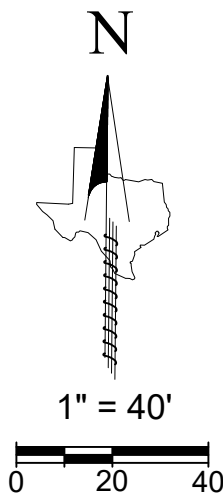


- GENERAL NOTES**
- The purpose of this plat is to create thirty-six (36) Lots of record from one (1) unplatted tract of land.
  - This property is located in "Non-shaded Zone X" and "Zone A" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 as shown on Map Number 48085C0280J.
  - 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).
  - 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).
  - 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.
  - 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 subdivision ordinance.
  - Common areas CA-A1, CA-A2, CA-A3, CA-B1, and CA-B2 dedicated via this plat are to be owned and maintained by the Kentucky Street Addition Home Owner's Association. The HOA shall further hold the City of McKinney harmless for any 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 any creeks located within said common areas, 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 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 United States of America.
  - All townhome units will be protected with an automatic fire sprinkler system.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°15'59" E	11.92'
L2	S 16°57'54" W	11.65'
L3	S 42°37'55" W	7.96'
L4	N 34°31'22" W	7.63'
L5	N 16°57'54" E	11.65'
L6	S 66°02'10" E	70.81'
L7	N 66°02'10" W	27.97'
L8	N 07°39'01" E	19.62'
L9	S 86°44'01" E	170.29'
L10	N 16°57'54" E	36.68'
L11	N 16°57'54" E	21.28'
L12	S 86°44'01" E	168.18'
L13	N 07°39'01" E	4.61'
L14	S 21°42'29" E	7.81'
L15	S 65°38'17" W	7.81'
L16	S 52°47'05" W	7.59'
L17	S 37°17'15" E	13.00'
L18	N 52°42'45" E	15.20'
L19	S 37°17'15" E	6.50'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	98.50'	54.50'	103°33'14"	N 34°48'43" W
C2	117.38'	50.00'	134°30'27"	S 09°44'19" W
C3	82.79'	54.50'	87°02'15"	S 89°44'51" W
C4	52.40'	50.00'	60°02'57"	N 41°56'11" W
C5	55.94'	37.50'	85°28'10"	N 50°38'40" E
C6	67.78'	37.50'	103°33'14"	N 34°48'43" W
C7	35.41'	50.00'	40°34'43"	N 71°09'21" E

- 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.A.D.E. = PEDESTRIAN, ACCESS & DRAINAGE EASEMENT
  - P.R.T.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS



**CERTIFICATE OF APPROVAL**

APPROVED

City of McKinney Mayor  
City of McKinney, Texas

Date

Attest

City Secretary  
City of McKinney, Texas

Date

**OWNER'S CERTIFICATE**

STATE OF TEXAS \$  
COUNTY OF COLLIN \$

WHEREAS, **800 SOUTH KENTUCKY, 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 800 South Kentucky, LLC by General Warranty Deed of record in Document Number 2022000080768 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, **800 SOUTH KENTUCKY, LLC**, does hereby adopt this final 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 \_\_\_\_\_, 2024.

OWNER: **800 SOUTH KENTUCKY, LLC**

BY: \_\_\_\_\_  
Joseph Lea, Manager

STATE OF TEXAS \$  
COUNTY OF \_\_\_\_\_ \$

BEFORE ME, the undersigned authority, on this day personally appeared **JOSEPH LEA**, 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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**KENTUCKY STREET ADDITION**  
**34 RESIDENTIAL LOTS AND 5 COMMON AREAS**

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

Project  
2103.025-04

Date  
09/09/2024

Drafter  
BE/DJJ

**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**  
800 South Kentucky, LLC  
Contact: Joseph Lea, Manager  
208 South Johnson Street, Suite 315  
McKinney, TX 75069