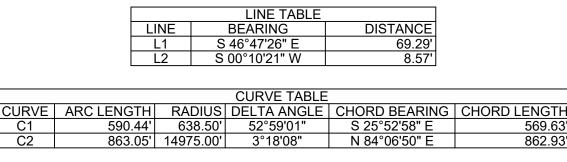
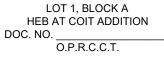


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WATER LINE

EASEMENT

DOC. NO. 20121127001508020

WATER LINE

EASEMENT

O.P.R.C.C.T.

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DOC. NO. 20121127001508090

LOT 1, BLOCK A

PARCEL 1701B ADDITION

VOL. 2013, PG. 26

P.R.C.C.T.

O.P.R.C.C.T.-

/8" CIR

DUNAWA`

ASSOC LP

# **GENERAL NOTES**

- 1. The purpose of this plat is to create seven (7) lots of record from an existing unplatted tract of land and to dedicate easements and right-of-way for site development.
- 2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480135 as shown on Map Number 48085C0235J.
- 3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202).
- 4. 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.
- 5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6. 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.
- 7. A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

**SURVEYOR** Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009

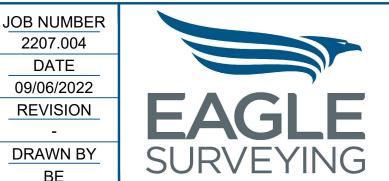
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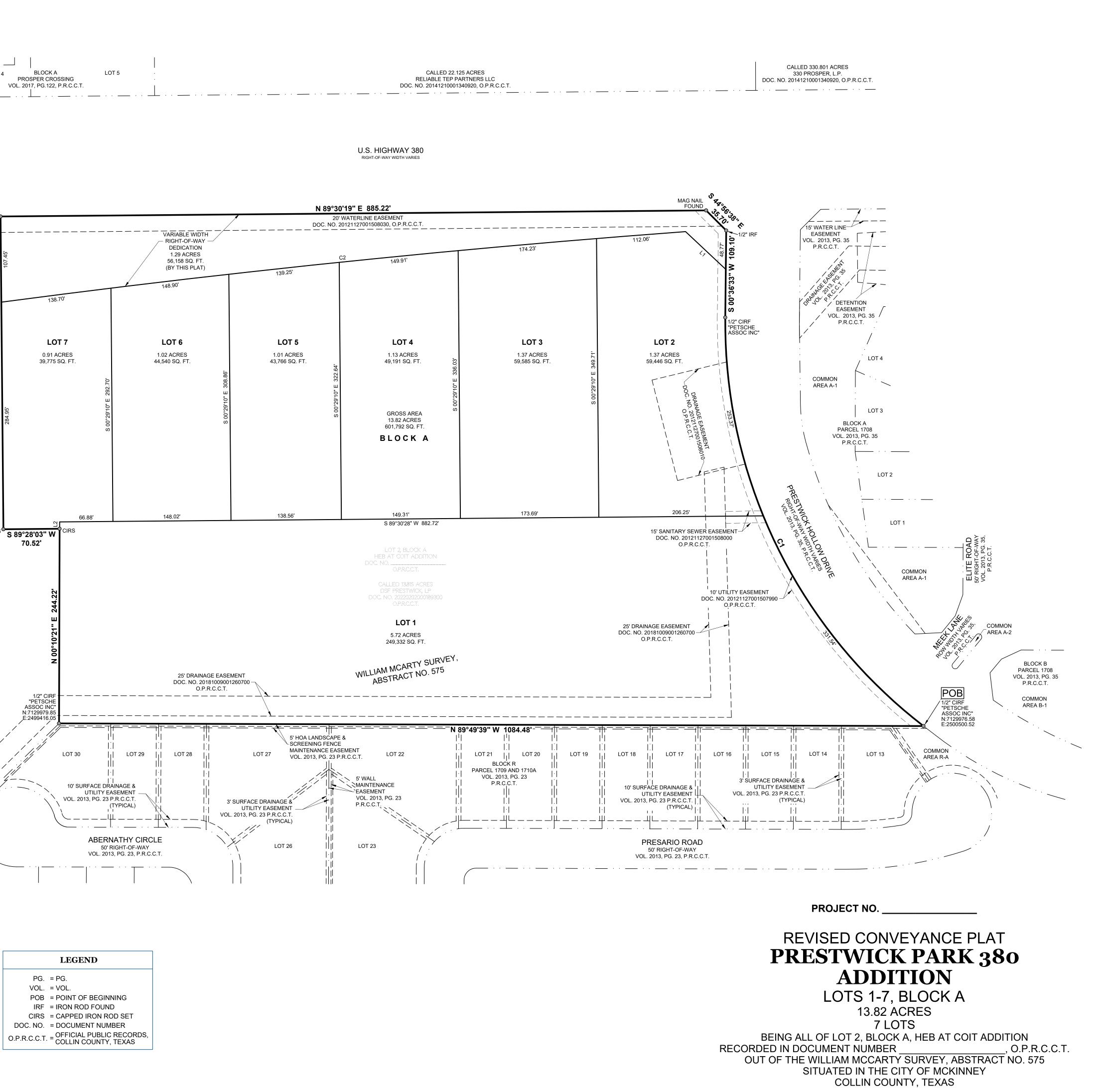
ENGINEER Claymoore Engineering, Inc. Contact: Matt Moore 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572

**OWNER** DSF Prestwick, LP c/o DSF Capital, LLC 4303 W. Lovers Lane Dallas, Texas 75209



Eagle Surveying, LLC 222 South Elm Street Suite 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177

RELIABLE TEP PARTNERS LLC



### **OWNER'S CERTIFICATE**

#### STATE OF TEXAS COUNTY OF COLLIN §

WHEREAS, DSF PRESTWICK, LP, is the owner of a 13.82 acre tract of land situated in the WILLIAM MCCARTY SURVEY, ABSTRACT NUMBER 575, in the City of McKinney, Collin County, Texas, and being all of Lot 2, Block A, HEB at Coit Addition, a subdivision of record , of the Official Public Records of Collin County, Texas, being all of a called 13.815 acre in Document Number tract of land conveyed to DSF Prestwick, LP by the Special Warranty Deed of record in Document Number 20220202000189300, of said Official Public Records, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod with yellow plastic cap stamped "PETSCHE ASSOC INC" found in the west right-of-way line of Prestwick Hollow Drive (a variable width right-of-way), at the northeast corner of Common Area R-A, Block R, Parcel 1709 and 1710A, a subdivision of record in Volume 2013, Page 23, of the Plat Records of Collin County, Texas, at the southeast corner of said Lot 2;

THENCE, N89°49'39"W, along the north line of said Block R, Parcel 1709 and 1710A, being the common south line of said Lot 2, a distance of 1,084.48 feet to a 1/2" iron rod with yellow plastic cap stamped "PETSCHE ASSOC INC" found at the northwest corner of Lot 27, Block R, of said Parcel 1709 and 1710A, the most easterly southeast corner of Lot 1, Block A, of said HEB at Coit Addition, and the most southerly southwest corner of said Lot 2;

**THENCE**, along the east line of said Lot 1, being the common west line of said Lot 2, the following three (3) courses and distances:

- 1. N00°10'21"E, a distance of 244.22 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set; 2. S89°28'03"W, a distance of 70.52 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set ; 3. N00°31'57"W, a distance of 392.40 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the
- south right-of-way line of US Highway 380 (a variable width right-of-way), at the northeast corner of said Lot 1 and the northwest corner of said Lot 2;

THENCE, N89°30'19"E, along the south right-of-way line of said US Highway 380, being the common north line of said Lot 2, a distance of 885.22 feet to a Mag nail found at the cutoff line between the south right-of-way line of said US Highway 380 and the west right-of-way line of said Prestwick Hollow Drive, at the most northerly northeast corner of said Lot 2;

**THENCE**, S44°56'38"E, along said cutoff line, a distance of 35.70 feet to a 1/2" iron rod found in the west right-of-way line of said Prestwick Hollow Drive, at the most easterly northeast corner of said Lot 2;

**THENCE**, along the west right-of-way line of said Prestwick Hollow Drive, being the common east line of said Lot 2, the following two (2) courses and distances:

- 1. S00°36'33"W, a distance of 109.10 feet to a 1/2" iron rod with yellow plastic cap stamped "PETSCHE ASSOC INC" found at the beginning of a tangent curve to the left;
- 2. Along said tangent curve to the left, having a radius of 638.50 feet, a chord bearing of S25°52'58"E, a chord length of 569.63 feet, a delta angle of 52°59'01", an arc length of 590.44 feet to a 1/2" iron rod with yellow plastic cap stamped "PETSCHE ASSOC INC" found at the **POINT OF BEGINNING** and containing an area of 13.82 Acres, or (601,792 Square Feet) of land, more or less.

**SURVEYOR** Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009

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ENGINEER Claymoore Engineering, Inc. Contact: Matt Moore 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572

**OWNER** DSF Prestwick, LP c/o DSF Capital, LLC 4303 W. Lovers Lane Dallas, Texas 75209



Eagle Surveying, LLC 222 South Elm Street Suite 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177

#### **OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DSF PRESTWICK, LP**, do hereby adopt this Minor plat, designating herein described property as **PRESTWICK PARK 380** 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 Minor plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER: DSF PRESTWICK, LP

Signature

RY

Printed Name / Title

## STATE OF TEXAS COUNTY OF \_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ , 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 , 2022.

Notary Public in and for the State of Texas

GENERAL NOTES					
2.	This property is located in <b>Non-Shaded Zone "X"</b> as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480135 as shown on Map Number 48085C0235J.				
3.	The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202).				
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5.	All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.				
6.	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.				

# **CERTIFICATE OF SURVEYOR**

STATE OF TEXAS COUNTY OF DENTON §

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

	my direction and supervision in a McKinney, Collin County, Texas.	•	ovisions of the Texas Administrative Code ar
PRELIMINARY this document shall not be record purpose and shall not be used or relied upon as a final survey do	ded for any r viewed or		
/atthew Raabe, R.P.L.S. #64	402	Date	
STATE OF TEXAS	§		
COUNTY OF DENTON	§		
	instrument, and acknowledged to		<b>E</b> , known to me to be the person whose name for the purposes and considerations there
GIVEN UNDER MY HAND AN	ND SEAL OF THE OFFICE this _	day of	, 2022.
Notary Public in and for the S	tate of Texas		

APPROVED	
City Manager City of McKinney, Texas	_
Date	
Attest	
City Secretary City of McKinney, Texas	_
Date	

PROJECT NO. \_\_\_\_\_

