

**AREA NOTE:**

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

**REFERENCE BEARING NOTE:**

The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of McKinney Control Monuments #28 and #29 and are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) and Map No. 48085C0145J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, the Subject Tract lies within Zone X (Un-Shaded) an area determined to be outside the 0.2% annual chance floodplain.

**MONUMENT NOTE:**

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

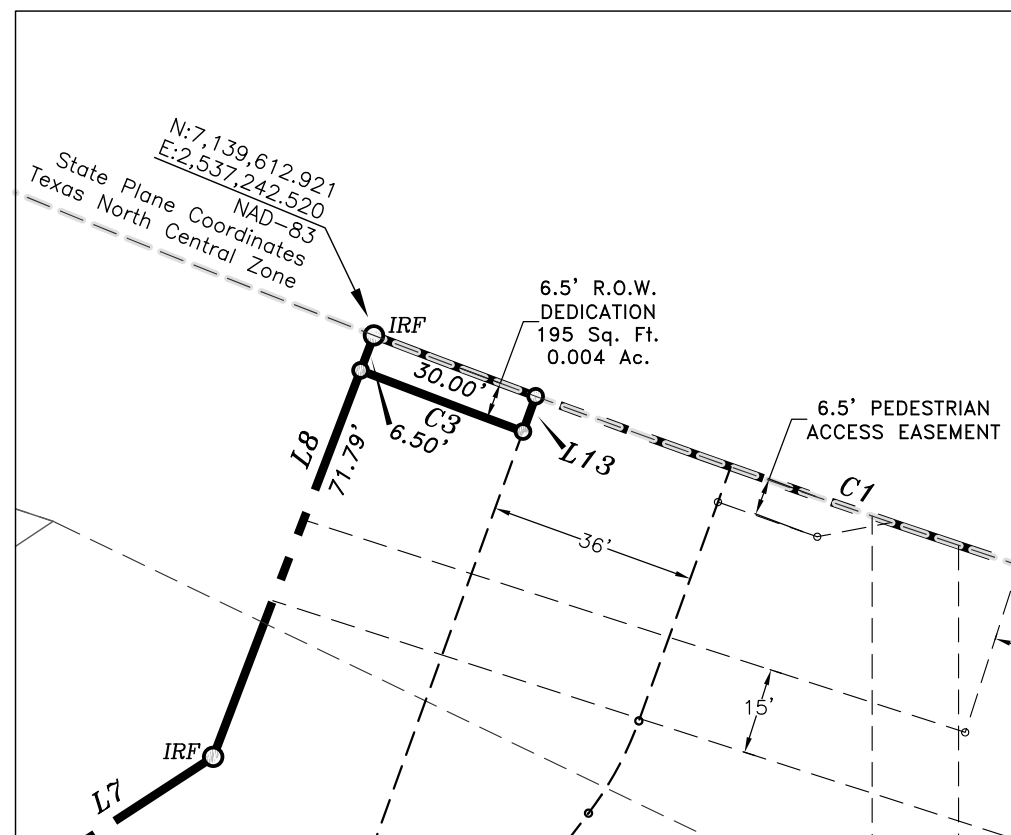
**SUBDIVISION NOTE:**

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.

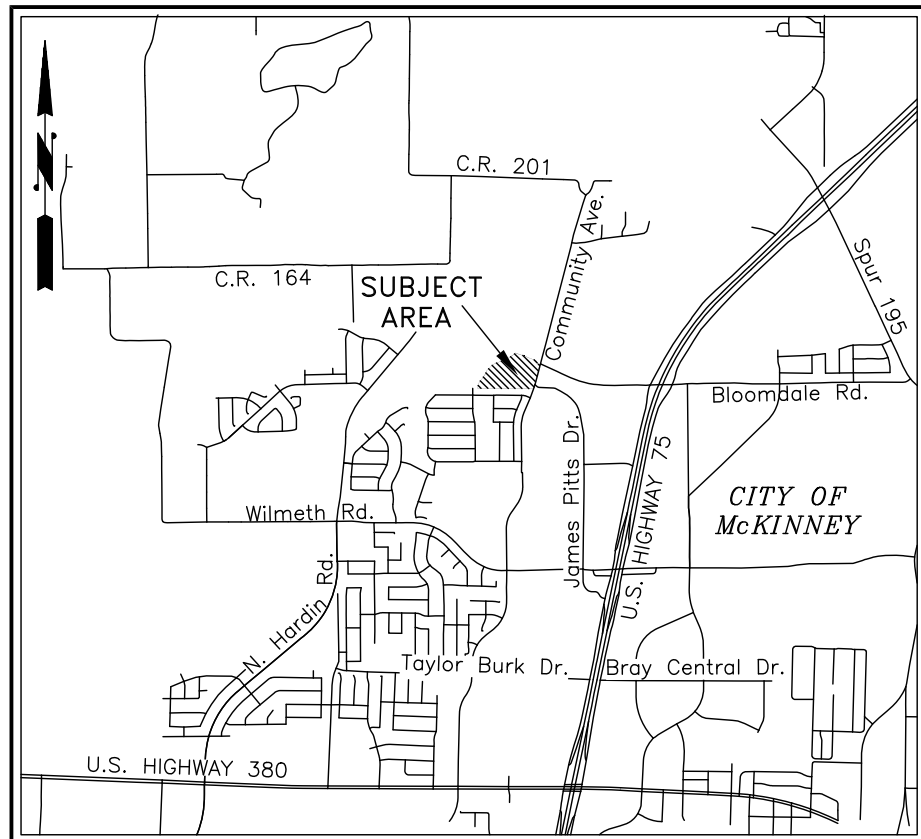
Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

**PURPOSE STATEMENT:**

The purpose of this plat is to dedicate easements and Right-of-way to Community Boulevard and Bloomdale Road in preparation for the development of the subject property.



**VICINITY MAP**  
NOT TO SCALE



**ABBREVIATIONS**

Vol. = Volume  
Pg. = Page  
Doc. No. = Document Number  
P.R.C.C.T. = Plat Records, Collin County, Texas  
D.R.C.C.T. = Deed Records, Collin County, Texas  
CM = Controlling Monument  
IRF = 1/2" Iron Rod Found with Red Plastic Cap Stamped "RPLS 4701"  
IRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"  
MNF = Mag Nail Found with Steel Washer Stamped "RPLS 4701"  
4701 = The License Number for this Registered Professional Land Surveyor  
G&A = 5/8" Iron Rod Found with cap stamped "Gorronadona & Associates, Inc."

BOUNDARY CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°42'09"	2,516.00'	206.50'	S 71°22'42" E	206.44'
C2	5°03'12"	1,428.50'	125.99'	S 68°33'27" E	125.95'
C3	0°41'02"	2,522.50'	30.11'	S 69°22'10" E	30.11'

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 15°38'50" E	111.72'
L2	N 41°47'07" E	85.32'
L3	N 33°18'29" E	95.10'
L4	N 24°09'34" E	68.42'
L5	N 45°30'44" E	145.58'
L6	N 67°44'19" E	284.61'
L7	N 56°54'47" E	61.60'
L8	N 20°52'38" E	78.29'
L9	S 73°43'47" E	2.79'
L10	S 66°20'57" E	97.48'
L11	S 25°29'43" E	62.30'
L12	S 75°32'58" E	39.96'
L13	N 19°52'47" E	6.50'
L14	N 14°27'42" E	139.25'
L15	N 12°22'05" E	150.10'
L16	N 14°27'54" E	158.86'

**OWNER:**

ANCHOR CHURCH  
Contact: Jeffrey Jenkins  
P.O. Box 1267  
McKinney, Texas 75069  
817-523-1499

**SURVEYOR**

RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Head	06/12/2020	1" = 60'	19055	19055-PFP.DWG	1 of 2

**PRELIMINARY FINAL PLAT**

**LOT 1, BLOCK A  
ANCHOR CHURCH ADDITION  
10.764 ACRES**

situated in the  
**Meredith Hart Survey, Abstract No. 371**  
**City of McKinney, Collin County, Texas**

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

OWNER'S CERTIFICATE

STATE OF TEXAS        )  
COUNTY OF COLLIN    )

WHEREAS, ANCHOR CHURCH is the owner of that certain tract of land situated in the City of McKinney, in the Meredith Hart Survey, Abstract No. 371 of Collin County, Texas and being all of that certain called 10.764 acre tract of land described in a deed, dated August 16, 2019 and recorded in Document No. 20190816000997760, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a mag nail (no steel washer), found in the center of Community Avenue (80' wide right-of-way south of this point) for the southeast corner of the above described Anchor tract and same being on the original north line of Creek Hollow, Phase 1, an addition to the City of McKinney according to the plat thereof, recorded in Cabinet M, Page 534, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: North 89 deg. 38 min. 23 sec. West, departing from said Community Avenue, along the south line of said Anchor tract and the north line of said Creek Hollow, Phase 1, at 41.0 feet, passing a 1/2 inch iron rod found for the northeast corner of said Creek Hollow, Phase 1 and continuing along said common line for a total distance of 976.59 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" (hereinafter referred to as "with cap"), found for the southwest corner of said Anchor tract and said point being approximately on the 617 elevation contour line, defining the floodway easement for NRCS Lake No. 17;

THENCE: Departing from said common line, along the westerly line of said Anchor tract, along and near the 617 elevation contour line as follows:

North 15 deg. 38 min. 50 sec. East – 111.72 feet to a 1/2 inch iron rod with cap found for corner;  
North 41 deg. 47 min. 07 sec. East – 85.32 feet to a 1/2 inch iron rod with cap found for corner;  
North 33 deg. 18 min. 29 sec. East – 95.10 feet to a 1/2 inch iron rod with cap found for corner;  
North 24 deg. 09 min. 34 sec. East – 68.42 feet to a 1/2 inch iron rod with cap found for corner;  
North 45 deg. 30 min. 44 sec. East – 145.58 feet to a 1/2 inch iron rod with cap found for corner;  
North 67 deg. 44 min. 19 sec. East – 284.61 feet to a 1/2 inch iron rod with cap found for corner;  
North 56 deg. 54 min. 47 sec. East – 61.60 feet to a 1/2 inch iron rod with cap found for corner;

THENCE: North 20 deg. 52 min. 38 sec. East, departing from said 617 elevation contour line, a distance of 78.29 feet to a 1/2 inch iron rod with cap found for corner on the south right-of-way line of Bloomdale Road (variable width right-of-way ~ Document No. 20191125001500040, D.R.C.C.T.) and said point being in a non-tangent curve to the left, having a radius of 2,516.00 feet, a central angle of 04 deg. 42 min. 09 sec. and a chord that bears South 71 deg. 22 min. 42 sec. East – 206.44 feet;

THENCE: Along the south right-of-way line of said Bloomdale Road and with said curve to the left, an arc distance of 206.50 feet to a 5/8 inch iron rod, topped with a blue plastic cap, stamped "Gorronдона & Associates" (G&A), found for corner at the end of said curve;

THENCE: South 73 deg. 43 min. 47 sec. East, continuing along the south right-of-way line of Bloomdale Road, a distance of 2.79 feet to a 5/8 inch iron rod with G&A cap, found for corner;

THENCE: South 66 deg. 20 min. 57 sec. East, continuing along the south right-of-way line of Bloomdale Road, a distance of 97.48 feet to a 5/8 inch iron rod with G&A cap, found at the beginning of a curve to the right, having a radius of 1,428.50 feet, a central angle of 05 deg. 03 min. 12 sec. and a chord that bears South 68 deg. 33 min. 27 sec. East – 125.95 feet;

THENCE: Continuing along the south right-of-way line of said Bloomdale Road and with said curve to the right, an arc distance of 125.99 feet to a 5/8 inch iron rod with G&A cap, found for corner at the end of said curve;

THENCE: South 25 deg. 29 min. 43 sec. East, continuing along the south right-of-way line of said Bloomdale Road, a distance of 62.30 feet to a 5/8 inch iron rod with G&A cap, found for the most easterly southeast corner of said Bloomdale Road right-of-way tract;

THENCE: South 75 deg. 32 min. 58 sec. East, a distance of 39.96 feet to a mag nail found for the northeast corner of said Anchor tract, on the west line of Community Avenue (40' wide right-of-way) as dedicated by Collin County Justice Center, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2006, Page 598, P.R.C.C.T.;

THENCE: South 14 deg. 27 min. 42 sec. West, along the common line of said Anchor tract and Community Avenue, a distance of 431.48 feet to the POINT OF BEGINNING and containing 468,877 square feet or 10.764 acres of land.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

RELEASED 06/12/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

\_\_\_\_\_  
Lawrence H. Ringley  
State of Texas, No. 4701

STATE OF TEXAS        )  
COUNTY OF COLLIN    )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS        )  
COUNTY OF COLLIN    )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ANCHOR CHURCH, does hereby adopt this Preliminary Final Plat designating the herein above described property as **ANCHOR CHURCH ADDITION, LOT 1, BLOCK A**, according to the deed recorded in Document Number 20190816000997760, Deed Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 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, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, 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 in COLLIN COUNTY, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
JEFFREY JENKINS  
Senior Pastor  
Anchor Church

STATE OF PHOENIX        )  
COUNTY OF MARICOPA    )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **JEFFREY JENKINS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public, State of Texas

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Mark Stead	06/12/2020	N.T.S.	19055	19055-PFP.DWG	2 of 2

OWNER:  
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Contact: Jeffrey Jenkins  
P.O. Box 1267  
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