

**E GRAHAM STREET**  
VARIABLE WIDTH R.O.W.

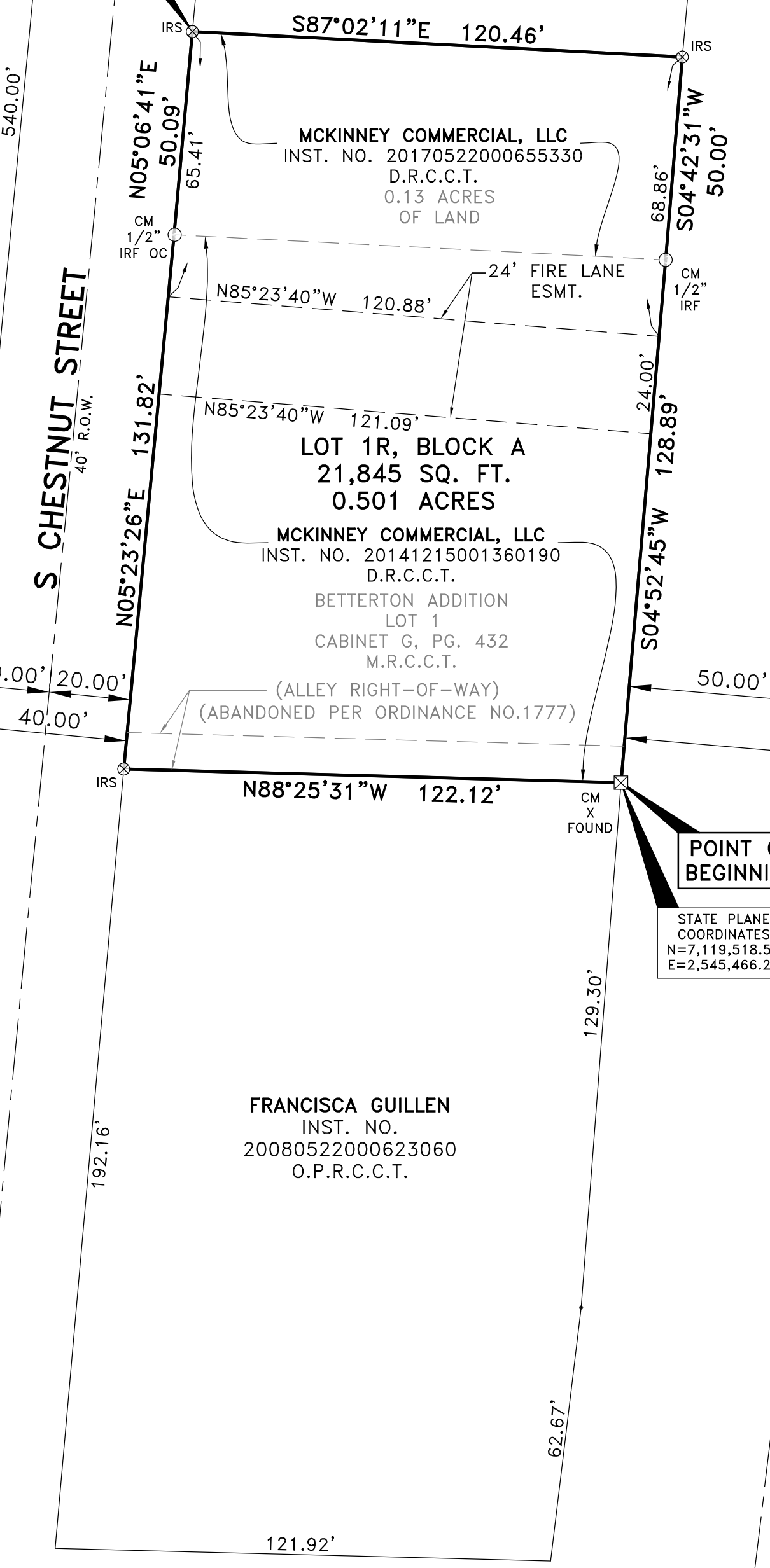
R.O.W. DEDICATION  
VOL. 5751,  
PG. 3586  
D.R.C.C.T.

MCKINNEY INDEPENDENT SCHOOL DISTRICT  
VOL. 174, PG. 231 AND  
VOL. 181, PG. 1  
D.R.C.C.T.

OWENS CHAPEL CHURCH OF GOD  
IN CHRIST  
INST. NO.  
20131011001411730  
O.P.R.C.C.T.

**ELM STREET**  
(CALLED MILLWORK STREET ON PLAT)

STATE PLANE COORDINATES  
N=7,119,703.02  
E=2,545,360.97



POINT OF BEGINNING  
STATE PLANE COORDINATES  
N=7,119,518.54  
E=2,545,466.20

R.O.W. DEDICATION  
VOL. 2012,  
PG. 437  
D.R.C.C.T.

AMENDING PLAT  
GERRISH ADDITION  
LOT 1R, BLOCK 2  
VOL. 2012, PG. 437,  
D.R.C.C.T.

**S MCDONALD STREET (S.H. 5)**  
100' R.O.W.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, McKinney Commercial, LLC, is the owner of that tract of land situated in the Edward Bradley Survey, Abstract Number 85, City of McKinney, Collin County, Texas, and being all of Lot 1, of Betterton Addition, an addition to the City of McKinney, Collin County Texas according to the Plat recorded in Volume G, Page 432, Map Records, Collin County, Texas, same being conveyed to McKinney Commercial, LLC, by General Warranty Deed recorded in Instrument Number 20141215001360190, Official Public Records, Collin County, Texas, same tract also being a 0.13 acres of land conveyed to McKinney Commercial, LLC, by General Warranty Deed recorded in Instrument Number 20170522000655330, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an X found for corner, said corner being in the West Right-of-Way line of McDonald Street (S.H. 5) (100 foot Right-of-Way) and the Northeast corner of a tract of land conveyed to Francisca Guillen in deed recorded in instrument number 20080522000623060, Official Public Records, Collin County, Texas;

THENCE North 88 degrees 25 minutes 31 seconds West, along the North line of said Francisca Guillen tract, a distance of 122.12 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG SURVEYING" for corner, said corner being in the Northwest corner of said Francisca Guillen tract, same being the East Right-of-Way line of said Chestnut Street (40 foot Right-of-Way);

THENCE North 05 degrees 23 minutes 26 seconds East, along the East Right-of-Way line of said Chestnut Street, a distance of 131.82 feet to a 1/2 inch iron rod found with an orange cap for corner, said corner being the East Right-of-Way line of said Chestnut Street;

THENCE North 05 degrees 06 minutes 41 seconds East, continuing along the East Right-of-Way line of said Chestnut Street, a distance of 50.09 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG SURVEYING" for corner, said corner being the East Right-of-Way line of said Chestnut Street, same being the Southwest corner of a tract of land conveyed to HRMN Limited Company in deed recorded in Instrument Number 20160217000182750, Official Public Records, Collin County, Texas;

THENCE South 87 degrees 02 minutes 11 seconds East, along the South line of said HRMN Limited Company tract, a distance of 120.46 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of said HRMN Limited Company tract, same being the West Right-of-Way line of said McDonald Street (S.H. 5);

THENCE South 04 degrees 42 minutes 31 seconds West, along the West Right-of-Way line of said McDonald Street (S.H. 5), a distance of 50.00 feet to a 1/2 inch iron rod found for corner, said corner being the West Right-of-Way line of said McDonald Street (S.H. 5);

THENCE South 04 degrees 52 minutes 45 seconds West, and continuing along the West Right-of-Way line of said McDonald Street (S.H. 5), a distance of 128.89 feet to the POINT OF BEGINNING and containing 21,845 square feet or 0.501 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, McKinney Commercial LLC, acting by and through its duly authorized officer Amir Armand, owner, does hereby adopt this minor plat, designating the herein described property as **MCKINNEY COMMERCIAL ADDITION, LOT 1R, BLOCK A, BEING A REPLAT OF LOT 1, BETTERTON ADDITION, CABINET G, PAGE 432, M.R.C.C.T., AND ALSO A 0.13 ACRES OF LAND,** an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate, to the public use forever any streets, alleys and public use areas 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 or 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 growth, which in anyway endanger or interfere with the construction maintenance or efficiency of it's 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 it's 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,

WITNESS, my hand at McKinney, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
Amir Armand  
(Owner)

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Amir Armand known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the crner monuments shown thereon were either found or properly placed under my supervision, in accordance with the Subdivision Regulations of the City of McKinney, Collin County, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2018.  
**RELEASED FOR REVIEW 06/25/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**  
Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

"APPROVED AND ACCEPTED"

\_\_\_\_\_  
Planning & Zoning Commission Chairman  
City of McKinney, Texas

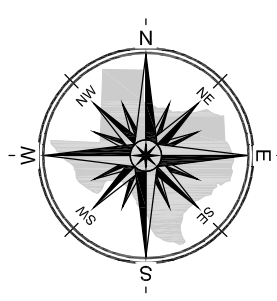
\_\_\_\_\_  
Date

- LEGEND:**
- CM CONTROLLING MONUMENT
  - IRS 1/2 INCH IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
  - IRF IRON ROD FOUND
  - IRF OC IRON ROD FOUND WITH A PLASTIC ORANGE CAP
  - EASEMENT
  - VOL. VOLUME
  - PG. PAGE
  - R.O.W. RIGHT-OF-WAY
  - INST. INSTRUMENT
  - NO. NUMBER
  - SQ.FT. SQUARE FEET
  - R.O.W. RIGHT-OF-WAY
  - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
  - M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- GENERAL NOTES**
- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
  - 2) 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.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48085C0290J, REVISED ON JUNE 2, 2009, THIS PROPERTY DOSE LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
  - 7) BENCHMARK #44 IS A CAP ON A CULVERT LOCATED APPROXIMATELY 1/3 MILE EAST OF HIGHWAY 5, ON FM 546. (ELEV.=594.845')
  - 8) BENCHMARK #43 IS A CAP ON A CURB LOCATED AT THE NORTHEAST CORNER OF LOUISIANA AND MURRAY (ELEV.=586.464)

**PURPOSE STATEMENT**  
THE PURPOSE OF THIS MINOR REPLAT IS TO CREATE ONE LOT FROM A PLATTED LOT AND A TRACT OF LAND.

OWNER: MCKINNEY COMMERCIAL, LLC.  
AMIR ARMAND, OWNER  
5636 LINDSEY DRIVE  
PLANO, TX 75093  
PHONE: 214-718-2522  
E-MAIL: AMIRALI2522@YAHOO.COM



MINOR REPLAT  
**MCKINNEY COMMERCIAL ADDITION**  
LOT 1R, BLOCK A  
BEING A REPLAT OF LOT 1,  
BETTERTON ADDITION  
CABINET G, PAGE 432, M.R.C.C.T.,  
AND ALSO A 0.13 ACRES OF LAND,  
MARY STANDIFER SURVEY, ABSTRACT NO. 811  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
21,845 SQ.FT. / 0.501 ACRES

**CBG Surveying, Inc.**  
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