

**FIELDNOTES:**

Whereas, J.T. Rothermel is the owner of a tract of land situated in the Thomas Rhodes Survey, Abstract No. 741, Collin County, Texas, being all of a called 14.00 acre tract of land described in a Warranty Deed to J.T. Rothermel, recorded in Instrument Number 92-0049778 Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the approximate intersection of County Road 341 and County Road 409 along the west line of a called 75 acre tract of land described in a Warranty Deed with Vendor's Lien to Ralph E. Joseph et ux, Cheryl L. Joseph, recorded in Instrument No. 96-0005090, D.R.C.C.T., for the northeast corner of a called 2.00 acre tract of land described in a Warranty Deed to Francisco Serrano and Leovigilda Serrano, recorded in Instrument Number 2015116001442320, Official Public Record, Collin County, Texas (O.P.R.C.C.T.);

THENCE S01°05'15"W, along the approximate centerline of said County Road 409 and along the common line between said 2.00 acre tract and said 75 acre tract, passing a mag nail found for the southeast corner of said 2.00 acre tract and the northeast corner of a called 3.29 acre tract of land described in a General Warranty Deed to Francisco Serrano and Leovigilda Serrano, recorded in Instrument Number 20190110000031970, O.P.R.C.C.T., at a distance of 208.30 feet and continuing for a total distance of 553.78 feet to a mag nail set with washer stamped "RLG INC" for the northeast corner of said 14.00 acre tract, and the southeast corner of said 3.29 acre tract and the POINT OF BEGINNING, from which a mag nail found bears N57°27'47"E, a distance of 0.40 feet;

THENCE S01°05'15"W, continuing along the approximate centerline of said County Road 409 and along the common line between said 14.00 acre tract and said 75 acre tract, a distance of 525.33 feet to a MAG Nail Set with washer stamped "RLG INC" for the southeast corner of said 14.00 acre tract and the northeast corner of a called 15.00 acre tract of land described as tract 1 in a Warranty Deed to Barbara Sharon Smith, recorded in Instrument No. 93-0006368, D.R.C.C.T., from which a PK nail bears S03°12'08"W, a distance of 57.97 feet for the northwest corner of WaterStone Estates Section 1, an addition to Collin County according to the plat recorded in 20050175225, Plat Records, Collin County, Texas, and from which a 1/2" iron rod bears S01°05'15"W, a distance of 560.79 feet;

THENCE N88°52'08"W, along the common line between said 14.00 acre tract and said 15.00 acre tract, a distance of 1162.72 feet to a 5/8" iron rod found on the east line of a called 14.935 acre tract of land described in a Contract of Sale and Purchase to Sok Chin Kang, recorded in Volume 3195, Page 542, D.R.C.C.T., for the southwest corner of said 14.00 acre tract and the northwest corner of said 15.00 acre tract, from which a 5/8" iron rod found bears S00°50'57"W, a distance of 563.60 feet for the southeast corner of said 14.935 acre tract and the southwest corner of said 15.00 acre tract;

THENCE N00°50'57"E, along the common line between said 14.00 acre tract and said 14.935 acre tract, a distance of 525.33 feet to a 1/2" iron rod with a yellow plastic cap stamped "RLG INC" set on the east line of said 14.935 acre tract for the northwest corner of said 14.00 acre tract, from which a 1/2" inch iron rod found in the approximate centerline of County Road 341 bears N00°50'57"E, a distance of 545.99 feet for the northeast corner of said 14.935 acre tract;

THENCE S88°52'08"E, along the north line of said 14.00 acre tract, passing a 1/2" iron rod found for the southwest corner of the remainder of a called 12.689 acre tract of land described in a Special Warranty Deed to Zishan Waris, recorded in Instrument No. 20121217001600450, O.P.R.C.C.T., at a distance of 2.83 feet, passing a 1/2" iron rod with a yellow plastic cap (unreadable) found for the southwest corner of the remainder of a called 6.344 acre tract of land described in a Texas Warranty Deed to Diane M. Johnson and spouse, Michael S. Johnson, recorded in Volume 5436, Page 942, D.R.C.C.T., at 526.11 feet, passing the southwest corner of said 3.29 acre tract at 747.87 feet, from which a found 1/2" iron rod with a yellow plastic cap stamped "CBG" bears S54°47'26"W, a distance of 1.09 feet, from the southwest corner of said 3.29 acre tract, a found 1/2" iron rod with a yellow plastic cap stamped "CBG" bears N01°02'51"E, a distance of 342.69 feet for the northwest corner of said 3.29 acre tract and the southwest corner of said 2.00 acre tract, from the southwest corner of said 3.29 acre tract, a found railroad spike in the approximate centerline of said County Road 341 bears N01°02'51"E, a distance of 551.19 feet for the most northerly northeast corner of said 6.344 acre tract and the northwest corner of said 2.00 acre tract, continuing along the north line of said 14.00 acre tract, passing a 1/2" iron rod found at 1136.55 feet and continuing for a total distance of 1164.91 feet to the POINT OF BEGINNING containing 611,161 square feet or 14.0354 acres more or less

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jeffrey T. Rothermel, does hereby adopt this plat, designating the herein described property as Rothermel Addition on addition to the City of McKinney, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney.

WITNESS, my hand at Richardson, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: Jeffrey T. Rothermel, Owner

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jeffrey T. Rothermel, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian R. Wade, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of McKinney.

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.  
Brian R. Wade R.P.L.S. No. 6098

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned, a notary public in and for the State of Texas on this day appears Brian R. Wade, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, THE \_\_\_\_\_ OF \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

Approved and Accepted

Presiding Officer's Title (see below)  
City of McKinney, Texas

Date

PRELIMINARY- FINAL PLAT  
FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT  
OF

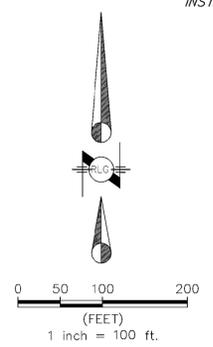
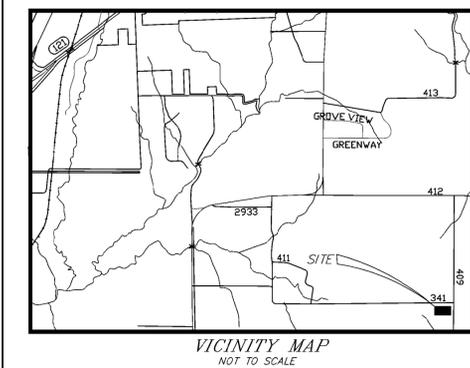
**ROTHERMEL ADDITION  
LOT 1, BLOCK A  
14.0354 ACRES**

THOMAS. RHODES SURVEY, ABSTRACT NO. 741  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SCALE: 1" = 100'

DATE: AUGUST 13, 2020

OWNER:	SURVEYOR:							
Jeffrey T. Rothermel 2408 Little Creek Drive Richardson, Texas 75080 +44-786-025-8491	RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@rlginc.com TX PE REG #1-489 TBPELS REG #100341-00							
RECORDED	INST#	JOB NO.	2011.065	E-FILE	2011.065PP	DWG NO.	27,424W	
							SHEET	1 OF 1



**LEGEND**

- ..... PROPERTY LINE
- ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
- ..... IRON ROD FOUND
- ..... MAG NAIL SET / FOUND
- ..... CHISELED "X" SET / FOUND
- ..... PK NAIL SET / FOUND
- ..... RAILROAD SPIKE FOUND
- ..... CONTROLLING MONUMENT
- ..... MAP RECORDS, COLLIN COUNTY, TX
- ..... DEED RECORDS, COLLIN COUNTY, TX
- ..... OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
- ..... INSTRUMENT NUMBER
- ..... VOLUME, PAGE

**NOTES:**

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

ALL 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "RLG INC" MARKING EXTERIOR BOUNDARY CORNERS OF THIS PLAT WERE SET BY THIS FIRM IN THE PERFORMANCE OF A SURVEY COMPLETED IN month of year.