

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of McKinney Control Monuments #28 and #29 and are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0145J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that part of the subject parcel lies within "ZONE A" (Shaded) and is inside of the 100 Year Flood Plain and is determined to be inside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

PURPOSE STATEMENT:

The purpose of this plat is to dedicate easements and Right-of-way for W. Cottage Hill Parkway in preparation for the development of the subject property.

CREEK MAINTENANCE NOTE:

The owner and any subsequent owners of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any such damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereon shall not create any affirmative duty to the City 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 natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and the United States of America.

TCEQ - 285.4(c), Facility Planning:

Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSPs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSP application.

BOUNDARY LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 16°04'34" W | 23.73' |
| L2 | N 32°46'11" W | 95.39' |
| L3 | N 44°22'07" W | 226.33' |
| L4 | S 89°36'01" W | 87.93' |
| L5 | N 76°32'54" W | 123.24' |
| L6 | N 87°20'16" W | 102.87' |
| L7 | N 72°30'32" W | 91.00' |
| L8 | N 46°15'21" W | 67.50' |
| L9 | N 26°32'09" W | 100.31' |
| L10 | N 03°15'42" E | 42.58' |
| L11 | N 30°50'56" E | 165.90' |
| L12 | N 56°06'48" E | 94.58' |
| L13 | N 20°43'00" E | 82.69' |
| L14 | N 00°40'27" E | 73.65' |
| L15 | N 39°01'55" W | 123.52' |
| L16 | N 29°18'24" W | 204.23' |

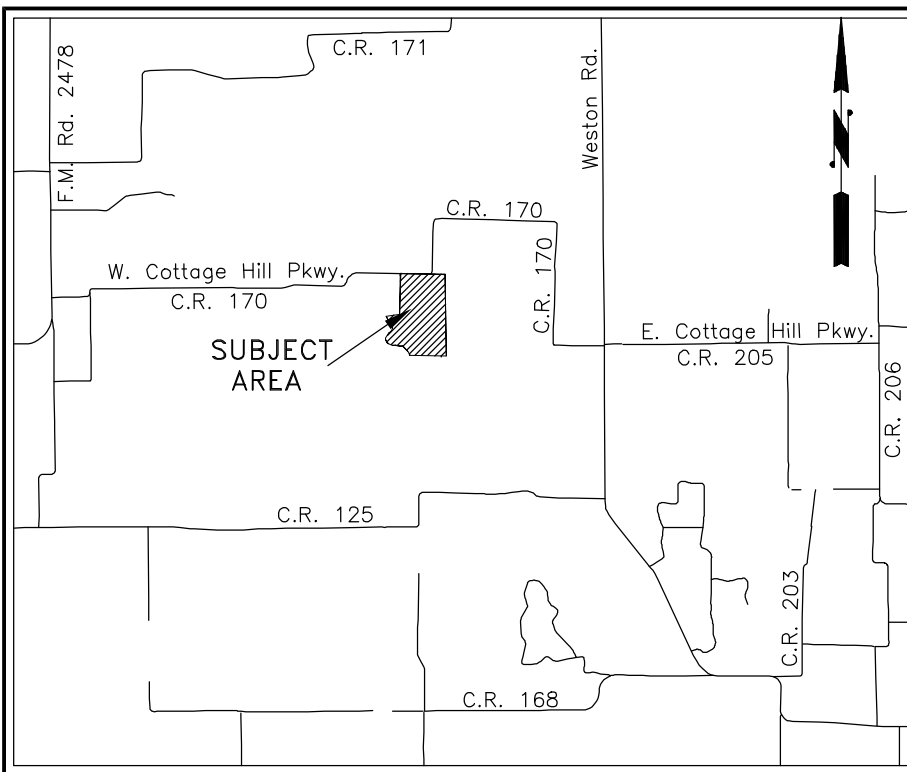
EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L17 | S 29°18'24" E | 155.00' |
| L18 | S 39°01'55" E | 153.53' |
| L19 | S 00°40'27" W | 124.41' |
| L20 | S 20°43'00" W | 143.01' |
| L21 | S 56°06'48" W | 104.66' |
| L22 | S 30°50'56" W | 109.18' |
| L23 | S 26°32'09" E | 47.21' |
| L24 | S 46°15'21" E | 24.32' |
| L25 | S 72°30'32" E | 52.45' |
| L26 | S 87°20'16" E | 99.09' |
| L27 | S 76°32'54" E | 120.37' |
| L28 | N 89°36'01" E | 120.11' |
| L29 | S 44°22'07" E | 282.17' |
| L30 | S 32°46'11" E | 121.73' |
| L31 | S 16°04'34" E | 72.44' |
| L32 | S 88°51'05" E | 19.91' |
| L33 | N 01°15'31" E | 35.33' |
| L34 | S 01°15'31" W | 138.33' |
| L35 | S 00°00'39" W | 128.60' |
| L36 | S 89°59'21" E | 73.14' |
| L37 | N 89°59'21" W | 73.14' |
| L38 | N 00°00'39" E | 128.60' |
| L39 | N 01°15'31" E | 79.05' |
| L40 | N 89°09'12" W | 19.91' |

ABBREVIATIONS

- Vol. = Volume
- Pg. = Page
- Doc. No. = Document Number
- P.R.C.C.T. = Plat Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- CM = Controlling Monument
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- MNF = Mag Nail Found with Steel Washer Stamped "RPLS 4701"
- 4701 = The License Number for this Registered Professional Land Surveyor

VICINITY MAP
NOT TO SCALE



EASEMENT CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|--------|------------|---------------|--------------|
| C1 | 79°40'30" | 25.00' | 34.76' | S 38°34'44" E | 32.03' |
| C2 | 78°25'38" | 54.00' | 73.92' | S 39°12'10" E | 68.28' |
| C3 | 90°00'00" | 30.00' | 47.12' | S 44°59'21" E | 42.43' |
| C4 | 58°19'54" | 30.00' | 30.54' | N 60°50'42" E | 29.24' |
| C5 | 296°39'49" | 50.00' | 258.89' | S 00°00'39" W | 52.50' |
| C6 | 58°19'54" | 30.00' | 30.54' | N 60°49'23" W | 29.24' |
| C7 | 90°00'00" | 54.00' | 84.82' | N 44°59'21" W | 76.37' |
| C8 | 78°25'38" | 30.00' | 41.06' | N 39°12'10" W | 37.93' |
| C9 | 79°40'30" | 49.00' | 68.14' | N 38°34'44" W | 62.78' |

OWNER 1:
SETH DAWSON RINGLEY AND BROOKE HOLMES RINGLEY
Contact: Seth Ringley
1741 Windy Creek Road
Prosper, Texas 75078
972-529-0091
sringley@triplegroup.com

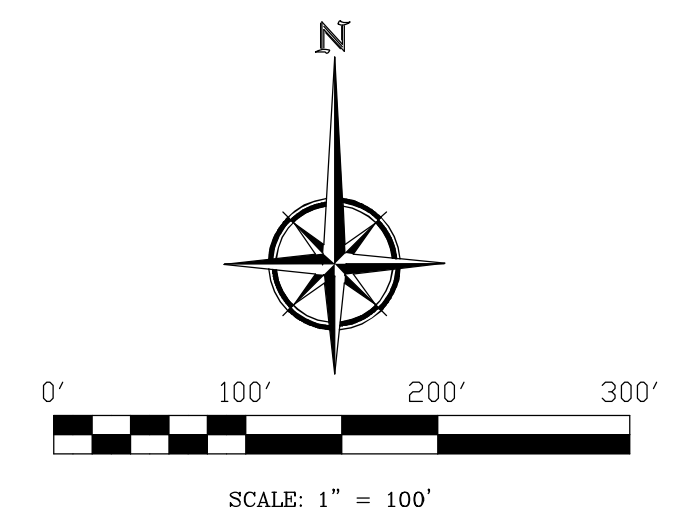
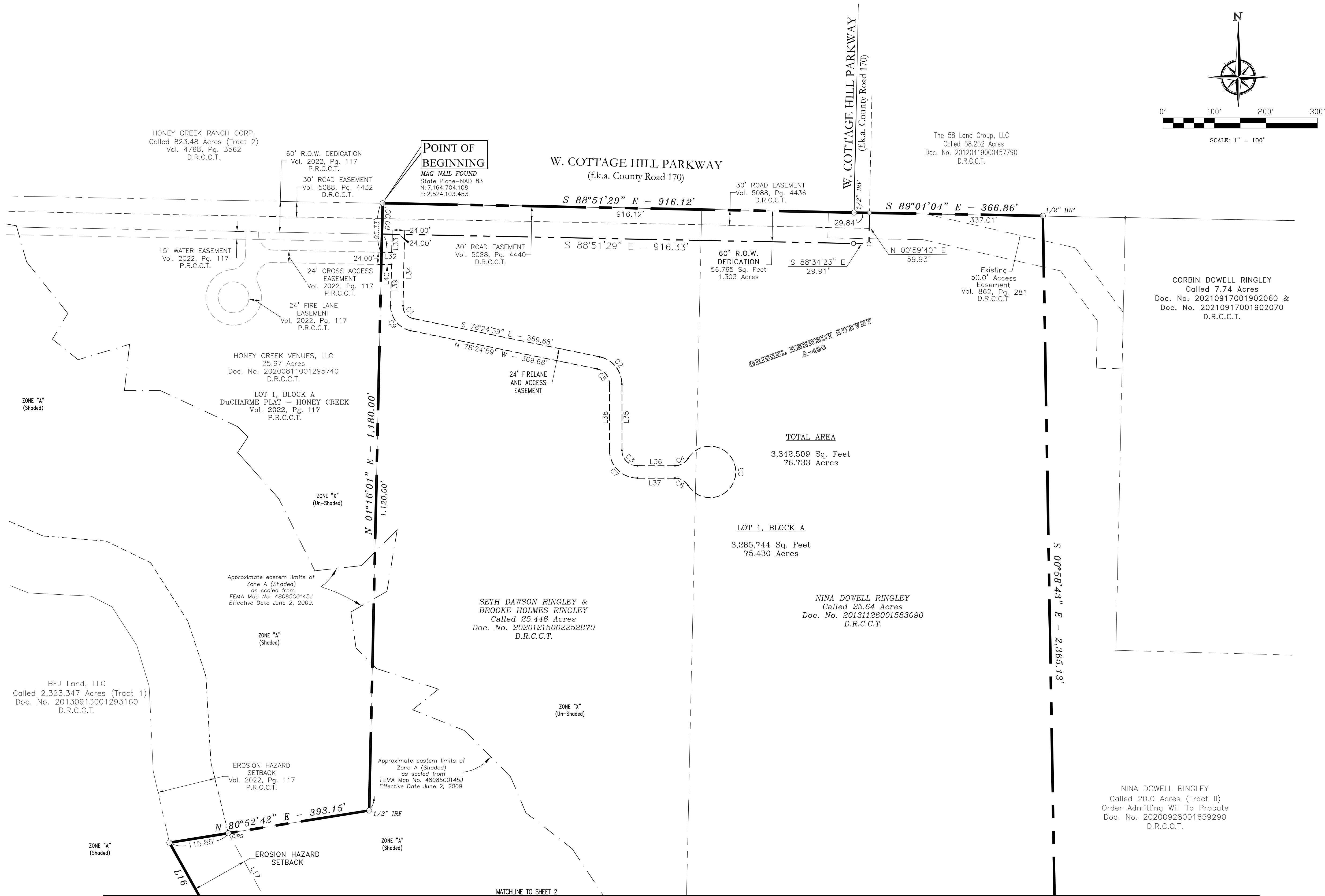
OWNER 2:
NINA DOWELL RINGLEY
Contact: Nina Ringley
313 N. Bengé Street
McKinney, Texas 75069
972-569-7166
ninadowell1@gmail.com

ENGINEER:
CLAYMOORE ENGINEERING
Contact: Drew Donosky, P.E.
1303 Central Drive, Suite 406
Bedford, Texas 76021
817-281-0572
Drew@ClayMooreENG.com

SURVEYOR:
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

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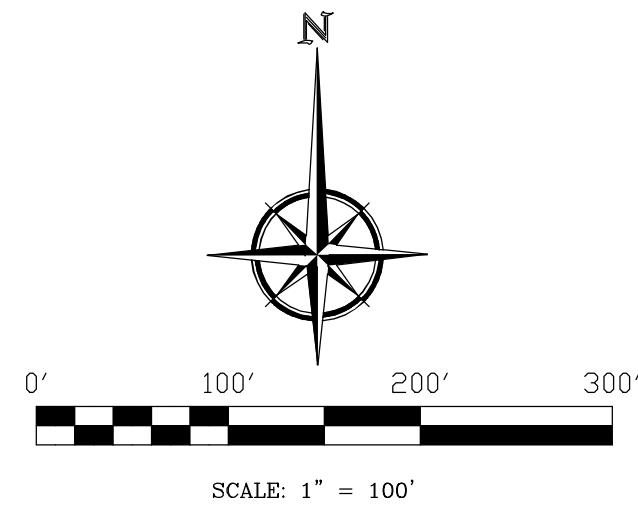
| Drawn by | Date | Scale | Job | Title | Sheet |
|------------|------------|----------|----------|-----------------|--------|
| Mark Shank | 09/18/2023 | 1" = 50' | 2023-027 | 2023-027-FP.DWG | 1 of 3 |



FINAL PLAT

DR OUTDOORSMAN ADDITION
LOT 1, BLOCK A
An Addition to Collin County
Being A
76.733 ACRE TRACT
situated in the
Grizzel Kennedy Survey, Abstract No. 498
Collin County, Texas

SUBDIVISION NOTE:
All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.



AREA NOTE:

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MONUMENT NOTE:

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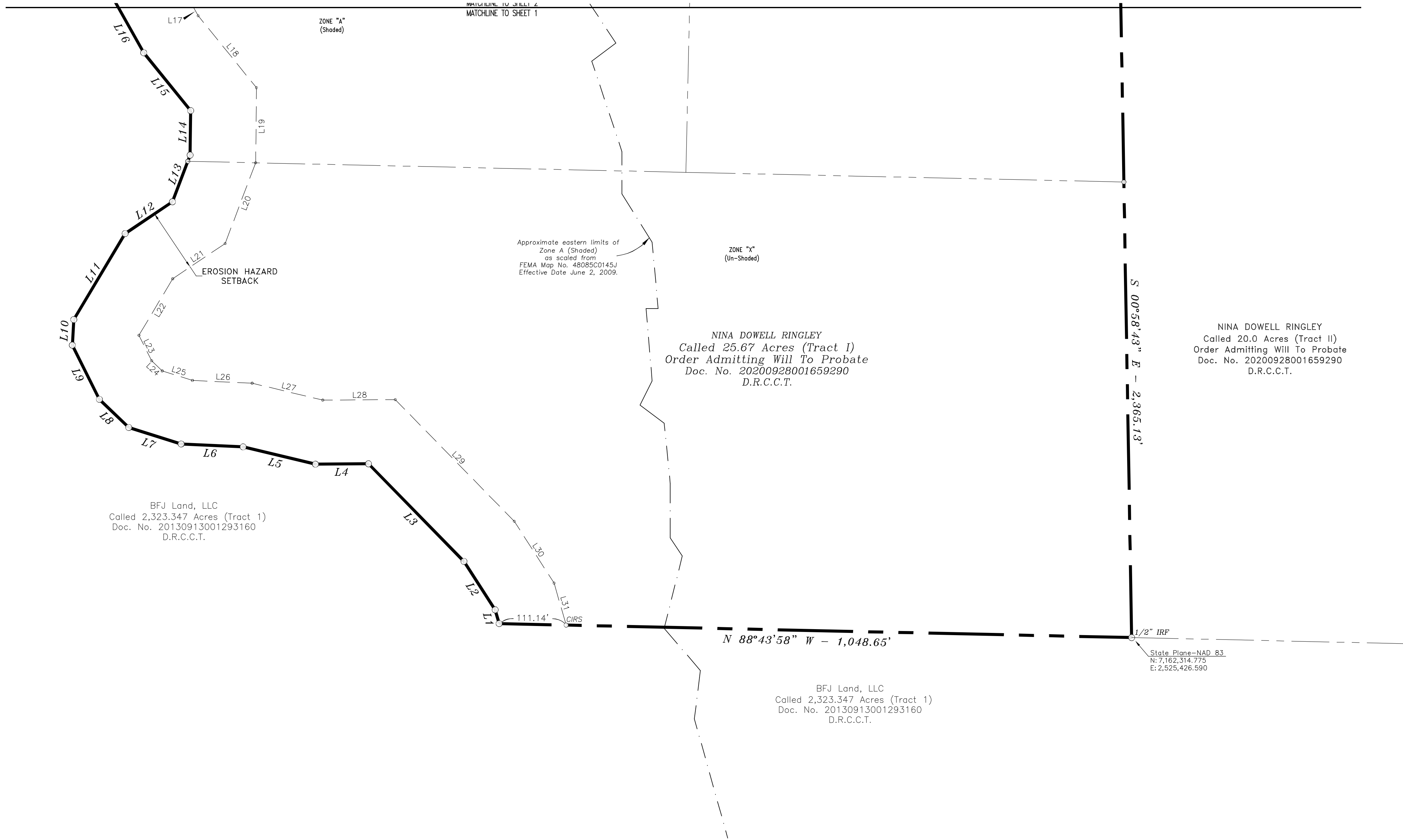
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PURPOSE STATEMENT:

The purpose of this plat is to dedicate easements and Right-of-way to W. Cottage Hill Parkway in preparation for the development of the subject property.

CREEK MAINTENANCE NOTE:

The owner and any subsequent owners of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any such damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereon shall not create any affirmative duty to the City 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 natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and the United States of America.



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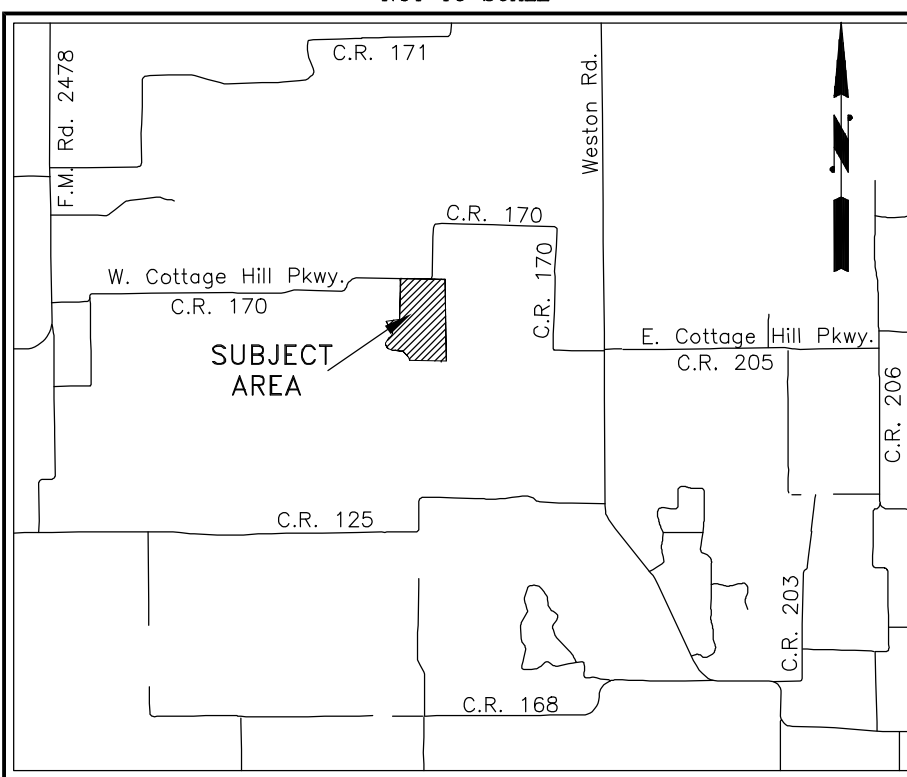
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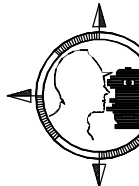
All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.

OWNER 1:
SETH DAWSON RINGLEY AND
BROOKE HOLMES RINGLEY
Contact: Seth Ringley
1741 Windy Creek Road
Prosper, Texas 75078
972-529-0091
sringley@triplegroup.com

OWNER 2:
NINA DOWELL RINGLEY
Contact: Nina Ringley
313 N. Benge Street
McKinney, Texas 75069
972-569-7166
ninadowell1@gmail.com

ENGINEER
CLAYMOORE ENGINEERING
Contact: Drew Donosky, P.E.
1903 Central Drive, Suite 406
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Drew@ClayMooreENG.com

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| Drawn by | Date | Scale | Job | Title | Sheet |
|-----------|------------|----------|----------|-----------------|--------|
| Mark Hoad | 09/18/2023 | 1" = 50' | 2023-027 | 2023-027-FP.DWG | 2 of 3 |

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, SETH DAWSON RINGLEY; BROOKE HOLMES RINGLEY and NINA DOWELL RINGLEY are the owners of that certain tract of land, situated in the Grizzel Kennedy Survey, Abstract No. 49B of Collin County, Texas, in the Extraterritorial Jurisdiction of the City of McKinney, Texas and being: all of that certain called 25.446 acre tract of land described in a deed to Seth Dawson Ringley and Brooke Holmes Ringley, dated December 11, 2020 and recorded in Document No. 20201215002252870, Deed Records, Collin County, Texas (D.R.C.C.T.); all of that certain called 25.64 acre tract of land described in a deed to Nina Dowell Ringley, dated November 26, 2013 and recorded in Document No. 20131126001583090, D.R.C.C.T. and all of that certain called 25.67 acre tract of land described as "Tract I" in an Order Admitting Will To Probate to Nina Dowell Ringley, dated September 28, 2020 and recorded in Document No. 20200928001659290, D.R.C.C.T. and the consolidation of these three tracts of land being more particularly described by metes & bounds as follows:

BEGINNING at a mag nail found in the center of W. Cottage Hill Parkway (formerly known as County Road 170 – a public prescriptive right-of-way) for the northwest corner of the above described 25.446 acre Ringley tract and same being the northeast corner of Lot 1, Block A of DuCharme Plat–Honey Creek, an addition to Collin County, Texas, according to the plat thereof, recorded in Volume 2022, Page 117, Plat Records, Collin County, Texas (P.R.C.C.T.) and said point also being on the south line of that certain tract of land described as "Tract 2" in a deed to Honey Creek Ranch Corp., recorded in Volume 4768, Page 3562, D.R.C.C.T.;

THENCE: South 88 deg. 51 min. 29 sec. East, along the common line of said 25.446 acre Ringley tract and said Honey Creek Ranch tract and with the center of said W. Cottage Hill Parkway, at a distance of 620.0 feet, passing a mag nail found for the northeast corner of said 25.446 acre Ringley tract and the northwest corner of the above described 25.64 acre Ringley tract and continuing for a total distance of 916.12 feet to a 1/2 inch iron rod found at the southeast corner of said Honey Creek Ranch tract and same being the southwest corner of that certain called 58.252 acre tract of land described in a deed to The 58 Land Group, LLC, recorded in Document No. 20120419000457790, D.R.C.C.T.;

THENCE: South 89 deg. 01 min. 04 sec. East, departing from said W. Cottage Hill Parkway, along the north line of said 25.64 acre Ringley tract and the south line of said 58.252 acre tract, a distance of 366.86 feet to a 1/2 inch iron rod found for the northeast corner of said 25.64 acre Ringley tract and same being the northwest corner of that certain called 20.0 acre tract described as "Tract II" in the above described Order Admitting Will To Probate to Nina Dowell Ringley, recorded in Document No. 20200928001659290, D.R.C.C.T.;

THENCE: South 00 deg. 58 min. 43 sec. East, along the common line of said 25.64 acre and 20.0 acre Ringley tracts, at a distance of 1,610.02 feet, passing a 1/2 inch iron rod found for the southeast corner of said 25.64 acre Ringley tract and the northeast corner of the above described 25.67 acre (Tract I) Ringley tract and continuing along the common line of said 25.67 acre and 20.0 acre Ringley tracts for a total distance of 2,365.13 feet to a 1/2 inch iron rod found for the southwest corner of said 20.0 tract and the southeast corner of said 25.67 acre tract and same being on the middle north line of that certain called 2,323.347 acre tract of land described as "Tract 1" in a deed to BFJ Land, LLC, recorded in Document No. 20130913001293160, D.R.C.C.T.;

THENCE: North 88 deg. 43 min. 58 sec. West, along the common line of said 25.67 acre Ringley tract and said 2,323.347 acre BFJ Land tract, at a distance of 937.51 feet, passing a 1/2 inch iron rod topped with a red plastic cap, stamped "RPLS 4701", set for reference and continuing for a total distance of 1,048.65 feet to a point for corner in the center of Honey Creek for the southwest corner of said 25.67 acre tract and an inside ell corner of said BFJ Land tract;

THENCE: Continuing along the common line of said 25.67 acre and 25.446 acre Ringley tracts and said 2,232.347 acre BFJ Land tract and along and near the center of said Honey Creek as follows:

North 16 deg. 04 min. 34 sec. West, a distance of 23.73 feet to a point for corner;
 North 32 deg. 46 min. 11 sec. West, a distance of 95.39 feet to a point for corner;
 North 44 deg. 22 min. 07 sec. West, a distance of 228.33 feet to a point for corner;
 South 89 deg. 36 min. 01 sec. West, a distance of 87.93 feet to a point for corner;
 North 76 deg. 32 min. 54 sec. West, a distance of 123.24 feet to a point for corner;
 North 87 deg. 20 min. 16 sec. West, a distance of 102.87 feet to a point for corner;
 North 72 deg. 30 min. 32 sec. West, a distance of 91.00 feet to a point for corner;
 North 46 deg. 15 min. 21 sec. West, a distance of 67.50 feet to a point for corner;
 North 26 deg. 32 min. 09 sec. West, a distance of 100.31 feet to a point for corner;
 North 03 deg. 15 min. 42 sec. East, a distance of 42.58 feet to a point for corner;
 North 30 deg. 50 min. 56 sec. East, a distance of 165.90 feet to a point for corner;
 North 56 deg. 08 min. 49 sec. East, a distance of 94.58 feet to a point for corner;
 North 20 deg. 43 min. 00 sec. East, a distance of 82.69 feet to a point for corner;
 North 00 deg. 40 min. 27 sec. East, a distance of 73.65 feet to a point for corner;
 North 39 deg. 01 min. 55 sec. West, a distance of 123.52 feet to a point for corner;
 North 29 deg. 18 min. 24 sec. West, a distance of 204.23 feet to a point for the westerly northwest corner of said 25.446 acre Ringley tract and same being the southwest corner of the above described Lot 1, Block A of DuCharme Plat – Honey Creek;

THENCE: North 80 deg. 52 min. 42 sec. East, departing from said Honey Creek, along the common line of said 25.446 acre tract and said Lot 1, Block A, passing a 1/2 inch iron rod topped with a red plastic cap, stamped "RPLS 4701", set for reference at 115.85 feet and continuing for a total distance of 393.15 feet to a 1/2 inch iron rod found for an inside ell corner of said 25.446 acre tract and the southeast corner of said Lot 1, Block A;

THENCE: North 01 deg. 16 min. 01 sec. East, continuing along the common line of said 25.446 acre tract and said Lot 1, Block A, a distance of 1,180.00 feet to the POINT OF BEGINNING and containing 3,342,509 square feet or 76.733 acres of land.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the 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.

DATED this the _____ day of _____, 2023.

 Lawrence H. Ringley
 State of Texas
 R.P.L.S No. 4701

Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

 Designated Representative for Collin County Development Services

"Approved"

 City Manager
 City of McKinney, Texas

 Date

"Attest"

 City Secretary
 City of McKinney, Texas

 Date

OWNER 1:
 SETH DAWSON RINGLEY AND
 BROOKE HOLMES RINGLEY
 Contact: Seth Ringley
 1741 Windy Creek Road
 Prosper, Texas 75078
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 sringley@triplegroup.com

OWNER 2:
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ENGINEER
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 Contact: Drew Donosky, P.E.
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 972-542-1266
 LHR@Ringley.com

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SETH DAWSON RINGLEY, BROOKE HOLMES RINGLEY and NINA DOWELL RINGLEY do hereby adopt this Final Plat designating the hereinabove described property as DR OUTDOORSMAN ADDITION, LOT 1, BLOCK A, an addition to Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas as shown hereon, the easements, as shown, for 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 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND in Collin County, Texas, this the _____ day of _____, 2023.

 SETH DAWSON RINGLEY
 Owner

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared SETH DAWSON RINGLEY, 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 therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2023.

 Notary Public, State of Texas

 BROOKE HOLMES RINGLEY
 Owner

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared BROOKE HOLMES RINGLEY, 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 therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2023.

 Notary Public, State of Texas

 NINA DOWELL RINGLEY
 Owner

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared NINA DOWELL RINGLEY, 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 therein stated and for the purposes and considerations therein expressed.

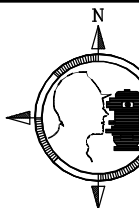
WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2023.

 Notary Public, State of Texas

FINAL PLAT

DR OUTDOORSMAN ADDITION
 LOT 1, BLOCK A
 An Addition to Collin County
 Being A
 76.733 ACRE TRACT
 situated in the
 Grizzel Kennedy Survey, Abstract No. 49B
 Collin County, Texas

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|---|------------|----------|----------|-----------------|--------|
|  RINGLEY & ASSOCIATES, INC. SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266 | | | | | |
| Drawn by | Date | Scale | Job | Title | Sheet |
| Mark Shank | 09/18/2023 | 1" = 50' | 2023-027 | 2023-027-FP.DWG | 3 of 3 |