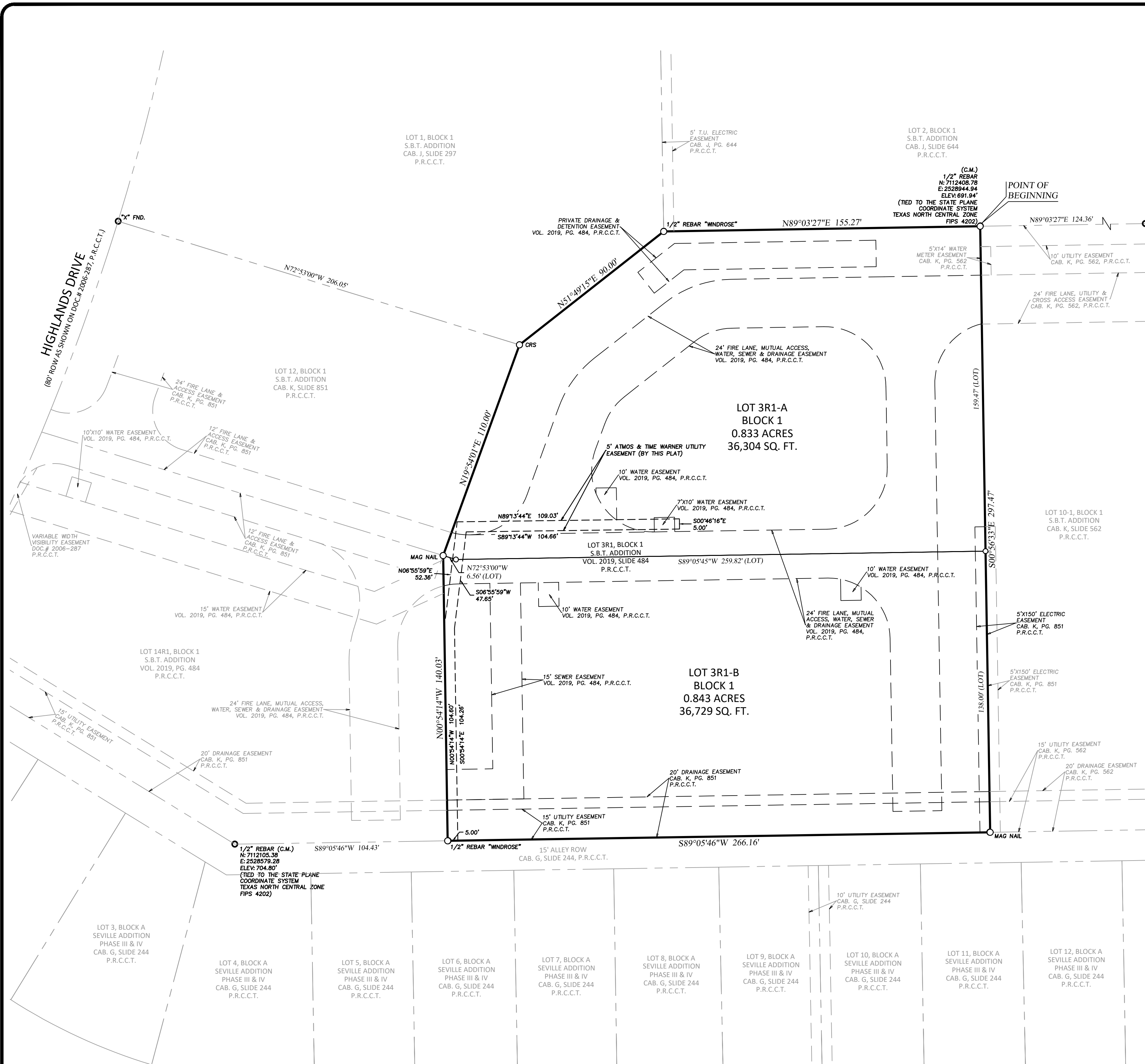


Survey prepared by Barton Chapa Surveying, LLC, 5200 State Highway 121, Colleyville, TX 76034



SURVEYOR'S NOTES: 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.

DRAINAGE NOTE: The owners of Block 1, Lot 3R1-A of this plat shall be solely responsible for the maintenance of the private storm water detention system.

LEGEND OF ABBREVIATIONS: D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS; P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS; O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; DOC.# DOCUMENT NUMBER; C.M. CONTROLLING MONUMENT; SQ. FT. SQUARE FEET; ROW RIGHT OF WAY; CRS CAPPED REBAR SET

PURPOSE STATEMENT: The purpose of this replat is to subdivide one existing lot into two lots.

Approved & Accepted City Manager City of McKinney, Texas Date

Attest City Secretary City of McKinney, Texas Date

OWNER'S CERTIFICATE:

STATE OF TEXAS COUNTY OF COLLIN WHEREAS GEHANI HOLDINGS, LLC is the owner of that tract of land out of the Grafton Williams Survey, Abstract Number 976, in the City of McKinney, Collin County, Texas, said tract being all of Lot 3R1 in Block 1 of S.B.T. Addition, an addition in the City of McKinney, Collin County, Texas, according to the plat recorded under Volume 2019, Page 484, Plat Records, Collin County, Texas, (P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar found for the northeast corner of said Lot 3R1 and the herein described tract; THENCE with the perimeter and to the corners of said Lot 3R1 the following calls: 1. South 00 degrees 56 minutes 33 seconds East, a distance of 297.47 feet to a point from which a 1/2 inch rebar found bears North 81 degrees West, a distance of 0.23 feet;

OWNER'S DEDICATION

NOW, therefore, known all men by these presents: GEHANI HOLDINGS, LLC, does hereby adopt this preliminary-final replat designating by and through its duly authorized representative the herein above described property as LOT 3R1-A AND LOT 3R1-B, BLOCK 1, S.B.T. ADDITION, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon.

This plat approve subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS my hand this the ___ day of ___ 20__

BY: GEHANI HOLDINGS, LLC

By and through its duly authorized agent, Daniel Gehani

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision on April 22, 2020; that the monuments shown hereon were found and/or placed under my supervision.

Date of Plat/Map: April 12, 2021

PRELIMINARY

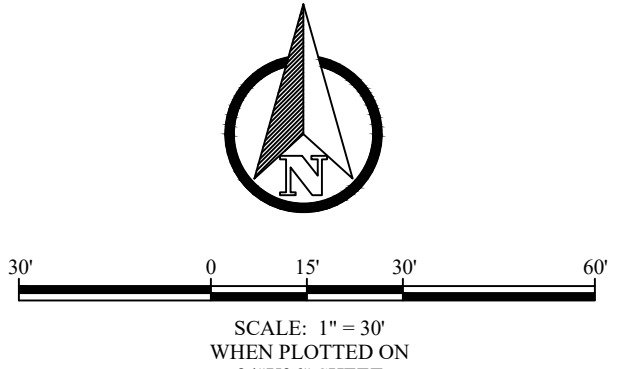
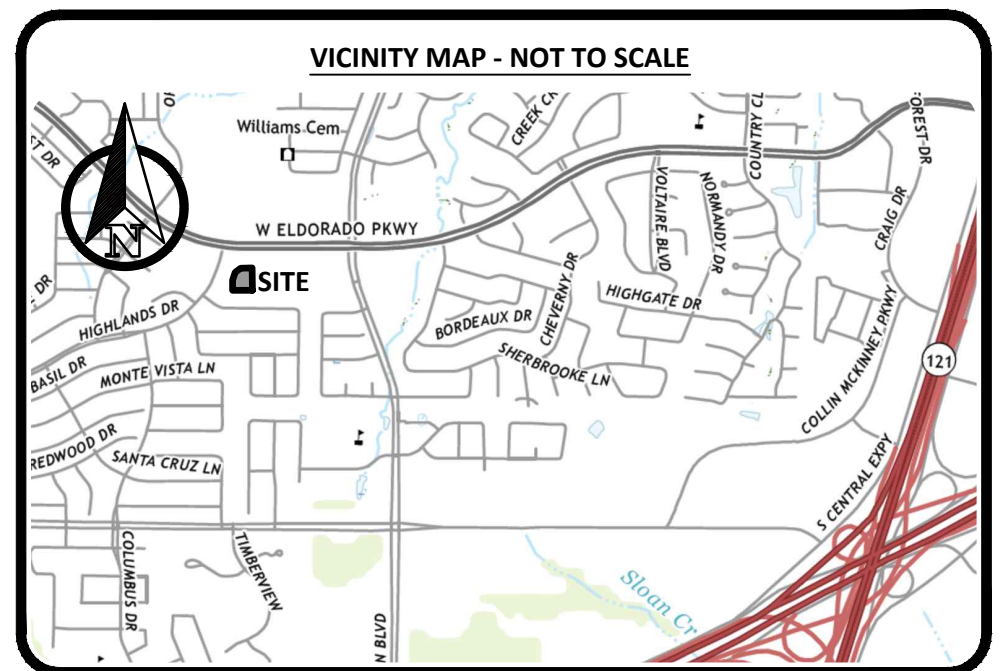
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT April 12, 2021

John H. Barton III, RPLS# 6737

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas



ENGINEER KIRKMAN ENGINEERING 5200 State Highway 121 Colleyville, TX 76034 Phone: 817-488-4960

SURVEYOR BARTON CHAPA SURVEYING, LLC JOHN H. BARTON, III RPLS# 6737 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 (817) 864-1957 JACK@BCSDFW.COM

OWNER GEHANI HOLDINGS, LLC 4271 Highlands Drive McKinney, Texas 75070 Daniel Gehani

Table with 2 columns: JOB NO. (2020.001.184), DRAWN: (BCS), CHECKED: (JHB)

TABLE OF REVISIONS table with 2 columns: DATE, SUMMARY

S.B.T. ADDITION LOT 3R1-A & LOT 3R1-B, BLOCK 1

PRELIMINARY-FINAL REPLAT

SHEET:

PRELIMINARY-FINAL REPLAT S.B.T. ADDITION LOT 3R1-A & LOT 3R1-B, BLOCK 1 1.677 ACRES

BEING A REPLAT OF LOT 3R1, BLOCK 1 S.B.T. ADDITION RECORDED UNDER VOLUME 2019, PAGE 484, PLAT RECORDS, COLLIN COUNTY, TEXAS BEING TWO LOTS SITUATED IN THE GRAFTON WILLIAMS SURVEY, ABSTRACT# 976 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS