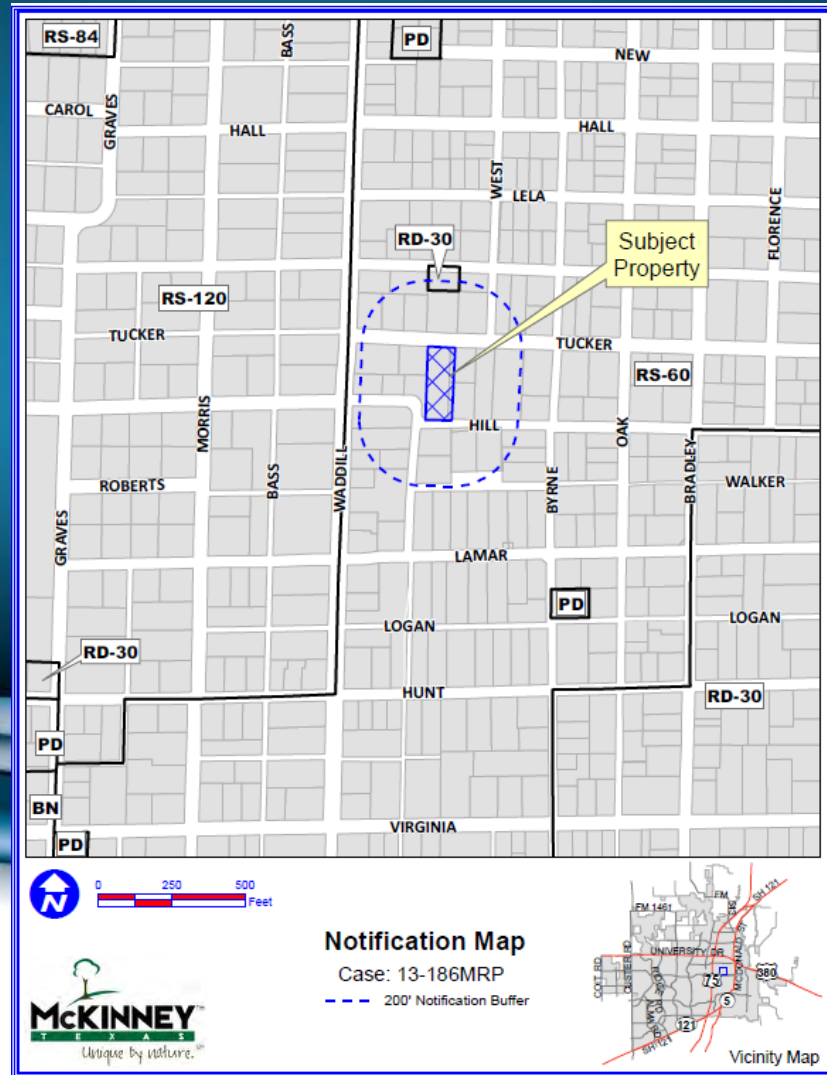


Case No. 13-186MRP

Wayne Goodall Addition



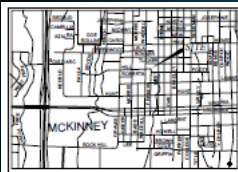
Location Map



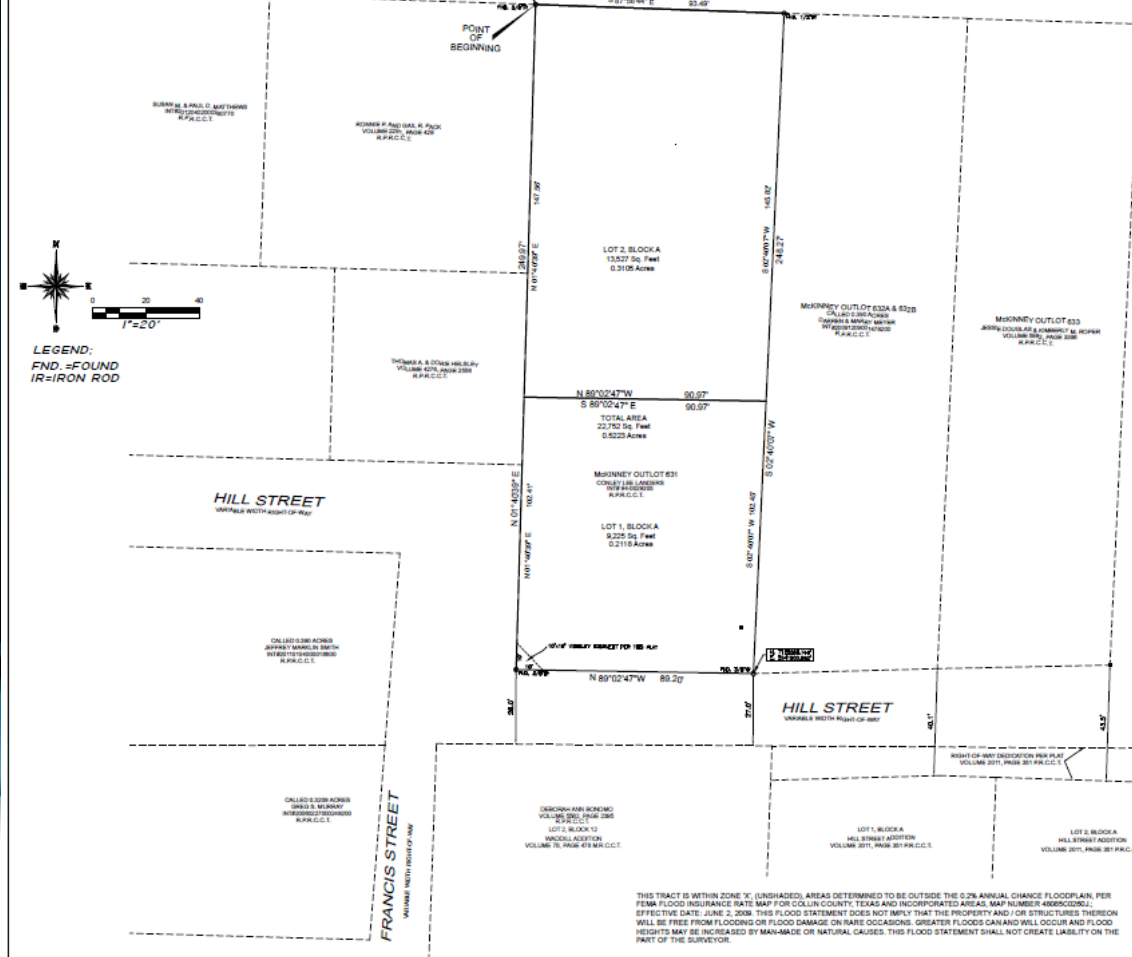
Aerial Exhibit



Proposed Minor Replat



LOCATION MAP



OWNER'S CERTIFICATE

WHEREAS, Conley Lee Landers is the Owner of a tract of land in the T.T. BRADLEY SURVEY, ABSTRACT NO. 88, in the City McKinney Collin County, Texas, as conveyed to Lee Landers in Instrument No. 94-003225 of the Real Property Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the Northwest corner of said Landers tract and being at the Northwest corner of Ronnie R and Carl R. Pack as recorded in Volume 2291, Page 426 of the Real Property Records of Collin County, Texas, and being in the South right-of-way line of Tucker Street (a 50' right-of-way);

THENCE South 67 degrees 56 minutes 44 seconds East, with the South line of said Tucker Street and the North line of Landers tract a distance of 93.49 feet to a 1/2" iron rod found at the Northwest corner of Landers tract and being at the Northwest corner of a tract of land conveyed to Darren and Merry Meyer as recorded in Instrument No. 2009120001478200 of the Real Property Records of Collin County, Texas;

THENCE South 02 degrees 40 minutes 07 seconds West, with the East line of Landers tract and the West line of Meyer tract a distance of 248.21 feet to a 3/8" iron rod found at the Southeast corner of Landers tract and being at the Southwest corner of Meyer tract, said corner being in the North right-of-way line of Hill Street (a variable width right-of-way);

THENCE North 59 degrees 02 minutes 47 seconds West, with the South line of Landers tract and the North right-of-way line of Hill Street a distance of 85.20 feet to a 3/8" iron rod found for the Southwest corner of Landers tract and being at an old corner of Hill Street;

THENCE North 01 degrees 40 minutes 39 seconds East, with the East line of Hill Street and the West line of Landers tract, passing the Southeast corner of a tract of land conveyed to Thomas A. and Dorie Hinkley as recorded in Volume 4276, Page 2556 of the Real Property Records of Collin County, Texas and along the East line of said Pack tract a distance of 249.97 feet to the POINT OF BEGINNING containing 22,752 square feet or 0.5223 acres of land.

Owner's Declaration and Acknowledgement

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Conley Lee Landers, does hereby adopt this plat designating the hereinafore described property as A MINOR REPLAT OF LOT 1 AND LOT 2, BLOCK 2 OF WAYNE GOODALL ADDITION, being a replat of McKinney Outlot #31, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use thereof, the streets, alleys and public use areas shown hereon, the easements, as shown, for initial use and accommodation 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 right to remove and repair removed all or parts of any buildings, fences, shrubs, trees or other improvements or structures, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or said easements. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of conducting, reconstructing, repairing, 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2013

By: _____
Conley Lee Landers

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Conley Lee Landers 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2013

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID WILLIAM FINNEY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of Collin County, Texas.

STATE OF TEXAS
COUNTY OF _____
WILLIAM DAVIS FINNEY, R.P.L.S. TX, #3941

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William Davis Finney 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2013

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

PAZ CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE

MINOR REPLAT
LOT 1 & LOT 2
BLOCK 2
WAYNE GOODALL ADDITION
BEING A REPLAT OF
MCKINNEY OUTLOT #31
0.5223 ACRES IN THE
T.T. BRADLEY SURVEY, ABSTRACT NO. 88
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

- Notes:**
1. ALL PROPOSED LOTS WITHIN, BE MADE UP IN A PLAT WITH THE CITY COMPOSITE LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE CONCRETE DRINK REPORT.
 2. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
 3. BOUNDARY LINES BASED ON TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
 4. THE PURPOSE OF THIS MINOR REPLAT IS TO CREATE 2 LOTS FROM ONE PARCEL.
 5. NO LOT TO LOT DRAINAGE ALLOWED EXCEPT WITHIN A DRAINAGE DISTRICT.

Owner: Conley Lee Landers
407 Parker Street
McKinney, Texas 75069
(469) 574-3731

Surveyor: David William Finney
P.O. Box 2110
Frisco, Texas 75033
(972) 564-6566

Date: AUGUST 26, 2013

THIS TRACT IS WITHIN ZONE 'X' (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS MAP NUMBER 48060C002J, EFFECTIVE DATE: JUNE 2, 2009. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.