

LOT 6, BLOCK 2  
WALNUT GROVE SUBDIVISION  
VOL. 7, PG. 19

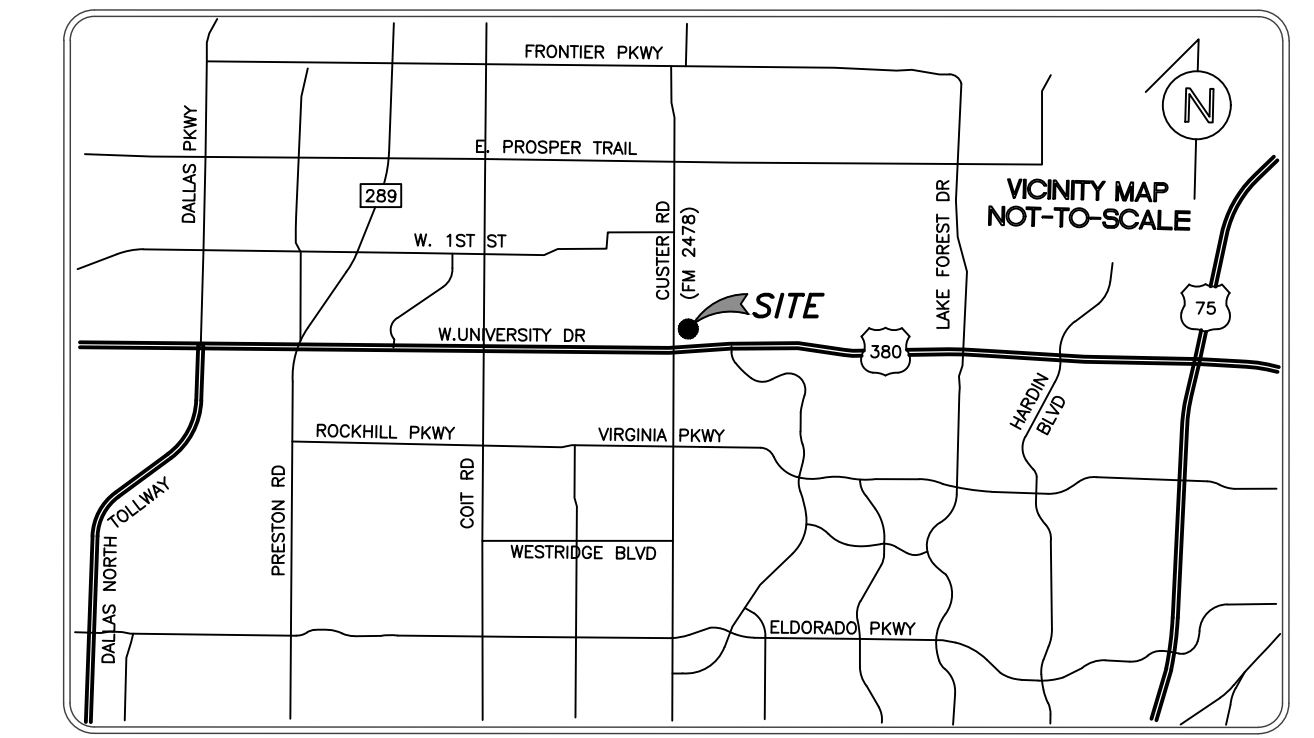
(3.032 ACRES)  
JERRY BRADAM & CRAIG REAVIS  
VOL. 1004, PG. 676

PT. LOT 1  
BLOCK 1  
WALNUT GROVE SUBDIVISION  
VOL. 7, PG. 19

PT. LOT 2  
BLOCK 1  
WALNUT GROVE SUBDIVISION  
VOL. 7, PG. 19

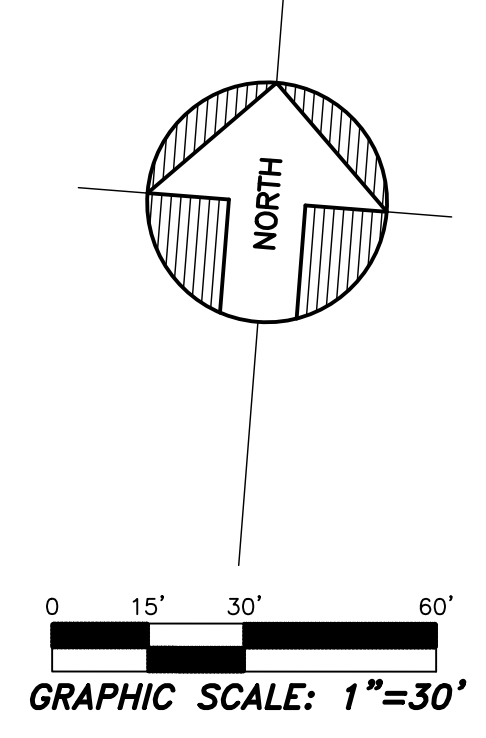
(2.71 AC.)  
MATTHEW T. McDONALD  
VOLUME 5052, PAGE 2437

PT. LOT 3  
BLOCK 1  
WALNUT GROVE SUBDIVISION  
VOL. 7, PG. 19



**LEGEND**

- O IRF IRON ROD FOUND (SIZE AS NOTED)
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- MRCCT MAP RECORDS COLLIN COUNTY TEXAS
- CC COUNTY CLERK'S FILE



# WALNUT GROVE ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

**LOT 1R**  
2.7388 AC.  
119,304 SQ. FT.

**LOT 2R**  
3.0292 AC.  
131,951 SQ. FT.

B. P. WORLEY SURVEY, ABSTRACT NO. 995

# UNIVERSITY DRIVE U.S. HIGHWAY 380

(FKA STATE HIGHWAY NO. 24)  
(VARIABLE WIDTH RIGHT-OF-WAY)

THE PURPOSE OF THIS PLAT IS TO DIVIDE AN EXISTING  
LOTS INTO 2 LOTS, AND DEDICATE A NEW EASEMENT

**\*FOR REVIEW PURPOSES ONLY\***  
**MINOR REPLAT**  
**WALNUT GROVE 380 SUBDIVISION**  
**LOTS 1R & 2R, BLOCK 1**  
**5.7680 ACRES OF LAND**  
**IN THE B. P. WORLEY SURVEY,**  
**ABSTRACT NO. 995**  
**BEING A REPLAT OF A PORTION OF**  
**LOT 1, 2, AND 3, BLOCK 1 OF**  
**WALNUT GROVE SUBDIVISION**  
**IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

JUNE 30, 2022

**SURVEYOR**

BLUE SKY SURVEYING  
& MAPPING CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
CONTACT: DAVID FERREE, RPLS 1890  
DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION No. 10105700

**OWNER**

S.A. PAUL ENTERPRISE, INC.,  
6383 FRANCIS LANE  
FRISCO, TEXAS 75035  
PHONE: 817-778-4711  
CONTACT:



OWNER'S CERTIFICATE

STATE OF TEXAS}
COUNTY OF COLLIN}

WHEREAS, S.A. PAUL ENTERPRISE, INC., A TEXAS CORPORATION, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE B. R. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1, 2 AND 3, IN BLOCK 1 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING THE SAME 5.7680 ACRE TRACT OF LAND CONVEYED TO S.A. PAUL ENTERPRISE, INC., A TEXAS CORPORATION BY DEED RECORDED IN INSTRUMENT NUMBER 2021115002335330 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WAY LINE OF U.S. HIGHWAY 380 - UNIVERSITY DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, RIGHT-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 20191028001353670 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF A 0.0925 ACRE TRACT OF LAND CONVEYED TO CITY OF MCKINNEY, A TEXAS MUNICIPAL CORPORATION, BY DEED FOR RIGHT-OF-WAY WIDENING PURPOSES AND RECORDED IN INSTRUMENT NUMBER 20191028001353670 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD, RIGHT-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 20191028001353670 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2, AND 3;

1. NORTH 49° 55' 53" WEST FOR A DISTANCE OF 56.58 FEET TO A 5/8" IRON ROD SET FOR CORNER;

2. NORTH 04° 55' 56" WEST FOR A DISTANCE OF 280.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;

3. NORTH 00° 37' 17" WEST FOR A DISTANCE OF 108.38 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID 0.0925 ACRE CITY OF MCKINNEY TRACT;

THENCE NORTH 84° 37' 28" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD, RIGHT-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 20191028001353670 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, ACROSS AFORESAID LOT 1 AND FOLLOWING ALONG THE NORTH LINE OF AFORESAID S.A. PAUL ENTERPRISE, INC. TRACT FOR A DISTANCE OF 180.48 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID LOT 1, COMMON WITH THE WEST LINE OF AFORESAID LOT 2;

THENCE NORTH 85° 14' 05" EAST AND CONTINUING ACROSS SAID LOT 2, COMMON WITH THE NORTH LINE OF SAID S.A. PAUL ENTERPRISE, INC. TRACT, AND PASSING A POINT IN THE EAST LINE OF SAID LOT 2, COMMON WITH THE WEST LINE OF AFORESAID LOT 3 AT A DISTANCE OF 199.38 FEET, AND CONTINUING ACROSS SAID LOT 3, COMMON WITH THE NORTH LINE OF SAID S.A. PAUL ENTERPRISE, INC. TRACT FOR A TOTAL DISTANCE OF 399.38 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID S.A. PAUL ENTERPRISE, INC. TRACT, SAID POINT BEING IN THE EAST LINE OF SAID LOT 3, COMMON WITH THE WEST LINE OF LOT 4 IN BLOCK 1 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 05° 02' 52" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID S.A. PAUL ENTERPRISE, INC. TRACT AND SAID LOT 3, COMMON WITH THE WEST LINE OF SAID LOT 4, FOR A DISTANCE OF 428.58 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF WAY LINE OF AFORESAID U.S. HIGHWAY 380 - UNIVERSITY DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), RIGHT-OF-WAY WIDENED BY DEED RECORDED IN VOLUME 3299, PAGE 181 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID S.A. PAUL ENTERPRISE, INC. TRACT;

THENCE SOUTH 85° 04' 17" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF WAY LINE OF SAID U.S. HIGHWAY 380 - UNIVERSITY DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), COMMON WITH THE SOUTH LINE OF SAID S.A. PAUL ENTERPRISE, INC. TRACT FOR A DISTANCE OF 548.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.7680 ACRES OR 251,255 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS}
COUNTY OF COLLIN}

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT S.A. PAUL ENTERPRISE, INC. A TEXAS CORPORATION, OWNERS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS RECORD PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS WALNUT GROVE 380 SUBDIVISION, LOTS 1R, AND 2R, BLOCK 1, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, BEING A REPLAT OF LOTS 1, 2, AND 3, IN BLOCK 1 OF THE WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY TEXAS, AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED IN ANY EASEMENTS. EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF MCKINNEY'S USE THEREOF. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SOLD EASEMENTS. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE FULL RIGHT OF PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

S.A. PAUL ENTERPRISE, INC. A TEXAS CORPORATION,,

BY: \_\_\_\_\_
NAME, MANAGER

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED

CITY MANAGER
CITY OF MCKINNEY, TEXAS

DATE

ATTEST

CITY SECRETARY
CITY OF MCKINNEY, TEXAS

DATE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS}
COUNTY OF DALLAS}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, 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 CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

(1) 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.

(2) BASIS OF BEARINGS IS THE WEST LINE OF WALNUT GROVE ROAD PER THE FINAL PLAT RECORDED IN VOLUME 7, PAGE 19 M.R.C.C.T.

ACCESS EASEMENTS AND DETENTION POND MAINTENANCE NOTES.

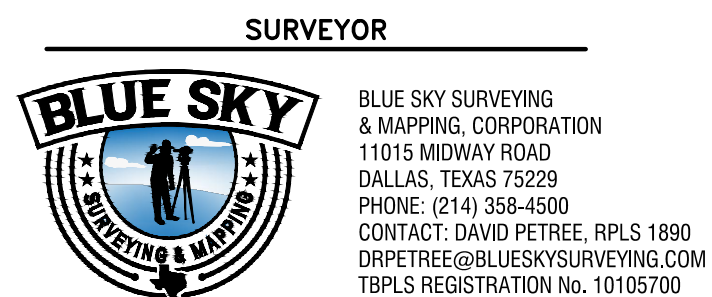
SEE DECLARATION OF ACCESS AND DRAINAGE EASEMENTS WITH COVENANTS, CONDITIONS AND RESTRICTIONS INST#20191028001358560.

ADDITIONALLY, THE OWNERS SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY.

THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

THE PURPOSE OF THIS PLAT IS TO DIVIDE AN EXISTING LOTS INTO 2 LOTS, AND DEDICATE A NEW EASEMENT

\*FOR REVIEW PURPOSES ONLY\*
MINOR REPLAT
WALNUT GROVE 380 SUBDIVISION
LOTS 1R & 2R, BLOCK 1
5.7680 ACRES OF LAND
IN THE B. P. WORLEY SURVEY,
ABSTRACT NO. 995
BEING A REPLAT OF A PORTION OF
LOT 1, 2, AND 3, BLOCK 1 OF
WALNUT GROVE SUBDIVISION
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



OWNER
S.A. PAUL ENTERPRISE, INC.,
6383 FRANCIS LANE
FRISCO, TEXAS 75035
PHONE: 817-778-4711
CONTACT: \_\_\_\_\_