

COPY

OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN
LEGAL DESCRIPTION

WHEREAS, FRASER NORTH CREEK MCKINNEY, LLC., is the owner of a tract of land situated in the John Crutchfield Survey, Abstract No. 206, in the City of McKinney, Collin County, Texas, being all of a 42.160 acre tract, as described in Doc. No. 20210409000721510 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said 42.160 acre tract, said point in the east line of Custer Road (Variable R.O.W.):
THENCE, South 89°00'52" East, along the north line of said 42.160 acre tract, for a distance of 858.75 feet, at the northeast corner of said 42.160 acre tract and being in a creek:

THENCE, along the east line of said 42.160 acre tract and along said creek for the following one-hundred and sixteen (116) calls:

South 79°40'18" West, for a distance of 50.81 feet;
South 43°48'11" West, for a distance of 23.50 feet;
South 17°40'19" West, for a distance of 22.23 feet;
South 15°57'28" East, for a distance of 29.37 feet;
South 29°29'23" East, for a distance of 29.64 feet;
South 29°58'07" West, for a distance of 13.11 feet;
South 38°03'54" West, for a distance of 19.96 feet;
South 20°48'03" West, for a distance of 23.85 feet;
South 11°38'01" East, for a distance of 21.15 feet;
South 24°44'40" East, for a distance of 19.36 feet;
South 09°39'39" East, for a distance of 46.24 feet;
South 04°31'55" East, for a distance of 41.70 feet;
South 17°16'35" East, for a distance of 35.30 feet;
South 64°19'49" East, for a distance of 45.14 feet;
North 12°10'08" East, for a distance of 15.42 feet;
North 20°00'27" East, for a distance of 32.47 feet;
North 50°37'58" East, for a distance of 32.36 feet;
South 82°20'53" East, for a distance of 13.98 feet;
South 14°59'09" East, for a distance of 20.30 feet;
South 20°33'42" West, for a distance of 29.40 feet;
South 00°16'50" East, for a distance of 22.88 feet;
South 12°34'31" East, for a distance of 25.73 feet;
South 28°37'36" East, for a distance of 18.03 feet;
North 71°37'28" East, for a distance of 27.72 feet;
North 43°22'36" East, for a distance of 18.97 feet;
North 72°30'18" East, for a distance of 13.30 feet;
South 37°32'14" East, for a distance of 15.30 feet;
South 21°08'25" East, for a distance of 21.39 feet;
South 29°42'35" East, for a distance of 39.73 feet;
South 18°59'52" East, for a distance of 28.50 feet;
South 03°57'37" East, for a distance of 35.75 feet;
South 16°44'49" West, for a distance of 62.66 feet;
South 10°57'40" West, for a distance of 29.51 feet;
South 01°48'09" East, for a distance of 30.84 feet;
South 26°09'51" East, for a distance of 33.62 feet;
South 06°57'59" West, for a distance of 17.76 feet;
South 41°00'24" West, for a distance of 37.58 feet;
South 15°21'18" East, for a distance of 43.02 feet;
South 11°25'02" West, for a distance of 46.97 feet;
South 08°07'36" West, for a distance of 73.60 feet;
South 05°27'05" West, for a distance of 34.17 feet;
South 68°19'56" East, for a distance of 36.25 feet;
South 11°33'11" East, for a distance of 25.37 feet;
South 07°18'14" East, for a distance of 44.89 feet;
South 03°40'07" West, for a distance of 68.72 feet;
South 46°01'03" West, for a distance of 25.64 feet;
South 78°32'27" West, for a distance of 20.17 feet;
North 76°00'32" West, for a distance of 19.07 feet;
North 48°18'39" East, for a distance of 24.58 feet;
North 36°13'11" West, for a distance of 33.20 feet;
North 58°24'55" West, for a distance of 31.58 feet;
South 43°15'32" West, for a distance of 42.71 feet;
South 09°53'51" West, for a distance of 34.12 feet;
South 18°20'20" West, for a distance of 40.50 feet;
South 44°11'51" West, for a distance of 32.87 feet;
South 21°24'56" West, for a distance of 36.84 feet;
South 09°07'20" West, for a distance of 31.42 feet;
South 18°50'41" West, for a distance of 40.56 feet;
South 50°15'02" West, for a distance of 25.56 feet;
North 57°09'31" West, for a distance of 26.41 feet;
North 83°36'31" West, for a distance of 13.71 feet;
South 36°42'49" West, for a distance of 16.71 feet;
South 04°17'37" East, for a distance of 34.76 feet;
South 24°17'12" East, for a distance of 66.36 feet;
South 39°36'30" West, for a distance of 68.07 feet;
South 73°33'17" West, for a distance of 50.20 feet;
South 04°30'07" West, for a distance of 16.20 feet;
South 23°08'48" East, for a distance of 36.15 feet;
South 07°31'41" West, for a distance of 22.91 feet;
South 61°25'57" West, for a distance of 46.27 feet;
South 54°34'22" West, for a distance of 35.78 feet;
South 80°41'37" West, for a distance of 25.74 feet;
North 67°40'52" West, for a distance of 36.25 feet;
South 89°03'45" West, for a distance of 41.99 feet;
South 72°30'22" West, for a distance of 45.11 feet;
South 74°45'04" West, for a distance of 37.20 feet;
South 21°49'17" West, for a distance of 80.76 feet;
South 17°55'18" West, for a distance of 54.83 feet;
South 22°52'11" West, for a distance of 38.13 feet;
South 38°44'39" West, for a distance of 71.80 feet;
South 09°21'31" West, for a distance of 37.74 feet;
South 60°13'01" West, for a distance of 25.24 feet;
North 55°15'40" West, for a distance of 27.03 feet;
South 55°19'07" West, for a distance of 13.82 feet;
South 01°15'41" West, for a distance of 78.59 feet;
South 81°37'43" East, for a distance of 38.40 feet;
South 76°01'19" East, for a distance of 43.21 feet;
South 60°59'16" East, for a distance of 21.78 feet;
South 01°59'10" West, for a distance of 54.63 feet;
South 59°52'57" East, for a distance of 45.46 feet;
South 52°49'44" East, for a distance of 25.53 feet;
South 00°13'20" East, for a distance of 24.75 feet;
South 18°12'16" East, for a distance of 31.84 feet;
South 38°00'38" West, for a distance of 16.15 feet;
North 83°12'51" West, for a distance of 36.56 feet;
South 81°23'38" West, for a distance of 21.04 feet;
South 02°28'30" East, for a distance of 21.14 feet;
South 36°44'24" East, for a distance of 34.11 feet;
South 18°28'11" East, for a distance of 25.53 feet;
South 10°49'07" East, for a distance of 33.80 feet;
South 89°48'31" East, for a distance of 25.24 feet;
North 80°40'42" East, for a distance of 32.62 feet;
South 55°45'13" East, for a distance of 23.59 feet;
South 16°52'06" West, for a distance of 20.73 feet;
South 54°21'06" West, for a distance of 42.04 feet;
South 36°48'04" West, for a distance of 26.45 feet;
South 48°10'59" East, for a distance of 51.87 feet;
South 28°25'29" East, for a distance of 120.85 feet;
South 56°01'13" East, for a distance of 53.38 feet;
South 45°23'48" East, for a distance of 86.80 feet;
South 77°03'11" West, for a distance of 195.24 feet;
South 48°54'29" West, for a distance of 106.62 feet;
South 47°58'33" West, for a distance of 171.91 feet;
South 70°13'56" West, for a distance of 47.12 feet;
South 87°26'48" West, for a distance of 30.12 feet;
South 89°58'08" West, for a distance of 112.26 feet, at the southwest corner of said 42.160 acre tract and being in the east line of said Custer Road;

THENCE, North 00°24'31" West, departing said creek and along the west line of said 42.160 acre tract and the east line of said Custer Road, for a distance of 96.38 feet, to a 1/2 inch iron rod found, on a non-tangent curve to the left, having a radius of 1114.00 feet, a central angle of 03°16'10";

THENCE, continuing along the east line of said Custer Road and the west line of said 42.160 acre tract with said curve to the left for an arc distance of 63.57 feet, Chord Bearing North 02°02'36" West 63.56 feet), to a 1/2 inch iron rod found;

THENCE, North 03°40'41" West, continuing along said lines, for a distance of 150.48 feet, to a 1/2 inch iron rod found, on a non-tangent curve to the right, having a radius of 986.00 feet, a central angle of 03°16'10";

THENCE, continuing along said lines and with said curve to the right for an arc distance of 56.27 feet, Chord Bearing North 02°02'36" West 56.26 feet), to a 1/2 inch iron rod found;

THENCE, North 00°24'31" West, along said lines, for a distance of 121.48 feet, to a 1/2 inch iron rod found;

THENCE, North 30°24'31" West, along the west line of said 42.160 acre tract and the east line of said Custer Road, for a distance of 26.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°24'31" West, continuing along said lines, for a distance of 360.00 feet, to a 1/2 inch iron rod found;

THENCE, North 28°35'29" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°24'31" West, continuing along said lines, for a distance of 56.04 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 2090.00 feet, a central angle of 02°00'28";

THENCE, continuing along said lines and with said curve to the left for an arc distance of 73.24 feet (Chord Bearing North 01°24'45" West 73.23 feet), to a 1/2 inch iron rod found;

THENCE, North 02°24'59" West, continuing along said lines, for a distance of 161.92 feet, to a 1/2 inch iron rod found;

THENCE, North 32°24'59" West, continuing along said lines, for a distance of 20.00 feet, to a 1/2 inch iron rod found;

THENCE, North 02°24'59" West, continuing along said lines, for a distance of 320.75 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 1920.00 feet, a central angle of 01°58'07";

THENCE, continuing along said lines and with said curve to the right for an arc distance of 65.97 feet (Chord Bearing North 01°25'56" West 65.96 feet), to a 1/2 inch iron rod found;

THENCE, North 00°26'53" West, continuing along said lines, for a distance of 1163.55 feet, to the POINT OF BEGINNING and containing 42.157 acres of land.

OWNERS DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we FRASER NORTH CREEK MCKINNEY, LLC., the undersigned do hereby adopt this Record Plat designating the herein described property as "NORTH CREEK ESTATES PHASE I", an addition to the City of McKinney, Collin County, Texas, as described in a 42.167 acre tract, and do hereby dedicate to the public use forever the streets, alleys, and easements, and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Sanitary Sewer Easements & Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. And any public utility and the City of McKinney, shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs 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 part of its respective system without the necessity, at any time, of procuring the permission of anyone.

No building, structure or other improvement, including fencing, shall be constructed in, along, upon, under, over, and across the Visibility Easement herein granted in a manner that interferes with the purposes of this Visibility Easement. Improvements approved by the Grantee may be placed on the Visibility Easement Property which are compatible with the use of the Visibility Easement and Facilities. The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Visibility Easement Property herein granted.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND AT Allen Texas, this the 28th day of Feb, 2023.

FRASER NORTH CREEK MCKINNEY, LLC.

Stephen Smith
Authorized Representative

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 STEPHEN SMITH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 28th day of Feb, 2023.



Maria Hallford
Notary Public in and for the State of Texas

Approved

RCC
City Manager
City of McKinney, Texas

2/27/23
Date

Attest

Matthew McQueen
City Secretary
City of McKinney, Texas

02-27-2023
Date

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

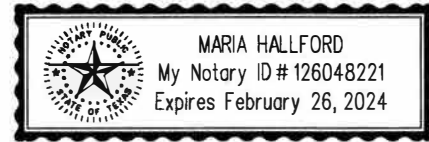
Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621



THE 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 WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 28th day of Feb, 2023.



Maria Hallford
NOTARY PUBLIC, STATE OF TEXAS

RECORD PLAT
OF

NORTH CREEK ESTATES PHASE 1

42.157 ACRES
100 SINGLE FAMILY HOMES LOTS
6 COMMON AREAS LOTS
106 TOTAL LOTS
OUT OF THE

JOHN CRUTCHFIELD SURVEY, ABSTRACT NO. 206

IN THE

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
FRASER NORTH CREEK MCKINNEY, LLC.

17250 NORTH DALLAS PARKWAY
DALLAS, TEXAS 75248

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2023



STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON 03/02/2023 08:22 AM
PLAT BOOK: 2023 PAGE: 128 - 129
NUMBER OF PAGES: 2 AMOUNT: \$48.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: Matthew McQueen DEPUTY
McQueen, Matthew

NOTES

- Bearings are referenced to a 42.160 acre tract, as described in Doc. No. 20210409000721510, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- U.E. - Utility Easement
IRF - Iron Rod Found
V.S.E. - Visibility Sight Easement
S.S.E. - Sanitary Sewer Easement
V.A.M. - Visibility Access Easement
W.L.E. - Water Line Easement
C.M. - Controlling Monument
D.E. - Drainage Easement
}- Street Name Change

- 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 requirements of the subdivision ordinance.

- All common areas to be dedicated to and maintained by the North Creek Home Owners Association, Inc.

- These permanent storm water quality controls will be installed:
Preservation of Natural Creeks, Preservation of the 100 year flood plain, Open Space, Inlet and Pipe System, Vegetative Ground Cover, Rip Rap at storm sewer outfalls.

These will require the following maintenance:

Litter Cleanup, Regular Mowing, Maintain Established Vegetation, Maintain Rip Rap in good working condition.

- The owner and any subsequent owner of Common Area A-1 of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.