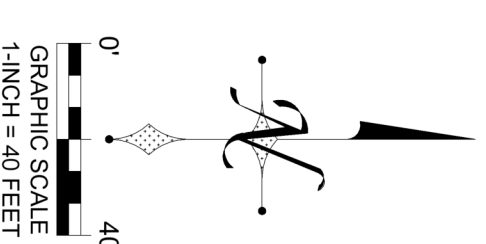
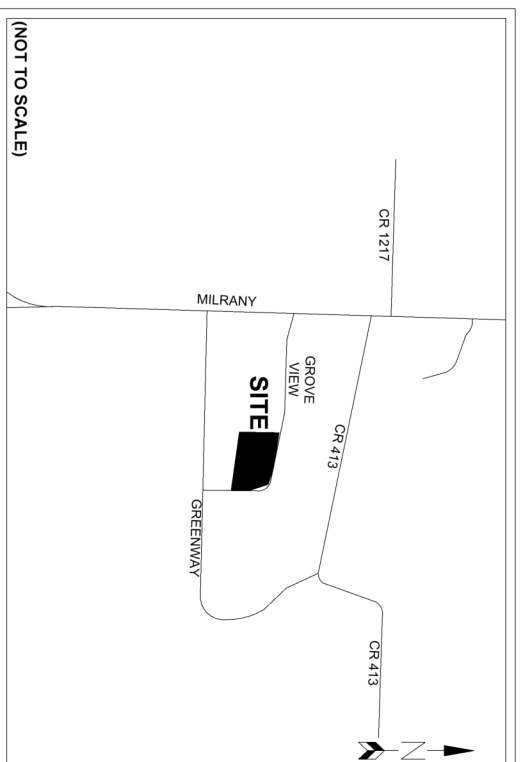
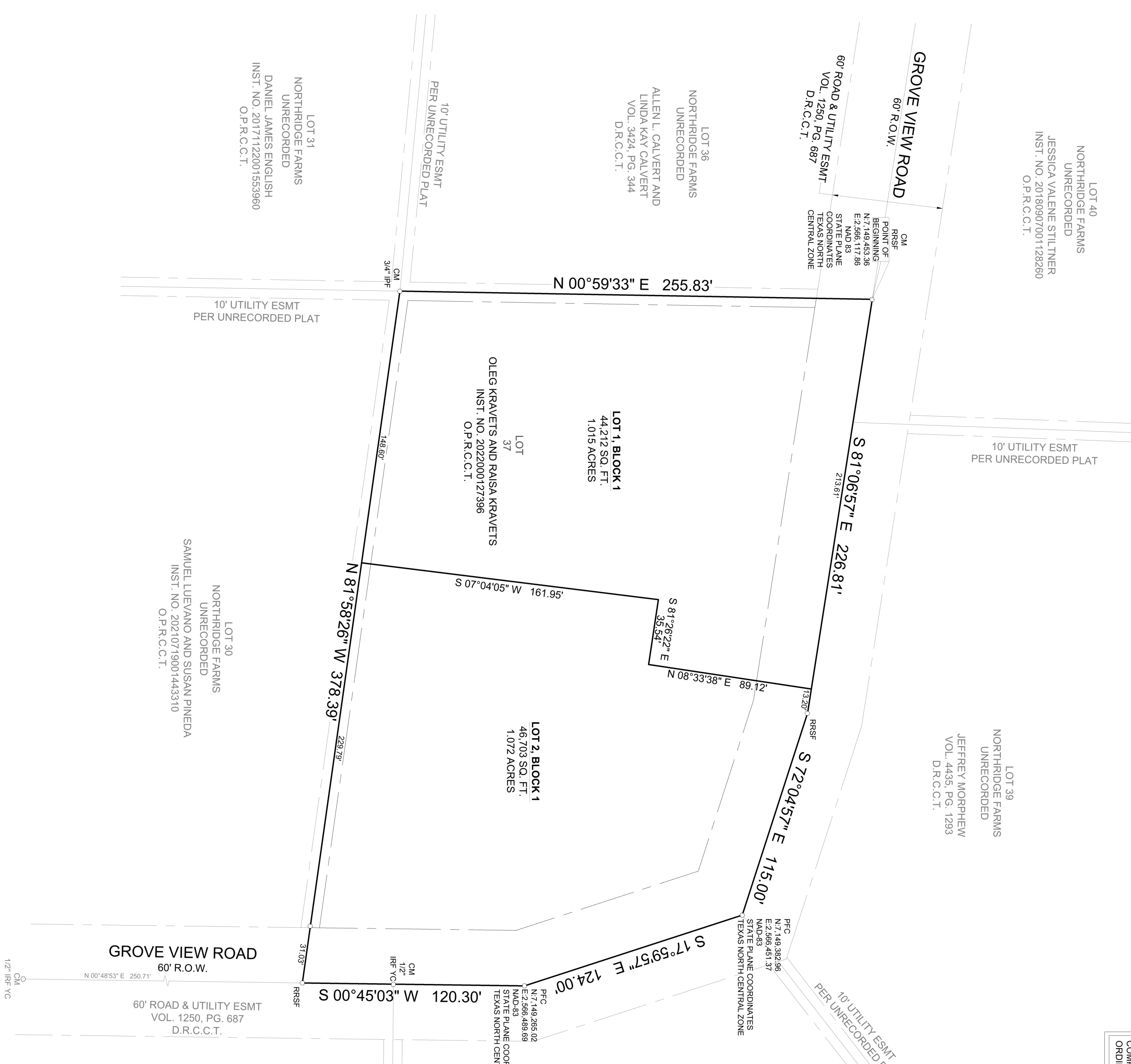


VICINITY MAP



- OSSF NOTES:**
1. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. MAIN 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 REDUCTIONS WILL BE GRANTED FOR SETBACKS OR FOR OSSF.
 - 2.1. THERE IS A 30' ROADWAY AND UTILITY EASEMENT OF A TOTAL 60' ROADWAY AND UTILITY EASEMENT ALONG THE ROAD-ADJACENT PROPERTY LINES OF BOTH LOT 1B/LK 1 AND LOT 2B/LK 1 TO WHICH THERE CAN ALSO BE UP TO 10' OF UTILITY AND/OR DRAINAGE EASEMENTS ALONG ANY OTHER PROPERTY LINE TO WHICH OSSF SETBACKS APPLY.
 3. THERE ARE NO EASEMENTS OTHER THAN THOSE NOTED ABOVE.
 4. THERE ARE NO EASEMENTS OTHER THAN THOSE NOTED ABOVE ASSOCIATED OSSF ON LOT 1B/LK 1 AT THE TIME OF APPROVAL.
 - 4.1. THAT IS SUITABLE FOR THE SITE AND EXISTING STRUCTURE ANY THAT IS SUITABLE FOR THE SITE AND EXISTING STRUCTURE ANY OSSF MUST BE REVIEWED BY COGS PRIOR TO CONSTRUCTION FOR COMPLIANCE WITH OSSF REGULATIONS.
 - 4.2. THE R.S. AS-BUILTS SHOW ALL OSSF COMPONENTS FOR LOT 1B/LK 1 TO BE COMPLETELY WITHIN THE BOUNDARIES OF LOT 1B/LK 1 IF THE LOT LINES AND CONTINUE OVER ONTO ANOTHER PARCEL. THE ENTIRE SYSTEM MUST BE REPAIRED OR REPLACED WITH AN APPROVED ALTERNATIVE SYSTEM (AFTER REVIEW AND APPROVAL THROUGH COGS).
 5. THERE ARE NO EASEMENTS OTHER THAN THOSE NOTED ABOVE ASSOCIATED OSSF ON LOT 2B/LK 1 AT THE TIME OF APPROVAL.
 - 5.1. THAT IS SUITABLE FOR THE SITE AND EXISTING STRUCTURE ANY THAT IS SUITABLE FOR THE SITE AND EXISTING STRUCTURE ANY OSSF MUST BE REVIEWED BY COGS PRIOR TO CONSTRUCTION FOR COMPLIANCE WITH OSSF REGULATIONS.
 - 5.2. THE R.S. AS-BUILTS SHOW ALL OSSF COMPONENTS FOR LOT 2B/LK 1 TO BE COMPLETELY WITHIN THE BOUNDARIES OF LOT 2B/LK 1 IF THE LOT LINES AND CONTINUE OVER ONTO ANOTHER PARCEL. THE ENTIRE SYSTEM MUST BE REPAIRED OR REPLACED WITH AN APPROVED ALTERNATIVE SYSTEM (AFTER REVIEW AND APPROVAL THROUGH COGS).
 6. THERE ARE NO EASEMENTS OTHER THAN THOSE NOTED ABOVE ASSOCIATED OSSF ON LOT 3B/LK 1 AT THE TIME OF APPROVAL.
 7. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF MCKINNEY.
 8. EACH LOT IS LIMITED TO A MAXIMUM OF 500 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
 9. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO THE CITY OF MCKINNEY FOR REVIEW AND APPROVAL IN EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.

LEGEND
 DEED RECORDS COLLIN COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 CONTROLLING MONUMENT
 CONTROL LINE
 INSTRUMENT NUMBER
 IRON ROD FOUND
 IRON PIPE FOUND
 RAILROAD SPIKE FOUND
 POINT FOR CORNER
 RIGHT-OF-WAY
 EASEMENT



LOT 40
 NORTH RIDGE FARMS
 UNRECORDED
 JESSICA VALENE STILLNER
 INST. NO. 20180907001128260
 O.P.R.C.C.T.

LOT 36
 NORTH RIDGE FARMS
 UNRECORDED
 ALLEN L. CAUVERT AND
 LINDA KAY CAUVERT
 VOL. 3424, PG. 344
 D.R.C.C.T.

LOT 37
 OLEG KRAVETS AND RAISA KRAVETS
 INST. NO. 2022000127396
 O.P.R.C.C.T.

LOT 38
 NORTH RIDGE FARMS
 UNRECORDED
 MARTIN CASTANEDA AND
 LINDA CASTANEDA
 INST. NO. 2019020002093310
 O.P.R.C.C.T.

LOT 39
 NORTH RIDGE FARMS
 UNRECORDED
 JEFFREY MORPHEW
 VOL. 4435, PG. 1293
 D.R.C.C.T.

LOT 30
 NORTH RIDGE FARMS
 UNRECORDED
 DANIEL JAMES ENGLISH
 O.P.R.C.C.T.

LOT 31
 NORTH RIDGE FARMS
 UNRECORDED
 DANIEL JAMES ENGLISH
 O.P.R.C.C.T.

LOT 30
 NORTH RIDGE FARMS
 UNRECORDED
 SAMUEL LUEVANO AND SUSAN PINEDA
 INST. NO. 20210719001443310
 O.P.R.C.C.T.

LOT 29
 NORTH RIDGE FARMS
 UNRECORDED
 ALLEN GAROLA, SR., GLORIA
 MONTOVA AND JEFFREY GAROLA
 INST. NO. 2020020001390500
 O.P.R.C.C.T.

- SURVEYOR'S NOTES**
1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3697".
 2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011).
 3. ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011).
 4. THE PURPOSE OF THIS PLAT IS TO CREATE 12 LOTS FROM AN EXISTING LOT OUT OF AN UNRECORDED PLAT.
 5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD ZONE, ACCORDING TO FEMA FLOOD PANEL X-5085070U (DATED 08/02/2009). THE PROPERTY LIES IN ZONE X.
 6. FOUR LOTS IN THE E.T. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND COMMUNITY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OR ASSOCIATED DEVELOPMENT AGREEMENT.

STATE OF TEXAS
COUNTY OF COLLIN
 Oleg Kravets and Raisa Kravets are the owners of a 2.087 acre tract of land situated in the Samuel Burton Survey, Abstract Number 123, Collin County, Texas, same being Lot 37, Northridge Farms, an unrecorded plat, same being that tract of land conveyed to Oleg Kravets and Raisa Kravets by General Warranty Deed recorded in Instrument Number 2022000127396, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:
 BEGINNING at a railroad spike found for corner, said corner being the Northeast corner of a tract of land conveyed to Allen L. Cauvert and Linda Kay Cauvert by deed recorded in Volume 3424, Page 344, Deed Records, Collin County, Texas, same being along the centerline of Grove View Road (a 60 foot Right-of-Way) (Volume 1240, Page 687, Deed Records, Collin County, Texas);
 THENCE along the centerline of said Grove View Road the following courses and distances:
 South 81 degrees 06 minutes 57 seconds East, a distance of 228.81 feet to a railroad spike found for corner.
 South 72 degrees 04 minutes 57 seconds East, a distance of 116.00 feet to a point for corner, said corner being the Southeast corner of a tract of land conveyed to Martin Castaneda and Linda Castaneda by deed recorded in Instrument Number 2019020002093310, Official Public Records, Collin County, Texas;
 South 17 degrees 59 minutes 57 seconds East, a distance of 124.00 feet to a point for corner.
 THENCE South 00 degrees 46 minutes 03 seconds West, passing a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" at a distance of 79.98 feet at the Southwest corner of said Castaneda tract, same being the Northwest corner of a tract of land conveyed to Allen Garola, Sr., Gloria Montova, and Jeffrey Garcia by deed recorded in Instrument Number 2020020001390500, Official Public Records, Collin County, Texas, and continuing a total distance of 120.30 feet to a railroad spike found for corner, said corner being along the centerline of said Grove View Road, same being along the West line of said parcel as shown on the plat of said subdivision, same being a tract of land conveyed to Samuel Luevano and Susan Pineda by deed recorded in Instrument Number 20210719001443310, Official Public Records, Collin County, Texas;
 THENCE North 81 degrees 59 minutes 26 seconds West, passing a 1/2 inch iron rod found at a distance of 31.03 feet and continuing a total distance of 378.39 feet to a 3/4 inch iron pipe found for corner, said corner being the Northwest corner of said Luevano/Pineda tract, same being the Northeast corner of a tract of land conveyed to Martin Castaneda and Linda Castaneda by deed recorded in Instrument Number 2019020002093310, Official Public Records, Collin County, Texas, same being the Southeast corner of said Cauvert tract.
 THENCE North 00 degrees 59 minutes 33 seconds East, a distance of 255.83 feet to the POINT-OF-BEGINNING and containing 90.915 square feet or 2.087 acres of land.

OWNERS' DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Oleg Kravets and Raisa Kravets, are the owners of the above described property and do hereby adopt the Minor Plat designating the said Oleg Kravets and Raisa Kravets, as the owners of the above described property and do hereby dedicate to the City of McKinney, ETX, a distance of 60 feet from the centerline of Grove View Road, to be used as a public right-of-way for the use and enjoyment of the City of McKinney, Texas, and does hereby dedicate to the public use and accommodation of the City of McKinney, Texas, and all public utilities desiring to use or use any and all public utility, for mutual use and accommodation of the City of McKinney, and all public utilities desiring to use or use any and all public improvements or growths which in any way 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 shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone.

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

Witness my hand at _____ Texas, This _____ day of _____, 2026.

Oleg Kravets (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 Oleg Kravets, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.
 Witness my hand at _____ Texas, This _____ day of _____, 2026.

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

Witness my hand at _____ Texas, This _____ day of _____, 2026.

Witness my hand at _____ Texas, This _____ day of _____, 2026.

Raisa Kravets (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 Raisa Kravets, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.
 Witness my hand at _____ Texas, This _____ day of _____, 2026.

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

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the above described land and that the same was found to conform with the laws of the State of Texas, and that the same was prepared in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

WITNESS MY HAND AT HOOKWALL, TEXAS this _____ day of _____, 2026.

Barry S. Rhodes
 Registered Professional Land Surveyor (P.L.S. No. 3691)

APPROVED

City Council
 City of McKinney, Texas

Date _____

Allyson _____
 Alist

City Secretary
 City of McKinney, Texas

Date _____

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

PROPERTY ADDRESS: 3060 GROVE VIEW ROAD, MCKINNEY, TEXAS 75064
ADDRESS: 3140 GROVE VIEW ROAD, MCKINNEY, TEXAS 75064
OWNER: OLEG & RAISA KRAVETS
PHONE: 502-462-2921

MINOR PLAT
KRAVETS ADDITION
LOTS 1 & 2, BLOCK 1

2701 SUNSET RIDGE ROAD, HOOKWALL, TEXAS 75062
 WEBSITE: WWW.BURNSSURVEYING.COM

BEING LOT 37 IN NORTH RIDGE FARMS, AN UNRECORDED PLAT, SAME BEING 80.915 SQUARE FEET (2.087 ACRES) SITUATED IN THE SAMUEL BURTON SURVEY, ABS TRACT NO. 123, CITY OF MCKINNEY-ETX, COLLIN COUNTY, TEXAS
 2 RESIDENTIAL LOTS
 CASE NO.: PLAT2026-00009

BURNS SURVEYING
 PROFESSIONAL LAND SURVEYORS
 FIRM NO. 10194386