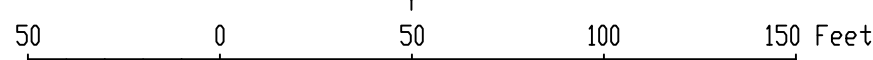


VICINITY MAP : 1" = 2000'



SCALE: 1" = 50'

Line #	Direction	Length
L1	N01°02'27"E	38.80'
L2	S01°02'27"W	38.80'
L3	S81°51'57"E	14.85'
L4	N88°57'33"W	5.44'
L5	N01°02'27"E	10.00'
L6	S88°57'33"E	6.17'
L7	S53°29'23"W	16.41'
L8	N64°46'41"W	55.44'
L9	S88°57'33"E	36.00'
L10	S01°02'27"W	10.00'
L11	N88°57'33"W	29.99'
L12	S01°02'46"W	8.28'
L13	S01°02'27"W	3.37'
L14	S43°57'33"E	13.28'

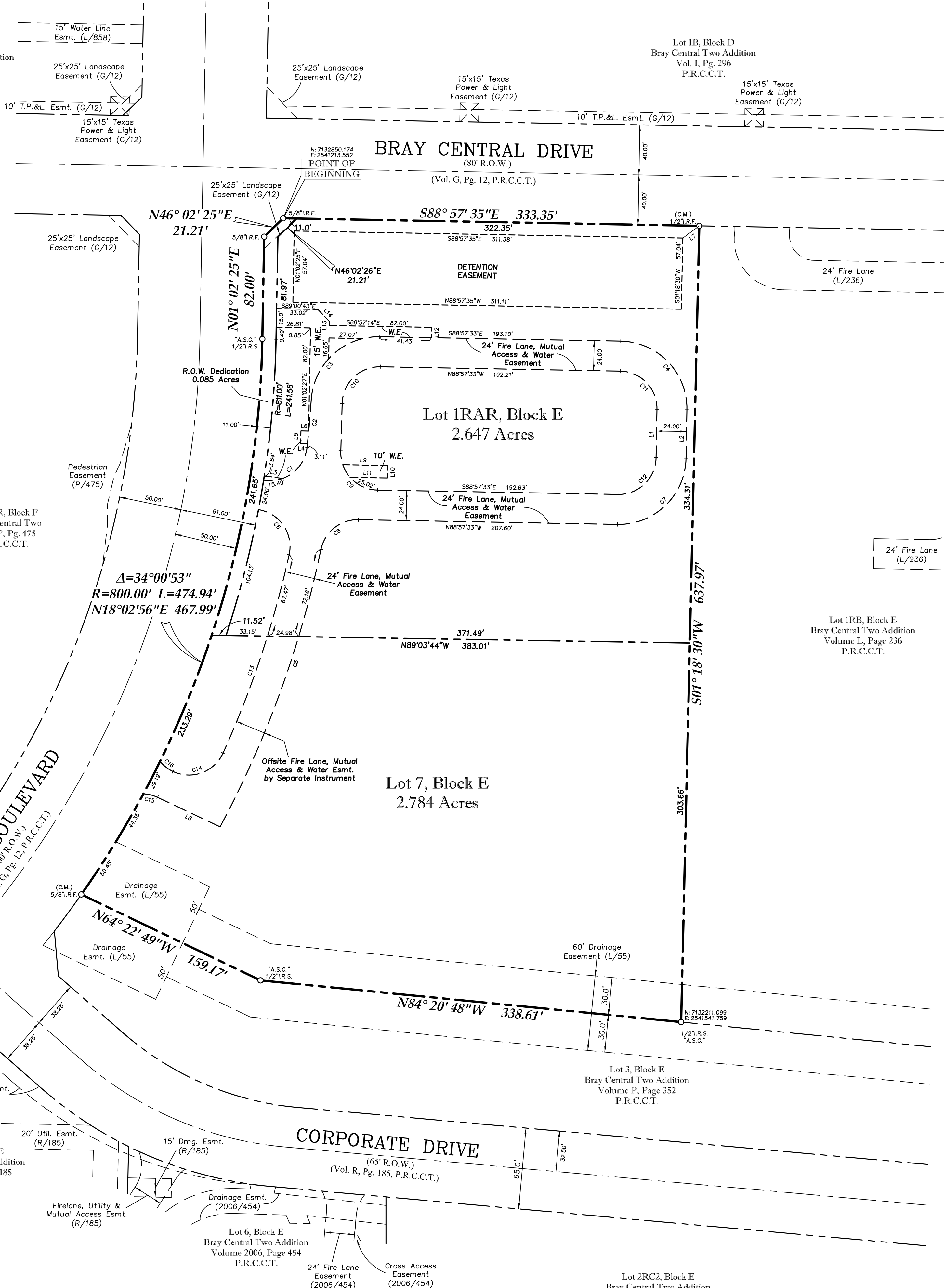
Curve #	Length	Radius	Delta	Chord
C1	48.79'	30.00'	93°11'23"	N52°57'41"E 43.59'
C2	38.25'	833.55'	2°37'45"	N05°00'45"E 38.25'
C3	82.32'	54.00'	87°20'34"	S47°22'10"W 74.58'
C4	84.82'	54.00'	90°00'00"	N43°57'33"W 76.37'
C5	237.24'	838.34'	16°12'50"	N19°58'35"E 236.45'
C6	48.96'	30.00'	93°30'30"	N34°13'12"W 43.71'
C7	84.82'	54.00'	90°00'00"	N46°02'27"E 76.37'
C8	41.45'	30.00'	79°10'16"	S51°27'19"W 38.23'
C9	48.13'	30.00'	91°55'23"	S42°59'51"E 43.13'
C10	47.13'	30.00'	90°00'22"	S46°02'16"W 42.43'
C11	47.12'	30.00'	90°00'00"	N43°57'33"W 42.43'
C12	47.12'	30.00'	90°00'00"	N46°02'27"E 42.43'
C13	167.72'	814.34'	11°48'01"	N18°26'04"E 167.42'
C14	47.54'	30.00'	90°47'59"	N69°44'03"E 42.72'
C15	11.72'	30.00'	22°23'20"	N75°58'21"W 11.65'
C16	13.28'	30.00'	25°21'24"	S52°00'44"E 13.17'

- NOTES:**
- Bearings shown are based on Bray Central Two Addition, recorded in Cabinet L, Page 55, Plat Records, Collin County, Texas.
 - All proposed lots situated, in whole or in part, within the City's corporate limits must comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
 - The purpose of this replat is to create two (2) separate lots and dedicate various easements for future development.
 - Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

NOTICE:

The owner of Block E, Lot 1RAR of this plat shall be solely responsible for the maintenance of the storm water detention system serving said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interfere with structures. The City retains the right to enter upon these easements for public purposes. Additionally, the City requires that a Detention Pond Maintenance Agreement be submitted to the City and filed with the County prior to the issuance of a Certificate of Occupancy.

Lot 3R, Block C
Bray Central Two Addition
Vol. L, Pg. 858
P.R.C.C.T.



Lot 3R, Block F
Bray Central Two
Vol. P, Pg. 475
P.R.C.C.T.

RECEIVED
By Planning Department at 12:43 pm, Jan 07, 2016

- LEGEND:**
- IRF - IRON ROD FOUND
 - IRS - IRON ROD SET
 - ROW - RIGHT-OF-WAY
 - CM - CONTROL MONUMENT
 - ASC - ARTHUR SURVEYING COMPANY
 - WE - WATER EASEMENT
 - PRCT - PLAT RECORDS, COLLIN COUNTY, TEXAS
 - ESMT - EASEMENT
 - UTIL - UTILITY
 - DRNG - DRAINAGE
 - VOL - VOLUME
 - PG - PAGE
 - TP&L - TEXAS POWER & LIGHT

State of Texas §
County of Collin §
Owner's Certificate and Dedication

WHEREAS Richard K. Traylor and Sandra L. Traylor are the owners of all that certain lot, tract or parcel of land situated in the J. B. Wilmeth Survey, Abstract Number 984 and the Benjamin F. Strapp Survey, Abstract Number 837, City of McKinney, Collin County, Texas, and being Lot 1RA, Block E of Bray Central Two Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet L, Page 55 of the Plat Records of Collin County, Texas, together with Certificate of Correction recorded in Volume 5955, Page 3624, Real Property Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the most north northwest corner of said Lot 1RA, being the northeast corner of a 15 foot by 15 foot corner clip, being in the south line of Bray Central Drive;

THENCE South 88 degrees 57 minutes 35 seconds East, with the south line of said Bray Central Drive, a distance of 333.35 feet to a 1/2 inch iron rod found for the northwest corner of Lot 1RB, Block E, Bray Central Two Addition, an addition to the City of McKinney, Collin County, Texas;

THENCE South 01 degrees 18 minutes 30 seconds West, with the west line of said Lot 1RB, a distance of 637.97 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for the southwest corner of said Lot 1RB, being in the north line of Lot 3, Block E, Bray Central Two Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Volume P, Page 352 of the Plat Records of Collin County, Texas;

THENCE North 84 degrees 20 minutes 48 seconds West, with the northerly line of said Lot 3, a distance of 338.61 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being in the northerly line of said Lot 3;

THENCE North 01 degrees 18 minutes 30 seconds West, with the west line of said Lot 3, a distance of 637.97 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for the southwest corner of said Lot 1RB, being in the north line of Lot 3, Block E, Bray Central Two Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Volume P, Page 352 of the Plat Records of Collin County, Texas;

THENCE North 46 degrees 02 minutes 25 seconds East, with the southeast line of said corner clip, a distance of 21.21 feet to the **POINT OF BEGINNING**, and containing 5.516 acres of land, more or less, and being subject to any and all easements that may affect.

NOW, therefore, know all men by these presents:

THAT Richard K. Traylor and Sandra L. Traylor do hereby adopt this minor replat designating by and through their duly authorized representatives the hereinabove described property as **BRAY CENTRAL TWO, Lot 1RAR and Lot 7, Block E**, being a replat of Bray Central Two, Block E, Lot 1AR, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet L, Page 55, Plat Records, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated to the City of McKinney, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if 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 and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places and striping along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

Witness, our hands at _____, North Carolina, this _____ day of _____, 2016.

By: _____ Richard K. Traylor, Owner
By: _____ Sandra L. Traylor, Owner

State of Texas §
County of Collin §
SURVEYOR'S CERTIFICATE:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard K. Traylor, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

State of Texas §
County of Benton §
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Notary Public in and for the State of Texas

State of Texas §
County of Benton §
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BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F.H. Westphall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9439 ~ Fax (972) 221-4675
230 Elm Street, Suite 200, P.O. 84
Lewisville, Texas 75067 ~ TFRN No: 10083800
Established 1986
www.arthursurveying.com

ENGINEER
Cross Engineering Consultants
131 S. Tennessee Street
McKinney, TX 75069
Phone: (972)-562-4409
Contact: Bill Robinson

OWNER
Richard K. and Sandra L. Traylor
21448 CR 455
Mineola, TX 75773
Phone: _____
Contact: _____

CERTIFICATE OF APPROVAL:
Approved and accepted

Planning and Zoning Commission Chairman
City of McKinney, Texas

MINOR REPLAT
BRAY CENTRAL TWO
Lot 1RAR and Lot 7, Block E
being a replat of Bray Central Two, Lot 1RA, Block E
an addition to the City of McKinney, Collin County, Texas
according to the plat recorded in Cabinet L, Page 55
Plat Records, Collin County, Texas
5.516 acres out of the
J. B. Wilmeth Survey, Abstract No. 984 &
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City of McKinney, Collin County, Texas
- 2016 -