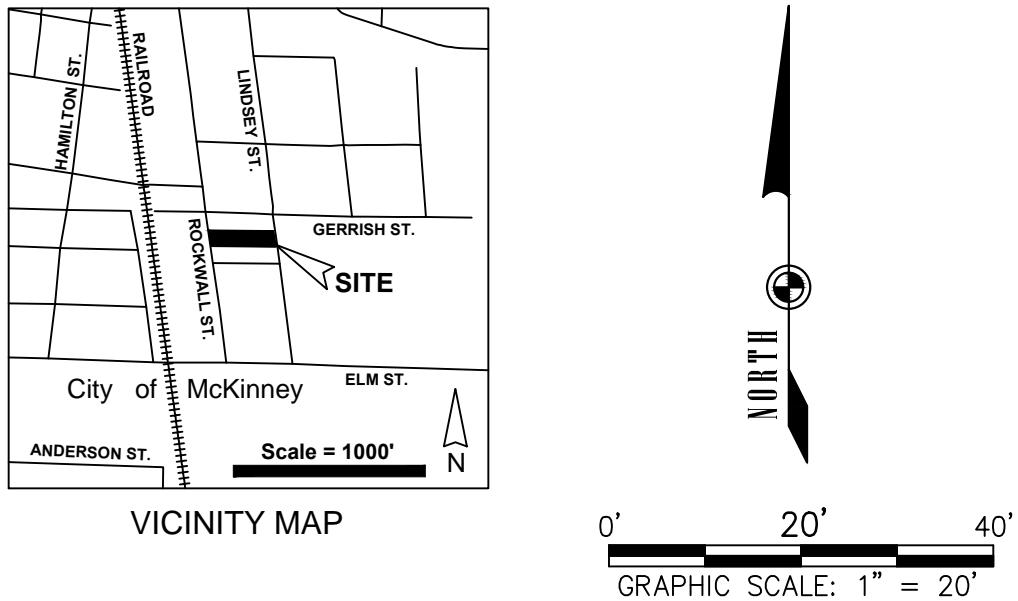


LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRS	1/2" IRON ROD SET WITH CAP STAMPED "GLD"
BRS.	BEARS (REFERENCE BEARING)
(CM)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE



GENERAL NOTES:

- Basis of Bearings is the south line of Minor Replat of Lot 24R and Lot 32, Block 9, W. J. S. Russell's 2nd Addition, as shown on plat thereof recorded in Volume 5627, Page 1100, of the Official Public Records of Collin County, Texas.
- Coordinates shown are relative to the Texas Coordinate System (NAD83, Texas North Central Zone - 4202).
- The purpose of this plat is to create two lots from the original Lot 23.
- Per Collin Central Appraisal District, Geographic ID for the subject tract is R-0938-009-0230-1 (Tax year 2019).
- 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 requirements of the subdivision ordinance.
- By graphical plotting, the property described hereon lies within Zone "X" (unshaded) as delineated on Collin County, Texas and Incorporated Areas Flood Insurance Rate Map, Panel Number 48085C0290J, Revised June 2, 2009, as published by the Federal Emergency Management Agency (FEMA). Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS TRUE EDEN, LLC, is the owner of a tract of land situated in the Mary Standifer Survey, Abstract No. 811, and in the City of McKinney, Collin County, Texas, and being all of that tract of land described in Special Warranty Deed with Vendor's Lien to True Eden, LLC, as recorded in Instrument No. 20180914001158670 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said tract also being all of Lot 23, Block 9, W. J. S. Russell's 2nd Addition, in the City of McKinney as shown on plat thereof recorded in Volume 81, Page 360, Map Records of Collin County, Texas (M.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5392" for the northwest corner of said Lot 23 and the southwest corner of that portion of Lot 24, Block 9, of said W.J.S Russell's 2nd Addition, dedicated as right-of-way by said Minor Replat of Lot 24R and Lot 32, Block 9, W. J. S. Russell's 2nd Addition, in the City of McKinney as recorded in Volume 5627, Page 1100, O.P.R.C.C.T., said iron rod being on the east right-of-way line of Rockwall Street (a 40 foot wide right-of-way), and from which a 1/2-inch iron rod found bears North 89 degrees 59 minutes 35 seconds East, a distance of 0.75 feet;

THENCE North 89 degrees 59 minutes 35 seconds East, departing the east right-of-way line of said Rockwall Street and with the north line of said Lot 23, passing at a distance of 5.03 feet the southeast corner of said right-of-way dedication, continuing with the north line of said Lot 23 and with the south line of said Minor Replat of Lot 24R and Lot 32, Block 9, W. J. S. Russell's 2nd Addition, passing at a distance of 245.80 feet the southwest corner of that portion of Lot 24, Block 9, of said W.J.S Russell's 2nd Addition, dedicated as right-of-way by said Minor Replat of Lot 24R and Lot 32, Block 9, W. J. S. Russell's 2nd Addition, continuing with the north line of said Lot 23 and the south line of said Minor Replat of Lot 24R and Lot 32, Block 9, W. J. S. Russell's 2nd Addition, a total distance of 249.19 feet to a 5/8-inch iron found for the northeast corner of the herein described tract of land, said iron rod being on the west right-of-way line of Lindsey Street (a variable width right-of-way) as shown Right-of-Way Deed to the City of McKinney recorded in Instrument Number 20090206000127690, O.P.R.C.C.T.;

THENCE South 05 degrees 49 minutes 36 seconds East, with the west right-of-way line of said Lindsey Street, a distance of 79.47 feet to a point for the southeast corner of the herein described tract of land, said point being on south line of said Lot 23 and the north line of Lot 22, Block 9, of said W. J. S. Russell's 2nd Addition in Volume 81, Page 360;

THENCE South 89 degrees 59 minutes 35 seconds West, departing the west right-of-way line of said Lindsey Street and with the south line of said Lot 23 and the north line of said Lot 22, a distance of 248.03 feet to a point for the southwest corner of said Lot 23 and the northwest corner of said Lot 22, said point being on the aforementioned east right-of-way line of Rockwall Street, and from which a 1/2-inch iron rod found bears North 30 degrees 14 minutes 26 seconds East, a distance of 1.88 feet;

THENCE North 06 degrees 39 minutes 21 seconds West, with the east right-of-way line of said Rockwall Street and with the west line of said Lot 23, a distance of 79.60 feet to the POINT OF BEGINNING and CONTAINING 19,656 square feet or 0.4512 acres, more or less.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That True Eden, LLC, does hereby adopt this Minor Replat designating the hereinabove described property as **LOT 23A AND LOT 23B, BLOCK 9, W. J. S. RUSSELL'S 2nd ADDITION**, being a replat of Lot 23, Block 9, W. J. S. RUSSELL'S 2nd ADDITION, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys, and public use areas as 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 anyway, 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2019.

Todd Hyden, Owner
True Eden, LLC

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Todd Hyden 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 _____, 2019.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Rene M. Salinas, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

Rene M. Salinas
Registered Professional Land Surveyor
Texas No. 6093

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Rene M. 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 _____, 2019.

Notary Public in and for the State of Texas

"Approved and Accepted"

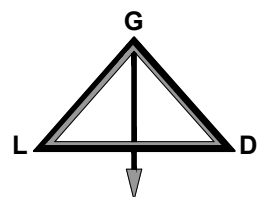
Chairman, Planning and Zoning Commission
City of McKinney, Texas

Date

MINOR REPLAT

W.J.S. RUSSELL'S 2ND ADDITION
LOTS 23A AND 23B, BLOCK 9

BEING A REPLAT OF LOT 23, BLOCK 9 OF
W.J.S. RUSSELL'S 2ND ADDITION
AN ADDITION TO THE CITY OF MCKINNEY
AS RECORDED IN VOLUME 81, PAGE 360, M.R.C.C.T.
AND SITUATED IN THE
MARY STANDIFER SURVEY, ABSTRACT NO. 811
COLLIN COUNTY, TEXAS



Garcia Land Data, Inc.

T 214-987-0149 6210 Campbell Rd., Ste. 110
F 214-987-4026 Dallas, TX 75248-1388
TBPLS Firm No. 10136500

D/C: RS/EG DATE : 1/04/2019 SCALE: 1" = 20' JN: 5696

SHEET
1 of 1