



OWNERS DEDICATION:

WHEREAS FRED & AMANDA HALL are the owners of all of that certain lot, tract or parcel of land situated in 6.503 acre tract of land situated in the W. Davis Survey, Abstract No. 248, in Collin County, Texas, and being that same tract of land described by deed to Freddie L. & Amanda G. Hall, as recorded in Document Number 20070921001313540, of the Deed Records of Collin County, Texas, (D.R.C.C.T.), and being more particularly described by metes and bounds as follows (the basis of bearings for this survey is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83), with a combined scale factor of 1.000152710):

BEGINNING at a "PK" nail found in asphalt for the southeast corner of the herein described tract, said point being the northeast corner of a tract of land described by deed to Eustace G. Atterbury, as recorded in Document No. 1995-0017218, D.R.C.C.T., and lying on the centerline of Woodlawn Drive;

THENCE North 88 degrees 27 minutes 35 seconds West, with the north line of said Atterbury tract, a distance of 1142.98 feet to a 3/8 inch iron rod found for corner in the east line of Lot 1R, Block A, Watson-Chalin Addition, an addition to the City of McKinney, according to the Plat thereof recorded in Volume 2012, Page 75, of the Plat Records of Collin County, Texas;

THENCE North 01 degrees 16 minutes 18 seconds East, with the east line of said Lot 1R, a distance of 247.33 feet to a 3/8 inch iron rod found for the southwest corner of a tract of land described by deed to Juan Lauriano and wife Juana Lauriano, as recorded in Document No. 20061229001828390, D.R.C.C.T.;

THENCE along the south line of said Lauriano tract, the following courses and distances:

South 88 degrees 49 minutes 05 seconds East, a distance of 326.97 feet to a 1/2 inch iron rod with yellow cap marked "Arthur Surveying Company" found for corner;

South 88 degrees 21 minutes 52 seconds East, a distance of 395.44 feet to a 1/2 inch iron rod with yellow cap marked "Arthur Surveying Company" found for corner;

South 88 degrees 17 minutes 31 seconds East, a distance of 414.60 feet to a point for the southeast corner of said Lauriano tract and lying on the centerline of said Woodlawn Drive;

THENCE South 00 degrees 06 minutes 48 seconds West, with the centerline of said Woodlawn Drive, a distance of 247.60 feet to the POINT OF BEGINNING and containing 283,286 square feet or 6.503 acres of land more or less.

OWNERS CERTIFICATE:

Now therefore know all men by these presents:

THAT Fred & Amanda Hall, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as Lot 1, Block A of Hall Addition, an addition to the City of McKinney, Texas, and does 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 may be placed in Landscape Easements, unless approved by the City of McKinney. In addition, Utility 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. The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this _____ day of _____, 2017.

Fred & Amanda Hall

By: _____
Fred Hall

By: _____
Amanda Hall

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 Fred Hall, 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 considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for the State of

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 Amanda Hall, 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 considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for the State of

STATE OF TEXAS §
COUNTY OF DENTON §

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark N. Peoples, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of McKinney.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/4/2017

Mark N. Peoples, R.P.L.S.
No. 6443

NOTES:

- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (U.S. Feet) with a combined scale factor of 1.00015271.
- 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.
- PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.**
- 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.

FLOOD NOTE:

It is my opinion that the property described hereon does lie within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480130 0280 J, present effective date of map, June 2, 2009, herein property situated within Zone "X", Zone "X-Shaded", and Zone "AE".

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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 considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNER
Freddie L. & Amanda G. Hall
2401 Woodlawn
McKinney, TEXAS
Contact: Fred Hall
Phone: (214)334-5094

LEGEND

- ROW - RIGHT-OF-WAY
- CM - CONTROL MONUMENT
- ASC - ARTHUR SURVEYING COMPANY
- IPF - 1" IRON PIPE FOUND
- IRF - 1/2" IRON ROD FOUND
- IRS - 5/8" IRON ROD SET
- PROPERTY CORNER
- BOUNDARY
- BOUNDARY INTERIOR
- ADJOINER
- EASEMENT

VICINITY MAP: NOT TO SCALE

Map showing the location of the site relative to Woodlawn Drive, Church, Tennessee, University, and Gray's.

SCALE: 1" = 40'

RECEIVED
By Planning Department at 12:14 pm, May 25, 2017

PRELIMINARY-FINAL PLAT
of
Hall Addition
Lot 1, Block A
being 6.503 acres
out of the
W. Davis Survey, Abstract Number 248
City of McKinney, Collin County, Texas

--- April 2017 ---

DRAWN BY: MNP DATE: 04/18/17 SCALE: 1"=40' ASC NO.: 270897-1