

ADDRESS: 1209 Gough

LEGAL DESCRIPTION: W.J.S. Russell's Third Addition being a portion of Lot 16 and a portion of Lot 17 Block 4

AMENDING PLAT: PLAT2020-0065 - W.J.S. Russell's Third Addition, 16R Block 4 - approved not filed as of date (*we have signed copies ready to file just waiting on all departments to sign-off*)

ZONING: RS-60 – Single Family Residence and TMN – Traditional McKinney Neighborhood District

SETBACK REQUIREMENTS:

RS 60	Setback SqFt	TMN	TMN Setback SqFt
Front	25	80% underlying district	20
Side	5		5
Rear	25	80% underlying district	20
Minimum Lot Width	50	90% underlying district	45
Minimum Lot Depth	100	90% underlying district	90
Minimum Lot Size	6000	80% underlying district	4800
Maximum Lot Coverage			50%

## Sec. 146-73. - RS 60 - Single Family Residence district.

- (a) *Purpose.* The "RS 60" - Single Family Residence zone is designed to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) *Permitted uses.* The following uses are permitted in the "RS 60" - Single Family Residence zone:
- (1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and
  - (2) Other uses indicated as being permitted in the "RS 60" - Single Family Residence zone in the Schedule of Uses.
- (c) *Space limits.* The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 60" - Single Family Residence zone shall apply.
- (d) *Miscellaneous provisions.* Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-68; Ord. No. 1270, § 3.07, 12-15-1981; Ord. No. 1612, § 1, 12-17-1985; Ord. No. 1657, § 1, 6-17-1986; Ord. No. 94-08-26, § 3(C), 8-16-1994; Ord. No. 2002-08-084, § I.22, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-04; Ord. No. 2006-10-121, § II, 10-17-2006; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2012-11-056, § 28, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2014-03-018, § 5, 3-4-2014; Ord. No. 2019-08-061, § 1(Exh. A), 8-20-2019)

## Sec. 146-100. - TMN traditional McKinney neighborhood overlay district (suffix).

- (a) *General purpose and description.* The TMN traditional McKinney neighborhood overlay district allows for a modified set of standards of the underlying zoning district for those lots substandard because they may have been in place before zoning was established, or were encroached upon as a result of past or future easement or right-of-way dedication.
- (b) *Applicability.* The provisions of the traditional McKinney neighborhood overlay district (TMN) apply only to single family detached residential uses and structures.
- (c) *Boundaries.* The TMN overlay district establishes the boundaries of an area within which properties shall be subject to the regulations for this district, in addition to the regulations of the applicable zoning district. (The properties that are to be located within this overlay district are generally located on the south side of U.S. Highway 380, on the east side of Graves Street, and generally extending southward to Industrial Boulevard and eastward to the airport area.)
- (d) *Space limits.* The following space limits shall apply to the TMN traditional McKinney neighborhood overlay district:
  - (1) Minimum lot width: 90 percent of width of underlying district.
  - (2) Minimum lot depth: 90 percent of depth of underlying district.
  - (3) Minimum lot area: 80 percent of lot area of underlying district.
  - (4) Minimum front yard: 80 percent of front yard setback of underlying district.
  - (5) Minimum rear yard: 80 percent of rear yard setback of underlying district.
  - (6) Minimum side yard: as defined in underlying district.
  - (7) Minimum side at corner: 80 percent of side at corner setback of underlying district.
  - (8) Maximum lot coverage: 50 percent.

(Code 1982, § 41-95; Ord. No. 2002-08-084, § 1.45, 8-20-2002; Ord. No. 2002-11-109, § 2, 11-19-2002; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2019-08-061, § 1(Exh. A), 8-20-2019)

APPENDIX F. SCHEDULES

**Section F-1. Schedule of space limits.**

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
AG	10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a
RED-1	1 acre	150'	150'	35'	35'	20'	35'	35'	n/a	n/a	1.0
RED-2	2 acre	200'	200'	50'	50'	30'	50'	35'	n/a	n/a	0.5
RS 120	12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5
RS 84	8,400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0
RS 72	7,200 sq. ft.	60'	100'	25'	25'	6'	15'	35'	n/a	n/a	6.0
RS 60	6,000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0
RS 45	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5
RG 27	2,700 sq. ft.	25'	100'	20'	20'	(1)	15'	35'	n/a	n/a	14.5
RG 25	(1)	50'	100'	25'	25'	7'	25'	35'	n/a	n/a	17.0
RG 15 [18]	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	50%	(1)	(1)
MF-1	3,600 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	12.0
MF-2	2,700 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	16.0
MF-3	2,100 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	20.0
MP	(1)	(1)	(1)	(1)	(1)	(1)	(1)	35'	n/a	n/a	8.0
NC	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	40%	0.4 : 1.0	n/a
BN	7,500 sq. ft.	50'	(1)	25'	20'	(1)	(1)	35'	70%	0.6 : 1.0	n/a
BG	(1)	(1)	(1)	(1)	10'	(1)	15'	45'	95%	2.0 : 1.0	n/a
C	0'	0'	0'	25'	(1)	(1)	15'	55'	50%	1.0 : 1.25	n/a
O-1	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	50%	0.5 : 1.0	n/a
O	0'	0'	0'	50'	(1)	(1)	(1)	(1)	50%	1.0 : 1.0	n/a
BC	10,000 sq. ft.	80'	100'	25'	(1)	(1)	25'	45'	70%	1.0 : 1.0	n/a
ML	(1)	50'	0'	25'	0'	0'	20'	(1)	75%	1.0 : 1.0	n/a
MH	(1)	50'	0'	20'	0'	0'	10'	(1)	50%	1.0 : 1.0	n/a
AP	0'	0'	0'	25'	(1)	(1)	15'	45'	n/a	n/a	n/a
GC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12.0 : 1.0	(1)
PD	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
MTC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
SF12	12,000 sq. ft.	80'	120'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF10	10,000 sq. ft.	70'	110'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF8	8,000 sq. ft.	60'	100'	20' (3)	15' (7)	7'	15' (7)	35'	n/a	n/a	3.2 (5)
SF7.2	7,200 sq. ft.	50'	90'	20' (3)	15' (7)	5'	15' (7)	35'	n/a	n/a	3.2 (5)
SF5	5,000 sq. ft. (4)	40' (6)	80'	20' (3)	15' (7)	0' (10)	15' (7)	35'	n/a	n/a	3.2 (5)
DR (9)	6,000 sq. ft.	40' (6)	80'	20'	15' (7)	5'	15' (7)	35'	n/a	n/a	6.4
TH (9)	2,700 sq. ft.	25' (6)	80'	20'	15' (7)	10' between buildings	15' (7)	35'	n/a	n/a	8.0 (1)
SO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	70%	n/a	n/a

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
RO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
C1	7,500 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	50%	n/a	n/a
C2	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45'	70%	n/a	n/a
C3	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
LI	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45' (8)	70%	n/a	n/a
HI	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a

Notes:

- (1) See district regulations.
  - (2) Established by ordinance.
  - (3) A ten-foot encroachment zone shall be permitted between the building setback and the property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30" to 40" in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio. The placement of sidewalks and/or steps leading to a porch, patio or similar structure shall not be regulated by this section.
  - (4) The mean and median lot size for the neighborhood shall be a minimum of 7,200 square feet.
  - (5) The density may be increased to 3.4 dwelling units per acre if the "design for density" criteria outlined in the city's comprehensive plan are satisfied.
  - (6) Garages that are accessed from the front of a lot with a width of less than 50 feet shall not be permitted. Garages for these lots (< 50' wide) shall be accessed via alleys adjacent to the rear of the lot. A driveway with a minimum depth of 20 feet shall be provided in front of the rear-entry garage door.
  - (7) Rear or corner side-entry garages shall adhere to a 20' building setback in order to accommodate a 20' driveway between the garage door and the alley or street right-of-way.
  - (8) The maximum building height may be increased to a maximum height of 75 feet if each building setback is increased by two feet for every foot of increased building height. The maximum building height may be increased to a maximum height of 180 feet if each building setback is increased by two feet for every foot of increased building height and a property zoned or used for residential purposes is not located within 1,000 feet of the subject property.
  - (9) If detached single family residential uses are constructed within this zoning district, said uses shall adhere to the space limits governing the "SF5" - Single Family Residential district.
  - (10) A minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, the desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on an approved record plat, minor plat, minor replat, or amending plat which shall be filed for record with the Collin county clerk's office.
- The following is a legend for interpreting the applicability of the various zoning districts:

These zoning districts were created on March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. No properties may be zoned/rezoned to these districts after July 1, 2014.

- For a listing of a specific "PD" - Planned Development District's applicable space limits, please contact the City of McKinney's Planning Department.

(Ord. No. 1270, app. A, 12-15-1981; Ord. No. 1810, pt. III, § 1, 9-20-1988; Ord. No. 93-11-39, § 1, 11-2-1993; Ord. No. 94-08-26, § 3(D), 8-16-1994; Ord. No. 97-11-61, § 1, 11-18-1997; Ord. No. 2000-01-03, § 1V, 1-4-2000; Ord. No. 2000-05-028, § 1E, 5-2-2000; Ord. No. 2000-08-59, § 1B, 8-15-2000; Ord. No. 2002-08-084, § I.75, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-2004; Ord. No. 2006-10-121, § IX, 10-17-2006; Ord. No. 2010-12-053, § 32, 12-7-2010; Ord. No. 2012-11-056, § 45, 11-5-2012; Ord. No. 2013-04-033, § 4, 4-2-2013; Ord. No. 2013-04-044, § 21, 4-22-2013; Ord. No. 2014-03-018, § 21, 3-4-2014)

**Section F-2. Reserved.**

**Editor's note**—Ord. No. 2014-03-018, § 22, adopted March 4, 2014, amended the Code by repealing former § F-2 in its entirety. Former § F-2 pertained to the schedule of heights, areas, and densities, now covered by § F-1, and derived from Ord. No. 1270, adopted December 15, 1981; Ord. No. 1810, adopted September 20, 1988; Ord. No. 93-11-39, adopted November 2, 1993; Ord. No. 94-08-26, adopted August 16, 1994; Ord. No. 97-11-61, adopted November 18, 1997; Ord. No. 2000-01-03, adopted January 4, 2000; Ord. No. 2000-05-028, adopted May 2, 2000; Ord. No. 2000-08-59, adopted August 15, 2000; Ord. No. 2002-08-084, adopted August 20, 2002; Ord. No. 2004-12-124, adopted December 15, 2004; Ord. No. 2010-12-053, adopted December 7, 2010; Ord. No. 2012-11-056, adopted November 5, 2012; Ord. No. 2013-04-033, adopted April 2, 2013; and Ord. No. 2013-04-044, adopted April 22, 2013.

**Sec. F-3. Reserved.**

**Editor's note**—Ord. No. 2010-12-053, § 34, adopted December 7, 2010, amended the Code by repealing former § F-3. Formerly, § 5-3 pertained to a schedule of coverages and densities, and derived from Ord. No. 1270, adopted December 15, 1981; Ord. No. 1810, adopted September 20, 1988; Ord. No. 93-11-39, adopted November 2, 1993; Ord. No. 94-08-26, adopted August 16, 1994; Ord. No. 97-11-61, adopted November 18, 1997; Ord. No. 2000-01-03, adopted January 4, 2000; Ord. No. 2000-05-028, adopted May 2, 2000; Ord. No. 2000-08-59, adopted August 15, 2000; Ord. No. 2002-08-084, adopted August 20, 2002; and Ord. No. 2004-12-124, adopted December 15, 2004.



October 13, 2020

Israel Cardona  
Salinas Classic Management  
1300 10th Street  
Plano, TX 75074

RE: PLAT2020-0065 Approval of an Amending Plat for Lot 16R, Block 4, of the W.J.S. Russell's Third Addition

Dear Mr. Cardona:

On October 12, 2020, Staff approved the Amending Plat for Lot 16R, Block 4, of the W.J.S. Russell's Third Addition, which was received by the Planning Department on October 2, 2020. The plat must be filed prior to a building permit being issued.

**In order to submit a response to the conditions of approval or disapproval, please submit your revised plans meeting all conditions through the [eReviews Portal](#). Please note that any responses or documents submitted through CSS Attachments after the initial submittal cannot be accepted and will not be considered received.**

If you have questions about the approval of this item, please contact Danielle R. Mathews at 972-547-7401.

*The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete [this brief customer service survey](#). We sincerely appreciate your responses and opinions!*

Sincerely,

Danielle R. Mathews, AICP  
Planner II

cc: Dana Stillwell, Project Expeditor  
Karen McCutcheon, Senior Planning Technician

Enclosures

## Plat Filing Procedure

The following items must occur following approval so the plat can be filed with the County.

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### 1) Staff Review

- Once all conditions of the approval have been met on the plat, the applicant submits three (3) original paper copies of each sheet to be filed, with legible seals and signatures. All notaries should write their expiration date with their signature and seal.
- Please note that Engineering Final Acceptance must be completed prior to the Planning Department taking in the printed, signed copies of the plat.
- The signed copies will be routed for review by all applicable City departments prior to filing the plat.

### 2) Tax certificates

- The applicant must provide certified, original tax certificates for the property being platted showing that no taxes are due. *Please note the Collin County Clerk will not accept tax certificates over 30 days old, as they are considered expired.*
- For property inside the city limits, tax certificates are needed for the City, County, and the appropriate school district.
- The certificate for the City, McKinney ISD, and County taxes can be obtained by contacting Kenneth L. Maun, Tax Assessor Collector for Collin County, at 2300 Bloomdale Rd. Suite 2104, McKinney 75071 or by phone at 972-547-5020 or metro 424-1460 ext. 5020.

### 3) City's Approval Certificate

- Once the original paper copies are acceptable for filing, they will be presented to the applicable city official for his signature.

### 4) Filing the plat

- After the Planning Department has the original paper copy and the tax certificates, the Planning Department will file the plat with the Collin County Clerk.
- After the plat is filed, the applicant, or their agent, will be notified to pick up their copy of the filed plat.

Contact the Planning Department at 972-547-2000 for more information.



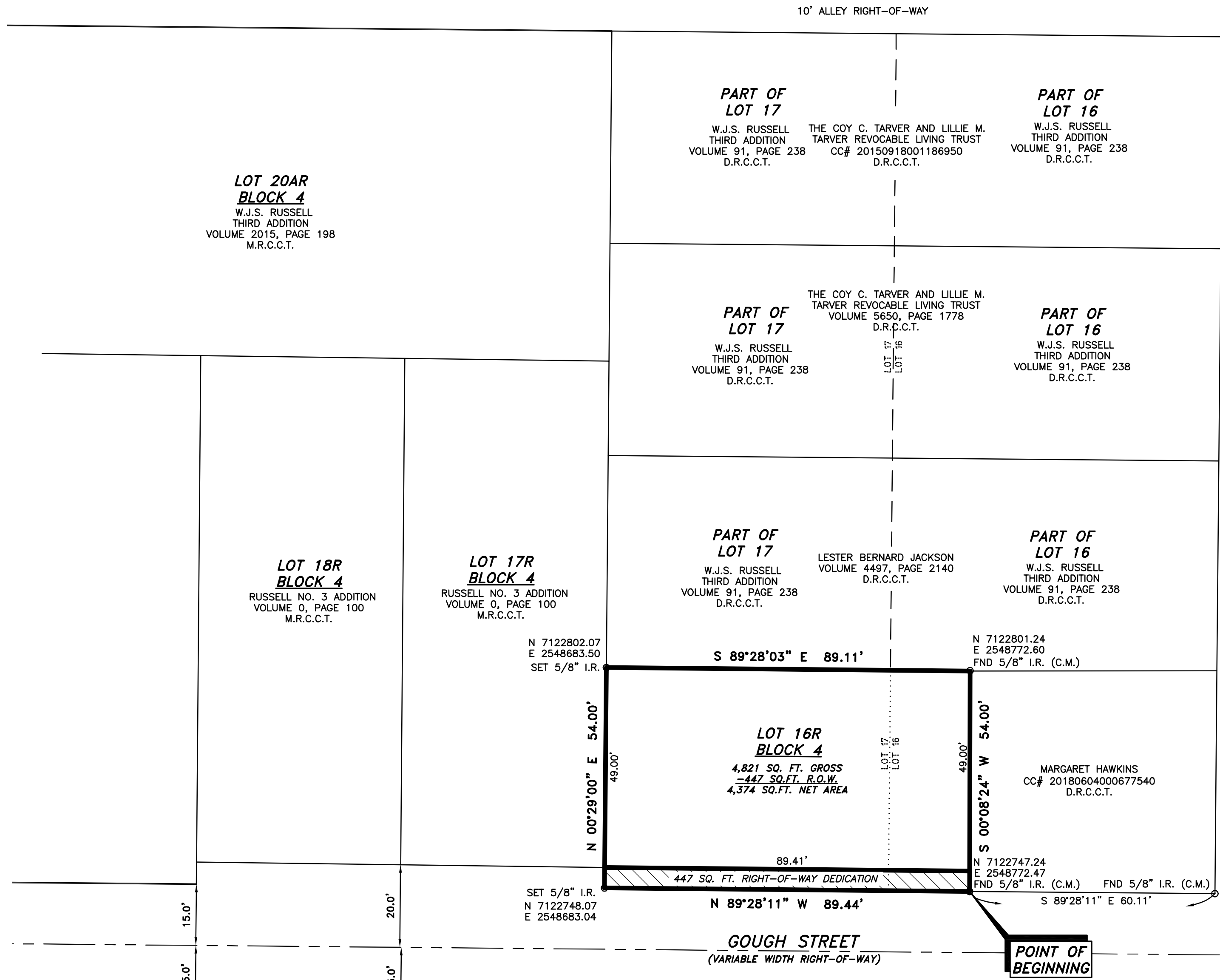
## Standard Conditions for Amending Plat Approval Checklist

***The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to filing the plat for record:***

- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ Approval of documentation, and filing thereof, establishing the property owners' association for the proposed subdivision and its deeds, covenants, conditions and restrictions, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record.

***The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to the commencement of construction for each lot:***

- ☒ Approval of building permit plans by the Chief Building Official.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.



MILLER STREET  
(40' RIGHT-OF-WAY)

**OWNER'S CERTIFICATE**

WHEREAS, OSIEL SALINAS, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, COLLIN COUNTY, TEXAS, SAID TRACT OF LAND BEING DESCRIBED IN DEED RECORDED IN RECORDED UNDER COUNTY CLERK'S FILE NO. 20200529000791130, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND ALSO BEING A PART OF LOTS 16 AND 17, BLOCK 4, OF W.J.S. RUSSELL'S THIRD ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 91, PAGE 238, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF GOUGH STREET (VARIABLE WIDTH RIGHT-OF-WAY), AT THE SOUTHEAST CORNER OF SAID SALINAS TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MARGARET HAWKINS, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 2018060400677540, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID BLOCK 4 BEARS SOUTH 89°28'11" EAST, A DISTANCE OF 60.11 FEET;

THENCE NORTH 89°28'11" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GOUGH STREET, A DISTANCE OF 89.44 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID SALINAS TRACT;

THENCE NORTH 00°29'00" EAST AT A DISTANCE OF 5.00 FEET PASSING THE SOUTHEAST CORNER OF LOT 17R, BLOCK 4 OF RUSSELL NO. 3 ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 91, PAGE 100, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID SALINAS TRACT AND SAID LOT 17R, A DISTANCE OF 54.00 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID SALINAS TRACT, IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO LESTER BERNARD JACKSON, OF RECORD IN VOLUME 4487, PAGE 2140, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°28'03" EAST ALONG THE COMMON LINE OF SAID SALINAS TRACT AND SAID JACKSON TRACT, A DISTANCE OF 89.11 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE COMMON NORTH CORNER OF SAID SALINAS AND HAWKINS TRACTS;

THENCE SOUTH 00°08'24" WEST ALONG THE COMMON LINE OF SAID SALINAS AND HAWKINS TRACTS, A DISTANCE OF 54.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4,821 SQUARE FEET OR 0.111 ACRES OF LAND.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, DAVID CRUZ AND ALEDA CRUZ, THE UNDERSIGNED DO HEREBY ADOPT THIS AMENDING PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS W.J.S. RUSSELL'S THIRD ADDITION, LOT 16R, BLOCK 4, BEING A REPLAT OF PART LOT 16 AND A PART OF LOT 17, BLOCK 4, W.J.S. RUSSELL'S THIRD ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 91, PAGE 238, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS AS SHOWN, FOR THE 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 BUILDINGS, 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 EASEMENT AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM UPON THE SAID EASEMENT STRIPS 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, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

OWNER: OSIEL SALINAS

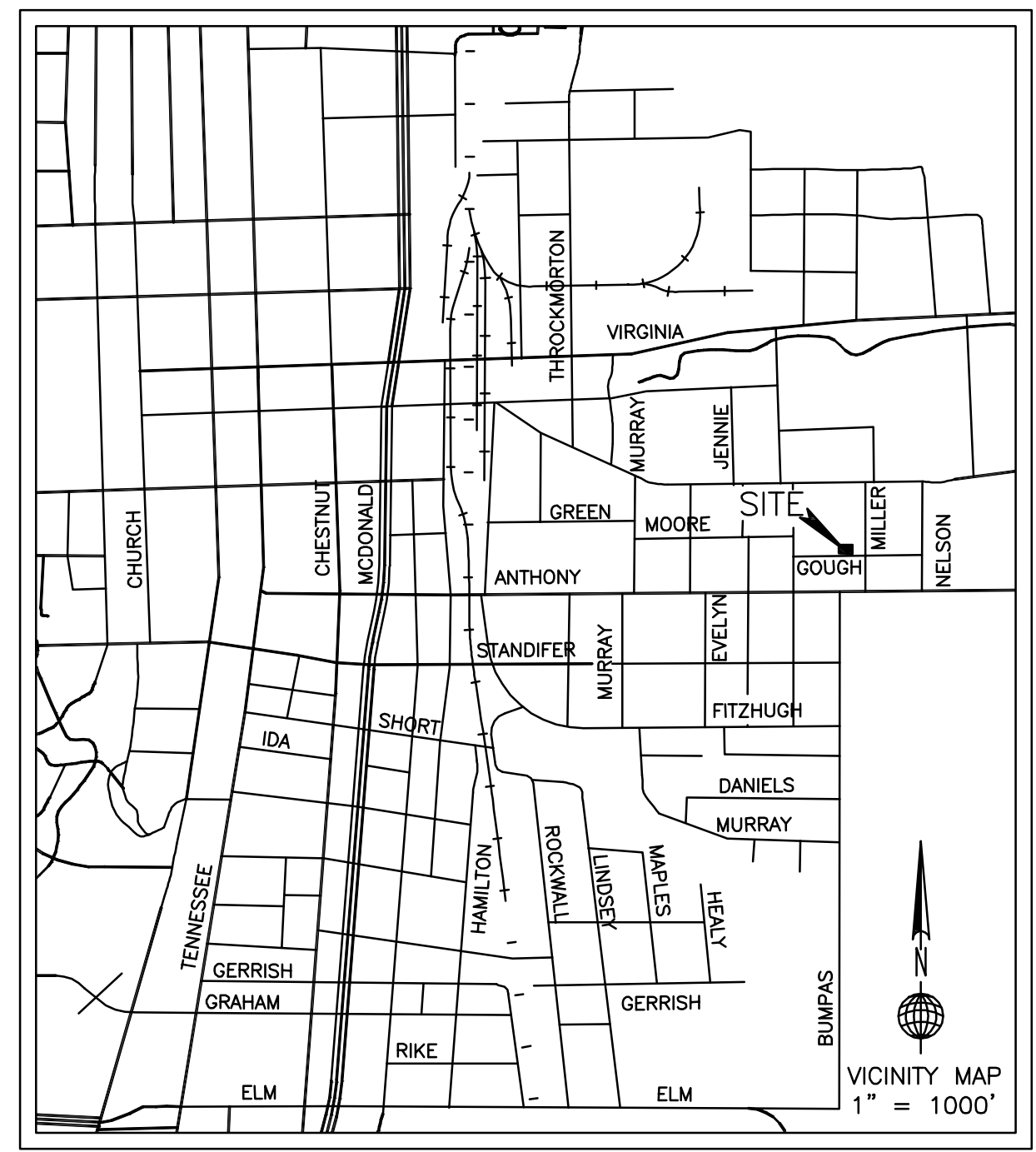
STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED OSIEL SALINAS, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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



**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS AMENDING PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF MCKINNEY, TEXAS.

WITNESS MY HAND AT PLANO, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020  
RELEASED 08/21/2020 FOR REVIEW PURPOSES  
ONLY NOT TO BE RECORDED FOR ANY REASON

JASON L. MORGAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

**AMENDING PLAT  
OF  
W.J.S. RUSSELL'S THIRD ADDITION  
LOT 16R, BLOCK 4  
AN ADDITION TO THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
BEING A REPLAT OF PART OF LOT 16 AND  
PART OF LOT 17, BLOCK 4  
W.J.S. RUSSELL'S THIRD ADDITION  
VOLUME 91, PAGE 238  
M.R.C.C.T.  
BEING 0.111 ACRES OF LAND  
SITUATED IN THE  
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

APPROVED AND ACCEPTED

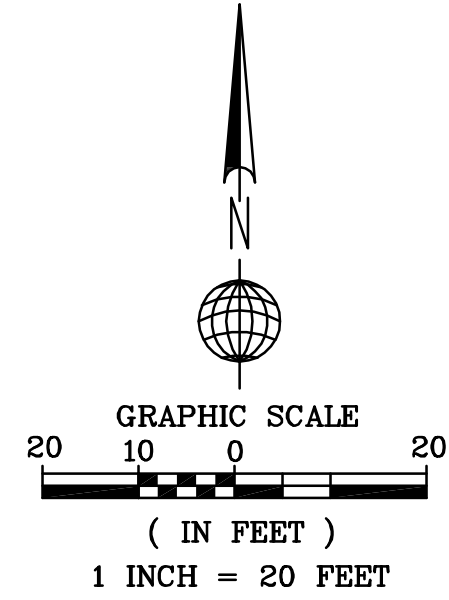
CITY MANAGER  
CITY OF MCKINNEY, TEXAS

DATE \_\_\_\_\_

ATTEST \_\_\_\_\_

CITY SECRETARY,  
CITY OF MCKINNEY, TEXAS

DATE \_\_\_\_\_



OWNER:  
OWNER  
DAVID AND ALEDA CRUZ  
1209 GOUGH  
MCKINNEY, TEXAS 75069

SURVEYOR:  
GLOBAL LAND SURVEYING, INC.  
1705 TAWAKONI LANE  
PLANO, TEXAS 75075  
PHONE: (972)851-1700  
FIRM NO. 100163-00



**Global Land Surveying, Inc.**  
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

JOB NO.: 20-01-077

- NOTES:
- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
  - 2) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON CITY OF MCKINNEY GEODETIC CONTROL WHICH IS RELATIVE TO THE TEXAS COORDINATE SYSTEM (NAD83 TEXAS NORTH CENTRAL ZONE (4202)).
  - 3) 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.
  - 4) THE PURPOSE OF THIS AMENDING PLAT IS TO CREATE ONE RESIDENTIAL LOT.