

THE RENEE LOUISE ERBERT-  
NIX REVOCABLE TRUST  
CC# 20121022001341250  
D.R.C.C.T.

KATHRYN ANN CARNAL  
VOLUME 1898, PAGE 770  
D.R.C.C.T.

PAUL LAWRENCE &  
MARY J. LAWRENCE  
CC# 2008052700634470  
D.R.C.C.T.

JAMES DAVID GALLIA AND WIFE,  
PATRICIA DEVINE GALLIA  
CC# 20080402000390880  
D.R.C.C.T.

BASIS OF BEARINGS  
(CC# 20160831001155380, D.R.C.C.T.)  
N 88°48'00" W 927.70'

N 7103355.93  
E 2563341.32  
FND 3/4" I.R. (C.M.) BEARS  
N 88°48'00" W 30.88'

POINT OF BEGINNING

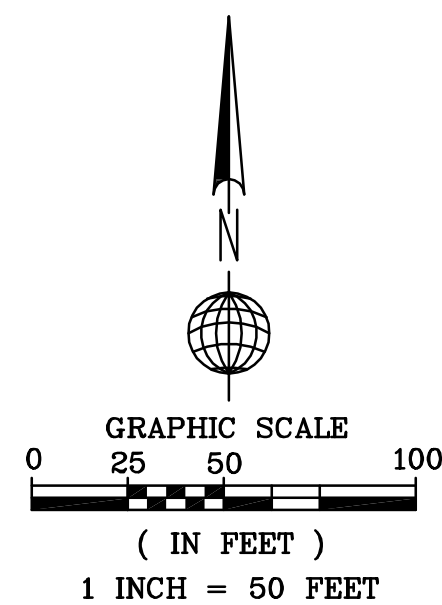
TED MOZART THOLCKEN AND  
CLARICE THOLCKEN  
VOLUME 833, PAGE 608  
D.R.C.C.T.

MICHAEL T. CLARK &  
VIRGINIA T. CLARK  
CC# 91-0071953  
D.R.C.C.T.

NIEL SPERRY &  
CAROL SPERRY  
CC# 93-0100961  
D.R.C.C.T.

NOTES:

- 1) ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- 2) THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS NECESSARY FOR DEVELOPMENT AND TO CREATE THREE LOTS.
- 3) THE COORDINATE SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.



LEGEND:  
D.R.C.C.T.=DEED RECORDS, COLLIN COUNTY, TEXAS  
(C.M.)=CONTROLLING MONUMENT  
ESMT.=EASEMENT  
FND=FOUND

OWNER'S CERTIFICATE

WHEREAS, BRIAN YAKMAN AND MARTA YAKMAN, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE CALVIN BOLES SURVEY, ABSTRACT NO. 28, IN COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.750 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20160831001155380, OF THE DEED RECORDS, OF COLLIN COUNTY, TEXAS, AND LOREN RAY ODLE, JR., IS THE OWNER OF A CALLED 4.905 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20170213000194370, DEED RECORDS OF COLLIN COUNTY, TEXAS, AND KAREN ANNE ODLE PRATHER AND KERRY PRATHER ARE THE OWNERS OF THE REMAINING TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 663, PAGE 612 AND IN VOLUME 4693, PAGE 2388, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF OF COUNTY ROAD NO. 318, AT THE NORTHEAST CORNER OF SAID 2.750 ACRE TRACT, FROM WHICH A 3/4" IRON ROD FOUND FOR REFERENCE BEARS NORTH 88°48'00" WEST, A DISTANCE OF 30.88 FEET;

THENCE SOUTH 00°02'10" EAST ALONG AND NEAR THE CENTER OF SAID COUNTY ROAD NO. 318, A DISTANCE OF 507.59 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID 4.905 ACRE TRACT, FROM WHICH A 3/4" IRON ROD FOUND FOR REFERENCE BEARS NORTH 88°52'10" WEST, A DISTANCE OF 36.40 FEET;

THENCE NORTH 88°52'10" WEST ALONG THE SOUTH LINE OF SAID 4.905 ACRE TRACT, A DISTANCE OF 928.00 FEET TO A "NAIL" FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°00'03" EAST ALONG THE WEST LINES OF SAID 4.905 ACRE TRACT AND SAID 2.750 ACRE TRACT, A DISTANCE OF 508.71 FEET TO A "T POST" FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 2.750 ACRE TRACT;

THENCE SOUTH 88°48'00" EAST ALONG THE NORTH LINE OF SAID 2.750 ACRE TRACT, A DISTANCE OF 927.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 471,388 SQUARE FEET OR 10.822 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, BRIAN YAKMAN, MARTA YAKMAN, KAREN ODLE PRATHER, KERRY PRATHER AND LOREN RAY ODLE, JR., DO HEREBY ADOPT THIS MINOR PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS YAKMAN PRATHER AND ODLE ADDITION, AN ADDITION IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS AS SHOWN, FOR THE 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 BUILDINGS, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENT AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

OWNER: BRIAN YAKMAN

OWNER: MARTA YAKMAN

OWNER: KAREN ANNE ODLE PRATHER

OWNER: KERRY PRATHER

OWNER: LOREN RAY ODLE, JR.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRIAN YAKMAN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARTA YAKMAN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KAREN ANNE ODLE PRATHER, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

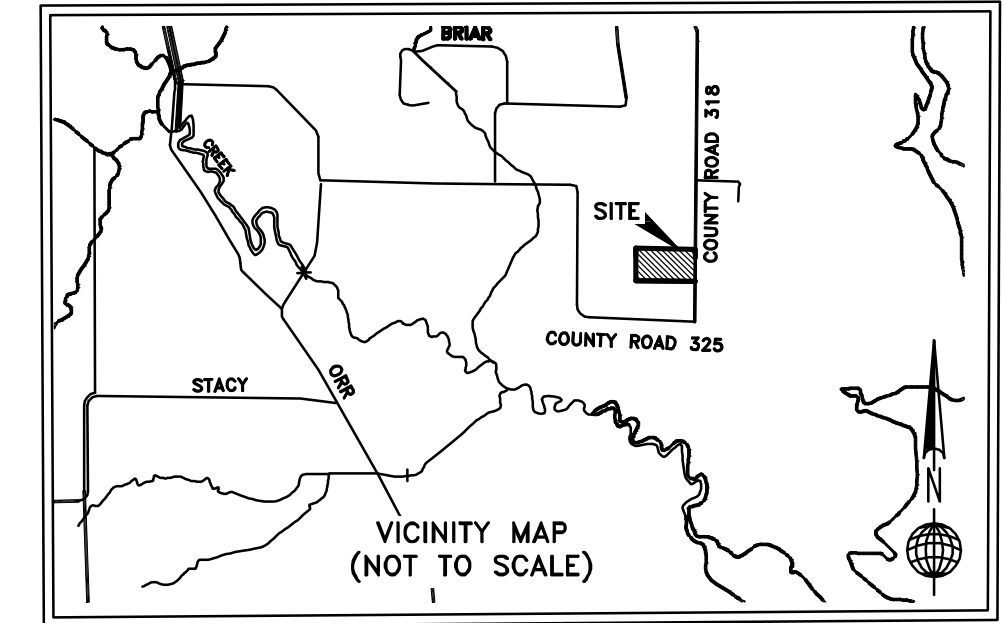
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KERRY PRATHER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LOREN RAY ODLE, JR., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS FINAL PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF MCKINNEY, TEXAS.

WITNESS MY HAND AT PLANO, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

RELEASED ON 10/25/2017 FOR REVIEW PURPOSES ONLY. NOT TO BE RECORDED FOR ANY REASON

JASON L. MORGAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

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 JASON L. MORGAN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED AND ACCEPTED

CITY MANAGER \_\_\_\_\_ DATE: \_\_\_\_\_  
MCKINNEY, TEXAS

PRELIMINARY-FINAL PLAT  
**YAKMAN PRATHER AND ODLE  
ADDITION**  
**LOTS 1, 2 AND 3, BLOCK A**  
**COLLIN COUNTY, TEXAS**  
**BEING 10.822 ACRES OF LAND**  
**SITUATED IN THE**  
**CALVIN BOLES SURVEY, ABSTRACT NO. 28**  
**COLLIN COUNTY, TEXAS**  
**AUGUST, 2017**



**Global Land Surveying, Inc.**  
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

OWNER:  
BRIAN YAKMAN &  
MARTA YAKMAN  
1309 GRANGER DRIVE  
ALLEN, TEXAS 75013  
214-335-5810

SURVEYOR:  
GLOBAL LAND SURVEYING, INC.  
2030 AVENUE "G", SUITE 1104  
PLANO, TEXAS 75074  
PHONE: (972)881-1700  
FIRM NO. 100163-00

OWNER:  
LOREN RAY ODLE, JR.  
559 WOODCREEK DRIVE  
MIDLOTHIAN, TEXAS 76065

OWNER:  
KAREN ANNE ODLE PRATHER &  
KERRY PRATHER  
3912 COUNTY ROAD 318  
MCKINNEY, TEXAS 75069