Vol. 2146, Pg. 81, D.R.C.C.T. Giovanni Properties Series 4, LLC Document No. 20160512000584860, 0.P.R.C.C.T. **ABBREVIATIONS** J. Kenneth Griffin Vol. 4163, Pg. 1888, D.R.C.C.T. I.R.F. = Iron Rod Found (C.M.) = Controlling MonumentSteven A. Johnson C.I.R.F. = Capped Iron Rod Found Document No. Fernando Tena and Daniel Stoltzfus 20060508000620200, Maria C. Tena C.I.R.S. = 1/2" iron rod with yellow plastic cap Document No. 0.P.R.C.C.T. Document No. stamped "RPLS 5686" set 20120904001096380, 20140610000581930, O.P.R.C.C.T. Craig A. Morgan and 0.P.R.C.C.T. M.R.C.C.T. = Map Records, Collin County, Texas Renee P. Smith Document No. D.R.C.C.T. = Deed Records, Collin County, Texas 20130405000459770. O.P.R.C.C.T. O.P.R.C.C.T. = Official Public Records, Collin County, Texas Pine Street **POINT OF** (called 50' right-of-way) BEGINNING S89°16'58"E 100.00' C.I.R.S. C.I.R.S. 3/8" I.R.F. 50.0' 1/2" I.R.F. 1/2" C.I.R.F. 3/8" I.R.F. "CBG" (C.M.) (C.M.) 37.6' MINOR REPLAT McKINNEY OUTLOT 453 Lot 2, MINOR NNEY /ol. Q, M.R. S44°15'27"E-Vol. Q, Pg. 662, M.R.C.C.T. N=7,122,748.00 9.3 E=2,542,787.45 Francile Sheridan, Lot 25R, Block 3 X" Cut Fnd. Shirley A. Leddy and Jacquelyn S. Ballard 7,219 Sq. Ft. Document No. 0.166 Acres Street 20160901001168920, O.P.R.C.C.T. Lot 28, Block 3 **CERTIFICATE OF APPROVAL** F.M. HILL ADDITION F.M. HILL ADDITION John D. Friswell and Vol. 102, Pg. 580, Vol. 102, Pg. 580, M.R.C.C.T. Bridget Louise Friswell N89°16'58"W 96.28' M.R.C.C.T. Document No. 20130607000789600, "Approved and Accepted" O.P.R.C.C.T. Dedication \mathbf{m} (658 Sq. Ft.) Planning and Zoning Chairman City of McKinney, Texas Dennis-Le Tinsley Lot 26R, Block 3 142-13-066121 7,121 Sq. Ft. (Probate Records) 0.163 Acres 40.0' N=7,122,598.01 E=2,542,788.05 S45°44'33"W Joanie Power Trust 1/2" I.R.F. Bears; Document No. 20110127000105090, O.P.R.C.C.T. 50.0 N89°16'58"W 100.00' Raines Street (measured 34' right-of-way) "X" Cut Fnd. "X" Cut Fnd. Giovanni Properties 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. Series 3, LLC Brookview, LLC 48085C0280J, Map Revised June 02, 2009, the herein described property is located in Document No. Document No. Zone "X", described by said map to be, "areas determined to be outside the 0.2% 20160524000634110, 20130220000228470, O.P.R.C.C.T. annual chance floodplain". Lindsay D. Stone and O.P.R.C.C.T. Brennan T. Stone Robert McClintock 2. All proposed lots situated in whole or in part within the City's corporate limits Document No. Vol. 2357, Pg. 217, D.R.C.C.T. 20160822001100560, 0.P.R.C.C.T. comply with the minimum size requirements for the governing zoning district and the requirements of the subdivision ordinance. 3. Bearings and Coordinates for this plat are based on the City of McKinney Geodetic Control System. GPS Monument No(s). 43 and 44 were used for this survey. 4. The purpose of this Minor Replat is to reconfigure the existing lot lines running Lot 1R, Block A **PARKER ADDITION** through the middle of the two existing structures and to split the existing structures from each other, as they are currently considered one property. Vol. 2016, Pg. 299, O.P.R.C.C.T. 5. A 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at all corner Vicinity Map (not to scale) Jose Antonio Palma Vol. 4182, Pg. 404, D.R.C.C.T. Lot 2, Block A PARKER ADDITION Vol. 2015, Pg. 335, 0.P.R.C.C.T. Opportune Development LLC — Barnes Series 607 Fallen Branch Drive McKinney, Texas 75070 Phone: (214) 870-5551 Contact: Justin Nunn GRAPHIC SCALE WILSON CREEK Surveyor: North Texas Surveying, LLC 1010 West University Drive McKinney, Texas 75069 (469) 424-2074 (IN FEET) www.northtexassurveying.com 1 inch = 30 ft.Firm Registration No. 10074200 Contact: Chad Holcomb SCALE: 1" = 30' CHK'D. BY: M.B.A. JOB NO.: 2017-0048 DATE: 04/05/2017 DRAWN BY: C.S.H.

OWNER'S DEDICATION:

STATE OF TEXAS § COUNTY OF COLLIN §

WHEREAS, Opportune Development LLC — Barnes Series, is the owner of a tract of land situated in the T.T. Bradley Survey, Abstract No. 88, in the City of McKinney, Collin County, Texas, and being all of Lots 25 and 26, Block 3 of **F.M. HILL ADDITION**, an addition to the City of McKinney, as recorded in Volume 102, Page 580, of the Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) at the northeasterly corner of said Lot 25, same being at the intersection of the southerly monumented line of Pine Street and the westerly monumented line of Barnes Street;

THENCE South 00°13'37" East, along the easterly line of said Lot 25, same being the westerly monumented line of Barnes Street, a distance of 150.00' to a capped iron rod set at the southeasterly corner of said Lot 25, same being at the intersection of said westerly monumented line of Barnes Street and the northerly monumented line of Raines Street;

THENCE North 89°16'58" West, along the northerly monumented line of said Raines Street, same being the southerly line of said Lots 25 and 26, a distance of 100.00' to a capped iron rod set for the southwesterly corner of said Lot 26, same being the southeasterly corner of Lot 27, of said addition;

THENCE North 00°13'37" West, along the common line between said Lots 26 and 27, a distance of 50.00' to a capped iron rod set for the northeasterly corner of said Lot 27, same being the northwesterly corner of said Lot 26, said corner also being in the southerly monumented line of said Pine Street;

THENCE South 89°16'58" East, along the southerly monumented line of said Pine Street, same being the northerly line of said Lots 26 and 25, a distance of 100.00' to the **POINT OF BEGINNING** and containing 14,998 square feet or 0.344 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Opportune Development LLC — Barnes Series, is the sole owner of the above described property and does hereby adopt this Minor Replat designating the hereinabove described property as F.M. HILL ADDITION — LOTS 25R AND 26R, BLOCK 3, being a replat of all of Lot 25 and 26, Block 3, of F.M. HILL ADDITION, an addition to the City of McKinney, as recorded in Volume 102, Page 580, of the Map Records, Collin County, Texas, and does hereby dedicate to the public use forever, the 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 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 it's respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is 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 _____, 2017.

Opportune Development LLC — Barnes Series

Justin Nunn — Partner

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 Justin Nunn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is her act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the ______day of ______, 2017.

NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on—the—ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur Registered Professional Land Surveyor Texas Registration No. 5686



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 MICHAEL B. ARTHUR, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the ______, 2017.

NOTARY PUBLIC in and for the State of Texas

MINOR REPLAT F.M. HILL ADDITION LOTS 25R AND 26R, BLOCK 3

Being a Replat of
Lots 25 and 26, Block 3
F.M. HILL ADDITION
Vol. 102, Pg. 580, M.R.C.C.T.
14,998 Sq. Ft. / 0.344 Acres

in the

T.T. Bradley Survey ~ Abstract No. 88 City of McKinney, Collin County, Texas

Date: April, 2017

Scale: 1" = 30'