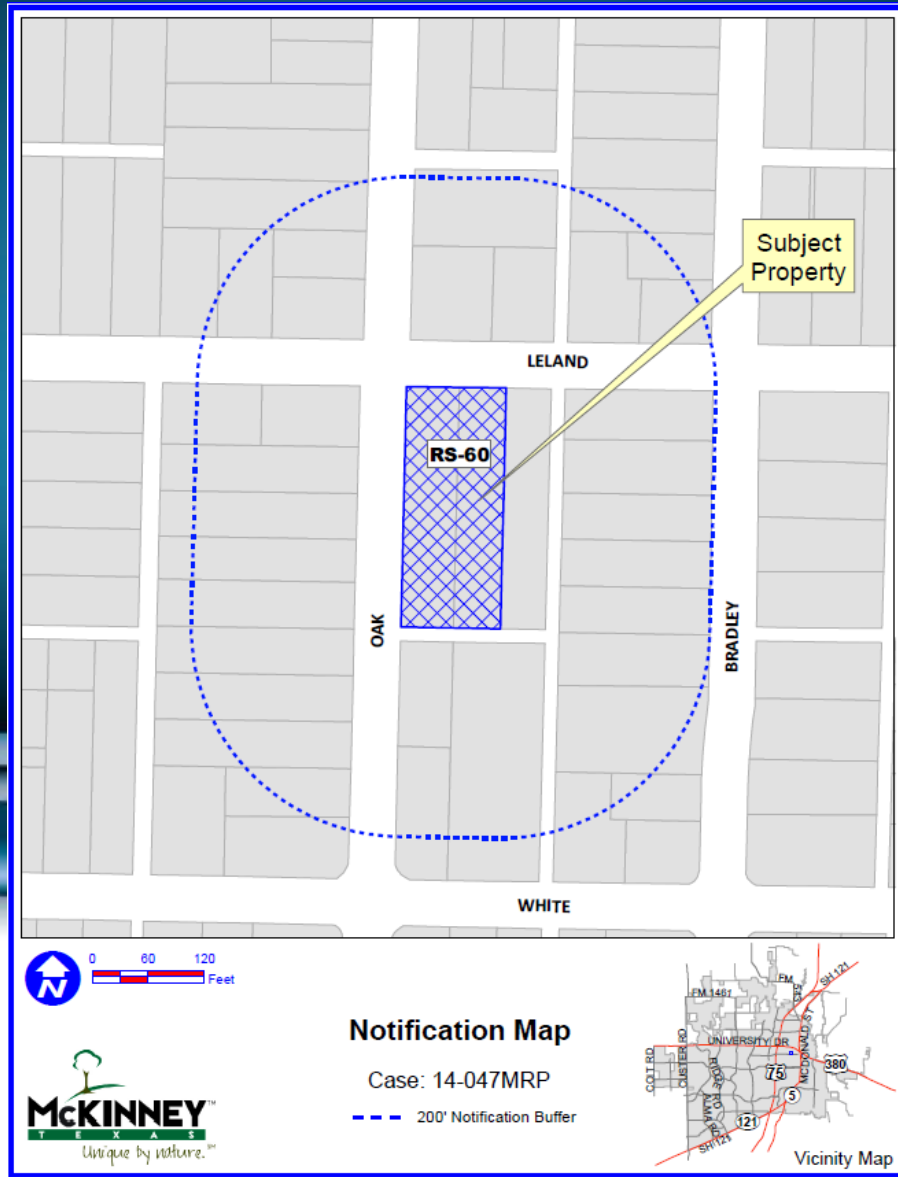


Case No. 14-047MRP

College Addition



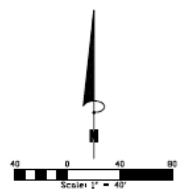
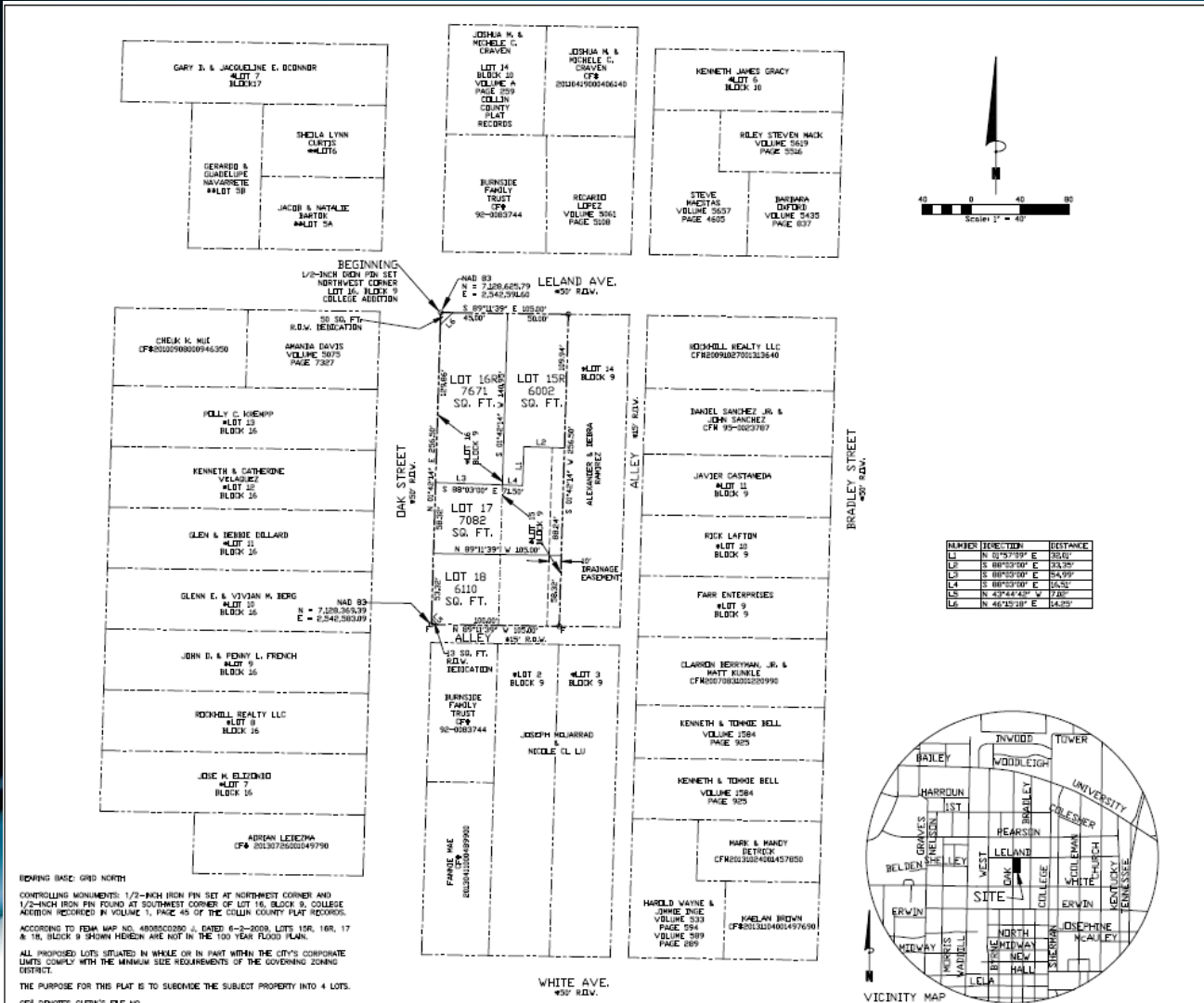
Location Map



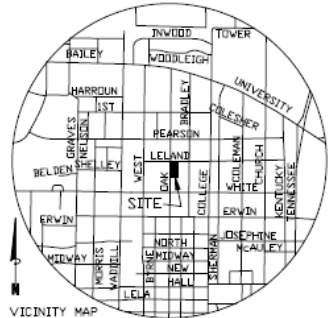
Aerial Exhibit



Proposed Minor Replat



NUMBER	BEARING	DISTANCE
L1	N. 67°59'39" E.	335.00'
L2	S. 89°13'39" W.	655.00'
L3	S. 89°13'39" E.	655.00'
L4	S. 89°13'39" W.	655.00'
L5	S. 89°13'39" E.	655.00'
L6	N. 89°13'39" W.	655.00'



STATE OF TEXAS
COUNTY OF COLLIN

OWNER: BILLY TATE AND BRANDEE TATE

WHEREAS Billy Tate and Brandee Tate are the owners of a tract of land situated in the City of McKinney, Collin County, Texas, in the Merit Survey, Sublot No. 837, being a survey of Lots 15 and 16, Block 9 of the College Addition, as defined in the City of McKinney according to the map thereof recorded in volume 1, page 49 of the Collin County plat records, being described by name and bounds as follows:

Beginning at a 1/2-inch iron pin set at the southeast corner of said Lot 15, being in the east right-of-way line of Oak Street and the south right-of-way line of Leland Avenue;

THENCE South 89°13'39" West, with the north line of said Lot 15 and the south right-of-way line of said Leland Avenue, passing the northeast corner of said Lot 15 and the southeast corner of said Lot 16 on 655.00 feet and continuing with the north line of said Lot 16, to an 1/2-inch iron pin set at the northwest corner of said Lot 16;

THENCE South 89°13'39" West, with the east line of said Lot 16, 655.00 feet to a 1/2-inch iron pin set at the southeast corner of said Lot 16, same being in the north right-of-way line of a 16-foot wide alley;

THENCE North 89°13'39" West, with the south line of said Lot 16 and the north right-of-way line of said alley, passing the southwest corner of said Lot 16 and the southeast corner of said Lot 15, on 655.00 feet and continuing with the south line of said Lot 16, to an 1/2-inch iron pin set at the southeast corner of said Lot 16, in the east right-of-way line of said Oak Street;

THENCE North 89°13'39" West, with the west line of said Lot 16 and the east right-of-way line of said Oak Street, 655.00 feet to the PLACE OF BEGINNING and containing 0.618 acre of land.

COUNTY OF COLLIN [X]
EXISTS OF TEXAS [X]
NOEL, TEXAS, NOW ALL MEN BY THESE PRESENTS:

The Billy Tate and Brandee Tate do hereby accept the plat comprising the reversionary described property as a MINOR REPLAT OF COLLEGE ADDITION, LOTS 15, 16, 17 & 18, BLOCK 9, BEING A REPLAT OF LOTS 15 & 16, BLOCK 9 OF THE COLLEGE ADDITION, as defined in the City of McKinney, Collin County, Texas, and do hereby distribute to public use herein, their streets, alleys and public use areas as shown herein, the easements, easements, or other use and appropriation of the City of McKinney and of public utility easements to use or enjoy same. All any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, structure, fence, or other improvements or growth, which in any way, whether by or before the construction, maintenance or utilization of the respective systems or such easements, and the City of McKinney and of public utility easements, including, improving, repairing, maintaining and doing any remaining or parts of its respective systems, without the necessity, or approval, of obtaining the permission of owners. This plat approved subject to all zoning ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2014.

Billy Tate, Owner

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me this _____ day of _____, 2014.

Notary Public, State of Texas

Brandee Tate, Owner

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me this _____ day of _____, 2014.

Notary Public, State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

The [Owner Name], do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown herein actually exist, and that their location, size and material are correctly shown.

PRELIMINARY—THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

State Survey, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me this _____ day of _____, 2014.

Notary Public, State of Texas

"Approved and Accepted"

Mayor
 City of McKinney, Texas

Date

MINOR REPLAT
 OF
COLLEGE ADDITION,
LOTS 15R, 16R, 17 & 18,
BLOCK 9,
 BEING A REPLAT OF LOTS 15 & 16, BLOCK 9
 OF THE COLLEGE ADDITION,
 AN ADDITION TO THE
 CITY OF MCKINNEY
 BEING 0.618 ACRES OF LAND LOCATED IN THE
 MERIT SURVEY, SUBLOT NO. 837,
 COLLIN COUNTY, TEXAS

BEARING BASE: GRID NORTH

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN SET AT NORTHWEST CORNER AND 1/2-INCH IRON PIN FOUND AT SOUTHWEST CORNER OF LOT 16, BLOCK 9 OF COLLEGE ADDITION RECORDED IN VOLUME 1, PAGE 45 OF THE COLLIN COUNTY PLAT RECORDS.

ACCORDING TO FEAM MAP NO. 480550200 J, DATED 6-2-2009, LOTS 15R, 16R, 17 & 18, BLOCK 9 SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS CONFORM WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

THE PURPOSE FOR THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 4 LOTS.

CF# DENOTES CLERK'S FILE NO.

* DENOTES ITEM SEEN ON PLAT OF COLLEGE ADDITION RECORDED IN VOLUME 1, PAGE 45 OF THE COLLIN COUNTY PLAT RECORDS.

** DENOTES ITEM SEEN ON REPLAT OF LOTS 5 & 6, BLOCK 17 OF COLLEGE ADDITION, RECORDED IN VOLUME C, PAGE 180 OF THE COLLIN COUNTY PLAT RECORDS.

FROM THE NORTHWEST CORNER OF LOT 16, BLOCK 9 OF THE COLLEGE ADDITION TO THE APPROXIMATE LOCATION OF THE SOUTHWEST CORNER OF THE BEN STAFFY SURVEY, DISTRICT NO. 837, BEARS APPROXIMATELY S. 33-44-14" E. 1243.70'

NOTE: ALL ACCESS FOR LOTS 17 & 18 SHALL BE ON OAK STREET.

○ DENOTES 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
 ◐ DENOTES 1/2" IRON PIN FOUND

OWNER: BILLY TATE AND BRANDEE TATE
 311 W. COLLEGE STREET
 MCKINNEY, TEXAS 75069

SURVEYOR: BRUCE GEDS, R.P.L.S., NO. 4117
 312 W. UNIVERSITY STREET, SUITE 300
 MCKINNEY, TEXAS 75069
 972-563-3959
 972-542-5731 FAX