



SURVEYOR'S NOTES

- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
- ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, GRID COORDINATES, NO SCALE OR PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOTS FROM ONE PREVIOUSLY UNPLATTED LOT.

E. UNIVERSITY DRIVE STATE HIGHWAY 380BDR

LEGEND

P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

C.M. CONTROLLING MONUMENT
VOL. VOLUME
PG. PAGE
INST. NO. INSTRUMENT NUMBER
IRF IRON ROD FOUND
IRS IRON ROD SET WITH A YELLOW PLASTIC CAP
STAMPED "RPLS 3691"
PFC POINT FOR CORNER

OWNER'S CERTIFICATE

STATE OF TEXAS,
COUNTY OF COLLIN,
WHEREAS, Bay West Properties are the sole owners of that certain lot, tract or parcel situated in the Hardin J. Chenaweth Survey, Abstract No. 157, and being the same land described indeed to Best Way Properties LLC., recorded in Clerk's File No. 202008250011404320 Deed Records Collin County, Texas (D.R.C.C.T.) and being more particularly described as a metes and bounds as follows:
BEGINNING at a rail road spike found for corner in the North line of a tract of land described in deed to Collins Property Company, a Texas general partnership, recorded in Clerk's File No. 93-0039234 (D.R.C.C.T.) at the Southeast corner of a tract of land described in deed to Arturo Arevalo-Franco, recorded in Clerk's File No. 20191004001243320 (D.R.C.C.T.) and being the Southwest Corner of said Best Way Properties LLC tract.;

THENCE North 02 degrees 41 minutes 51 seconds East, a distance of 327.44 feet to a 1/2 inch iron rod found for corner in the East line of Stickhorse Lane and said Arevalo-Franco tract at the Southwest corner of a tract of land described in deed to Randy G. Ostick and Terry Ann Ostick, husband and wife, recorded in Clerk's File No. 94-0055662 (D.R.C.C.T.);

THENCE South 89 degrees 00 minutes 48 seconds East, a distance of 400.88 feet to a 1/2 inch iron rod found in the South line of said Ostick tract at the Southwest corner of a tract of land described in deed to Heriberto Tjerina, a single man, recorded in Clerk's File No. 201706120007567000 (D.R.C.C.T.);

THENCE South 02 degrees 41 minutes 51 seconds West, a distance of 324.56 feet to a 1/2 inch iron rod found for corner in the common West line of a tract of land described in deed to Freddie Wright and Mauro G. Rodriguez, recorded in Volume 2902, Page 210 (D.R.C.C.T.) and a tract described in deed to Mohammad S. Azami and Jamshid Azami, recorded in Clerk's File No. 20170425000525210 (D.R.C.C.T.) at the Southwest corner of a tract of land described in deed to Michael D. Tamplen, a single man and Marcus Drew Tamplen, a single man, recorded in Clerk's File No. 20130124000106800 (D.R.C.C.T.);

THENCE North 89 degrees 25 minutes 29 seconds West, a distance of 400.98 feet to the PLACE OF BEGINNING and containing 130,629 Square Feet or 3.00 acres of land, whereas 21,127 square feet or 0.485 acres lies in a dedicated area to said county, leaving a net of 109,502 square feet or 2.513 acres of land.

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.

By: _____
Printed Name: _____
Designated Representative for
Collin County Development Services

SURVEYOR'S CERTIFICATE

I, Barry S. Rhodes, a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision. The property is not within the 100 year floodplain.

By: _____
Printed Name: Barry S. Rhodes
R.P.L.S. No. 3691

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

APPROVED:

City Manager
City of McKinney, Texas

Date _____
Attest _____

City Secretary
City of McKinney, Texas

Date _____

PROPERTY ADDRESS: 2613 COUNTY ROAD NO. 330, MCKINNEY, TX 75071
OWNER: BEST WAY PROPERTIES, LLC.
ADDRESS: 3198 W. PARKER ROAD, #3110, PLANO, TEXAS 75075
PHONE: 972-694-5793

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
FIRM NO. 10194366
1529 E. I-30, SUITE 103, GARLAND, TX 75043
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202200471 DATE: 10/16/2023
REVISED: 02/29/2024 DRAWN BY: RL

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
WHEREAS, Bay West Properties, LLC, acting by and through its duly authorized agent, does hereby adopt this Final Plat designating the herein-described property as **LOT 1A, BLOCK A, BAY WEST ADDITION**, an addition to the City of McKinney, Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon.

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, 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 or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
- Utility easements may 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 use thereof.
- The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other 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 public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use of maintenance of a roadway and the drainage systems of the roadway.
- Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
- All modifications to this document shall be by means of plat and approved by Collin County.

WITNESS, my hand, this the _____ day of _____, 20____.

Authorized Signature _____ Authorized Signature _____
Printed Name and Title _____ Printed Name and Title _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20____.

Notary Public, State of Texas
My commission expires: _____

STANDARD PLAT NOTES

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
- The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
- Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot or other method.
- Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
- The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3SP and submit to the Director of Engineering prior to receiving any permits.
- All proposed lots situated entirely outside the City's corporate limits and within the City's extrajurisdictional jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement.

FINAL PLAT
LOT 1, BLOCK A
BEST WAY ADDITION
A PLAT OF A 3.000 ACRE
TRACT OUT OF THE
HARDIN J. CHENAWETH SURVEY,
ABSTRACT NO. 17,
COLLIN COUNTY, TEXAS