

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.02'	42.36'	N 45°08'56" E	89°48'38"
C2	54.00'	84.79'	76.34'	N 45°11'28" E	89°57'42"
C3	54.00'	84.62'	76.22'	S 44°56'12" E	89°48'58"
C4	30.00'	18.24'	17.96'	S 17°27'44" E	34°50'01"
C5	54.00'	84.22'	75.94'	N 44°39'24" W	89°21'18"
C6	30.00'	47.12'	42.43'	N 44°58'45" W	90°00'00"
C7	30.00'	47.20'	42.48'	N 45°03'47" E	90°08'04"
C8	30.00'	47.01'	42.35'	S 44°56'12" E	89°48'58"
C9	30.00'	47.50'	42.69'	S 45°18'37" W	90°42'40"
C10	30.00'	46.79'	42.19'	N 44°39'24" W	89°21'18"

LINE	BEARING	DISTANCE
L1	N 00°01'15" E	89.47'
L2	N 00°01'15" E	24.00'
L3	S 89°58'45" E	10.00'
L4	S 89°49'41" E	50.48'
L5	S 00°02'43" E	85.59'
L6	S 00°00'00" E	36.56'
L7	N 89°20'03" W	110.71'
L8	N 89°58'45" W	10.00'
L9	N 00°01'15" E	84.75'
L10	S 89°49'41" E	50.48'
L11	S 00°02'43" E	85.18'
L12	N 89°20'03" W	50.58'
L13	N 00°01'15" E	4.79'
L14	N 00°01'15" E	25.00'
L15	N 89°57'09" E	33.31'
L16	N 89°57'09" E	73.67'
L17	S 00°01'15" W	17.00'
L18	S 00°01'15" W	15.00'
L19	S 89°49'41" E	32.60'
L20	S 89°49'41" E	45.80'
L21	S 00°00'00" E	19.50'
L22	S 00°00'00" E	15.00'
L23	N 89°49'41" W	11.61'
L24	N 89°49'41" W	23.17'

SCALE 1"=60'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

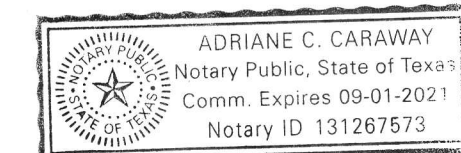
JULY 6, 2018

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 Matthew Busby, Land Surveyor, 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 purpose and considerations therein expressed.

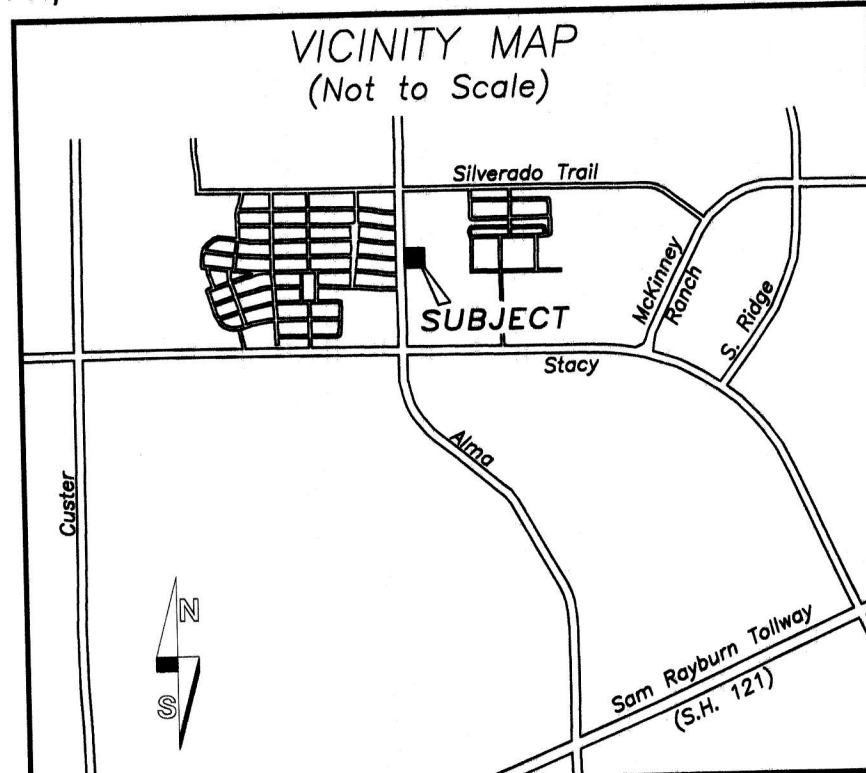
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of July, 2018.

Adriane C. Caraway
Notary Public in and for the State of Texas
My Commission Expires On: 09-01-2021



SRS = STEEL ROD SET
SRF = STEEL ROD FOUND
O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.
Coordinates shown are State Plane Coordinates, Texas North Central Zone, 4202.

Notes:
1) Subject tract located within Zone X as scaled from F.I.R.M. Panel 48085C0265J, dated June 2, 2009. Zone X being defined as "areas determined to be outside the 0.2% annual chance floodplain."
2) Verify exact location of underground utilities prior to construction.
3) Bearings based on East line of called 1.0956 acres (Vol. 4052, Pg. 2253).
4) Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
5) 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.



PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, A & W Properties, a Texas Joint Venture, is the owner of a 0.955 acre tract of land situated in the George F. Lucas Survey, Abstract No. 540, City of McKinney, Collin County, Texas and being further described as follows:

STATE OF TEXAS
COUNTY OF COLLIN

BEING all that tract of land in the City of McKinney, Collin County, Texas, out of the George F. Lucas Survey, A-540, and being all of Lot 7R, Block 1 of Amending Plat of Hico Acres as recorded in Volume 2015, Page 220 of the Plat Records of Collin County, Texas, and being further described as follows:

BEGINNING at an "X" found on the East line of Alma Road, at the Northwest corner of said Lot 7R, and the Northerly most Southwest corner of Lot 9R;

THENCE South 89 degrees 49 minutes 41 seconds East, 204.02 feet to a 1/2 inch steel rod found at the Northeast corner of said Lot 7R, and at an ell corner of said Lot 9R;

THENCE South 00 degrees 00 minutes 00 seconds East, 204.70 feet to a 1/2 inch steel rod found at the Southeast corner of said Lot 7R, and at an ell corner of said Lot 9R;

THENCE North 89 degrees 20 minutes 03 seconds West, 204.11 feet to a 5/8 inch steel rod set on the East line of said Alma Road, and at the Southwest corner of said Lot 7R;

THENCE North 00 degrees 01 minutes 15 seconds East, 202.94 feet along the East line of said Alma Road to the POINT OF BEGINNING, containing 0.955 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, A & W Properties, a Texas Joint Venture, does hereby adopt this amending plat designating the herein above described property as Hico Acres, Lot 7R1, Block 1, an addition to the City of McKinney, Texas, and being a replat of Lot 7R, Block 1 Hico Acres as recorded in Volume 2015, Page 220 of the Plat Records, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements, as shown, for mutual use and accommodations 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 part 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 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 subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS, my hand this the 10 day of August, 2018.

BY:

A & W Properties, a Texas Joint Venture

By: Tom Allred

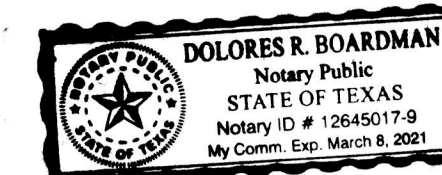
Title: Joint Venturer

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 Tom Allred, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of August, 2018.

Notary Public in and for the State of Texas
My Commission Expires On:



The purpose of this Amending Plat is to modify and dedicate easements of Lot 7R1, Block 1, Hico Acres.

AMENDING PLAT

HICO ACRES
LOT 7R1, BLOCK 1
0.955 TOTAL ACRES

Being a replat of Lot 7R, Block 1, Hico Acres as recorded in Volume 2015, Page 220 of the Plat Records, Collin County, Texas
GEORGE F. LUCAS SURVEY, A-540
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER:

A & W Properties, a
Texas Joint Venture
P.O. Box 38346
Dallas, TX 75238

Boundary Solutions Inc.
Professional Land Surveyors

107 McKinney Street
Farmersville, TX
OFFICE: 214-499-8472
FAX: 972-782-7611
mbusby_bsi@yahoo.com Date: 06-28-18
B.S.I. Job# 1409-020