

LINE TABLE			CURVE TABLE						
NO.	BEARING	LENGTH	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
L1	N08°08'56\"W	30.00'	C1	279.04'	019°59'06\"	800.00'	140.95'	S79°59'52\"W	277.63'
L2	S81°51'04\"W	60.00'	C2	208.35'	015°12'26\"	785.00'	104.79'	N82°23'12\"E	207.74'

OWNER'S DEDICATION §

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BETHANY JONES BROWN and FREDERICK DOUGLAS BROWN do hereby adopt this record plat designating the herein above described property as **FOREST GROVE ESTATES, LOTS 5R & 6, BLOCK A**, being an addition to the City of McKinney ETJ, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use areas 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 ETJ 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 any way endanger or interfere with the construction, maintenance of efficiency of its respective systems on said Easements, and the City of McKinney ETJ and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or 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 at Dallas, Texas, this ____ day of _____, 2025.

By: _____
Bethany Jones Brown

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Bethany Jones Brown, 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.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2025.

By: _____
Frederick Douglas Brown

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Frederick Douglas Brown, 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.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2025.

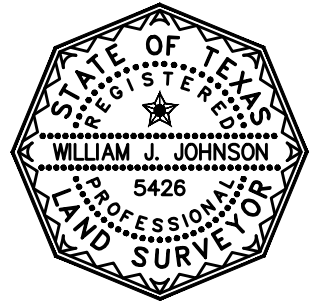
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, William J. Johnson, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Collin County, Texas.

Dated this the ____ day of _____, 2025.



"PRELIMINARY--FOR REVIEW PURPOSES ONLY"

William J. Johnson, R.P.L.S. No. 5426

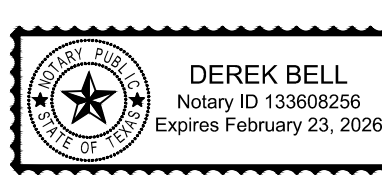
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared William J. Johnson, known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2025.

Notary Public in and for the State of Texas



Approved: _____

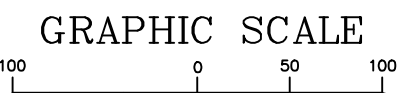
City Manager
City of McKinney, Texas

Date _____

Attest: _____

City Secretary
City of McKinney, Texas

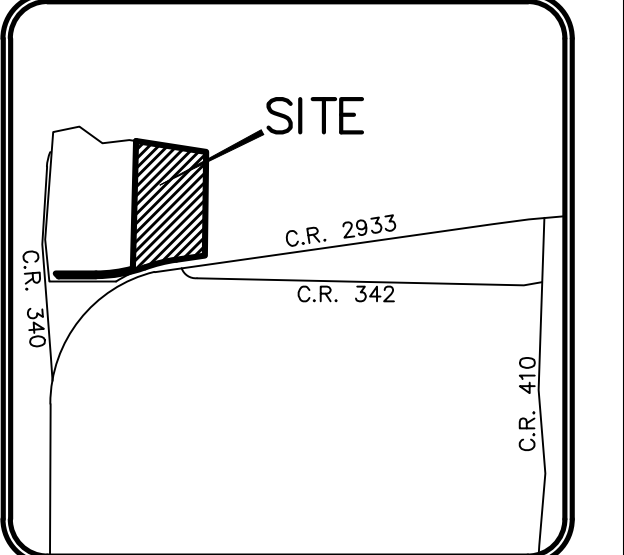
Date _____



(IN FEET)
1 inch = 100 ft.

LEGEND

- POB POINT OF BEGINNING
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- ROW RIGHT-OF-WAY
- S.F. SQUARE FEET
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT



VICINITY MAP
N.T.S.

NOTES:

- According to Map Number 48085C0170J, dated June 2, 2009 of the Federal Emergency Management Agency, national flood insurance rate map, this property is within unshaded Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- All lot corners are one-half inch iron set with a yellow cap stamped "JBI" unless otherwise noted.
- The basis of bearing is derived from GPS observations using the City of McKinney geodetic monuments. (coordinate system: north central zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distances.
- Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.
- The purpose of this replat is to subdivide 1 existing residential lot in to 2 residential lots.
- No Lot to Lot drainage allowed unless approved by the City of McKinney Engineering Department.

OSSF NOTES:

- All lots must utilize alternative type On-Site Sewage Facilities. Presence of solid/fractured rock may further limit type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- 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.
Lots 5R & 6 has between 10'-15' utility/drainage easements along the north, west and south property lines to which OSSF setbacks apply.
- There are no easements other than those noted on the final plat.
- There were no permitted/approved existing structures with associated OSSF(s) on Lots 5R & 6 at the time of approval. Any existing structures or OSSFs on any of the 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/disposed 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.

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

Date _____

REPLAT

**FOREST GROVE ESTATES
LOT 5R & LOT 6, BLOCK A**

BEING A REPLAT OF LOT 5, BLOCK A
FORESTS GROVE ESTATES
INST. NO. 20220427010001700
O.P.R.C.C.T.

BEING 6.047 ACRES OUT OF
THE SAMUEL BURTON SURVEY, ABSTRACT NO. 123
COLLIN COUNTY, TEXAS

**BETHANY JONES BROWN &
FREDERICK DOUGLAS BROWN** OWNERS
2150 Elm Terrace Lane (469) 644-4837
Prosper, Texas 75078
Contact: Frederick Brown

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrilton, Texas 75006
Contact: William J. Johnson
TBPE No. F-438 TBPLS No. 10076000

Date: December 20, 2024

Sheet 1 of 1

STATE OF TEXAS~
COUNTY OF COLLIN~
OWNER CERTIFICATE~

WHEREAS, BETHANY JONES BROWN and FREDERICK DOUGLAS BROWN are the owners of a parcel of land located in the City of the McKinney ETJ, Collin County, Texas, a part of the Samuel Burton Survey, Abstract 123, and being all Lot 5, Block A, Forest Grove Addition, an addition to Collin County recorded as Document No. 2022-275, Plat Records of Collin County, Texas, being the same tract of land described in deed to Bethany Jones Brown and Frederick Douglas Brown recorded as Document No. 202200019995, Official Public Records, and being further described as follows:

BEGINNING at a three-eighths inch iron rod found for corner in the North line of Farm to Market Highway No. 2933, said point being at the Southeast corner of said Lot 5, said point being at the southwest corner of a tract of land described in deed to David R. Craft and Robert J. Craft, as recorded in Instrument Number 97-0006683, Deed Records, Collin County, Texas;

THENCE along the south line of said Lot 5 tract and north line of said Farm to Market Highway No. 2933 as follows:
South 81 degrees 51 minutes 04 seconds West, 161.82 feet to a wood highway monument found for corner, the beginning of a curve to the right;

Along said curve turning to the left through a central angle of 11 degrees 55 minutes 27 seconds, having a radius of 869.95 feet, an arc length of 181.05 feet, a chord bearing of South 75 degrees 58 minutes 02 seconds West and a chord distance of 180.73 feet to a one-half inch iron rod with cap stamped "JBI" found, the beginning of a non-tangent curve to the right;

Along said curve turning to the right through an angle of 19 degrees 59 minutes 06 seconds, having a radius of 800.00 feet, an arc length of 279.04, a chord bearing of South 79 degrees 59 minutes 52 seconds West and a chord distance of 277.63 feet to a one-half inch iron rod with cap stamped "JBI" found;

THENCE, South 89 degrees 59 minutes 25 seconds West for a distance of 209.84 feet to a one-half inch iron rod with cap stamped "JBI" found, being the southeast end of a right-of-way corner clip at the east line of County Road 340;

THENCE, along said corner clip, North 47 degrees 40 minutes 16 seconds West for a distance of 22.27 feet to a one-half inch iron rod with cap stamped "JBI" found, being the southwest corner of Lot 4, Block A, said Forest Grove Addition;

THENCE, along the south line of said Lot 4, as follows:
North 89 degrees 59 minutes 25 seconds East for a distance of 226.30 feet to a one-half inch iron rod with cap stamped "JBI" found, the beginning of a curve to the left;

Along said curve turning to the left through an angle of 15 degrees 12 minutes 26 seconds, having a radius of 785.00 feet, an arc length of 208.35 feet, a chord bearing of North 82 degrees 23 minutes 12 seconds East and a chord distance of 207.74 feet to a one-half inch iron rod with cap stamped "JBI" found for the southeast corner of said Lot 4 and an interior corner of said Lot 5;

THENCE, along the east line of Lots 4, 3 2 and 1, said Forest Grove Addition and the west line of said Lot 5, North 01 degrees 30 minutes 31 seconds East for a distance of 714.10 feet to a one-half inch iron rod with cap stamped "JBI" found for the northeast corner of said Lot 1, the northwest corner of said Lot 5 and being in the southerly line of a tract of land described in deed to Harold Matis recorded in Volume 4512, Page 2928, Deed Records, Collin County, Texas;

THENCE, along the north line of said Lot 5, the south line of said Matis tract, and the south line of a tract of land described in deed to Timothy M. Curran and Shelly R. Curran recorded as Document No. 2019120001479580, Official Public Records, Collin County, Texas, South 81 degrees 21 minutes 28 seconds East for a distance of 395.80 feet to a three-eighths inch iron rod found for the northeast corner of said Lot 5, being the northwest corner of the aforementioned Craft Tract

THENCE, along the east line of said Lot 5 and the west line of said Craft tract, South 00 degrees 41 minutes 53 seconds West for a distance of 581.96 feet to the POINT OF BEGINNING and containing 263,419 square feet or 6.047 acre of land.

Plotted by: bjohnson Plot Date: 12/20/2024 3:48 PM
Drawing: H:\Projects\FB0001-Forest Grove-Lot 5-Plat\Phase 1\Surveying\dwg\Replat-Lot 5.dwg Saved By: bjohnson Save Time: 12/20/2024 3:48 PM