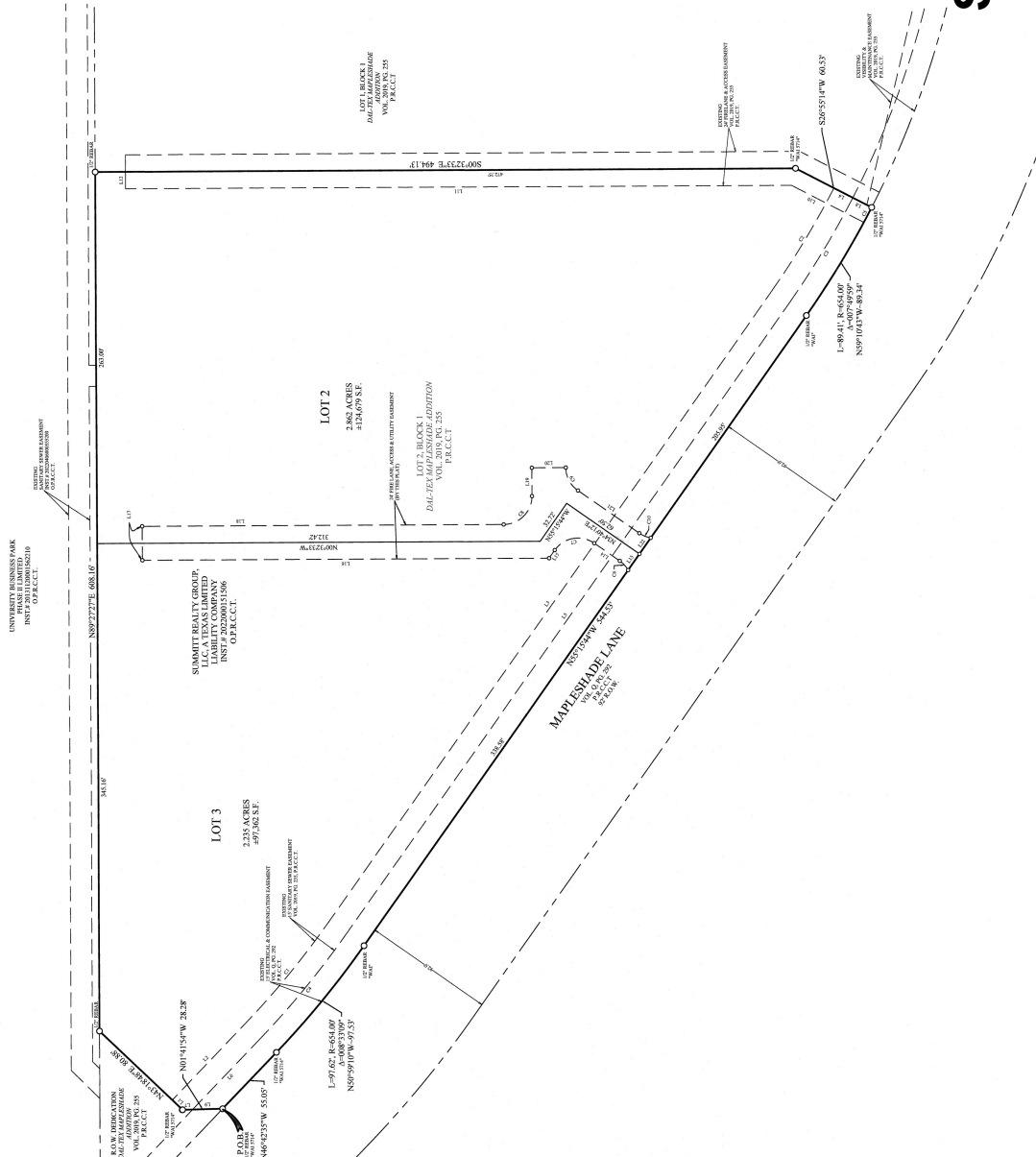


MONUMENTS/DATUMS BEARING BASIS:
 CTS 0 1/2" x 12" roller stamped "PHI Land Surveying" set
 MNS 0 1/2" x 12" roller stamped "PHI Land Surveying" set
 A. City of Plano Monument
 B. City of Plano Monument
 Hearings are based on the T.C.S. 83.042
 Distances & areas shown are represented in surface values
 (not reduced to Mean Sea Level)

LEGEND OF ABBREVIATIONS:
 U.S.N.P.S. United States Survey Feet
 T.C.S. 83.042 Texas Coordinate System of 1983, North Central Zone
 O.P.R.C.C.T. Official Public Records of Collin County, Texas
 V.O.L. 2019, P.U. 235
 V.O.L. 2019, P.U. 235
 P.O.B. Point of Beginning/Point of Commencing
 R.O.W. Right of Way (Formerly Known As S.F.A.C. Square Feet/Acre(s))

FLOOD ZONE CLASSIFICATION:
 This property is located in the Flood Hazard Area Map for Collin County, Texas and Incorporated Areas, map no. 488650330M, dated 2017/06/07, via stated map location and graphic scale. Flood Hazard Area Map Layer (NHU) is High Water Service (HWS) at <http://hwsdata.dem.gov>.

THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO SPLIT ONE LOT INTO TWO.



S8703



OWNER:
 Summit Realty Group, LLC
 4444 W. Airport Fwy, Ste. 215
 Irving, TX 75038
 Contact: 817-431-4971

PREPARED BY:
 PHI Land Surveying, Inc.
 781 Looney Drive, Trail
 Dallas, TX 75243
 Contact: 817-431-4971

CITY PROJECT NO. 2023000080
REVISED CONVEYANCE PLAT
DAL-TEX MAPLESHADE ADDITION
LOTS 2 & 3, BLOCK 1

BRING A COPY OF THIS SUBDIVISION PLAT TO THE CITY OF PLANO, TEXAS, PLANNING DEPARTMENT, 1000 W. PLANO, TEXAS, PLANO, TEXAS 75075. THE PLAT MUST BE FILED FOR RECORD IN COLLIN COUNTY ON OR BEFORE 11:59 PM, THE LAST BUSINESS DAY OF THE MONTH OF REVISION. THE NUMBER OF PAGES IS INDICATED BY THE NUMBER OF PAGES 2. AMOUNT \$45.00 AND ORIGINAL SET OF PLAT. CITY CLERK, COLLIN COUNTY, TEXAS

RECORDED IN VOL. 2019, P.U. 235
 MAPLESHADE ADDITION, A REVISED CONVEYANCE PLAT
 LOCATED IN THE COUNTY OF COLLIN COUNTY, TEXAS
 CITY OF PLANO, COLLIN COUNTY, TEXAS

PREPARED IN NOVEMBER, 2022
 SHEET 1 OF 2

FROM:
R-8703-001-0020-1 / -2.235 AC
FOR TAX YEAR 2023

Line #	Bearing	Distance	Curve Data Table	Curve Data Table	Curve Data Table
1.1	N42°18'45"E	30.00	Curve Data Table	Curve Data Table	Curve Data Table
1.2	S89°25'31"E	75.00	Curve Data Table	Curve Data Table	Curve Data Table
1.3	S89°25'31"E	75.00	Curve Data Table	Curve Data Table	Curve Data Table
1.4	S20°27'14"E	54.00	Curve Data Table	Curve Data Table	Curve Data Table
1.5	S03°51'04"E	54.00	Curve Data Table	Curve Data Table	Curve Data Table
1.6	S86°23'58"W	70.00	Curve Data Table	Curve Data Table	Curve Data Table
1.7	S01°14'58"W	7.07	Curve Data Table	Curve Data Table	Curve Data Table
1.8	S20°55'41"W	15.00	Curve Data Table	Curve Data Table	Curve Data Table
1.9	N01°14'58"W	21.21	Curve Data Table	Curve Data Table	Curve Data Table
1.10	N01°14'58"W	21.21	Curve Data Table	Curve Data Table	Curve Data Table
1.11	S02°23'29"W	40.82	Curve Data Table	Curve Data Table	Curve Data Table
1.12	S02°23'29"W	40.82	Curve Data Table	Curve Data Table	Curve Data Table
1.13	S02°23'29"W	40.82	Curve Data Table	Curve Data Table	Curve Data Table
1.14	N34°04'02"E	2.00	Curve Data Table	Curve Data Table	Curve Data Table
1.15	S20°55'41"W	6.07	Curve Data Table	Curve Data Table	Curve Data Table
1.16	S02°23'29"W	26.80	Curve Data Table	Curve Data Table	Curve Data Table
1.17	N02°23'29"W	26.80	Curve Data Table	Curve Data Table	Curve Data Table
1.18	S02°23'29"W	26.80	Curve Data Table	Curve Data Table	Curve Data Table
1.19	N02°23'29"W	26.80	Curve Data Table	Curve Data Table	Curve Data Table
1.20	S02°23'29"W	26.80	Curve Data Table	Curve Data Table	Curve Data Table
1.21	S02°23'29"W	26.80	Curve Data Table	Curve Data Table	Curve Data Table
1.22	S02°23'29"W	26.80	Curve Data Table	Curve Data Table	Curve Data Table



PHI Land Surveying, Inc. (not a body)
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