

HC MCKINNEY 3, LLC
CC# 20211229002607160
D.R.C.C.T.

HC MCKINNEY 3, LLC
CC# 20211229002607170
D.R.C.C.T.

THE KEVIN & HYUNJUN KIM LIVING TRUST
CC# 20210802001547040
D.R.C.C.T.

PARCEL 99
STATE OF TEXAS
CC# 20210209000281930
D.R.C.C.T.

TRACT 2
SREENIVASA MURALI ANISETTY
AND PRATHMA SAVARALA
CC# 20200814001327070
D.R.C.C.T.

CARLA KAY WHITEHEAD
CC# 20171020001405120
D.R.C.C.T.

TRACT 1
SREENIVASA MURALI ANISETTY
AND PRATHMA SAVARALA
CC# 20200814001327070
D.R.C.C.T.

HARESH SURTI
CC# 20220311000399830
D.R.C.C.T.

5947 FL TRAIL, LLC
CC# 20061212001747390
D.R.C.C.T.

HARESH SURTI
CC# 20220302000343150
D.R.C.C.T.

BOBBY HEATH AND
ANALISA PEREZ HEATH
CC# 20161116001556980
D.R.C.C.T.

CHARLES E. SHANNON
AND NORAH N. SHANNON
CC# 20150831001099690
D.R.C.C.T.

RELINSE GLOBAL, LLC
CC# 20220127000148290
D.R.C.C.T.

F.M. 1461
(VARIABLE WIDTH R.O.W.)

POINT OF BEGINNING

20' GRAYSON COUNTY ELECTRIC
COOPERATIVE EASEMENT
CC# 20190531000619600
D.R.C.C.T.

LOT 1
174,243 SQ. FT.
(4.000 ACRES)
(MEAS.)

LOT 2
112,137 SQ. FT.
(2.574 ACRES)
(MEAS.)

LOT 3
227,867 SQ. FT.
(5.231 ACRES)
(MEAS.)

TRACT 6
SHERYL LYNN BATES
AND HARSHA MADHANI
CC# 2022000161866
D.R.C.C.T.

SNEHAL JASANI, PRAFUL MADHANI,
AND HARSHA MADHANI
CC# 20220322000456740
D.R.C.C.T.

OWNER'S CERTIFICATE

WHEREAS, CHARLES MICHAEL LOCKWOOD AND MISTY SUNSHINE LOCKWOOD ARE THE OWNERS OF TWO TRACTS OF LAND SITUATED IN THE JOEL STEWART SURVEY, ABSTRACT NO. 838, IN COLLIN COUNTY, TEXAS, AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACT 1 AND TRACT 2 IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20210910001848710, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1461 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING IN THE WEST LINE OF SAID TRACT 2;

THENCE SOUTH 83°06'46" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1461, A DISTANCE OF 343.08 FEET TO A 5/8" IRON ROD WITH PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" FOUND FOR CORNER AT AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1461 AND IN THE NORTH LINE OF SAID TRACT 2;

THENCE SOUTH 77°59'09" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1461, AND THE NORTH LINE OF SAID TRACT 2 AND SAID TRACT 1, A DISTANCE OF 42.57 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID TRACT 1, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO HARESH SURTI, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20220302000343150, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°28'12" EAST ALONG THE COMMON LINE OF SAID TRACT 1, SAID TRACT 2, AND SAID SURTI TRACT, A DISTANCE OF 1319.31 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHWEST CORNER OF SAID SURTI TRACT, SAID POINT BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO RELINSE GLOBAL, LLC, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20220127000148290, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°31'48" WEST ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID RELINSE GLOBAL TRACT, A DISTANCE OF 1370.30 FEET TO THE PLACE OF BEGINNING AND CONTAINING 514,247 SQUARE FEET OR 11.805 ACRES OF LAND.

THENCE SOUTH 89°59'03" WEST CONTINUING ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID RELINSE GLOBAL TRACT, A DISTANCE OF 272.13 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID TRACT 1, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO SNEHAL JASANI ET AL, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20220322000456740, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 00°28'12" WEST ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID JASANI ET AL TRACT, A DISTANCE OF 1370.30 FEET TO THE PLACE OF BEGINNING AND CONTAINING 514,247 SQUARE FEET OR 11.805 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, CHARLES MICHAEL LOCKWOOD AND MISTY SUNSHINE LOCKWOOD, DO HEREBY ADOPT THIS MINOR REPLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOCKWOOD ADDITION, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DOES 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 AND 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 _____, 2023.

RELEASED 07/24/2023 FOR
REVIEW PURPOSES ONLY NOT TO
BE RECORDED FOR ANY REASON

OWNER: CHARLES MICHAEL LOCKWOOD

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 CHARLES MICHAEL LOCKWOOD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 _____, 2023.

_____, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AT _____, TEXAS, THIS THE ____ DAY OF _____, 2023.

RELEASED 07/24/2023 FOR
REVIEW PURPOSES ONLY NOT TO
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OWNER: MISTY SUNSHINE LOCKWOOD

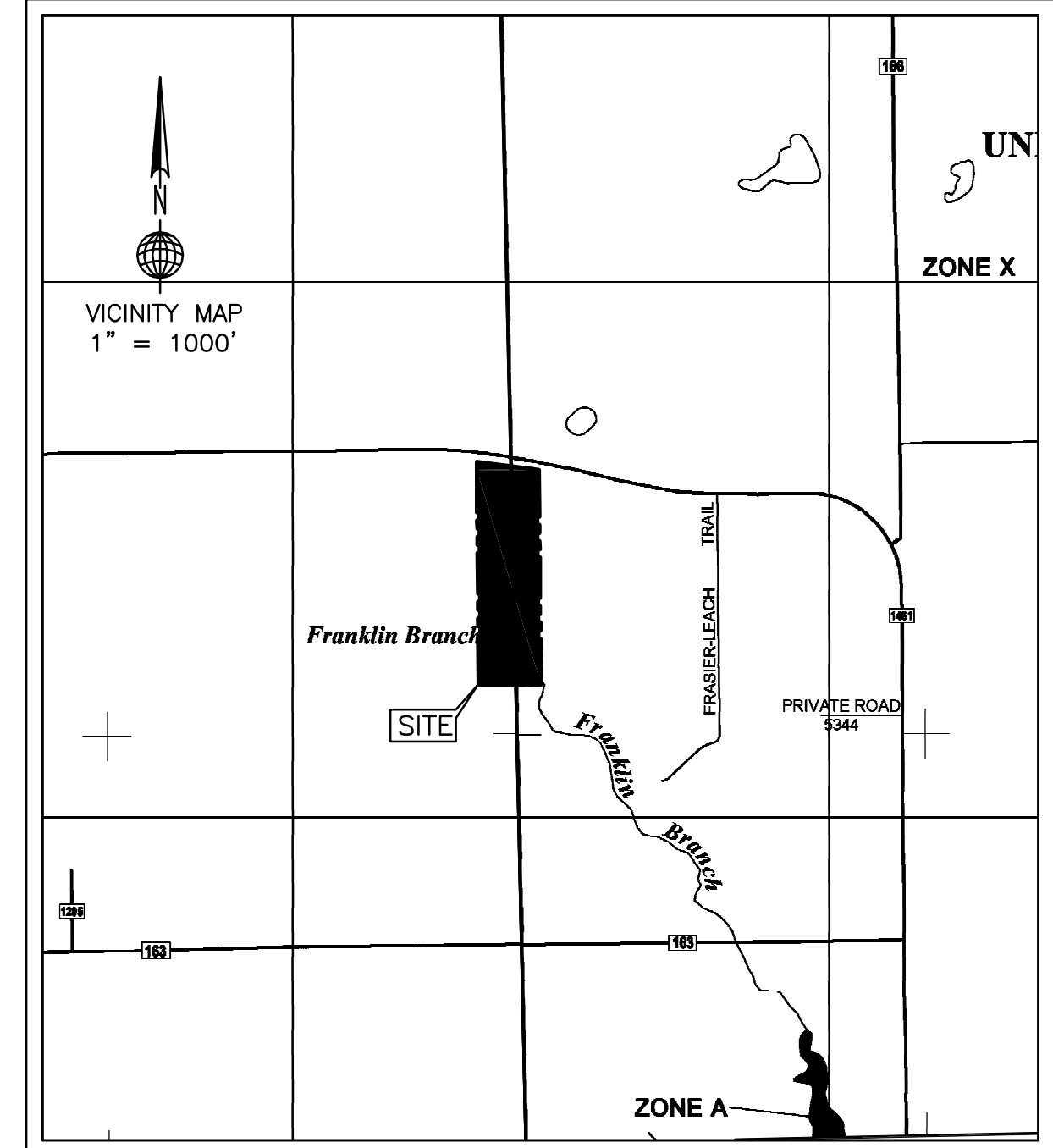
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MISTY SUNSHINE LOCKWOOD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 _____, 2023.

_____, 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 DALLAS, TEXAS,
THIS THE ____ DAY OF _____, 2023.

RELEASED 07/24/2023 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.

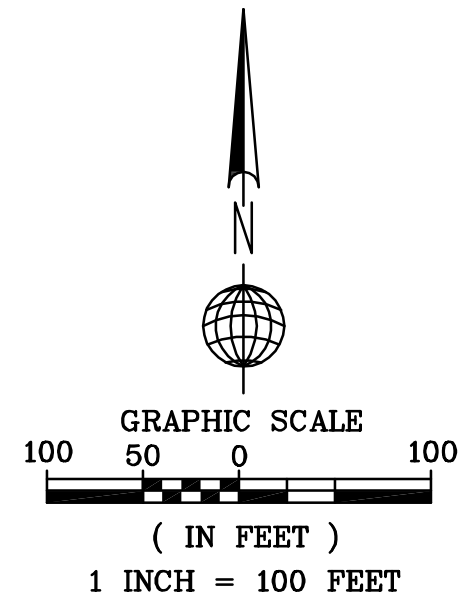
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE XX DAY OF XXXX, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

APPROVED AND ACCEPTED
CITY MANAGER
CITY OF MCKINNEY, TEXAS
DATE
ATTEST
CITY SECRETARY,
CITY OF MCKINNEY, TEXAS
DATE

MINOR PLAT
LOCKWOOD ADDITION,
LOTS 1, 2, AND 3 BLOCK A
BEING 11805 ACRES OF LAND
SITUATED IN THE
JOEL STEWART SURVEY, ABSTRACT NO. 838
COLLIN COUNTY, TEXAS



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 REPLAT IS TO CREATE THREE RESIDENTIAL LOTS.

FND 1/2" I.R.=FOUND 1/2" IRON ROD
FND 5/8" I.R. PINK CAP=5/8" IRON ROD WITH PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT"
SET 5/8" IRON ROD=SET 5/8" IRON ROD WITH YELLOW CAP "RPLS 5587"
D.R.C.C.T.=DEED RECORDS COLLIN COUNTY, TEXAS
CC#=COUNTY CLERK'S FILE NO.

OWNER:
CHARLES LOCKWOOD AND MISTY LOCKWOOD
4087 FM 1461
MCKINNEY, TX 75071
PHONE (469) 352-3554
MISTYLOCKWOOD@GMAIL.COM
SURVEYOR:
GLOBAL LAND SURVEYING, INC.
P.O. BOX 260369
PLANO, TEXAS 75026
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TBPELS FIRM NO. 10016300

APRIL, 2023



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

JOB NO.: 23-03-100