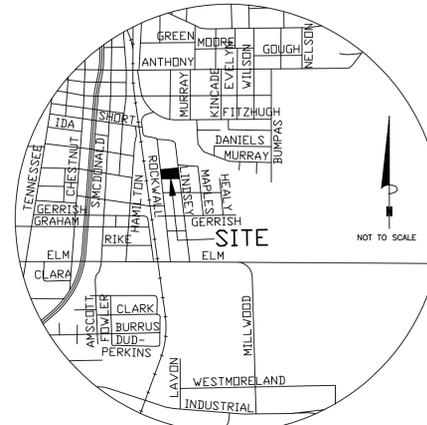


BEARING BASE: WEST LINE OF R.O.W. PARCEL IN CLERK'S FILE NO. 20080408000417040, 20080408000417030, AND 20080408000417050.
 CONTROLLING MONUMENTS: 5/8-INCH IRON PIN FOUND AT NORTHWEST CORNER 0.004 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20080408000417040 AND 5/8-INCH IRON PIN FOUND AT SOUTHWEST CORNER OF 0.015 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20080408000417050.

R.D.W. PARCELS DEDICATED TO CITY OF MCKINNEY

| PARCEL | CLERK'S FILE NO. |
|-----------|---|
| R.D.W.-1 | COLLIN COUNTY COURT NO. 6 CAUSE NO. 006-2567-2008 |
| R.D.W.-2 | 20070423000542450 |
| R.D.W.-3 | 20070914001286790 |
| R.D.W.-4 | 20080408000417040 |
| R.D.W.-5 | 20080408000417030 |
| R.D.W.-6 | 20080408000417050 |
| R.D.W.-7 | 20070717000984810 |
| R.D.W.-8 | 20070717000984800 |
| R.D.W.-9 | 20070328000415900 |
| R.D.W.-10 | 20090609000709030 |



STATE OF TEXAS:
 COUNTY OF COLLIN:

WHEREAS Omidan Inc. is the owner of a tract of land situated in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811, being a survey of part of Lot 8 and 9 of the J. G. Fitzhugh 2nd Addition (unrecorded), an addition to the City of McKinney, being also a survey of Tract 1, 2, 3, 4, & 5 described in a deed from Charles W. Cox, et al to Omidan, Inc. recorded as clerk's file no. 20200221000245860 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the northeast corner of said Tract 4, in the west right-of-way line of Lindsey Street; same being the northwest corner of a 0.004 acre tract recorded as clerk's file no. 20140717000745180; THENCE South 06°49'00" East, with the east line of said Tract 4, 3, & 2 and with the west right-of-way line of said Lindsey Street, 133.36 feet to a 5/8-inch iron pin found at the southeast corner of said Tract 2 and the southwest corner of the 0.015 acre tract recorded as clerk's file no. 20080408000417050; same being in the north right-of-way line of a 15 foot wide alley recorded in volume 81, page 360; THENCE South 88°25'11" West, with the north right-of-way line of said alley, 254.50 feet to a 1/2-inch iron pin set in the east right-of-way line of Rockwall Street; THENCE North 07°40'07" West, with the east right-of-way line of said Rockwall Street and the west line of said Tract 5 and Tract 4, 112.70 feet to a 1/2-inch iron pin set at the southwest corner of a lot recorded in volume 338, page 28; THENCE North 83°45'26" East, with the south line of said lot recorded in volume 338, page 29 and the south line of said lot recorded as clerk's file no. 20140717000745180, 255.12 feet to the PLACE OF BEGINNING and containing 0.717 acre.

COUNTY OF COLLIN:
 STATE OF TEXAS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Omidan Inc. does hereby adopt this Amending Plat designating the hereinabove described property as J. G. FITZHUGH 2ND ADDITION, LOT 1, 2, 3, & 4, BLOCK A, BEING A REPLAT OF PART OF LOT 8 AND 9, J. G. FITZHUGH 2ND ADDITION, an addition to the City of McKinney, Collin County, Texas and does hereby dedicate to the public use forever, their streets, alleys and public use areas as 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 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 anyway, 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, 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 at _____, Texas, this _____ day of _____, 2020.

All R. Farzadpour
 President of Omidan Inc.

STATE OF TEXAS:
 COUNTY OF COLLIN:

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared All R. Farzadpour 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.
 Given under my hand and seal of office, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

PRELIMINARY—THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:
 COUNTY OF COLLIN:

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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.
 Given under my hand and seal of office, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

"Approved and Accepted"

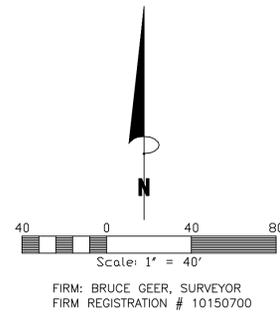
City Manager
 City of McKinney, Texas

Date



LEGEND

- CCPR COLLIN COUNTY PLAT RECORDS
- IPS 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
- 5/8" IPF 5/8" IRON PIN FOUND
- D.E. DRAINAGE EASEMENT
- VOL. VOLUME
- PG. PAGE
- CM CONTROLLING MONUMENT



OWNER: Omidan Inc.
 581 TALIA CIRCLE
 FAIRVIEW, TEXAS 75069

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117
 1101 W. UNIVERSITY DRIVE (U.S. HIGHWAY 380)
 MCKINNEY, TEXAS 75069
 972-562-3959
 972-542-5751 FAX

THE PURPOSE FOR THIS AMENDING PLAT IS TO CREATE 4 LOTS FROM 5 EXISTING LOTS

NOTE: FROM NORTHEAST CORNER OF LOT 1, BLOCK A SHOWN HEREON IT IS N 41°08'36" E, 2501.41' TO APPROXIMATE NORTHEAST CORNER OF MARY STANDIFER SURVEY, ABSTRACT NO. 811.

ACCORDING TO FEMA MAP NO. 48085C0280 J, DATED 6-2-2009, LOTS 1-4, BLOCK A SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.

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 SUBDIVISION ORDINANCE.

SCHOOL DISTRICT LINES OR CITY LIMIT LINES NOT SHOWN HEREON.

AMENDING PLAT
 OF
**J. G. FITZHUGH
 2ND ADDITION**
 LOT 1, 2, 3, & 4, BLOCK A,
 BEING A REPLAT OF PART OF
 LOT 8 & 9
 J. G. FITZHUGH 2ND ADDITION
 AN ADDITION TO THE
 CITY OF MCKINNEY
 BEING 0.717 ACRE OF LAND LOCATED IN THE
 MARY STANDIFER SURVEY, ABSTRACT NO. 811,
 COLLIN COUNTY, TEXAS