

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

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 Ben Stapp survey, abstract no. 837, being a survey of Lots 15 and 16, Block 9 of the College Addition, an addition to the City of McKinney according to the map thereof recorded in volume 1, page 45 of the Collin County plat records, being described by metes and bounds as follows:

Beginning at a 1/2-inch iron pin set at the northwest corner of said Lot 16; being in the east right-of-way line of Oak Street and the south right-of-way line of Leland Avenue;
 THENCE South 89°11'39" East, with the north line of said Lot 16 and the south right-of-way line of said Leland Avenue, passing the northeast corner of said Lot 16 and the northwest corner of said Lot 15 at 55.00 feet and continuing with the north line of said Lot 15, in all, 105.00 feet to a 1/2-inch iron pin set at the northeast corner of said Lot 15;
 THENCE South 01°42'14" West, with the east line of said Lot 15, 256.50 feet to a 1/2-inch iron pin found at the southeast corner of said Lot 15; same being in the north right-of-way line of a 15 foot wide alley;
 THENCE North 89°11'39" West, with the south line of said Lot 15 and the north right-of-way line of said alley, passing the southwest corner of said Lot 15 and the southeast corner of said Lot 16 at 50.00 feet and continuing with the south line of said Lot 16, in all, 105.00 feet to a 1/2-inch iron pin found at the southwest corner of said Lot 16, in the east right-of-way line of said Oak Street;
 THENCE North 01°42'14" East, with the west line of said Lot 16 and the east right-of-way line of said Oak Street, 256.50 feet to the PLACE OF BEGINNING and containing 0.618 acre of land;

COUNTY OF COLLIN (X)

STATE OF TEXAS (X)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Billy Tate and Brandee Tate do hereby adopt this plat designating the hereinabove described property as 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, Collin County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas as shown hereon, the easements, as shown, for mutual 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 the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, 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 _____, 2014.

Billy Tate, Owner

STATE OF TEXAS:
COUNTY OF COLLIN:

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

Notary Public, State of Texas

Brandee Tate, Owner

STATE OF TEXAS:
COUNTY OF COLLIN:

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

Notary Public, State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce Geer, 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 hereon actually exist, and that their location, size and material are correctly shown.

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:
COUNTY OF COLLIN:

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

Notary Public, State of Texas

Approved and Accepted

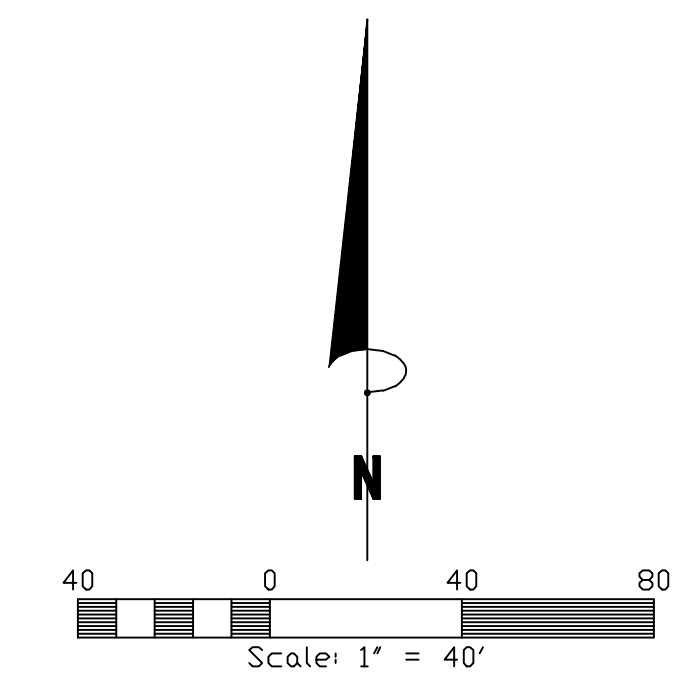
Mayor
City of McKinney, Texas

Date

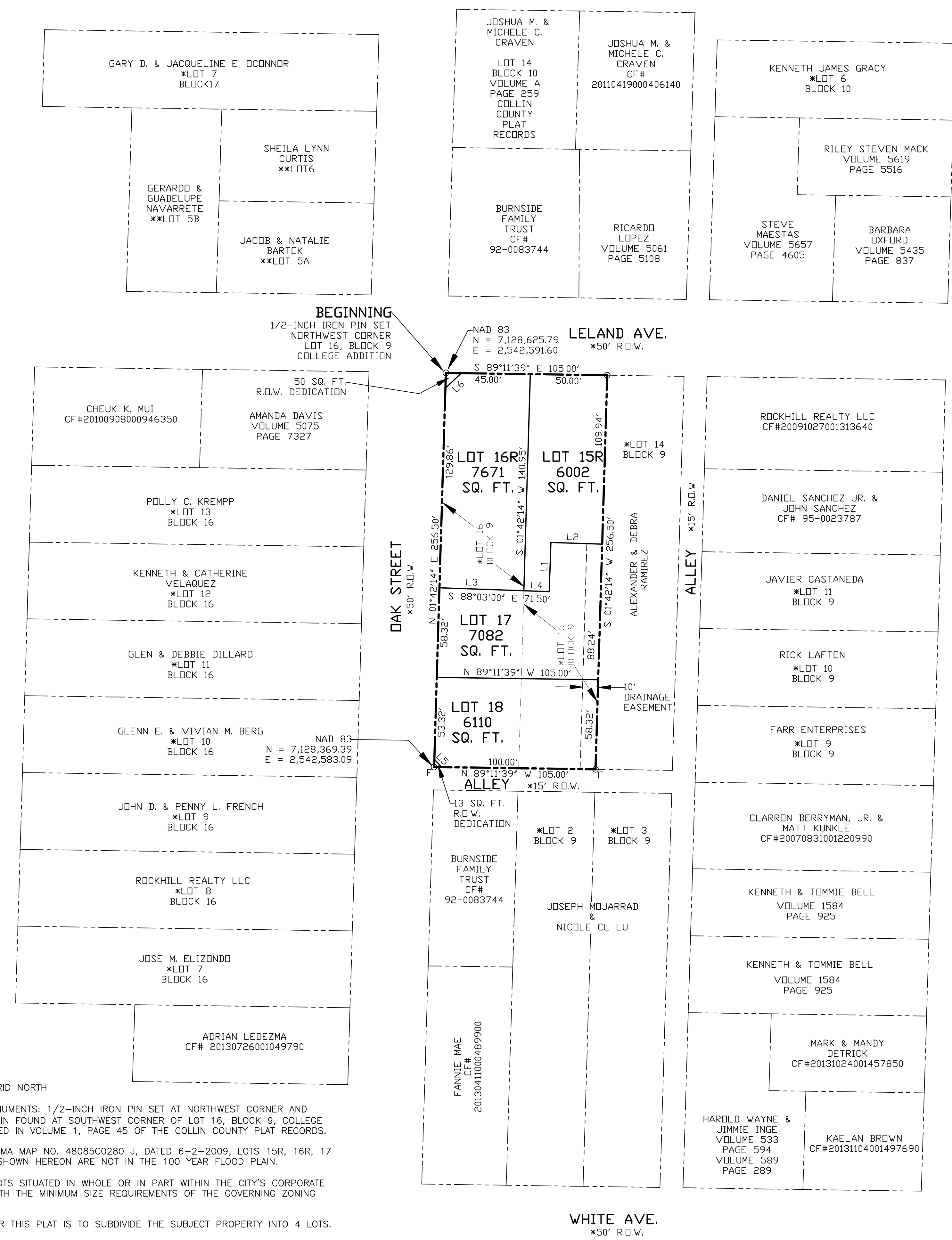
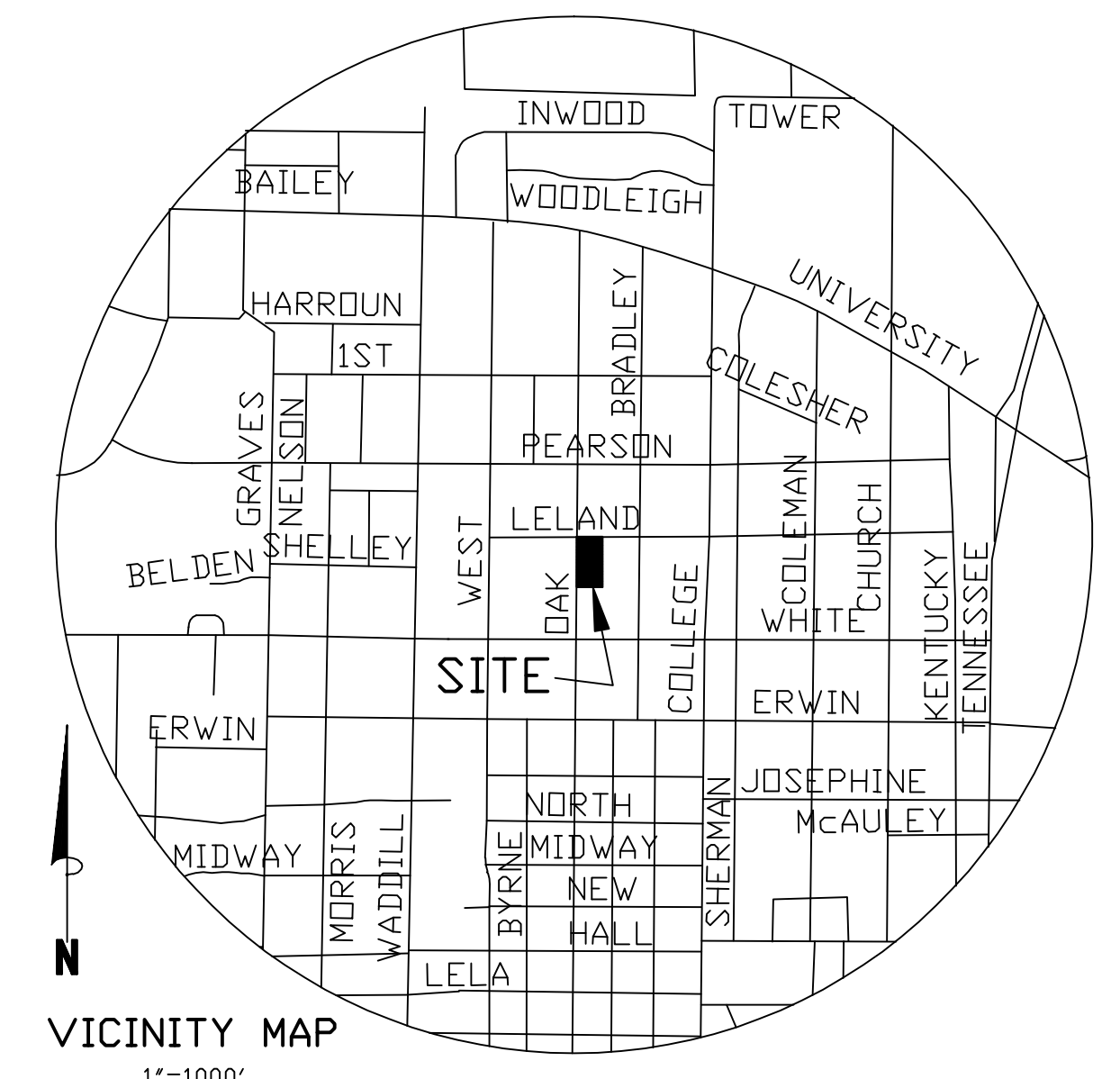
MINOR REPLAT
OF
COLLEGE ADDITION,
LOTS 15R, 16R, 17 & 18,
BLOCK 9,
BEING A REPLAT OF LOTS 15 & 16, BLOCK 9
OF THE COLLEGE ADDITION,
AN ADDITION TO THE
CITY OF MCKINNEY
BEING 0.618 ACRE OF LAND LOCATED IN THE
BEN STAPP SURVEY, ABSTRACT NO. 837,
COLLIN COUNTY, TEXAS

OWNER: BILLY & BRANDEE TATE
311 N. COLLEGE STREET
MCKINNEY, TEXAS 75069

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117
1101 W. UNIVERSITY DRIVE-U.S. HIGHWAY 380
MCKINNEY, TEXAS 75069
972-562-3959
972-542-5751 FAX



NUMBER	DIRECTION	DISTANCE
L1	N 01°57'09" E	32.01'
L2	S 88°03'00" E	33.35'
L3	S 88°03'00" E	54.99'
L4	S 88°03'00" E	16.51'
L5	N 43°44'42" W	7.02'
L6	N 46°15'18" E	14.25'



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

O DENOTES 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
 □ DENOTES 1/2" IRON PIN FOUND

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, COLLEGE ADDITION RECORDED IN VOLUME 1, PAGE 45 OF THE COLLIN COUNTY PLAT RECORDS.

ACCORDING TO FEMA MAP NO. 48085C0280 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 COMPLY 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 580 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 STAPP SURVEY, ABSTRACT NO. 837 BEARS APPROXIMATELY S 33°44'14" E 1243.79'.

RECEIVED
By Planning Department at 8:11 am, Apr 09, 2014