

ABBREVIATIONS

I.R.F. = Iron Rod Found
 (C.M.) = Controlling Monument
 C.I.R.F. = Capped Iron Rod Found
 C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5686" set
 M.R.C.C.T. = Map Records, Collin County, Texas
 D.R.C.C.T. = Deed Records, Collin County, Texas
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas

CERTIFICATE OF APPROVAL

"Approved and Accepted"

Planning and Zoning Chairman _____ Date _____
 City of McKinney, Texas

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 northerly 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 of 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 have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its 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.

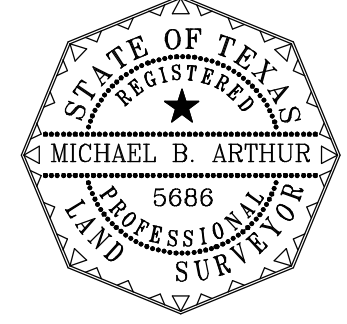
WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2017.

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.



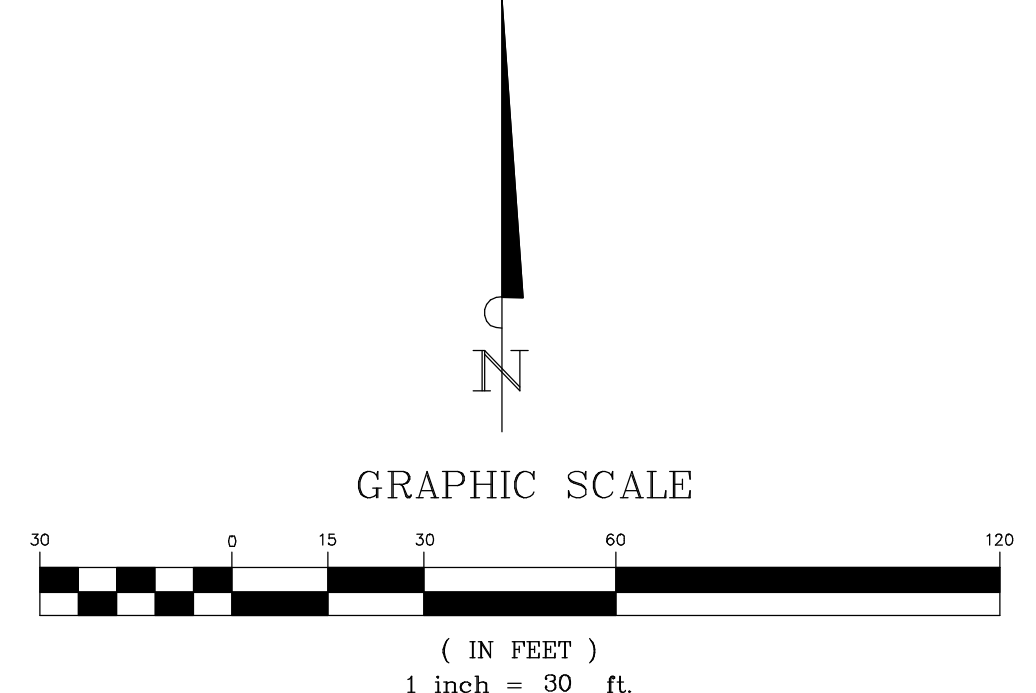
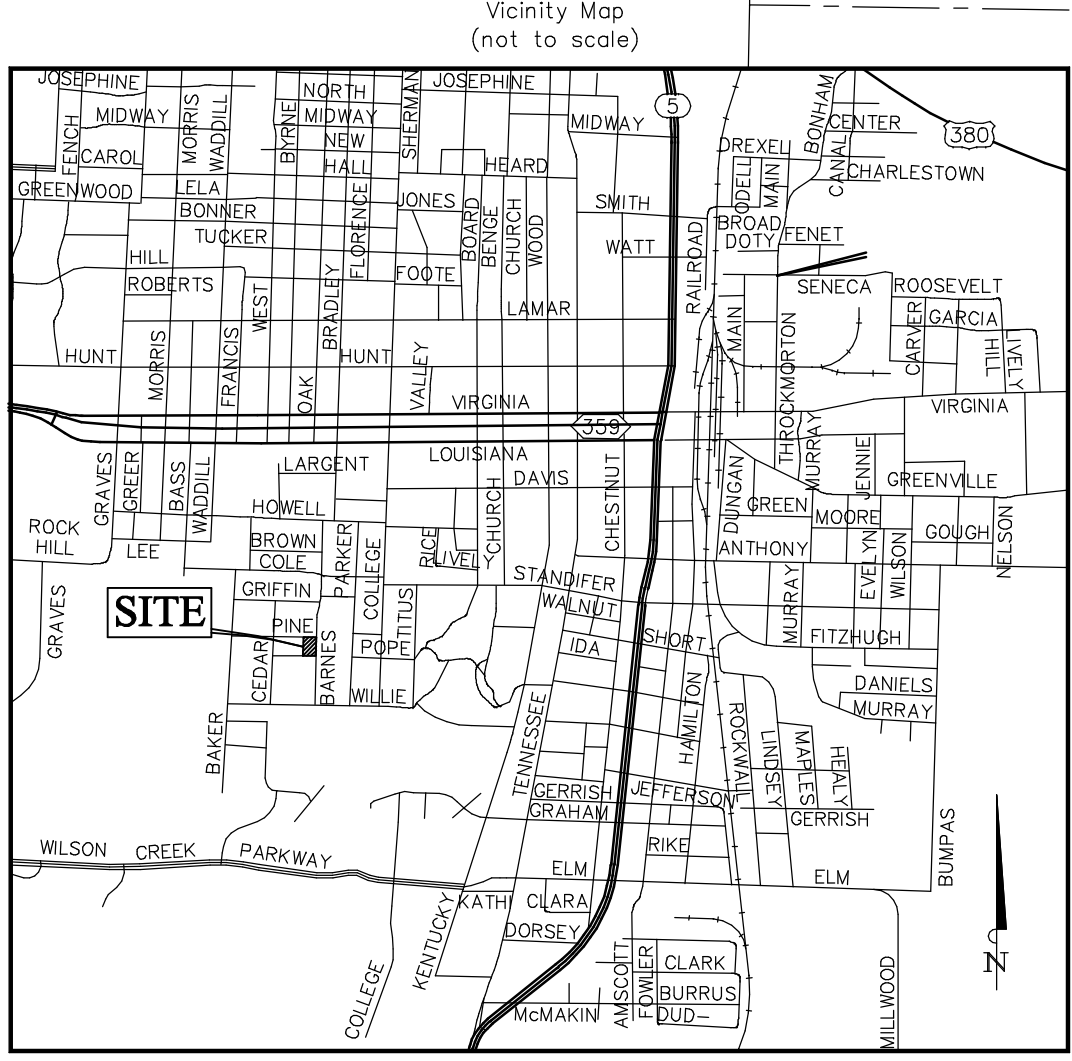
Michael B. Arthur
 Registered Professional Land Surveyor
 Texas Registration No. 5686

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 _____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas



Owner:
 Opportune Development LLC - Barnes Series
 607 Fallen Branch Drive
 McKinney, Texas 75070
 Phone: (214) 870-5551
 Contact: Justin Nunn

Surveyor:
 North Texas Surveying, LLC
 1010 West University Drive
 McKinney, Texas 75069
 (469) 424-2074
 www.northtexasurveying.com
 Firm Registration No. 10074200
 Contact: Chad Holcomb

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'