

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

- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - There are multiple easements (water line, utility, access, fire lane) along the northern/road-adjacent property line to which OSSF setbacks apply.
 - The proposed lot layout submitted with the review allowed very little room for OSSF disposal. If the proposed drainfield ever fails, the site would be very limited for OSSF disposal area, leaving removal of impervious cover or use of holding tanks as likely options for OSSF disposal.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSF(s) on lots must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/diposed sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

NUMBER	DELTA	ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	C.A.=73°11'29"		CH. BRG.=S 35°27'29" E	T=22.28'	R=30.00'	L=38.32'	CH=35.77'
C2	C.A.=90°00'01"		CH. BRG.=S 43°51'45" E	T=54.00'	R=54.00'	L=84.82'	CH=76.37'
C3	C.A.=89°59'56"		CH. BRG.=N 46°08'17" E	T=54.00'	R=54.00'	L=84.82'	CH=76.37'
C4	C.A.=106°48'28"		CH. BRG.=N 54°32'33" E	T=40.40'	R=30.00'	L=55.92'	CH=48.17'
C5	C.A.=35°38'56"		CH. BRG.=S 35°48'03" W	T=9.65'	R=30.00'	L=18.67'	CH=18.37'
C6	C.A.=38°30'38"		CH. BRG.=S 34°22'12" W	T=11.18'	R=32.01'	L=21.52'	CH=21.11'
C7	C.A.=92°49'54"		CH. BRG.=S 61°31'50" W	T=31.52'	R=30.00'	L=48.61'	CH=43.46'
C8	C.A.=37°27'30"		CH. BRG.=S 00°45'10" E	T=10.17'	R=30.00'	L=19.61'	CH=19.27'
C9	C.A.=40°16'03"		CH. BRG.=S 00°39'06" W	T=11.74'	R=32.01'	L=22.50'	CH=22.04'
C10	C.A.=92°50'21"		CH. BRG.=S 25°38'03" E	T=31.52'	R=30.00'	L=48.61'	CH=43.46'
C11	C.A.=73°11'31"		CH. BRG.=S 35°27'28" E	T=22.28'	R=30.00'	L=38.32'	CH=35.77'
C12	C.A.=106°48'31"		CH. BRG.=N 54°32'31" E	T=40.40'	R=30.00'	L=55.92'	CH=48.17'
C13	C.A.=89°59'58"		CH. BRG.=S 46°08'16" W	T=30.00'	R=30.00'	L=47.12'	CH=42.43'
C14	C.A.=90°00'01"		CH. BRG.=N 43°51'45" W	T=30.00'	R=30.00'	L=47.12'	CH=42.43'
C15	C.A.=14°59'58"		CH. BRG.=S 25°28'34" W	T=8.16'	R=62.00'	L=16.23'	CH=16.18'
C16	C.A.=14°59'58"		CH. BRG.=S 25°28'34" W	T=5.00'	R=38.00'	L=9.95'	CH=9.92'
C17	C.A.=36°29'20"		CH. BRG.=S 36°13'15" W	T=9.89'	R=30.00'	L=19.11'	CH=18.78'
C18	C.A.=39°09'06"		CH. BRG.=S 34°53'23" W	T=11.38'	R=32.01'	L=21.87'	CH=21.45'
C19	C.A.=92°37'37"		CH. BRG.=S 61°37'48" W	T=31.41'	R=30.00'	L=48.50'	CH=43.39'
C20	C.A.=36°29'32"		CH. BRG.=S 01°02'55" E	T=9.89'	R=30.00'	L=19.11'	CH=18.79'
C21	C.A.=39°07'45"		CH. BRG.=S 01°02'55" W	T=11.38'	R=32.01'	L=21.86'	CH=21.44'
C22	C.A.=92°40'02"		CH. BRG.=S 25°43'13" E	T=31.43'	R=30.00'	L=48.52'	CH=43.40'
C23	C.A.=27°03'15"		CH. BRG.=N 13°42'03" W	T=13.83'	R=57.50'	L=27.15'	CH=26.90'
C24	C.A.=27°03'28"		CH. BRG.=N 13°42'10" W	T=10.23'	R=42.50'	L=20.07'	CH=19.88'
C25	C.A.=19°59'04"		CH. BRG.=N 10°09'58" W	T=7.49'	R=42.50'	L=14.82'	CH=14.75'
C26	C.A.=19°59'04"		CH. BRG.=N 10°09'58" W	T=10.13'	R=57.50'	L=20.06'	CH=19.95'

Approved _____

Presiding Officer
City of McKinney, Texas

Date _____

Attest _____

City Secretary or Board/Commission
Secretary

Date _____

OWNERS CERTIFICATE

STATE OF TEXAS: X
COUNTY OF COLLIN: X

WHEREAS, Silk Road Invest, LLC is the owner of a tract of land situated in the City of McKinney, in Collin County, Texas, in the H. T. Chenoweth Survey, Abstract No. 157, being a survey of the 30.074 acre tract less and except 15,000 acres described in a deed from Yonghik Kim and Sae Eun Kim to Kayasa Holdings LLC dated July 26, 2019, recorded as clerk's file no. 20190807000946700 of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the east-northeast corner of said 30.074 acre tract, in the south right-of-way line of U. S. Highway 380;

THENCE South 00°38'18" West, with the east line of said 30.074 acre tract, 659.12 feet to a 1/2-inch iron pin found at the southeast corner of said 30.074 acre tract;

THENCE North 87°55'27" West, 197.31 feet to a 5/8-inch iron pin found in the north line of the CRWC Landfill Addition recorded in volume 2020, page 446 of the Collin County plat records;

THENCE westerly with the north line of said CRWC Landfill Addition as follows:
North 88°40'48" West, 294.00 feet to a 5/8-inch iron pin found;
North 88°50'55" West, 301.23 feet to a 1/2-inch steel square tube found at the southeast corner of the 15,000 acre tract recorded as clerk's file no. 20110519000514490;

THENCE North 01°13'21" East, with the east line of said 15,000 acre tract, 975.96 feet to a 1/2-inch iron pin set at the northeast corner of said 15,000 acre tract and in the south right-of-way line of said U. S. Highway 380; a 1/2-inch steel square tube found bears South 01°13'21" West, 0.62 feet;

THENCE South 72°03'13" East, with the south right-of-way line of said U. S. Highway 380 and the north line of said 30.074 acre tract, 571.43 feet to an iron pin found with a TxDOT aluminum cap at the north-northeast corner of said 30.074 acre tract;

THENCE South 18°26'24" West, with an east line of said 30.074 acre tract and with the west right-of-way line of said U. S. Highway 380, 80.21 feet to a concrete marker found at the inside corner of said 30.074 acre tract and a southwest corner of said highway right-of-way;

THENCE South 72°02'09" East, with the south right-of-way line of said U. S. Highway 380 and with a north line of said 30.074 acre tract, 273.89 feet to the PLACE OF BEGINNING and containing 15.049 acres.

OWNER DEDICATION

STATE OF TEXAS: X
COUNTY OF COLLIN: X

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Silk Road Invest, LLC, does hereby adopt this Final Plat designating the hereinabove described property as AMANOV 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 its 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 this _____ day of _____, 20____.

Silk Road Invest, LLC
Azamat Amanov, Manager

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Azamat Amanov, 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:
That I, Bruce Gear, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location and material are correctly shown.

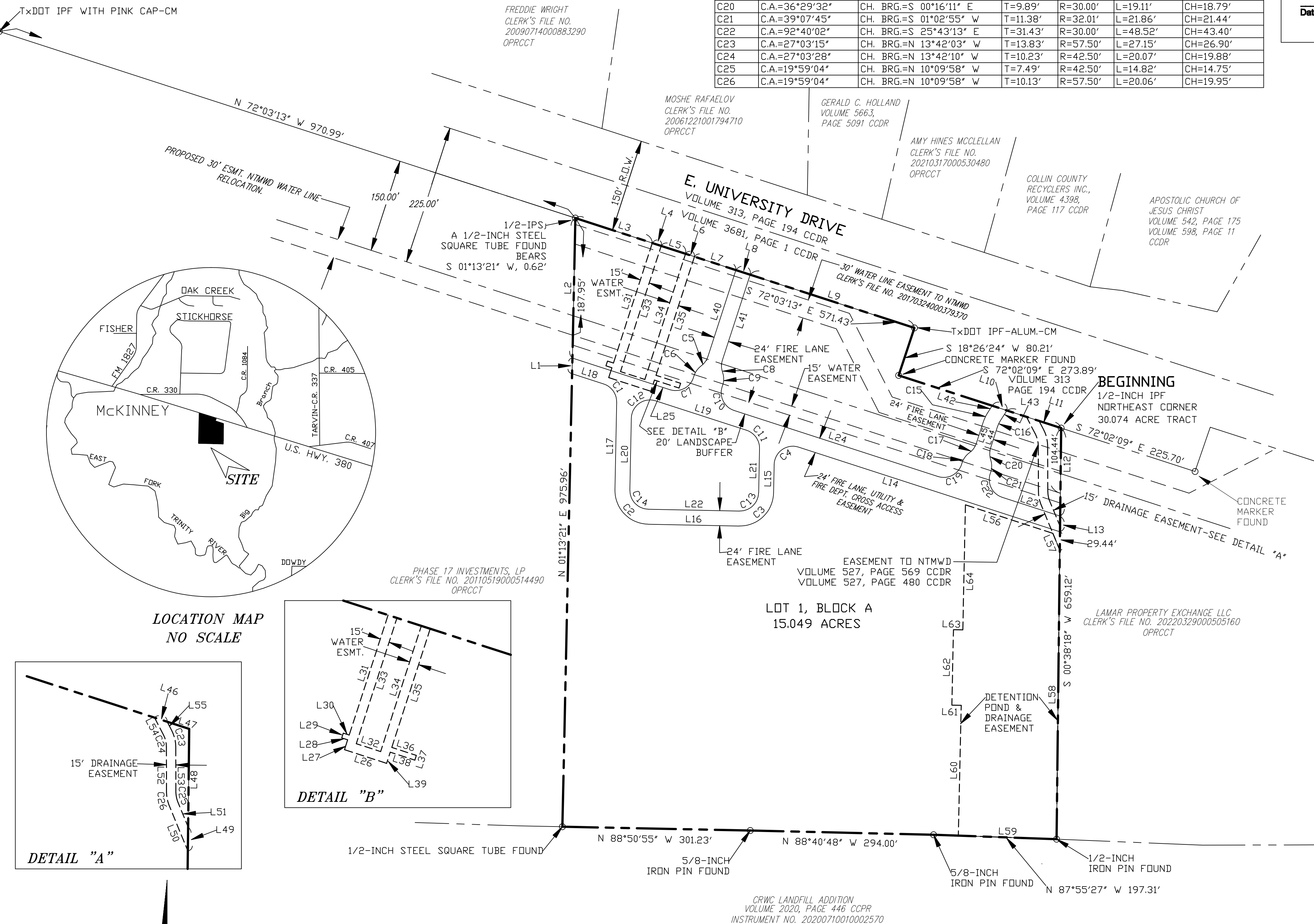
PRELIMINARY--THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Gear, Registered Professional Land Surveyor No. 4117

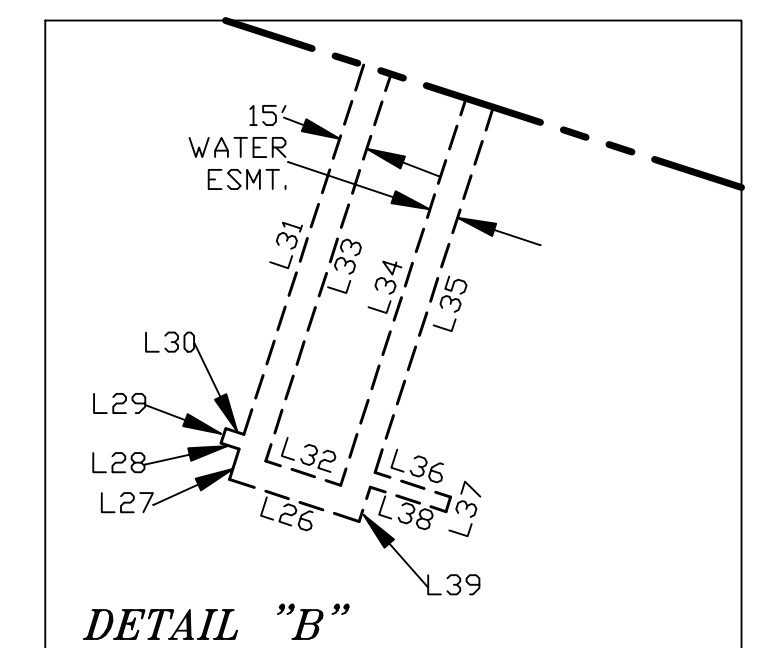
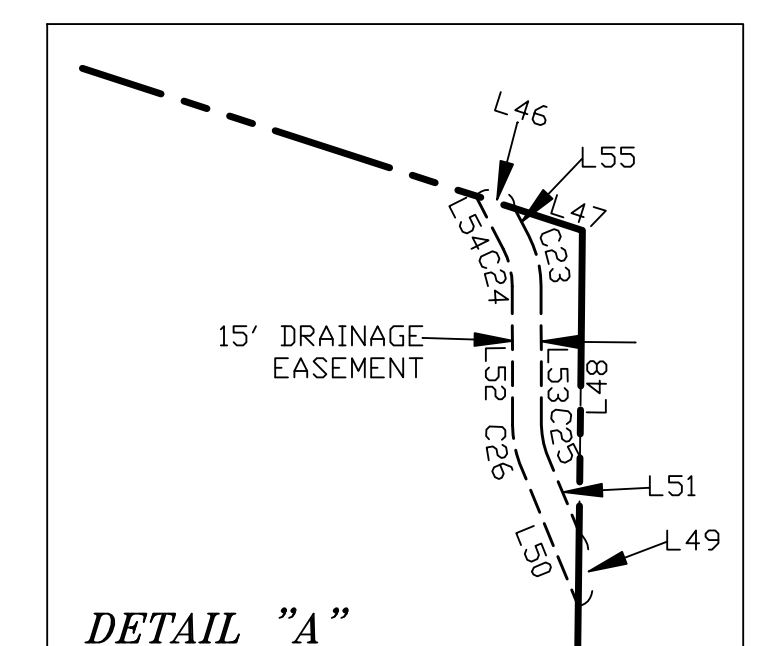
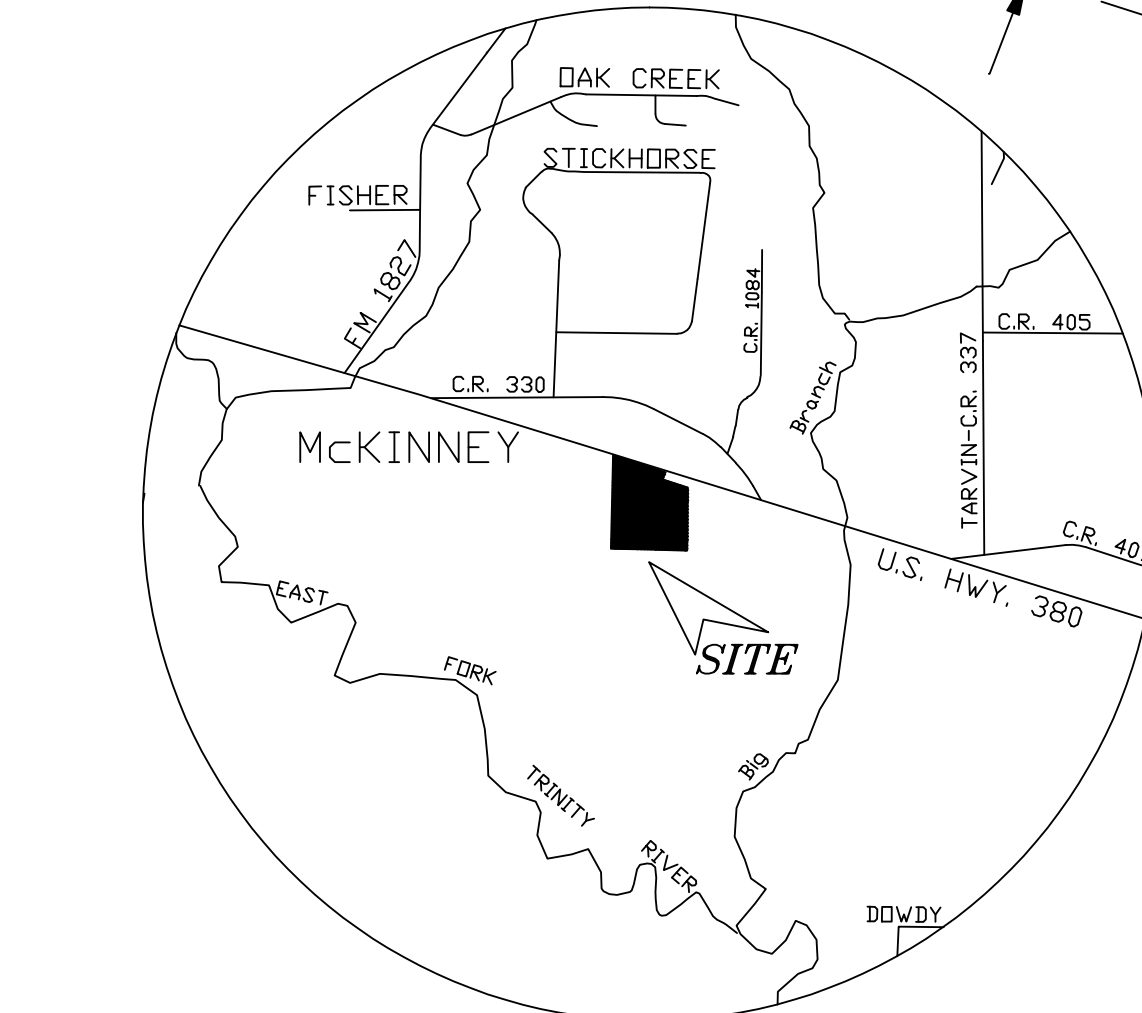
STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Gear 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 consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas



NUMBER	DIRECTION	DISTANCE
L1	N 01°13'21" E	25.06'
L2	N 01°13'21" E	224.50'
L3	S 72°03'13" E	129.60'
L4	S 72°03'13" E	15.00'
L5	S 72°03'13" E	41.03'
L6	S 72°03'13" E	15.00'
L7	S 72°03'13" E	69.91'
L8	S 72°03'13" E	24.00'
L9	S 72°03'13" E	276.89'
L10	S 72°02'09" E	24.85'
L11	S 72°02'09" E	91.27'
L12	S 00°38'18" W	141.10'
L13	S 00°38'18" W	25.14'
L14	S 72°03'13" E	440.44'
L15	S 01°08'19" W	45.67'
L16	N 88°51'45" W	146.48'
L17	N 01°08'16" E	140.66'
L18	N 72°03'13" W	53.32'
L19	S 72°03'13" E	153.02'
L20	N 01°08'16" E	115.29'
L21	S 01°08'17" W	71.04'
L22	N 88°51'45" W	146.48'
L23	N 72°03'13" W	97.68'
L24	N 72°03'13" W	343.59'
L25	N 72°03'13" W	164.30'
L26	N 72°03'13" W	71.03'
L27	N 17°56'47" E	16.64'
L28	N 72°03'13" W	10.00'
L29	N 17°56'47" E	8.00'
L30	S 72°03'13" E	10.00'
L31	N 17°56'47" E	202.19'
L32	N 72°03'13" W	41.03'
L33	N 17°56'47" E	211.83'
L34	N 17°56'47" E	211.83'
L35	N 17°56'47" E	200.00'
L36	S 72°03'13" E	41.41'
L37	S 17°56'47" W	8.00'
L38	N 72°03'13" W	41.41'
L39	S 17°56'47" W	18.93'
L40	N 17°58'35" E	145.79'
L41	N 17°58'35" E	144.22'
L42	S 32°58'33" W	13.56'
L43	S 32°58'33" W	19.99'
L44	S 17°58'35" W	35.84'
L45	S 17°58'35" W	35.87'
L46	S 72°02'09" E	21.29'
L47	S 72°02'09" E	37.11'
L48	S 00°38'18" W	157.29'
L49	S 00°38'18" W	38.39'
L50	N 22°21'46" W	80.65'
L51	N 22°22'37" W	44.74'
L52	N 00°10'26" W	72.48'
L53	N 00°10'26" W	72.47'
L54	N 27°13'54" W	31.11'
L55	N 27°13'40" W	16.01'
L56	S 71°54'28" E	147.49'
L57	S 22°21'46" E	29.03'
L58	S 00°38'18" W	463.44'
L59	N 87°55'27" W	157.58'
L60	N 01°16'54" E	208.98'
L61	N 88°48'13" W	15.07'
L62	N 01°13'50" E	121.00'
L63	S 88°46'10" E	15.00'
L64	N 01°11'53" E	200.50'



LEGEND

- OPRCCT OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
- CCDR COLLIN COUNTY DEED RECORDS
- CCPR COLLIN COUNTY PLAT RECORDS
- IPF IRON PIN FOUND
- CM CONTROLLING MONUMENT
- TxDOT IPF-ALUM. TxDOT IRON PIN FOUND WITH ALUMINUM CAP
- 1/2-IPS 1/2-INCH IRON PIN SET
- BEARING BASE: GRID NDRTH USING ALLTERRA GPS NETWORK
- CONTROLLING MONUMENTS: AS SHOWN
- ACCORDING TO FEMA MAP NO. 48085C0280J, DATED 6-2-2009, THE 15.049 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.
- 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.
- PURPOSE OF PLAT: TO PLAT PROPERTY THAT HAS NOT BEEN PLATTED BEFORE.

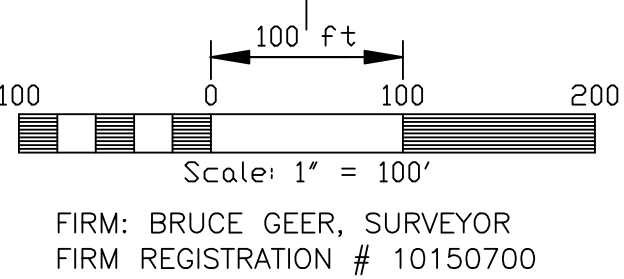
THE OWNERS OF LOT 1, BLOCK A OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

FINAL PLAT
AMANOV ADDITION
LOT 1, BLOCK A
15.049 ACRES IN THE H. T. CHENOWETH SURVEY, ABSTRACT NO. 157
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER:
SILK ROAD INVEST, LLC
4993 LIVINGSTON DRIVE
FRISCO, TEXAS 75033
Applicant: S. WILLIAMS
Applicant Email: sherrykw@bcgglobal.net
Applicant Phone: 972-562-3959

SURVEYOR:
Bruce Gear
1101 West University Drive
MCKINNEY, TEXAS 75069
(972) 562-3959

DATE: JUNE 12, 2023



FIRM: BRUCE GEAR, SURVEYOR
FIRM REGISTRATION # 10150700