

MILLER STREET
(40' RIGHT-OF-WAY)

OWNER'S CERTIFICATE

WHEREAS, DAVID CRUZ AND WIFE, ADELA CRUZ ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, COLLIN COUNTY, TEXAS, SAID TRACT OF LAND BEING DESCRIBED IN DEED RECORDED IN RECORD IN VOLUME 4693, PAGE 2412, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND ALSO BEING A PART OF LOTS 16 AND 17, BLOCK 4, OF W.J.S. RUSSELL'S THIRD ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 91, PAGE 238, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

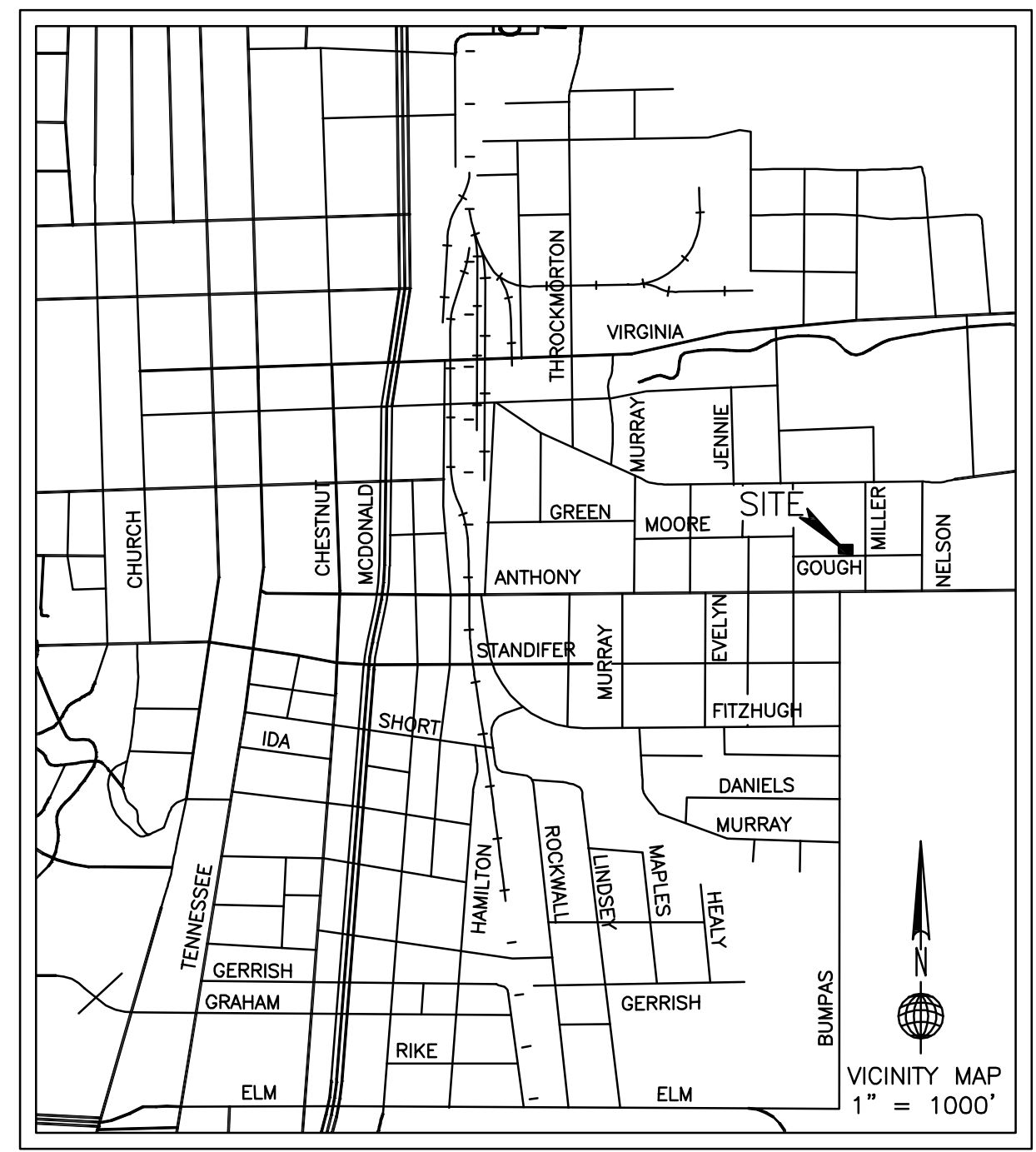
BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF GOUGH STREET (VARIABLE WIDTH RIGHT-OF-WAY), AT THE SOUTHEAST CORNER OF SAID CRUZ TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MARGARET HAWKINS, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 2018060400677540, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID BLOCK 4 BEARS SOUTH 89°28'11" EAST, A DISTANCE OF 60.11 FEET;

THENCE NORTH 89°28'11" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GOUGH STREET, A DISTANCE OF 89.44 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID CRUZ TRACT;

THENCE NORTH 00°29'00" EAST AT A DISTANCE OF 5.00 FEET PASSING THE SOUTHEAST CORNER OF LOT 17R, BLOCK 4 OF RUSSELL NO. 3 ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 91, PAGE 100, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID CRUZ TRACT AND SAID LOT 17R, A DISTANCE OF 54.00 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID CRUZ TRACT, IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO LESTER BERNARD JACKSON, OF RECORD IN VOLUME 4497, PAGE 2140, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°28'03" EAST ALONG THE COMMON LINE OF SAID CRUZ TRACT AND SAID JACKSON TRACT, A DISTANCE OF 89.11 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE COMMON NORTH CORNER OF SAID CRUZ AND HAWKINS TRACT;

THENCE SOUTH 00°08'24" WEST ALONG THE COMMON LINE OF SAID CRUZ AND HAWKINS TRACT, A DISTANCE OF 54.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4,821 SQUARE FEET OR 0.111 ACRES OF LAND.



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS AMENDING PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF MCKINNEY, TEXAS.

WITNESS MY HAND AT PLANO, TEXAS,
THIS THE _____ DAY OF _____, 2020
RELEASED 04/06/2020 FOR REVIEW PURPOSES
ONLY NOT TO BE RECORDED FOR ANY REASON

JASON L. MORGAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, 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

MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, DAVID CRUZ AND ADELA CRUZ, THE UNDERSIGNED DO HEREBY ADOPT THIS AMENDING PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS W.J.S. RUSSELL'S THIRD ADDITION, LOT 16A, BLOCK 4, BEING A REPLAT OF PART LOT 16 AND A PART OF LOT 17, BLOCK 4, W.J.S. RUSSELL'S THIRD ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 91, PAGE 238, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS AS SHOWN, FOR THE 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 BUILDINGS, 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 EASEMENT AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM UPON THE SAID EASEMENT STRIPS 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, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 2020.

OWNER: DAVID CRUZ

OWNER: ALEDA CRUZ

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID CRUZ, 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

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ALEDA CRUZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

MY COMMISSION EXPIRES: _____

**PART OF
LOT 15
BLOCK 3**
W.J.S. RUSSELL
THIRD ADDITION
VOLUME 91, PAGE 238
D.R.C.C.T.

BOBBY & MINNIE BROOKS
VOLUME 4973, PAGE 314
D.R.C.C.T.

**PART OF
LOT 15
BLOCK 3**
W.J.S. RUSSELL
THIRD ADDITION
VOLUME 91, PAGE 238
D.R.C.C.T.

MARTIN MALDONADO
VOLUME 5591, PAGE 3403
D.R.C.C.T.

**LOT 26
BLOCK 3**
W.J.S. RUSSELL
THIRD ADDITION
VOLUME 91, PAGE 238
D.R.C.C.T.

APPROVED AND ACCEPTED

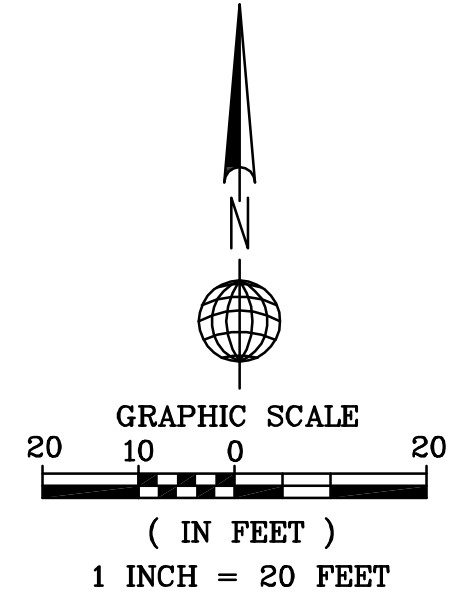
CITY MANAGER
CITY OF MCKINNEY, TEXAS

DATE _____

ATTEST _____

CITY SECRETARY,
CITY OF MCKINNEY, TEXAS

DATE _____



OWNER:
OWNER
DAVID AND ALEDA CRUZ
1209 GOUGH
MCKINNEY, TEXAS 75069

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
1705 TAWAKONI LANE
PLANO, TEXAS 75075
PHONE: (972)881-1700
FIRM NO. 100163-00



**AMENDING PLAT
OF
W.J.S. RUSSELL'S THIRD ADDITION
LOT 16A, BLOCK 4
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
BEING A REPLAT OF PART OF LOT 16 AND
A PART OF LOT 17, BLOCK 4
W.J.S. RUSSELL'S THIRD ADDITION
VOLUME 91, PAGE 238
M.R.C.C.T.
BEING 0.111 ACRES OF LAND
SITUATED IN THE
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

JOB NO.: 20-01-077

- NOTES:
- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
 - 2) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON CITY OF MCKINNEY GEODETIC CONTROL WHICH IS RELATIVE TO THE TEXAS COORDINATE SYSTEM (NAD83 TEXAS NORTH CENTRAL ZONE (4202)).
 - 3) 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.
 - 4) THE PURPOSE OF THIS AMENDING PLAT IS TO CREATE ONE RESIDENTIAL LOT.