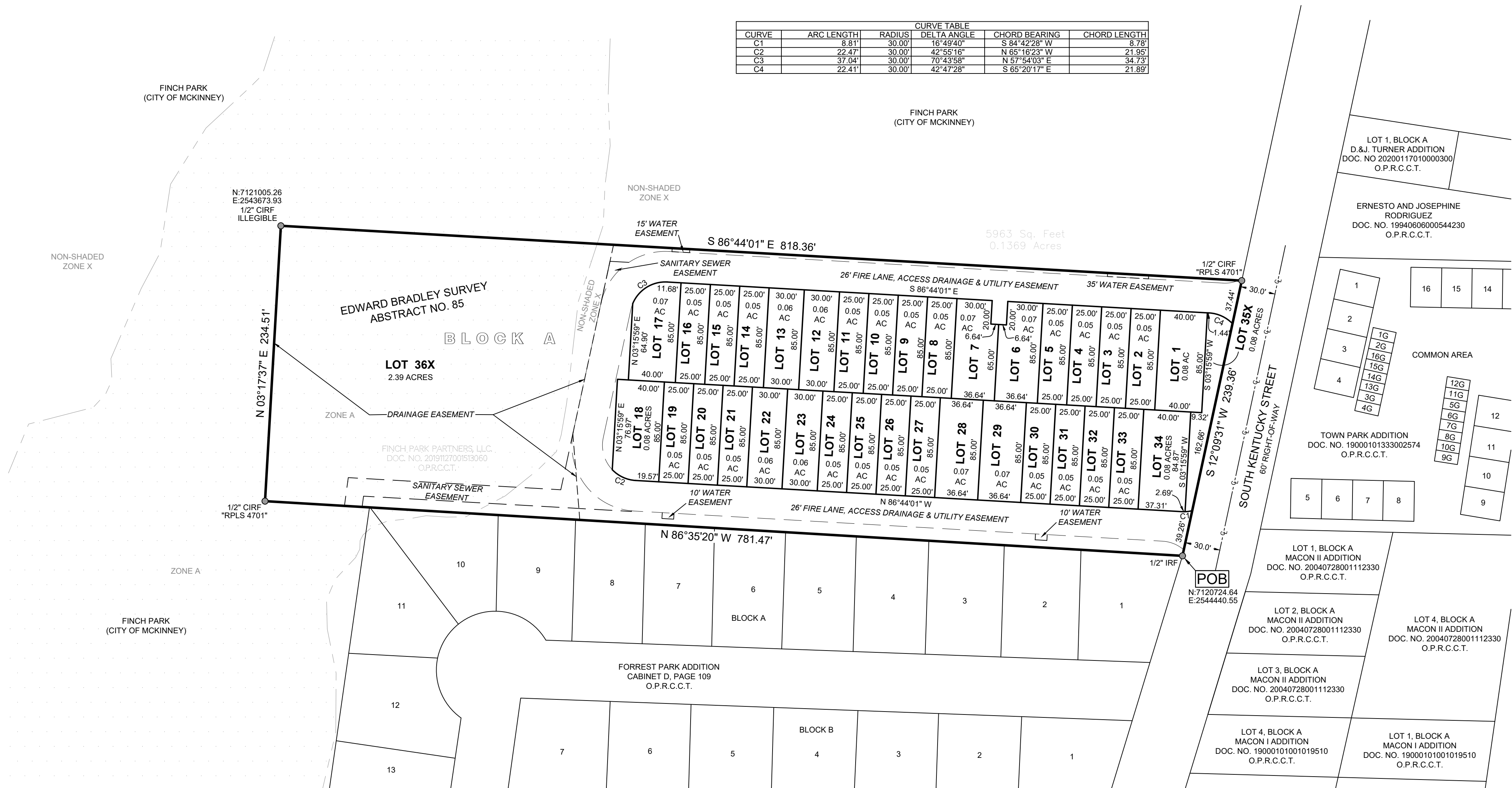
- GENERAL NOTES**
- 1.) The purpose of this plat is to create thirty-six (36) Lots of record from one (1) unplatted tract of land.
 - 2.) This property is located in "Non-shaded Zone X" and "Zone A" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 as shown on Map Number 48085C0280J.
 - 3.) The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) (Texas North Central Zone 4202).
 - 4.) The grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 5.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 6.) All proposed Lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the regulations of the subdivision ordinance.

LEGEND

AC	=	ACRES
POB	=	POINT OF BEGINNING
DOC. NO.	=	DOCUMENT NUMBER
CIRF	=	CAPPED IRON ROD FOUND
IRF	=	IRON ROD FOUND
R.O.W.	=	RIGHT-OF-WAY
P.R.T.C.T.	=	PLAT RECORDS
O.P.R.C.C.T.	=	OFFICIAL PUBLIC RECORDS
		COLLIN COUNTY, TEXAS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.81'	30.00'	16°49'40"	S 84°42'28" W	8.78'
C2	22.41'	30.00'	42°55'18"	N 65°16'23" W	21.95'
C3	37.04'	30.00'	70°43'58"	N 57°54'03" E	34.73'
C4	22.41'	30.00'	42°47'28"	S 65°20'17" E	21.89'



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **FINCH PARK PARTNERS, LLC**, is the owner of a 4.32 acre tract of land out of the Edward Bradley Survey, Abstract Number 85, situated in the City of McKinney, Collin County, Texas, being all of a called 4.325 acre tract of land conveyed to Finch Park Partners, LLC by deed of record in Document Number 20191127001513060 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the West right-of-way line of South Kentucky Street being the Northeast corner of Block A of Forrest Park Addition, a subdivision of record in Cabinet D, Page 109 of the Official Public Records of Collin County, Texas, also being the Southeast corner of said 4.325 acre tract;

THENCE, N86°35'20"W, in part along the North line of said Block A, being the South line of said 4.325 acre tract, a distance of 781.47 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found at the Southwest corner of said 4.325 acre tract;

THENCE, N03°17'37"E, along the West line of said 4.325 acre tract, a distance of 234.51 feet to a 1/2" iron rod with illegible plastic cap found at the Northwest corner hereof;

THENCE, S86°44'01"E, along the North line of said 4.325 acre tract, a distance of 818.36 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found in the West right-of-way line of South Kentucky Street, being the Northeast corner hereof;

THENCE, S12°09'31"W, along the West right-of-way line of South Kentucky Street, being the East line of said 4.325 acre tract, a distance of 239.36 feet to the **POINT OF BEGINNING** and containing an area of 4.32 Acres, or (188,396 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **FINCH PARK PARTNERS, LLC**, does hereby adopt this plat, designating herein described property as **KENTUCKY STREET ADDITION**, an addition to the City of McKinney, Collin County, Texas, and does 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 for the 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 Record 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.

OWNER: **FINCH PARK PARTNERS, LLC**

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

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 purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of McKinney, Collin County, Texas.

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

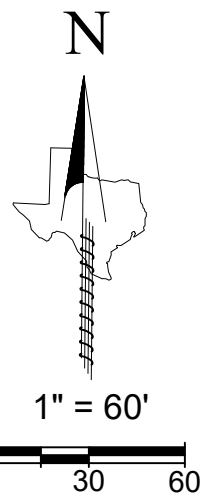
APPROVED by the City of McKinney Planning and Zoning Commission

on this _____ day of _____, 2023.

Planning and Zoning Chairman

ATTEST:

City Secretary



Project	2103.025-04
Date	02/06/2023
Drafter	EN

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Marshall Gage, LLC
Contact: Scott Caruthers
207 E. Virginia, Suite: 216
McKinney, TX 75069
(972) 542-1222

OWNER
Finch Park Partners, LLC
118252 Forest Lakes Lane
Dallas, TX 75230

PRELIMINARY PLAT
KENTUCKY STREET ADDITION
LOTS 1 - 34, 35X, & 36X BLOCK A

BEING 4.32 ACRES OF LAND SITUATED IN THE
EDWARD BRADLEY SURVEY, ABSTRACT No. 85,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS