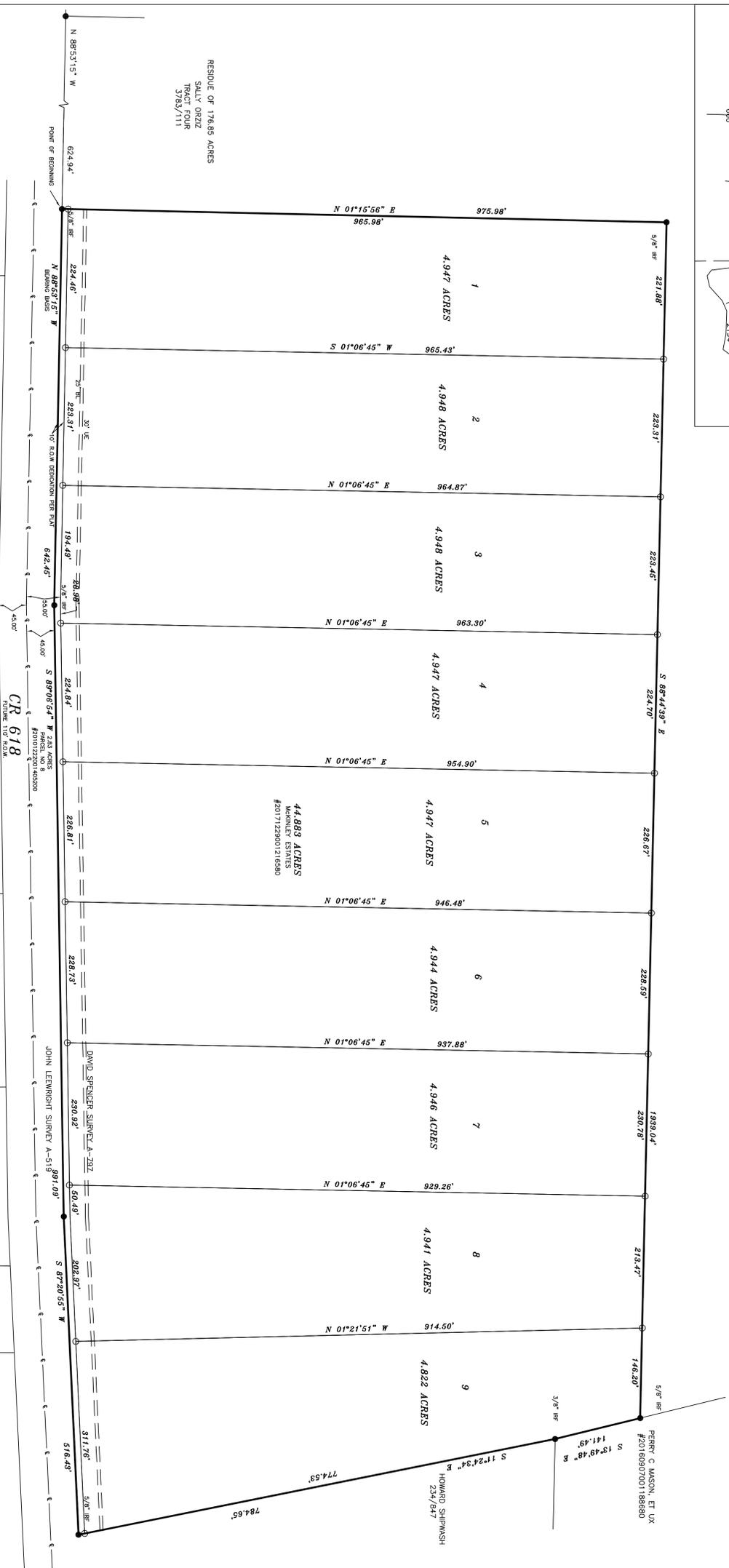


LEGEND

These standard symbols will be found in the drawing.

- IRON ROD FOUND
- 1/2" IRON ROD SET

SALLY ORTIZ
TRACT FOUR
3783/111



RESIDUE OF 176.85 ACRES
SALLY ORTIZ
TRACT FOUR
3783/111

GERALD A. FREED
6086/3871

EDNA HALL
201709110075900

MATTHEW BUSH
201170321000361270

GENERAL NOTES:
1) Contractor shall take appropriate measures to prevent tracking of mud and/or soils onto existing and/or new pavement. Any tracking that occurs shall be removed immediately by the contractor.
2) Mail boxes shall meet USPS specifications.
3) Contractor shall maintain the integrity of existing county road ditches. The drainage plan shall include any existing county road ditch which borders a subdivision.
4) Existing paving, utilities, fences, etc., damaged by the construction of the proposed improvements shall be replaced to a condition equal to or better than its original condition. The contractor shall make these repairs at his own expense.
5) Developers SWMP must include County Ditches affected by subdivision.
6) Collin County permits are required for on-site sewage facilities, entrance, and driveway culverts.
7) All surface drainage assessments shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
8) 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.
9 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.
10) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the roadway is prohibited.
11) Unless the finished floor is noted on the plot, 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.

JERRY C. MANLEY
23460701

GENERAL NOTES:
1) WATER PROVIDED HICKORY CREEK STA. PH. 903 588 4780
2) ELECTRIC PROVIDED BY ONCOR ELECTRIC. PH. 877 507 7726

JOHN D. PRICKETT
9410016908

SURVEYOR NOTES:
1) THE BEARINGS SHOWN HEREON ARE BASED ON A DEED OR PLAT OF RECORD, HEREIN REFERRED TO AS THE "SOURCE PLAT".
2) ALL ADJACENT DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNER'S INTEREST.
3) OWNER HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF RECORD ENCUMBRANCES, RESTRICTED COVENANT, OWNERSHIP INTERESTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT UNLESS NOTED HEREON.
4) ALL CORNER PROPERTY MARKERS ARE FOUND AT THE TIME OF THIS SURVEY.
5) CONTROLS HEREON BY OTHERS.

JENNIE M. GINDLE
2014042100077090

UTILITY NOTE:
1) HEALTH DEPARTMENT CERTIFICATION:
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT AND THAT THE SITE CONDITIONS HAVE BEEN EXAMINED AND FOUND TO BE SUITABLE FOR THE USES PLANNED TO BE USED.

MARK V. MATTHEWS
101 E VIRGINIA ST.
MCKINLEY, TX 75069

REGISTERED SURVEYOR OR DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COLLIN COUNTY
METES AND BOUNDS DESCRIPTION OF

A 44,883-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID SPENCER SURVEY, ABSTRACT NO. 797 AND THE JOHN LEEMRIGHT SURVEY, ABSTRACT NO. 519 COLLIN COUNTY, TEXAS, AND BEING PART OF THAT CALLED 176.85-ACRE TRACT OF LAND CONVEYED TO SALLY ORTIZ, AND AS SET OUT IN VOLUME 3783, PAGE 1111, OF THE DEED RECORDS, COLLIN COUNTY, TEXAS, SAME BEING ALL THAT TRACT OF LAND CONVEYED TO MCKINLEY ESTATES, LLC AS SET OUT IN CLERK FILE NO. 20171229001716580 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning of a 5/8-inch iron rod found in the north right-of-way line of CR 618 the south line of said 44,883-acre tract and from which a 5/8-inch iron rod found in the west line of said 176.85-acre tract and a point in the north right-of-way line of CR 618 bears N 88°53'15" W a distance of 624.94 feet; Thence over and across said 176.85-acre tract the following (2) two courses and distances:

- 1) N 01°15'56" E with the west line of said 44,883-acre tract a distance of 975.98 feet to a 5/8-inch iron rod found for the northwest corner hereof;
- 2) S 88°44'39" E with the north line of said 44,883-acre tract a distance of 1939.04 feet to a 5/8-inch iron rod found for the northeast corner hereof and a point in the west line of the Perry Mason tract of land set out in Clerk File No. 20160907001188680;

Thence S 13°49'48" E with the west line of the Perry Mason tract a distance of 141.49 feet to a 3/8-inch iron rod found for the northwest corner of the Howard Shipwash tract of land set out in Volume 234 Page 847 of said Records;

Thence S 11°24'34" E with the west line of said Howard Shipwash tract a distance of 784.65 feet to a 5/8-inch iron rod found in the north right-of-way line of CR 618 and the southeast corner hereof;

Thence with the north right-of-way line of CR 618 same being the south line of said 44,883-acre tract the following (3) three courses and distances:

- 1) S 87°20'55" W a distance of 516.43 feet to a 5/8-inch iron rod found;
- 2) S 89°06'54" W a distance of 991.09 feet to a 5/8-inch iron rod found;
- 3) N 88°53'15" W (bearing basis) a distance of 642.45 feet which is the Point of Beginning, having on or over of 44,883-acres.

NOW, THEREFORE, KNOW ALL MEN THESE PRESENTS, THAT MCKINLEY ESTATES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MCKINLEY ESTATES (9) NINE LOTS), AN ADDITION IN COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET/ROADS AND EASEMENTS AS SHOWN HEREIN.

OWNER'S DEDICATION:

WITNESS MY HAND AT _____ TEXAS, THIS THE _____ DAY OF _____ 2018

MCKINLEY ESTATES, OWNER
JON ANDERSON, MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME THAT THE SAME EXECUTED FOR THE PURPOSES AND INTENTIONS HEREIN EXPRESSED, AND THAT THE SIGNATURE OF SAID PARTY IS THE SAME AS GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 2018.

NOTARY PUBLIC IN FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

I, MARK V. MATTHEWS, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND OF A 44,883-ACRE TRACT OF LAND IN THE DAVID SPENCER SURVEY ABSTRACT NO. 797, COLLIN COUNTY, TEXAS. THIS PLAT WAS MADE IN ACCORDANCE WITH THE CURRENT PROCEDURES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT.

MARK V. MATTHEWS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5483 FRM NO. 10155100



FINAL PLAT OF

MCKINLEY ESTATES

DRAWN	DATE	OF
DAVID SPENCER SURVEY	12/20/17	44,883-ACRES
APPROVED	DATE	ABSTRACT NO.
MARK V. MATTHEWS	1/22/18	797
SCALE	SHEET	PROJECT NO.
1" = 100'	1 OF 1	7251