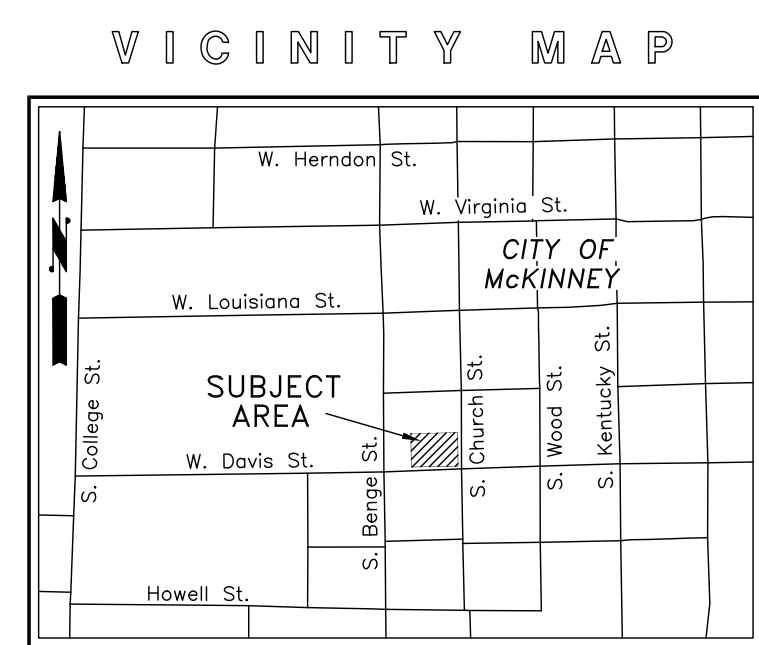


- GENERAL NOTES:**
- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
 - Reference Bearing: Coordinates and Bearings shown hereon are tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of McKinney Geodetic Control Monuments No. 43 and 44.
 - All 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.

FLOOD ZONE NOTE:
 This Surveyor has reviewed Flood Insurance Rate Map No. 48055C0280J (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.

PURPOSE STATEMENT:
 The purpose of this Minor Replat is to consolidate Lots 174 and 202B, Block 35, of the Original Donation to the Town of McKinney into one (1) Lot.

- LEGEND**
- Vol. = Volume
 - Pg. = Page
 - C.C. = County Clerk
 - Doc. No. = Document Number
 - D.R.C.C.T. = Deed Records, Collin County, Texas
 - CM = Controlling Monument
 - MNS = Mag Nail Set
 - IRF = Iron Rod Found
 - IRS = 1/2" Iron Set with cap stamped "RPLS 4701"



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 _____, 2019.

Lawrence H. Ringley
 State of Texas, No. 4701

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 **LAWRENCE H. RINGLEY**, 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 _____, 2019.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, DFA LTD., 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 Lot 174 and Lot 202B, Block 35 of the Original Donation to the Town of McKinney, Texas (March 24, 1849) and same being described in a deed to DFA, LTD., dated May 18, 2018 and recorded in Document No. 20180524000637500, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at 1/2 inch iron rod found on the west right-of-way line of S. Church Street (40' wide right-of-way) for the northeast corner of the above described Lot 174, Block 35 and same being the southeast corner of Lot 173, Block 35 as described in a deed to Mark Montgomery, recorded in Doc. No. 20131113001535500, D.R.C.C.T.;

THENCE: South 00 deg. 49 min. 35 sec. East, along the common line of said Lot 174 and S. Church Street, a distance of 99.99 feet to an X found in concrete at the intersection of the west right-of-way line of said S. Church Street and the north right-of-way line of W. Davis Street (40' wide right-of-way) for the southeast corner of said Lot 174;

THENCE: South 88 deg. 43 min. 37 sec. West, along the common line of said Lots 174 and 202B and W. Davis Street, a distance of 140.02 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, found for the southwest corner of said Lot 202B and same being the southeast corner of Lot 202A, Block 35 as described in a deed to Paige Close & Kelly Close, recorded in Document No. 201112060013135170, D.R.C.C.T.;

THENCE: North 00 deg. 48 min. 46 sec. West, along the common line of said Lots 202B and 202A, a distance of 100.02 feet to a PK Nail found on top of a cross tie post for the northwest corner of said Lot 202B, the northeast corner of said Lot 202A and same being on the south line of Lot 201B, Block 35 as described in a deed as "Tract Two", to Lazaro Flores, Martin Flores and Georgia Flores, recorded in Document No. 94-0040318, D.R.C.C.T.;

THENCE: North 88 deg. 44 min. 22 sec. East, along the north lines of said Lots 202B and 174 and same being the south lines of Lots 201B, 201C and the above mentioned Lot 173, a distance of 139.99 feet to the POINT OF BEGINNING and containing 14,000 square feet or 0.321 acres of land.

STATE OF TEXAS §
 COUNTY OF COLLIN §

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFA LTD., does hereby adopt this Minor Replat, designating the herein above described property as **112 S. CHURCH ADDITION, LOT 1, BLOCK A**, being a replat of McKinney Outlots 174 and 202B, 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 _____, 2019.

Don Day,
 Managing Partner
 DFA, Ltd.

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 _____, 2019.

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

OWNER
 DFA 205, LP
 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

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stahl	08/23/19	1" = 30'	18070	18070-RP.DWG	1 of 1