

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 coordinates and bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the TOPNET RTK Network and is also referenced to City of McKinney GPS Monuments No. 43 and No. 44, NAD83, Texas State Plane Coordinates, North Central Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0280J (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, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is 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/asphalt 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.

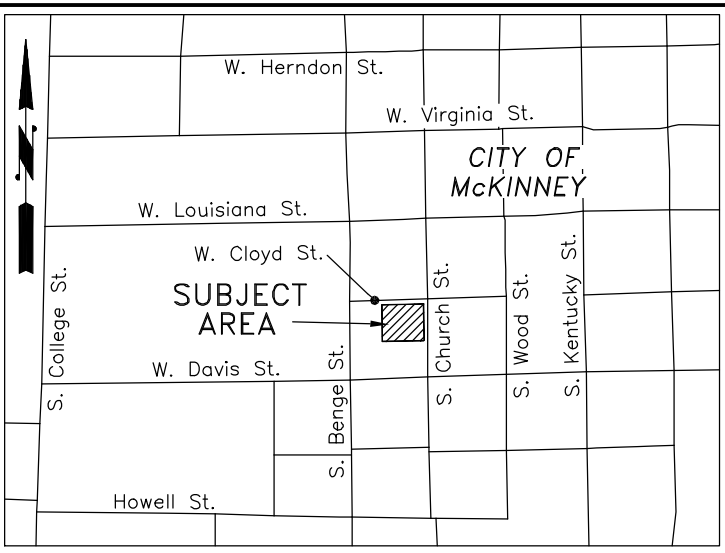
PURPOSE STATEMENT:

The purpose of this amending plat is to remove the McKinney Original Donation Lot Lines and subdivide into four (4) new Lots.

LEGEND

- Vol. = Volume
- Pg. = Page
- C.C. File # = County Clerk's File Number
- Doc. No. = Document Number
- D.R.C.C.T. = Deed Records, Collin County, Texas
- P.R.C.C.T. = Plat Records, Collin County, Texas
- CM = Controlling Monument
- CIRS = 1/2" Iron Set with red plastic cap, stamped "RPLS 4701"
- IRF = Iron Rod Found

VICINITY MAP



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 _____, 2022.

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

OWNER

DFA DEVELOPMENT, INC.
110 E. Louisiana Street, Ste. 200
McKinney, Texas 75069
djd4599@yahoo.com
214-405-2493

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, DFA DEVELOPMENT, INC. is the owner of that certain tract of land, situated in the City of McKinney, in the William Davis Survey, Abstract No. 248 of Collin County, Texas and being all of Lots 173 and 201C, Block 35 of the Original Donation to the Town of McKinney, Texas (March 24, 1849) and same being described in a deed to DFA Development, Inc., recorded in Document No. 20220329000504820, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the east line of the above described Block 35 and the west right-of-way line of S. Church Street (40' wide right-of-way) for the southeast corner of the above described DFA Development tract and same being the northeast corner of Lot 1, Block A of 112 S. Church Addition, an addition to the City of McKinney, according to the Minor Replat thereof, recorded in Volume 2021, Page 414, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: South 88 deg. 44 min. 22 sec. West, departing from said S. Church Street, along the south line of said DFA Development tract and the north line of said 112 S. Church Addition, a distance of 116.52 feet to a 1/2 inch iron rod found for the southwest corner of said DFA Development tract and same being the southeast corner of Original Donation Lot 201B as described in a deed to Lazaro Flores Martin Flores and Gregora Flores, recorded in County Clerk's File No. 94-0040318, D.R.C.C.T.;

THENCE: North 00 deg. 23 min. 56 sec. West, along the common line of said DFA Development tract and said Flores tract, a distance of 102.89 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the north line of the above described Block 35 and the south right-of-way line of W. Cloyd Street (20' wide right-of-way) for the northwest corner of said DFA Development tract and the northeast corner of said Flores tract;

THENCE: North 88 deg. 43 min. 17 sec. East, along the north line of said Block 35 and DFA Development tract and the south right-of-way line of said W. Cloyd Street, a distance of 116.18 feet to a 1/2 inch iron rod found at the intersection of the south right-of-way line of W. Cloyd Street and the west right-of-way line of the above mentioned S. Church Street for the northeast corner of said Block 35 and said DFA Development tract;

THENCE: South 00 deg. 35 min. 18 sec. East, along the common line of said Block 35, DFA Development tract and S. Church Street, a distance of 102.92 feet to the POINT OF BEGINNING and containing 11,962 square feet or 0.275 acres of land.

DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFA DEVELOPMENT, INC., does hereby adopt this Minor Replat, designating the herein above described property as **108 S. CHURCH ADDITION, LOTS 1-4, BLOCK A**, being a replat of McKinney Outlots 173 and 201C, Block 35, of the Original Donation to the Town of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. 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 _____, 2022.

Don Day,
President
DFA Development, Inc.

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 **DON DAY**, 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 _____, 2022.

Notary Public, State of Texas

Approved & Accepted

Planning & Zoning Commission, Chairman
McKinney, Texas

Date

Attest

Board, Commission or City Secretary
City of McKinney, Texas

Date

MINOR REPLAT

108 S. CHURCH ADDITION
LOTS 1-4, BLOCK A
0.275 Acres

Being a Replat of
LOTS 173 & 201C, BLOCK 35
McKINNEY ORIGINAL DONATION
situated in the
William Davis Survey, Abstract No. 248
City of McKinney
Collin County, Texas



Drawn by	Date	Scale	Job	Title	Sheet
Mark Stahl	07/11/2022	1" = 30'	2022-010	2022-010-MP.DWG	1 of 1