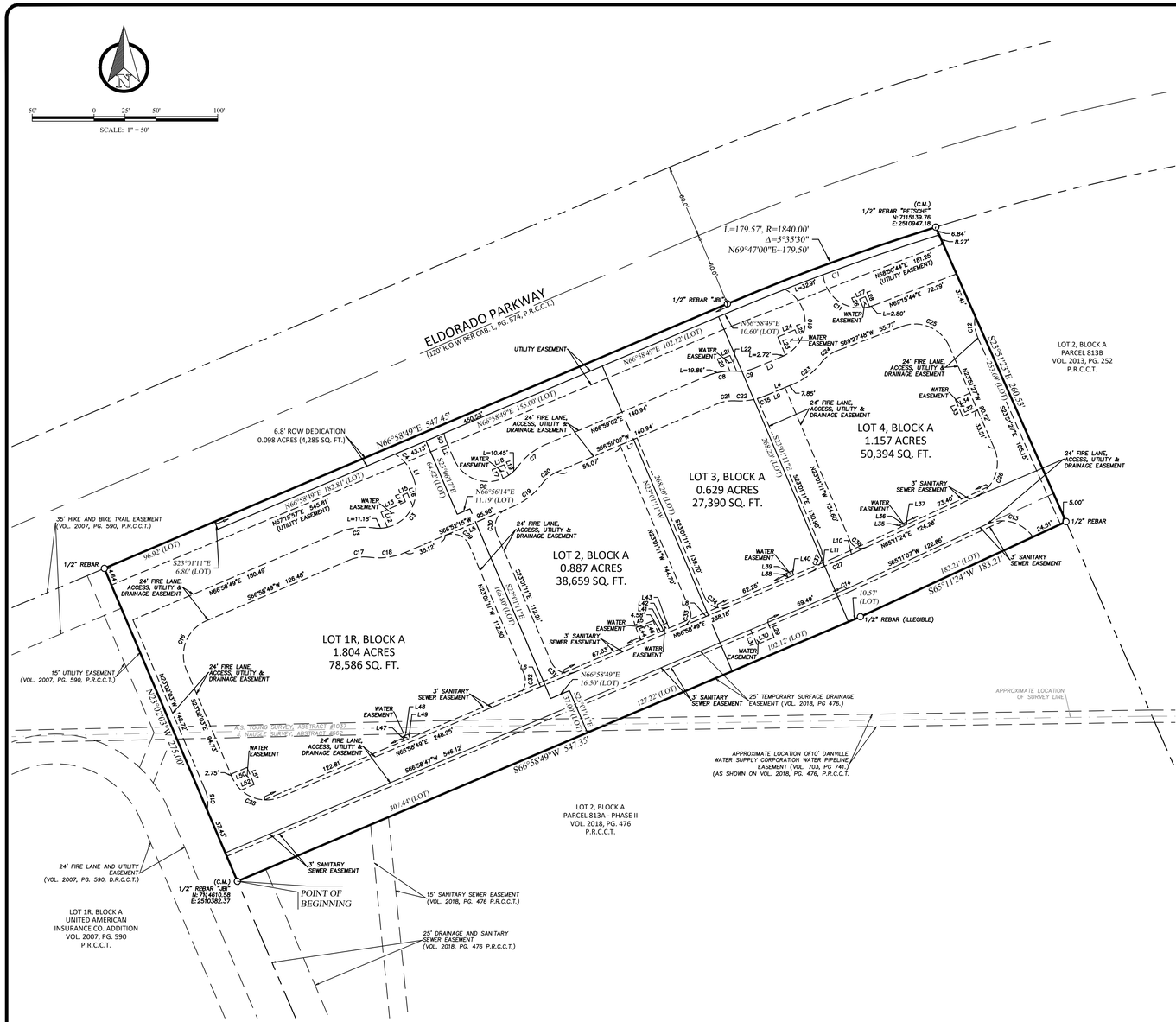


SURVEYOR'S NOTES:

1. Bearings and coordinates 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.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0265J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

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

STANDARD PLAT NOTES:

1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district.

PURPOSE STATEMENT:

The purpose of this replat is to subdivide existing Lot 1 into four lots.

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS ABJI, LLC is the owner of all of Lot 1 in Block A of Parcel 813A - Phase II, an addition in the City of McKinney, Collin County, Texas, according to the plat recorded under Volume 2018, Page 476, Plat Records, Collin County, Texas, (P.R.C.C.T.), said Lot 1 being conveyed by deed to ABJI, LLC as recorded under Document Number20200107000026760, Official Public Records, Collin County, Texas, (O.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 with cap stamped, "JBI" found for the southwest corner of said Lot 1 and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 1, the following calls:

1. North 23 degrees 02 minutes 03 seconds West, a distance of 275.00 feet to a 1/2 inch rebar found;
2. North 66 degrees 58 minutes 49 seconds East, a distance of 547.45 feet to a 1/2 inch rebar with cap stamped, "JBI" found at the beginning of a tangent curve to the right, having a radius of 1,840.00 feet, with a delt angle of 05 degrees 35 minutes 30 seconds, whose chord bears North 69 degrees 47 minutes 00 seconds East, a distance of 179.50 feet;
3. Along said tangent curve to the right, an arc length of 179.57 feet to a 1/2 inch rebar with cap stamped, "PETSCHE" found;
4. South 23 degrees 51 minutes 23 seconds East, a distance of 260.53 feet to a 1/2 inch rebar found;
5. South 65 degrees 11 minutes 24 seconds West, a distance of 183.21 feet to a 1/2 inch rebar with an illegible cap found;
6. South 66 degrees 58 minutes 49 seconds West, a distance of 547.35 feet, returning to the **POINT OF BEGINNING** and enclosing 4.576 acres (199,314 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **ABJI, LLC**, owner, does hereby adopt this plat designating the above described property as **LOTS 1R, 2, 3, & 4, BLOCK A, PARCEL 813 A - PHASE II**, an addition in the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove 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 any of these easement strips and any public utility shall at all times have the full right of ingress and egress to or from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, 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 this the _____ day of _____ 20___

_____

ABJI, LLC, Owner

BY:_____, its_____

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.

Date of Plat/Map: **January 3, 2023**

_____

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF TARRANT §

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/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____

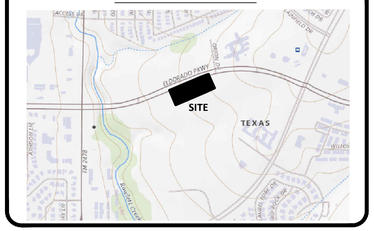
Notary Public in and for

the State of Texas

FINAL PLAT
LOTS 1R, 2, 3, & 4, BLOCK A
PARCEL 813A - PHASE II

BEING A REPLAT OF LOT 1, BLOCK A
PARCEL 813A - PHASE II
VOLUME 2018, PAGE 476, P.R.C.C.T.
4.576 ACRES OUT OF THE A. YOUNG SURVEY, ABSTRACT
#1037 & THE J. NAUGLE SURVEY, ABSTRACT #662
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

VICINITY MAP - NOT TO SCALE



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	179.67'	1833.19'	005°36'56"	N69°47'43"E	179.60'
C2	29.21'	54.00'	030°59'21"	N82°28'30"E	28.85'
C3	63.39'	30.00'	121°04'28"	N37°25'57"E	52.24'
C4	19.68'	30.00'	037°35'08"	N41°53'51"W	19.33'
C5	6.25'	30.47'	011°45'05"	S14°44'17"E	6.24'
C6	63.16'	30.00'	120°38'55"	S83°24'59"E	52.12'
C7	28.95'	54.00'	030°42'43"	N51°37'40"E	28.60'
C8	25.46'	54.00'	027°01'08"	N80°29'36"E	25.23'
C9	14.01'	30.00'	026°45'43"	N80°37'19"E	13.89'
C10	68.06'	30.00'	129°58'21"	N02°15'05"E	54.38'
C11	54.70'	30.00'	104°28'37"	S58°10'24"E	47.43'
C12	17.58'	30.00'	033°34'15"	S07°04'20"E	17.33'
C13	42.13'	30.00'	080°28'05"	N74°37'09"W	38.76'
C14	1.69'	54.00'	001°47'25"	S66°05'06"W	1.69'
C15	17.57'	30.00'	033°33'26"	N06°15'20"W	17.32'
C16	47.13'	30.00'	090°00'52"	S21°58'23"W	42.43'
C17	16.23'	30.00'	030°59'22"	S82°28'30"W	16.03'
C18	29.31'	54.00'	031°05'56"	S82°25'13"W	28.95'
C19	28.86'	54.00'	030°37'25"	S51°35'01"W	28.52'
C20	16.08'	30.00'	030°42'43"	S51°37'41"W	15.89'
C21	14.15'	30.00'	027°01'08"	S80°29'36"W	14.02'
C22	25.22'	54.00'	026°45'43"	S80°37'19"W	24.99'
C23	28.18'	54.00'	029°54'15"	S52°17'20"W	27.87'
C24	16.82'	30.00'	032°07'23"	S53°23'54"W	16.60'
C25	45.39'	30.00'	086°40'51"	N67°11'53"W	41.18'
C26	46.63'	30.00'	089°02'51"	N20°39'58"E	42.07'
C27	0.94'	30.00'	001°47'25"	N66°05'07"E	0.94'
C28	47.12'	30.00'	089°59'08"	S68°01'37"E	42.42'
C29	23.59'	15.00'	090°06'34"	N68°04'28"W	21.23'
C30	23.53'	15.00'	089°53'26"	S21°55'32"W	21.19'
C31	23.56'	15.00'	090°00'10"	S68°01'16"E	21.21'
C32	23.56'	15.00'	089°59'50"	N21°58'44"E	21.21'
C33	15.71'	10.00'	089°59'25"	N21°58'31"E	14.14'
C34	23.57'	14.98'	090°09'00"	S68°00'58"E	21.21'
C35	6.81'	54.00'	007°13'25"	S70°51'09"W	6.80'
C36	16.02'	10.00'	091°47'25"	N68°54'54"W	14.36'
C37	23.56'	15.00'	089°59'35"	S21°58'36"W	21.21'

Line Data Table			Line Data Table		
Line #	Distance	Bearing	Line #	Distance	Bearing
L1	4.13'	N23°06'17"W	L27	5.00'	N66°57'36"E
L2	16.15'	S23°06'36"E	L28	8.81'	S23°02'24"E
L3	25.06'	N67°14'27"E	L29	13.09'	S23°01'13"E
L4	25.06'	S67°14'27"W	L30	15.00'	S66°58'47"W
L5	54.00'	N66°52'15"E	L31	13.09'	N23°01'13"W
L6	54.00'	S66°58'39"W	L32	12.98'	S66°08'33"W
L7	15.00'	N66°59'02"E	L33	15.00'	N23°51'27"W
L8	40.00'	S66°58'49"W	L34	12.98'	N66°08'33"E
L9	17.21'	S67°14'27"W	L35	2.08'	N24°17'29"W
L10	26.93'	N65°11'24"E	L36	5.00'	N66°58'47"E
L11	21.46'	N66°58'49"E	L37	1.92'	S22°54'17"E
L12	13.19'	N23°06'17"W	L38	3.68'	N23°01'11"W
L13	21.52'	N66°53'43"E	L39	5.00'	N66°58'49"E
L14	5.93'	N23°02'24"W	L40	3.68'	S23°01'11"E
L15	4.10'	N66°57'36"E	L41	4.50'	N23°01'11"W
L16	11.40'	S23°02'24"E	L42	5.00'	N66°58'49"E
L17	9.95'	N22°57'51"W	L43	4.50'	S23°01'11"E
L18	5.00'	N67°02'09"E	L44	10.61'	N23°01'21"W
L19	9.42'	S22°57'51"E	L45	15.00'	N66°58'39"E
L20	11.65'	N23°02'24"W	L46	10.61'	S23°01'21"E
L21	5.00'	N66°57'36"E	L47	3.50'	N23°01'11"W
L22	13.87'	S23°02'24"E	L48	5.00'	N66°58'49"E
L23	15.84'	N22°45'06"W	L49	3.50'	S23°01'11"E
L24	15.00'	N67°14'54"E	L50	14.16'	N66°58'49"E
L25	10.17'	S22°45'06"E	L51	15.00'	S23°01'11"E
L26	7.67'	N23°02'24"W	L52	11.54'	S66°58'49"W

ENGINEER/PREPARER

kirkman ENGINEERING

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

SURVEYOR
BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER/DEVELOPER

ABJI, LLC
4804 BEDFORD ROAD
COLLEYVILLE, TX 76034

JOB NO.	2022.001.253
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

CUSTER & ELDORADO

MCKINNEY, TEXAS

SHEET:

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034 (817) 864-1957