

11272

NOTES

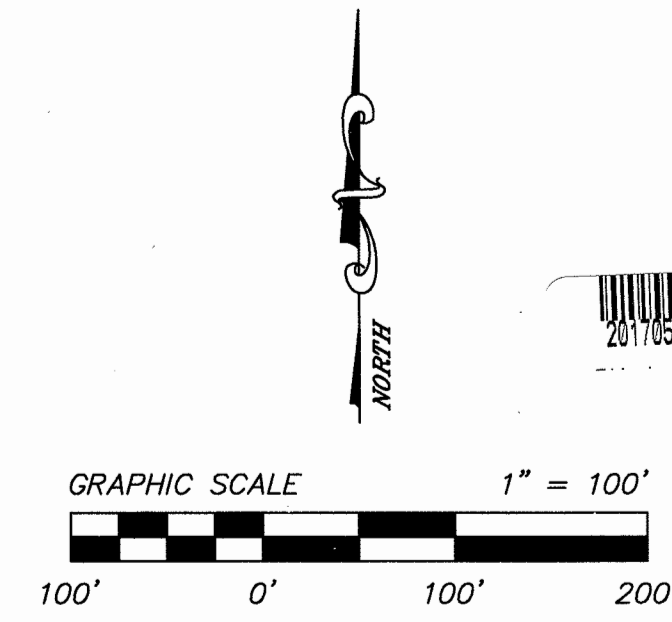
The bearings shown hereon are created from actual field surveys, NAD83 Texas North Central Zone (4202). Grid Bearings & Ties to shown control monuments.

Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

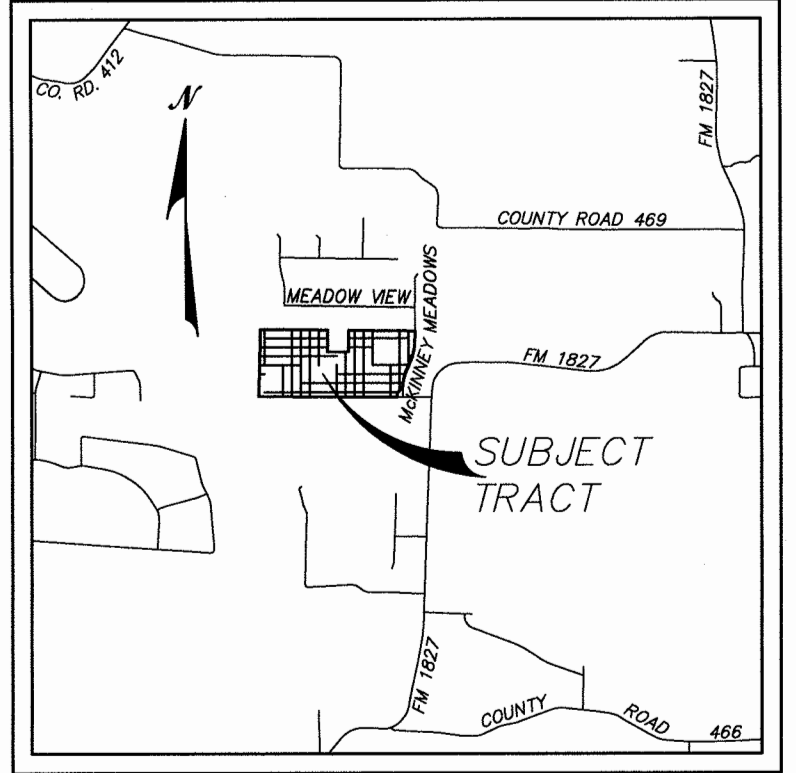
FLOOD STATEMENT

According to Map No. 48085C0285J of the Federal Emergency Management Agency (FEMA) flood insurance rate maps for Collin County, dated June 02, 2009, a portion of the subject tract is situated within: The shaded Zone "A"; defined as: Areas subject to inundation by the 1-percent-annual-chance flood event.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage, on rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the survey.



20170515010002380 05/15/2017 11:43:57 AM PL 1/2

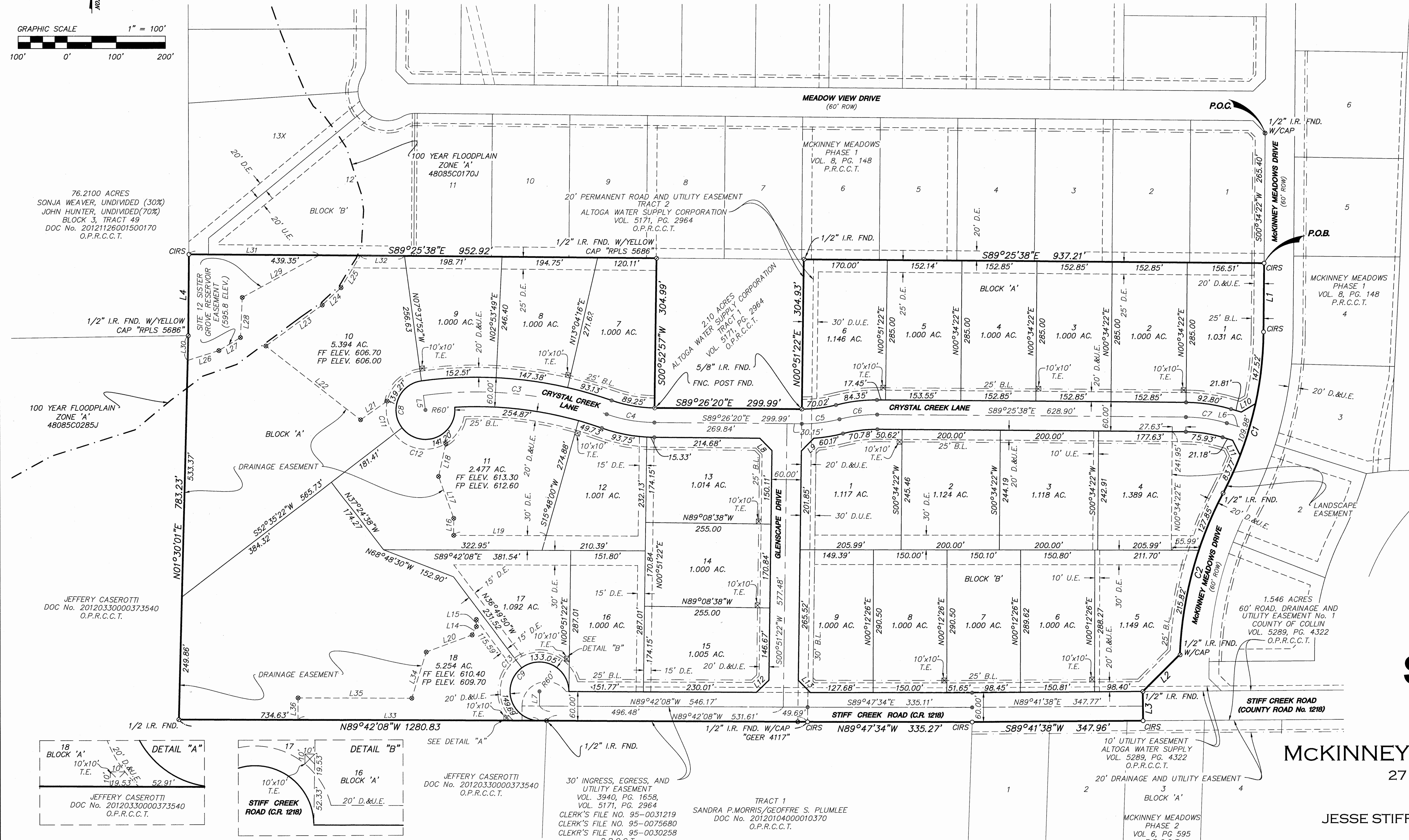


VICINITY MAP
NOT TO SCALE

LEGEND

T.E.	TRANSFORMER EASEMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
5/8"	5/8" CAPPED IRON ROD SET WITH YELLOW CAP
STAMPED	STAMPED "WESTWOOD PS"
ANGLE POINT	ANGLE POINT (DRAINAGE EASEMENT)
IRON ROD FOUND	IRON ROD FOUND
POINT OF TANGENCY / POINT OF CURVATURE	POINT OF TANGENCY / POINT OF CURVATURE

FROM:
R-6792-003-0660-1 / 25.53 AC
R-6792-003-0720-1 / 17.802 AC
FOR TAX YEAR 2017



S11272

FINAL PLAT
OF
McKINNEY MEADOWS, PHASE 4
27 RESIDENTIAL LOTS
43.481 ACRES
OUT OF THE
JESSE STIFF SURVEY, ABSTRACT No. 792
IN
COLLIN COUNTY, TEXAS

OWNER
STONEHOLLOW HOMES LLC,
905 MARKET STREET, SUITE 250, ALLEN, TEXAS 75013
214-872-0346

ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
Survey Firm No. 10074301 westwoods.com
Westwood Professional Services, Inc.
Richard Hovas, richard.hovas@westwoods.com
20170515010002380

43.481 ACRES APRIL 28, 2017 JOB No. 0005506 MCKINNEY MEADOWS

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
L1	139.95	S00°34'22"W	L13	35.15	N44°28'06"W	L25	76.03	N30°58'42"E	C1	027°09'25"	720.00'	S14°08'04"W	338.08'	341.27'
L2	106.67	S45°01'36"W	L14	18.86	N27°06'04"E	L26	66.79	S72°41'31"W	C2	025°14'39"	780.00'	S15°06'27"W	340.89'	343.66'
L3	60.00	S00°20'02"E	L15	14.54	N00°01'53"W	L27	51.37	S59°05'53"W	C3	027°07'52"	800.00'	S84°03'56"E	375.29'	378.82'
L4	165.19	N00°34'58"E	L16	34.79	N00°17'52"E	L28	81.29	S02°40'42"W	C4	018°56'20"	300.00'	S79°58'10"E	98.71'	99.16'
L5	30.00	N07°37'52"W	L17	91.13	S19°49'09"E	L29	178.50	N61°25'49"E	C5	014°47'48"	300.00'	N83°09'46"E	77.26'	77.48'
L6	46.81	S73°18'51"E	L18	68.50	N12°38'16"E	L30	50.30	N01°30'01"E	C6	014°48'30"	300.00'	N83°10'07"E	77.32'	77.54'
L7	30.00	S00°17'52"W	L19	188.42	N89°42'08"W	L31	265.42	S89°25'38"E	C7	016°06'47"	300.00'	S81°22'14"E	84.09'	84.37'
L8	35.26	S44°17'29"E	L20	99.83	N69°43'26"E	L32	90.05	S89°25'38"E	C8	267°46'02"	60.00'	S51°30'53"E	86.49'	280.41'
L9	36.09	N44°38'59"E	L21	66.54	N54°47'39"E	L33	491.73	N89°42'08"W	C9	270°00'00"	60.00'	S45°17'52"W	84.85'	282.74'
L10	33.84	S59°16'48"W	L22	245.05	S51°48'04"E	L34	98.75	N17°26'58"E	C11	050°47'43"	80.00'	S12°00'47"E	68.62'	70.92'
L11	34.30	S26°37'22"E	L23	141.82	N54°19'09"E	L35	231.67	S89°42'08"E	C12	083°44'41"	80.00'	S79°16'59"E	106.80'	116.93'
L12	35.53	S45°34'37"W	L24	52.02	N47°30'21"E	L36	45.00	N00°17'52"E	C13	010°48'21"	80.00'	S47°49'12"W	15.07'	15.09'

UTILITY SERVICE PROVIDERS:

Grayson-Collin Electric Coop (903) 482-7100
Atmos Energy (214) 733-5122
AT&T (972) 569-3065
Time Warner (214) 320-7435

THIS PLAT FILED IN DOCUMENT No. O.P.R.C.C.T.

LEGAL DESCRIPTION

Situated in the County of Collin, State of Texas, being a part of the Jesse Stiff Survey, Abstract No. 792 and being all of the 25.577 acre tract of land (Tract 1) and all of the 17.8996 acre tract of land (Tract 2) conveyed to Stonehollow Homes, LLC by deed of record in Instrument No. 20150304000236890 of the Official Public Records, Collin County, Texas, and being more particularly described as follows:

Commencing at a 1/2" iron rod with plastic cap found at the south end of the flare between the south right-of-way line of Meadow View Drive and the west right-of-way line of McKinney Meadows Drive, said rod being the most easterly northeast corner of Lot 1, Block B of McKinney Meadows, Phase 1, an addition to Collin County as shown by plat of record in Volume 8, Page 148 of the Plat Records, Collin County, Texas;

Thence South 00° 34' 22" West with the west right-of-way line of said McKinney Meadows Drive, a distance of 265.40 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Lot 1 and the northeast corner of said 17.8996 acre tract (Tract 2), said rod being the northeast corner of the herein described tract, the TRUE POINT-OF-BEGINNING;

Thence continuing with said west right-of-way line the following calls and distances:

South 00° 34' 22" West a distance of 139.95 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 720.00 feet and an arc length of 341.27 feet (chord bears South 14° 09' 04" West, 338.08 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a reverse curve to the left having a radius of 780.00 feet and an arc length of 343.66 feet (chord bears South 15° 06' 27" West, 340.89 feet) to a found 1/2" iron rod with plastic cap;

South 45° 01' 36" West a distance of 106.67 feet to a 1/2" iron rod with plastic cap found at the intersection of said west right-of-way line of McKinney Meadows Drive with the north right-of-way line of County Road No. 1218 (Stiff Creek Road);

Thence South 00° 20' 02" East a distance of 60.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of Lot 3, Block A of McKinney Meadows, Phase 2, an addition to Collin County as shown by plat of record in Volume 6, Page 595 of said Plat Records, said rod being the southeast corner of said 17.8996 acre tract;

Thence South 89° 41' 38" West with the north line of said Block A, a distance of 347.96 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of Lot 1 of said Block A, said rod being the northeast corner of that tract of land conveyed to Sandra P. Morris and Geoffrey S. Plumlee by deed of record in Instrument No. 20120104000010370, of said Official Public Records;

Thence North 89° 47' 34" West with the north line of said Morris tract, a distance of 335.27 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence North 89° 42' 08" West continuing with said north line, at 531.61 feet passing a 1/2" iron rod found for the northwest corner of said Morris tract and the most easterly northeast corner of that tract of land conveyed to Jeffery Caserotti by deed of record in Instrument No. 20120330000373540 of said Official Public Records, and continuing along the north line thereof a total distance of 1,280.83 feet to a 1/2" iron rod found for the southwest corner of said 25.577 acre tract (Tract 1);

Thence North 01° 30' 01" East with the east line of said Caserotti tract and the west line of said 25.577 acre tract, a distance of 783.23 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" found for the most northerly northeast corner of said Caserotti tract, said rod being the southeast corner of a 76.2100 acre tract of land conveyed to Sonya Weaver and John Hunter by deed of record in Instrument No. 20121126001500170, of said Official Public Records;

Thence North 00° 34' 58" East with the east line of said Weaver and Hunter tract, a distance of 165.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of Block B of said McKinney Meadows, Phase 1 and the northwest corner of said 25.577 acre tract;

Thence South 89° 25' 38" East with the south line of said Block B, a distance of 952.92 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" found for the northwest corner of the 2.10 acre tract of land (tract 1) conveyed to Altoga Water Supply Corporation by deed of record in Volume 5171, Page 2964 of said Official Public Records;

Thence South 00° 52' 57" West a distance of 304.99 feet to a fence corner post found maintaining the southwest corner of said 2.10 acre tract;

Thence South 89° 26' 20" East a distance of 299.99 feet to a 5/8" iron rod found for the southeast corner of said 2.10 acre tract and the most easterly northeast corner of said 25.577 acre tract;

Thence North 00° 51' 22" East a distance of 304.93 feet to a 1/2" iron rod found in the south line of said Block B for the northeast corner of said 2.10 acre tract and the northwest corner of said 17.8996 acre tract of land (Tract 2);

Thence South 89° 25' 38" East with said south line, a distance of 937.21 feet to the Point-of-Beginning and containing 43.481 acres or 1,894,048 square feet of land.

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, STONEHOLLOW HOMES LLC, is the sole owner of the above described property and does hereby adopt this plat designating the hereinabove described property as McKinney Meadows, Phase 4, an addition to Collin County, Texas, and does hereby dedicated to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of Collin County and all public utilities desiring to use or using same. All and any public utility and Collin County 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 it's respective systems on said easements; and Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's 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 Collin County.

WITNESS, my hand at McKinney, Texas this 5 day of May, 2017.

By: Ryan Hayes, Vice President Stonehollow Homes LLC
Authorized Signature

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Ryan Hayes, 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 OFFICE, this 5 day of May, 2017.

Millie Dean Long
NOTARY PUBLIC, COLLIN COUNTY, TEXAS
MY COMMISSION EXPIRES: 09-03-17



HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable O.S.S.F. (On-Site Sewage Facilities) 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.

Walter J. Stiff
Registered Sanitarian or Designated Representative
Collin County Development Services

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State 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 OFFICE, this _____ day of _____, 2017.

NOTARY PUBLIC, COLLIN COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, Jason B. Armstrong, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and the monuments shown hereon were found and or placed under my personal supervision.

Jason B. Armstrong
Registered Professional Land Surveyor No. 5557



STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Jason B. Armstrong, 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 OFFICE, this 5 day of May, 2017.

Millie Dean Long
NOTARY PUBLIC, COLLIN COUNTY, TEXAS
MY COMMISSION EXPIRES: 09-03-17



This Plat approved by Collin County Commissioners Court on the 17 day of October, 2016

Keith Self, County Judge

NOTES:

- 1.) MCKINNEY MEADOWS, PHASE 4 IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 2.) EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
- 3.) IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL No. 48085C0285J, PRESENT EFFECTIVE DATE OF JUNE 2, 2009, HEREIN PROPERTY IS SITUATED WITHIN ZONES: X (UNSHADED) AND A.
- 4.) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAYS IS PROHIBITED.
- 5.) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION 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.
- 6.) 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.
- 7.) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
- 8.) ALL INTERIOR LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- 9.) ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. PRESENCE OF FRACTURED ROCK THROUGHOUT THE SUBDIVISION MAY FURTHER LIMIT THE TYPE OF ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES TO AEROBIC TREATMENT WITH SURFACE APPLICATION ON INDIVIDUAL LOTS.
- 10.) INDIVIDUAL SITE EVALUATIONS AND O.S.S.F. (ON-SITE SEWAGE FACILITIES) DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY O.S.S.F. SYSTEM.
- 11.) UNLESS THE FINISHED FLOOR IS NOTED ON THE PLAT, THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST ONE FOOT ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.
- 12.) MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
- 13.) A PORTION OF LOT 10 IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN: ANY ON SITE SEWAGE FACILITY (OSSF) THAT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS.

ALL ELECTRICAL/MECHANICAL APPURTENANCES LOCATED WITHIN THE 100-YEAR FLOODPLAIN MUST BE ELEVATED AT LEAST 2-FEET ABOVE BASE FLOOD ELEVATION.

A CERTIFICATE OF ELEVATION ESTABLISHING BASE FLOOD ELEVATION AND PROVING THAT THE FINISHED FLOOR WILL BE AT LEAST 2- FEET ABOVE BASE FLOOD ELEVATION MUST ACCOMPANY ANY PERMIT APPLICATION FOR A STRUCTURE THAT IS PROPOSED TO BE LOCATED WITHIN THE CURVILINEAR LINE OF THE 100-YEAR FLOODPLAIN.
- 14.) DUE TO THE PRESENCE OF A LARGE LANDSCAPE EASEMENT ON LOT 4, BLOCK B, A PRE-PLANNING MEETING WITH PROFESSIONAL ENGINEER/REGISTERED SANITARIAN AND DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO LOT DEVELOPMENT ON LOT 4, BLOCK B.
- 15.) THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- 16.) COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
- 17.) ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- 18.) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 19.) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE IN THE LOCATION OF THE MCKINNEY MEADOWS STREET LIGHTS. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF THE STREET LIGHTS.

S11272

FINAL PLAT

OF

MCKINNEY MEADOWS, PHASE 4

27 RESIDENTIAL LOTS

43.481 ACRES

OUT OF THE

JESSE STIFF SURVEY, ABSTRACT No. 792

IN

COLLIN COUNTY, TEXAS

OWNER

STONEHOLLOW HOMES LLC,

905 MARKET STREET, SUITE 250, ALLEN, TEXAS 75013

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Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
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Survey Firm No. 10074301 westwoodps.com

Westwood Professional Services, Inc.
Richard Hovas, richard.hovas@westwoodps.com

43.481 ACRES APRIL 28, 2017 JOB NO. 0005506 MCKINNEY MEADOWS

THIS PLAT FILED IN DOCUMENT No. O.P.R.K.C.T.

MCKINNEY MEADOWS PHASE

2/2