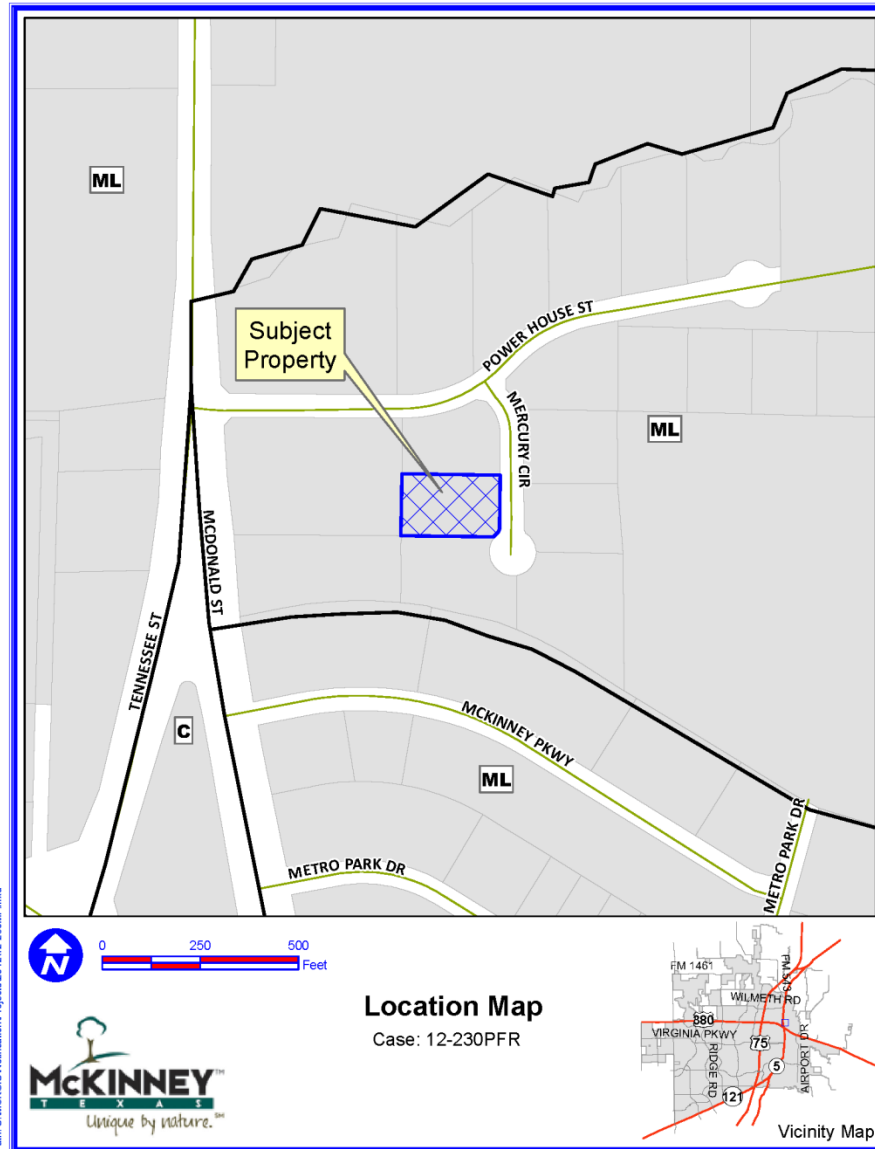


Case No. 12-230PFR

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Fangio Revocable Trust, for Approval of a Preliminary-Final Replat for Lots 4R1 and 4R2, Block A, of the Power House Business Park Addition, Being Less than 1 Acre, Located Approximately 200 Feet South of Power House Street and on the West Side of Mercury Circle

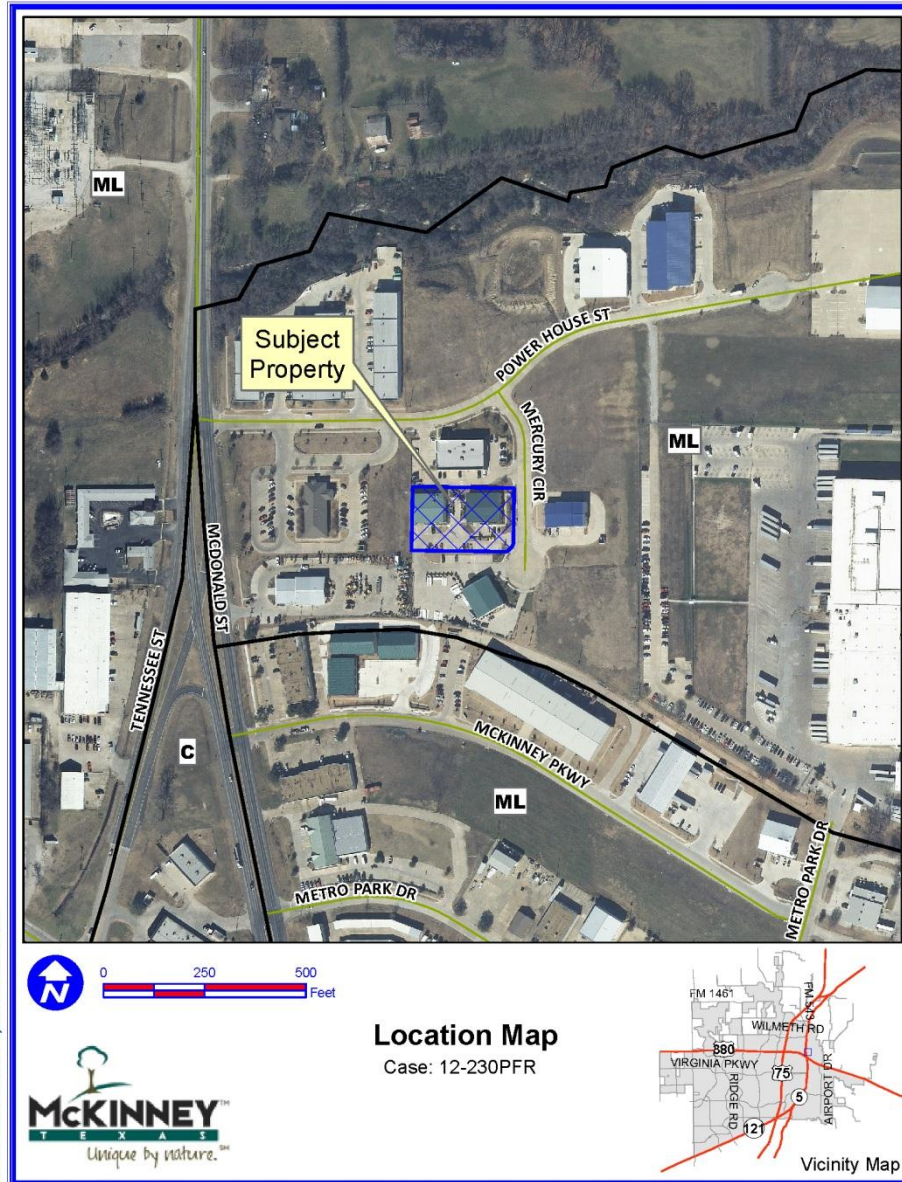
Location Map



Path: S:\MCKGIS\Notification\Projects\2012\12-230PFR.mxd

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

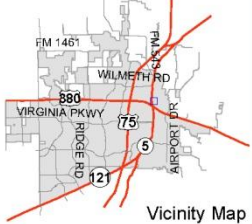
Aerial Exhibit



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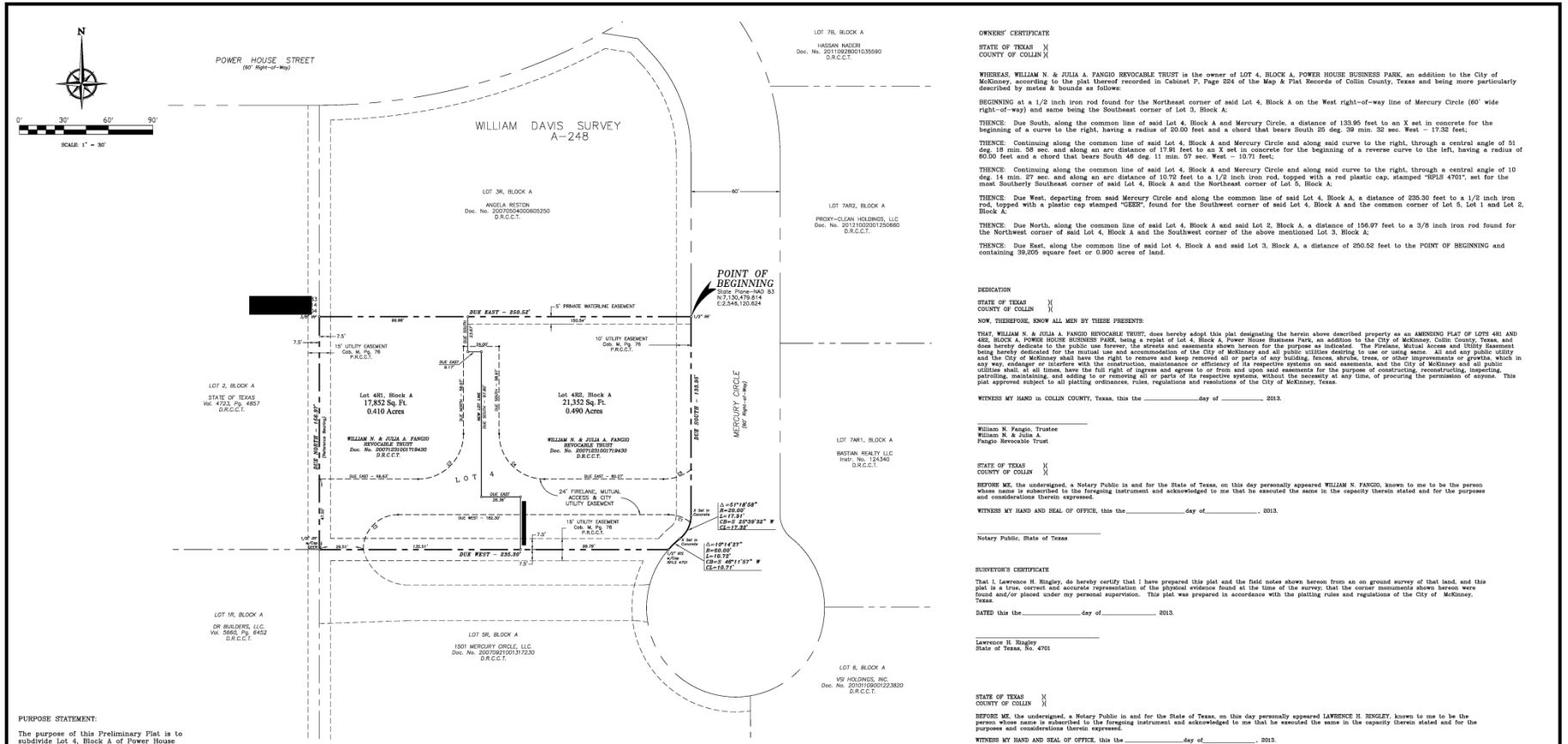


Location Map
Case: 12-230PFR



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Proposed Preliminary-Final Replat



OWNERS' CERTIFICATE
 STATE OF TEXAS (X)
 COUNTY OF COLLIN (X)

WHEREAS, WILLIAM N. & JULIA A. FANGO REVOCABLE TRUST is the owner of LOT 4, BLOCK A, POWER HOUSE BUSINESS PARK, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet P, Page 224 of the Map & Plat Records of Collin County, Texas and being more particularly described by metes & bounds as follows:
 BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said Lot 4, Block A on the West right-of-way line of Mercury Circle (60' wide right-of-way) and same being the Southeast corner of Lot 3, Block A;

THENCE: Due South, along the common line of said Lot 4, Block A and Mercury Circle, a distance of 133.95 feet to an X set in concrete for the beginning of a curve to the right, having a radius of 50.00 feet and a chord that bears South 50 deg. 59 min. 55 sec. West - 17.35 feet.
 THENCE: Continuing along the common line of said Lot 4, Block A and Mercury Circle and along said curve to the right, through a central angle of 51 deg. 18 min. 50 sec. and along an arc distance of 17.01 feet to an X set in concrete for the beginning of a reverse curve to the left, having a radius of 60.00 feet and a chord that bears South 48 deg. 11 min. 07 sec. West - 10.73 feet.
 THENCE: Continuing along the common line of said Lot 4, Block A and Mercury Circle and along said curve to the right, through a central angle of 10 deg. 14 min. 27 sec. and along an arc distance of 10.72 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "09PLS 4701", set for the most Southerly Southeast corner of said Lot 4, Block A and the Northeast corner of Lot 5, Block A.
 THENCE: Due West, departing from said Mercury Circle and along the common line of said Lot 4, Block A, a distance of 235.30 feet to a 1/2 inch iron rod, topped with a plastic cap stamped "09EER", found for the Southwest corner of said Lot 4, Block A and the common corner of Lot 5, Lot 1 and Lot 2, Block A.
 THENCE: Due North, along the common line of said Lot 4, Block A and said Lot 2, Block A, a distance of 156.97 feet to a 3/8 inch iron rod found for the Northwest corner of said Lot 4, Block A and the Southwest corner of the above mentioned Lot 3, Block A.
 THENCE: Due East, along the common line of said Lot 4, Block A and said Lot 3, Block A, a distance of 250.52 feet to the POINT OF BEGINNING and containing 39,000 square feet or 0.900 acres of land.

DEDICATION
 STATE OF TEXAS (X)
 COUNTY OF COLLIN (X)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM N. & JULIA A. FANGO REVOCABLE TRUST, does hereby adopt this plat designating the herein above described property as an AMENDING PLAT OF LOTS 4R1 AND 4R2, BLOCK A, POWER HOUSE BUSINESS PARK, being a replat of Lot 4, Block A, Power House Business Park, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown herein for the purposes as indicated. The Fireline, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the CITY OF MCKINNEY and all public utilities desiring to use or utilize same. All said city utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fence, shrubs, trees, or other improvements or growth, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the CITY OF MCKINNEY and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of any person. This plat was approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND IN COLLIN COUNTY, Texas, this _____ day of _____, 2013.

William N. Fango, Trustee
 William N. & Julia A. Fango Revocable Trust

STATE OF TEXAS (X)
 COUNTY OF COLLIN (X)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WILLIAM N. FANGO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Bingley, do hereby certify that I have prepared this plat and the field notes shown herein from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical conditions found at the time of the survey; that the correct measurements shown herein were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this _____ day of _____, 2013.

Lawrence H. Bingley
 State of Texas, No. 4701

STATE OF TEXAS (X)
 COUNTY OF COLLIN (X)

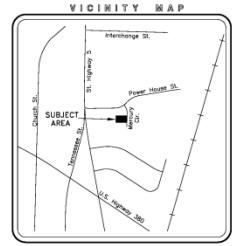
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. BINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

Notary Public, State of Texas

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	38°37'57"	23.50	18.80	N 70°41'01" W	15.50
C2	90°00'00"	23.50	36.50	S 44°50'54" W	33.24
C3	90°00'11"	30.50	47.91	N 44°50'54" E	43.13
C4	90°00'11"	30.50	47.91	S 44°50'54" E	43.13
C5	37°38'54"	30.50	20.04	N 71°10'52" E	18.68

PURPOSE STATEMENT:
 The purpose of this Preliminary Plat is to subdivide Lot 4, Block A of Power House Business Park into 2 lots.



- GENERAL NOTES:**
- The area (curve) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
 - Reference Bearing: The bearings shown hereon are referred to Due North along the West line of Lot 4, Block A of POWER HOUSE BUSINESS PARK, according to the plat thereof recorded in Cabinet P, Page 224, of the Map & Plat Records of Collin County, Texas.
 - All lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements as required by the governing zoning district.
 - The 24' Fireline, Mutual Access & City Utility Easement is exclusive to the installation of City of McKinney service utilities such as water, sanitary sewer and storm sewer.

OWNERS: LOTS 4R1 & 4R2, BLOCK A
 WILLIAM N. & JULIA A. FANGO
 REVOCABLE TRUST
 510 Oakwood Dr
 Carlsbad, NM 88220-9288
 575-628-0675

SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1286

RECEIVED
 By *agushko* at 3:29 pm, Dec 26, 2012

PRELIMINARY-FINAL PLAT
 LOTS 4R1 and 4R2, BLOCK A
 POWER HOUSE BUSINESS PARK
 Being a Replat of
 Lot 4, Block A
 POWER HOUSE BUSINESS PARK
 SITUATED IN THE
 WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

RINGLEY & ASSOCIATES, INC.
 SURVEYING & MAPPING DIVISION
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1286

Drawn by	Date	Scale	Job No.	Title	Sheet
<i>And Steel</i>	12/06/12	1" = 30'	12003	12003-12003-PLAT.DWG	1 of 1

Staff Recommendation

Staff recommends approval of the proposed preliminary-final replat and variance request as outlined in the Staff Report