

LOT 6, BLOCK 2  
WALNUT GROVE SUBDIVISION  
VOL. 7, PG. 19

(3.032 ACRES)  
JERRY BRADAM & CRAIG REAVIS  
VOL. 1004, PG. 676

PT. LOT 1  
BLOCK 1  
WALNUT GROVE SUBDIVISION  
VOL. 7, PG. 19

PT. LOT 2  
BLOCK 1  
WALNUT GROVE SUBDIVISION  
VOL. 7, PG. 19  
(2.71 AC.)  
MATTHEW T. McDONALD  
VOLUME 5052, PAGE 2437

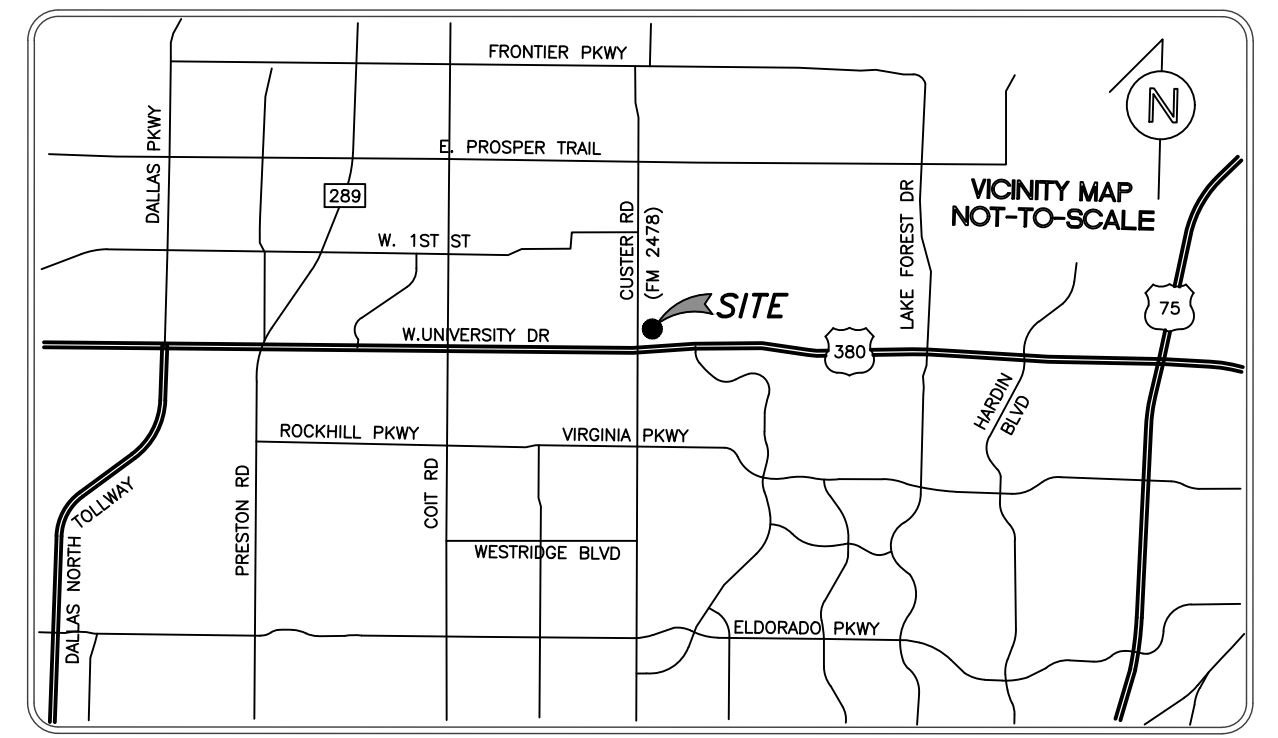
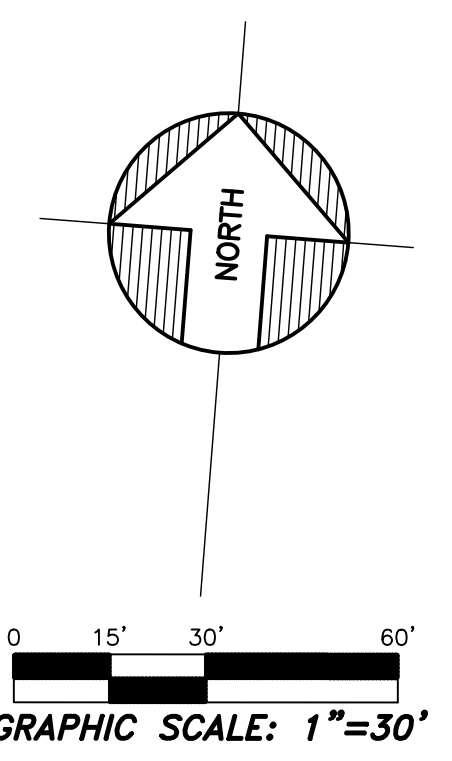
PT. LOT 3  
BLOCK 1  
WALNUT GROVE SUBDIVISION  
VOL. 7, PG. 19

**LOT 1R**  
**2.7388 AC.**  
**119,304 SQ. FT.**

**WALNUT GROVE ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**W UNIVERSITY DRIVE**  
**U.S. HIGHWAY 380**

(FKA STATE HIGHWAY NO. 24)  
(VARIABLE WIDTH RIGHT-OF-WAY)



**LEGEND**

- O IRF IRON ROD FOUND (SIZE AS NOTED)
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- MRCCT MAP RECORDS COLLIN COUNTY TEXAS
- CC COUNTY CLERK'S FILE

**PROPOSED EASEMENT LINE & CURVE DATA TABLES**

~ LINE TABLE ~			~ CURVE TABLE ~					
NO.	BEARING	DISTANCE	NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
A1	S04°55'56"E	21.83'	AC1	20.00'	30°01'59"	10.48'	S78°54'02"E	10.36'
A2	N86°04'59"E	8.48'	AC2	50.00'	34°51'01"	30.41'	N76°29'31"W	29.95'
A3	N85°02'41"E	216.45'	AC3	30.00'	35°51'56"	18.78'	S76°59'58"E	18.47'
A4	S04°55'43"E	24.00'	AC4	30.00'	89°57'18"	47.10'	S40°05'38"W	42.41'
A5	S85°04'17"W	183.33'	AC5	54.00'	15°00'00"	14.14'	N02°36'59"E	14.10'
A6	S04°53'01"E	13.56'	AC6	30.00'	15°02'57"	7.88'	S02°33'31"W	7.86'
A7	S10°06'59"W	10.19'	AC7	30.00'	89°59'58"	47.12'	S49°55'57"E	42.43'
A8	S04°55'58"E	89.20'	AC8	54.00'	90°02'55"	84.87'	S49°54'28"E	76.40'
A9	N85°04'04"E	188.87'	AC9	20.00'	89°02'00"	31.08'	N49°24'01"W	28.04'
A10	S04°55'56"E	24.00'	AC10	25.00'	31°08'54"	13.59'	S70°30'32"W	13.42'
A11	S85°04'04"W	188.91'						
A12	N04°53'01"W	153.34'						
A13	S86°04'59"W	5.46'						
A14	N04°55'56"W	36.30'						

NO.	BEARING	DISTANCE
W1	N84°57'42"E	23.16'
W2	N85°14'31"E	15.00'
W3	S04°45'29"E	15.00'
W4	S85°14'31"W	15.00'
W5	N04°45'29"W	15.00'
W6	S04°54'40"E	4.98'
W7	S85°04'17"W	10.00'
W8	N04°55'43"W	5.00'
W9	N85°10'30"E	10.00'
W10	N85°01'55"E	72.66'
W11	N85°14'31"E	15.00'
W12	S04°45'29"E	15.00'
W13	S85°14'31"W	15.00'
W14	N04°45'29"W	15.00'

NO.	BEARING	DISTANCE
D1	S04°55'56"E	8.50'
D2	S04°55'56"E	15.00'
D3	S85°04'04"W	49.59'
D4	N05°10'48"W	25.46'
D5	N85°02'15"E	15.00'
D6	S05°10'48"E	10.49'
D7	N85°04'04"E	34.65'

LOT 4  
BLOCK 1  
WALNUT GROVE SUBDIVISION  
VOL. 7, PG. 19  
JOHN HANSEN  
VOL. 1449, PG. 150

LOT 1R  
BLOCK 1  
WALNUT GROVE 380 SUBDIVISION  
PLAT BOOK 2022, PG. 649-650  
O.P.R.C.C.T.  
S.A. PAUL ENTERPRISE, INC.,  
A TEXAS CORPORATION  
INST# 20211115002335330  
O.P.R.C.C.T.

LOT 2R  
BLOCK 1  
WALNUT GROVE 380 SUBDIVISION  
PLAT BOOK 2022, PG. 649-650  
O.P.R.C.C.T.  
S.A. PAUL ENTERPRISE, INC.,  
A TEXAS CORPORATION  
INST# 20211115002335330  
O.P.R.C.C.T.

B. P. WORLEY SURVEY, ABSTRACT NO. 995

FIRELANE, ACCESS & UTILITY EASEMENT  
(BY THIS PLAT)

FIRELANE, & ACCESS EASEMENT  
PLAT BOOK 2022, PG. 649-650

RIGHT-OF-WAY DEDICATION  
TO STATE OF TEXAS  
VOL. 3299, PG. 181 DR

RIGHT-OF-WAY DEDICATION  
TO STATE OF TEXAS  
VOL. 3299, PG. 181 DR

POINT OF BEGINNING  
N=7130984.9  
E=2510349.45

SURVEYOR



OWNER

S.A. PAUL ENTERPRISE, INC.  
A TEXAS CORPORATION  
6383 FRANCIS LANE  
FRISCO, TEXAS 75035  
PHONE: 817-778-4711  
CONTACT:

THE PURPOSE OF THIS PLAT IS TO REPLAT AN EXISTING LOT,  
ABANDON EASEMENT(S) AND DEDICATE NEW EASEMENT(S)

**MINOR REPLAT**  
**WALNUT GROVE 380 SUBDIVISION**  
**LOT 1R, BLOCK 1**  
**2.7388 ACRES OF LAND**  
**IN THE B. P. WORLEY SURVEY,**  
**ABSTRACT NO. 995**  
**BEING A REPLAT OF**  
**LOT 1R, BLOCK 1 OF THE**  
**WALNUT GROVE 380 SUBDIVISION**  
**IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



OWNER'S CERTIFICATE

STATE OF TEXAS}
COUNTY OF COLLIN}

WHEREAS, S.A. PAUL ENTERPRISE, INC., A TEXAS CORPORATION, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE B. R. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R, IN BLOCK 1 OF WALNUT GROVE 380 SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS...

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WAY LINE OF U.S. HIGHWAY 380 - UNIVERSITY DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, RIGHT-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 20191028001353670 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS...

THENCE FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD, RIGHT-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 20191028001353670 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2, AND 3;

1. NORTH 49° 55' 53" WEST FOR A DISTANCE OF 56.58 FEET TO A 5/8" IRON ROD SET FOR CORNER;

2. NORTH 04° 55' 56" WEST FOR A DISTANCE OF 280.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;

3. NORTH 00° 37' 17" WEST FOR A DISTANCE OF 108.38 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID 0.0925 ACRE CITY OF MCKINNEY TRACT, AND BEING THE NORTHWEST CORNER OF AFORESAID LOT 1R, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 1, BLOCK 1 WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 19, PLAT RECORDS, COLLIN COUNTY TEXAS;

THENCE NORTH 84° 37' 28" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD, RIGHT-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 20191028001353670 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 1R FOR A DISTANCE OF 180.48 FEET TO A 5/8" IRON ROD SET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND ALSO BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 19, PLAT RECORDS, COLLIN COUNTY TEXAS;

THENCE NORTH 85° 14' 05" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1R FOR A DISTANCE OF 92.25 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 1R, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2R IN BLOCK 1 OF WALNUT GROVE 380 SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2022, PAGE 649-650 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 04° 55' 56" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 1R & 2R FOR A DISTANCE OF 429.45 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1R, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 2R, AND ALSO BEING A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF WAY LINE OF U.S. HIGHWAY 380 - UNIVERSITY DRIVE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 85° 04' 17" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF WAY LINE OF SAID U.S. HIGHWAY 380 - UNIVERSITY DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), COMMON WITH THE SOUTH LINE OF SAID LOT 1R FOR A DISTANCE OF 240.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.7388 ACRES OR 119,304 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS}
COUNTY OF COLLIN}

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT S.A. PAUL ENTERPRISE, INC., A TEXAS CORPORATION, OWNERS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS RECORD PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS WALNUT GROVE 380 SUBDIVISION, LOT 1R, BLOCK 1, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED IN ANY EASEMENTS. EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF MCKINNEY'S USE THEREOF...

WITNESS, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

S.A. PAUL ENTERPRISE, INC., A TEXAS CORPORATION

BY: \_\_\_\_\_

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

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

APPROVED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE

ATTEST

PLANNING AND ZONIN COMMISSION SECRETARY
CITY OF MCKINNEY, TEXAS

DATE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS}
COUNTY OF DALLAS}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, 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 FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

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

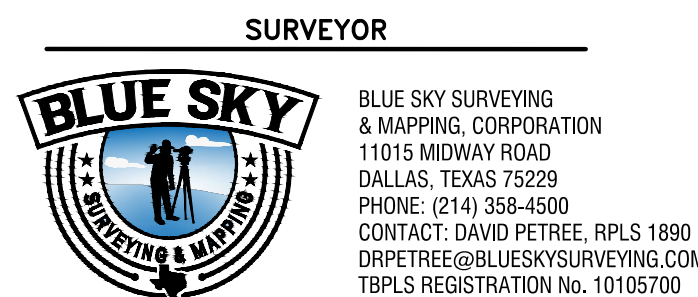
NOTES:

(1) 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.

(2) BASIS OF BEARINGS IS THE EAST LINE OF WALNUT GROVE ROAD PER THE FINAL PLAT RECORDED IN PLAT BOOK 2022, PG. 649-650 O.P.R.C.C.T.

NOTES:

THE OWNERS OF LOT 1R, BLOCK 1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM SEWER SYSTEM & THE DETENTION POND ON SITE. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, EROSION AND SLOUGHING AND LOSS OF VEGETATION. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.



OWNER
S.A. PAUL ENTERPRISE, INC.
A TEXAS CORPORATION
6383 FRANCIS LANE
FRISCO, TEXAS 75035
PHONE: 817-778-4711
CONTACT: \_\_\_\_\_

MINOR REPLAT
WALNUT GROVE 380 SUBDIVISION
LOT 1R, BLOCK 1
2.7388 ACRES OF LAND
IN THE B. P. WORLEY SURVEY,
ABSTRACT NO. 995
BEING A REPLAT OF
LOT 1R, BLOCK 1 OF THE
WALNUT GROVE 380 SUBDIVISION
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS