



BOARD OF ADJUSTMENT APPLICATION

APPEAL
 SPECIAL EXCEPTION
 VARIANCE
 TODAY'S DATE: 01/02/2019

****CONTACT INFORMATION****

PROPERTY LOCATION*: 1106 Tucker St
(Street address)

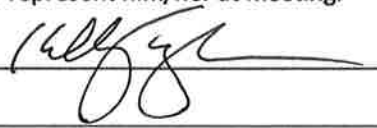
Subdivision: GW Fox Lot: 2 Block: 2
(Name)

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Kelly Taylor 1106 Tucker St McKinney TX 75069
(Name) (Address) (City, State, & Zip Code)

taylorkellyd@gmail.com 210-860-1858
(Email) (Phone)

Property Owner is giving Kelly Taylor authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Kelly Taylor Property Owner Signature: 

Applicant: Same
(Name) (Address) (City, State, & Zip Code)
(Email) (Phone)

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard	<u>25 Feet</u>	<u>15.65 ft.</u>	<u>9.35 ft.</u>
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL - N/A

SPECIAL EXCEPTION - N/A

VARIANCE -

We respectfully request a variance from the 25 ft rear yard setbacks at 1106 Tucker St in order to avoid the practical difficulty of demolition or modification of the existing pool, strict adherence to the setbacks when replatting in 1106 Tucker St and 1203 Bonner St would require that, see attached for more information.

Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

Property Owner Signature (if different from Applicant)

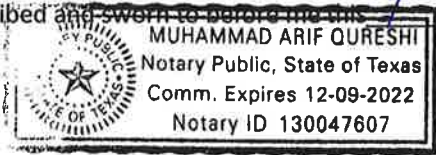
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 1st day of

Jay, 2019



Notary Public

(seal)

My Commission expires: 12/09/2022

NOTICE:

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org Please allow at least 48 hours for your request to be processed.

OFFICE USE ONLY

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number:

TOTAL FEE DUE: \$50.00 (non-refundable)

Received by:

Signature:

Date:

Additional Information:
Taylor / 1106 Tucker St
April 3, 2019

Board of Adjustment: Variance Request

To the Board of Adjustment,

We respectfully request a variance from the rear yard setback distance for 1106 Tucker St in order to re-plat 1106 Tucker St into two lots, 1106 Tucker St and 1203 Bonner St (see previously submitted documents).

Over the years, our family has come to feel that downtown McKinney is our home and we strongly desire to stay and continue to be part of our community. Our family has grown as well, so we want to build a larger home here in McKinney. Our proposed re-plat would create a lot on 1203 Bonner of sufficient yard size and that would allow for a two-story home, in keeping with the aesthetics and scale of the historic district.

The proposed lot on 1106 Tucker St will conform to the required lot size for the RS-60 zoning in terms of overall square footage, lot depth, lot width, and all other requirements, with the only exception being the 25 foot rear lot setback, as outlined by this variance request.

Adherence to the 25 foot setback would require the practical difficulty of either demolition or modification of the existing pool. Either of these options includes significant expense and diminished use of the future adjacent property. If pool is not demolished, then modification of the existing pool structure would be uncertain in terms of long term stability of the pool structure.

Additionally, a variance in the setback appears to be in harmony with the general character of the neighborhood. A review of overhead imagery, via the McKinney GIS website, indicates that in a sample area encompassing Bonner, Byrne, Waddill, and Logan streets, at least 5 properties have setbacks less than 25 feet. These vary from approximately 5 feet to 20 feet. These properties represent about 10% of properties in that sample area. The variety of setback distances indicates the variances in rear setbacks are occasionally granted to relieve a variety of burdens on property owners, and we would greatly appreciate being considered for such a variance.

We also understand that the Board also must consider the protection of surrounding property. As the property owners of both proposed lots, 1106 Tucker St and 1203 Bonner St, we have no objection to the reduced setback on 1106 Tucker St adjoining to the property on 1203 Bonner St.

Granting this variance would allow us to proceed with our plans to build a new single family residence on 1203 Bonner St and allow our children to enjoy the future use of our pool, for which our family would be grateful.

Sincerely,

Kelly Taylor

Kathleen Taylor

Handwritten signatures of Kelly Taylor and Kathleen Taylor. Kelly Taylor's signature is on the left, and Kathleen Taylor's signature is on the right.

ZONING REGULATIONS

App. F, § F-1

APPENDIX F. SCHEDULES

Section F-1. Schedule of space limits.

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
AG	10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a
RED-1	1 acre	150'	150'	35'	35'	20'	35'	35'	n/a	n/a	1.0
RED-2	2 acre	200'	200'	50'	50'	30'	50'	35'	n/a	n/a	0.5
RS 120	12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5
RS 84	8,400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0
RS 72	7,200 sq. ft.	60'	100'	25'	25'	6'	15'	35'	n/a	n/a	6.0
RS 60	6,000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0
RS 45	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5
RG 27	2,700 sq. ft.	25'	100'	20'	20'	(1)	15'	35'	n/a	n/a	14.5
RG 25	(1)	50'	100'	25'	25'	7'	25'	35'	n/a	n/a	17.0
RG 15 [18]	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	50%	(1)	(1)
MF-1	3,600 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	12.0
MF-2	2,700 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	16.0
MF-3	2,100 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	20.0
MP	(1)	(1)	(1)	(1)	(1)	(1)	(1)	35'	n/a	n/a	8.0
NC	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	40%	0.4 : 1.0	n/a
BN	7,500 sq. ft.	50'	(1)	25'	20'	(1)	(1)	35'	70%	0.6 : 1.0	n/a
BG	(1)	(1)	(1)	(1)	10'	(1)	15'	45'	95%	2.0 : 1.0	n/a
C	0'	0'	0'	25'	(1)	(1)	15'	55'	50%	1.0 : 1.25	n/a
O-1	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	50%	0.5 : 1.0	n/a
O	0'	0'	0'	50'	(1)	(1)	(1)	(1)	50%	1.0 : 1.0	n/a
BC	10,000 sq. ft.	80'	100'	25'	(1)	(1)	25'	45'	70%	1.0 : 1.0	n/a
ML	(1)	50'	0'	25'	0'	0'	20'	(1)	75%	1.0 : 1.0	n/a
MH	(1)	50'	0'	20'	0'	0'	10'	(1)	50%	1.0 : 1.0	n/a
AP	0'	0'	0'	25'	(1)	(1)	15'	45'	n/a	n/a	n/a
GC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12.0 : 1.0	(1)
PD	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
MTC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
SF12	12,000 sq. ft.	80'	120'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF10	10,000 sq. ft.	70'	110'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF8	8,000 sq. ft.	60'	100'	20' (3)	15' (7)	7'	15' (7)	35'	n/a	n/a	3.2 (5)
SF7.2	7,200 sq. ft.	50'	90'	20' (3)	15' (7)	5'	15' (7)	35'	n/a	n/a	3.2 (5)
SF5	5,000 sq. ft. (4)	40' (6)	80'	20' (3)	15' (7)	0' (10)	15' (7)	35'	n/a	n/a	3.2 (5)
DR (9)	6,000 sq. ft.	40' (6)	80'	20'	15' (7)	5'	15' (7)	35'	n/a	n/a	6.4
TH (9)	2,700 sq. ft.	25' (6)	80'	20'	15' (7)	10' between buildings	15' (7)	35'	n/a	n/a	8.0 (1)
SO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	70%	n/a	n/a

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
RO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
C1	7,500 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	50%	n/a	n/a
C2	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45'	70%	n/a	n/a
C3	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
LI	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45' (8)	70%	n/a	n/a
HI	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a

Notes:

- (1) See district regulations.
 - (2) Established by ordinance.
 - (3) A ten-foot encroachment zone shall be permitted between the building setback and the property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30 to 40 in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio. The placement of sidewalks and/or steps leading to a porch, patio or similar structure shall not be regulated by this section.
 - (4) The mean and median lot size for the neighborhood shall be a minimum of 7,200 square feet.
 - (5) The density may be increased to 3.4 dwelling units per acre if the design for density criteria outlined in the city's comprehensive plan are satisfied.
 - (6) Garages that are accessed from the front of a lot with a width of less than 50 feet shall not be permitted. Garages for these lots (< 50' wide) shall be accessed via alleys adjacent to the rear of the lot. A driveway with a minimum depth of 20 feet shall be provided in front of the rear-entry garage door.
 - (7) Rear or corner side-entry garages shall adhere to a 20' building setback in order to accommodate a 20' driveway between the garage door and the alley or street right-of-way.
 - (8) The maximum building height may be increased to a maximum height of 75 feet if each building setback is increased by two feet for every foot of increased building height. The maximum building height may be increased to a maximum height of 180 feet if each building setback is increased by two feet for every foot of increased building height and a property zoned or used for residential purposes is not located within 1,000 feet of the subject property.
 - (9) If detached single family residential uses are constructed within this zoning district, said uses shall adhere to the space limits governing the SF5 - Single Family Residential district.
 - (10) A minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, the desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on an approved record plat, minor plat, minor replat, or amending plat which shall be filed for record with the Collin county clerk's office.
- The following is a legend for interpreting the applicability of the various zoning districts:

These zoning districts were created on March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. No properties may be zoned/rezoned to these districts after July 1, 2014.

- For a listing of a specific PD - Planned Development District's applicable space limits, please contact the City of McKinney's Planning Department.

(Ord. No. 1270, app. A, 12-15-1981; Ord. No. 1810, pt. III, § 1, 9-20-1988; Ord. No. 93-11-39, § 1, 11-2-1993; Ord. No. 94-08-26, § 3(D), 8-16-1994; Ord. No. 97-11-61, § 1, 11-18-1997; Ord. No. 2000-01-03, § 1V, 1-4-2000; Ord. No. 2000-05-028, § 1E, 5-2-2000; Ord. No. 2000-08-59, § 1B, 8-15-2000; Ord. No. 2002-08-084, § I.75, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-2004; Ord. No. 2006-10-121, § IX, 10-17-2006; Ord. No. 2010-12-053, § 32, 12-7-2010; Ord. No. 2012-11-056, § 45, 11-5-2012; Ord. No. 2013-04-033, § 4, 4-2-2013; Ord. No. 2013-04-044, § 21, 4-22-2013; Ord. No. 2014-03-018, § 21, 3-4-2014)

Section F-2. Reserved.

Editor's note—Ord. No. 2014-03-018, § 22, adopted March 4, 2014, amended the Code by repealing former § F-2 in its entirety. Former § F-2 pertained to the schedule of heights, areas, and densities, now covered by § F-1, and derived from Ord. No. 1270, adopted December 15, 1981; Ord. No. 1810, adopted September 20, 1988; Ord. No. 93-11-39, adopted November 2, 1993; Ord. No. 94-08-26, adopted August 16, 1994; Ord. No. 97-11-61, adopted November 18, 1997; Ord. No. 2000-01-03, adopted January 4, 2000; Ord. No. 2000-05-028, adopted May 2, 2000; Ord. No. 2000-08-59, adopted August 15, 2000; Ord. No. 2002-08-084, adopted August 20, 2002; Ord. No. 2004-12-124, adopted December 15, 2004; Ord. No. 2010-12-053, adopted December 7, 2010; Ord. No. 2012-11-056, adopted November 5, 2012; Ord. No. 2013-04-033, adopted April 2, 2013; and Ord. No. 2013-04-044, adopted April 22, 2013.

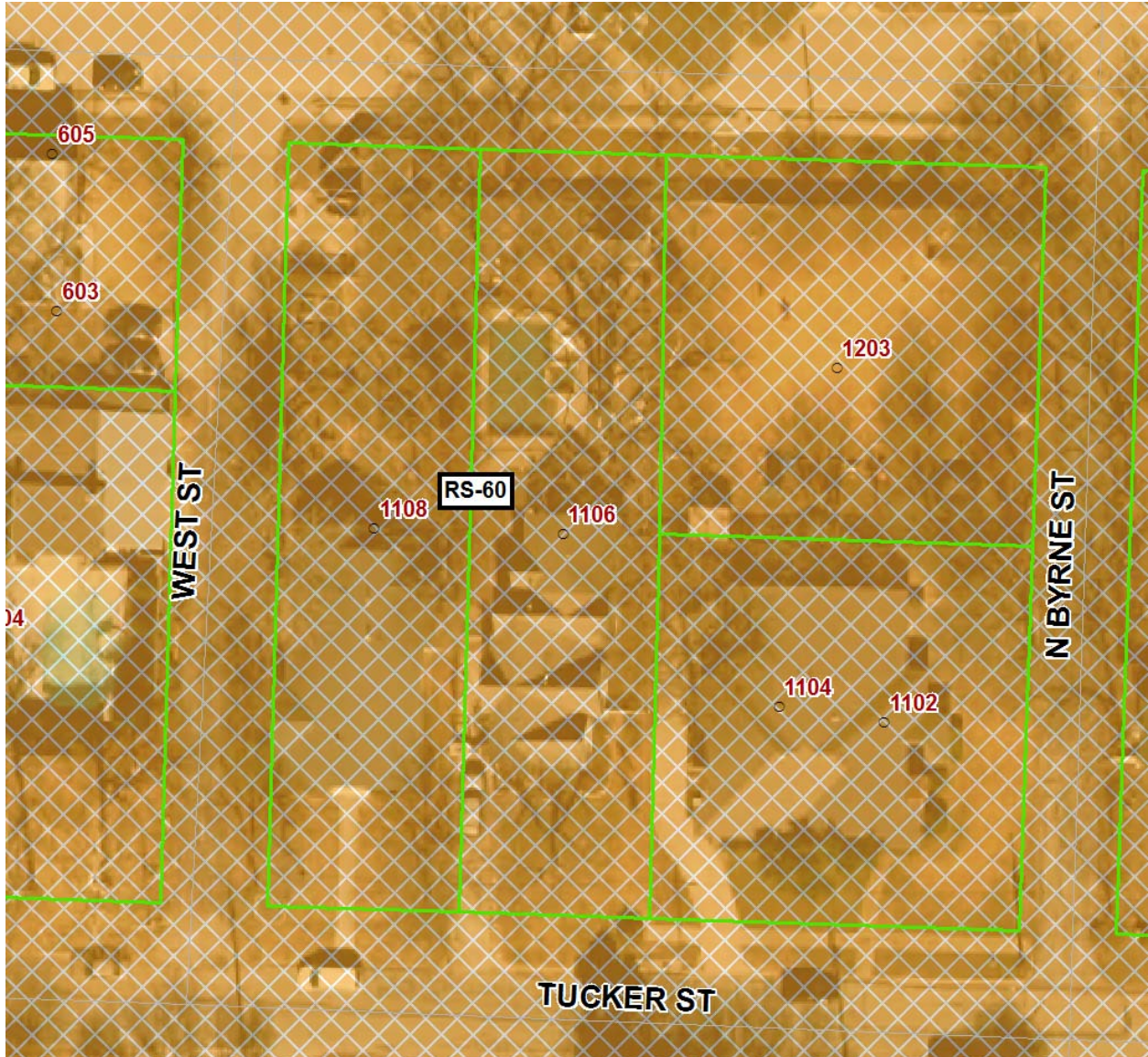
Sec. F-3. Reserved.

Editor's note—Ord. No. 2010-12-053, § 34, adopted December 7, 2010, amended the Code by repealing former § F-3. Formerly, § 5-3 pertained to a schedule of coverages and densities, and derived from Ord. No. 1270, adopted December 15, 1981; Ord. No. 1810, adopted September 20, 1988; Ord. No. 93-11-39, adopted November 2, 1993; Ord. No. 94-08-26, adopted August 16, 1994; Ord. No. 97-11-61, adopted November 18, 1997; Ord. No. 2000-01-03, adopted January 4, 2000; Ord. No. 2000-05-028, adopted May 2, 2000; Ord. No. , adopted August 15, 2000; Ord. No. 2002-08-084, adopted August 20, 2002; and Ord. No. 2004-12-124, adopted December 15, 2004.

1106 Tucker St

G W FOX ADDITION (CMC)** , BLOCK 2, LOT 2B, ACRES 0.2387

RS-60 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT



CITY LIMITS AND SCHOOL DISTRICT LINES ARE NOT SHOWN ON THIS SURVEY MAP.

THE PURPOSE FOR THIS AMENDING PLAT IS TO MOVE AN EXISTING LOT LINE

NOTE: FROM NORTHEAST CORNER OF LOT 1, BLOCK 2 SHOWN HEREON IT IS N 29°09'39" E, 2105.09' TO APPROXIMATE NORTHEAST CORNER OF THE T. T. BRADLEY SURVEY, ABSTRACT NO. 88

ACCORDING TO FEMA MAP NO. 48085C0280 J, DATED 6-2-2009, LOT 1 & 2, BLOCK 2 SHOWN HEREON IS 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 AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

OWNERS CERTIFICATE

STATE OF TEXAS: COUNTY OF COLLIN:

WHEREAS Kelly D. Taylor and Kathleen Taylor are the owners of a tract of land situated in the City of McKinney, Collin County, Texas, being in the T. T. Bradley survey, abstract no. 88, being a survey of part of Block 2 in the G. W. Fox Addition according to the map thereof recorded in volume 1, page 55 of the Collin County plat records and being also a survey of the 0.46 acre tract described in a deed from Michael Saylor and wife, Karl Saylor to Kelly D. Taylor and Kathleen Taylor, recorded as clerk's file no. 20130927001353890 of the Collin County deed records, being described by metes and bounds as follows: BEGINNING at a 1/2-inch iron pin found at the northeast corner of said 0.46 acre tract, in the south right-of-way line of Bonner Street and the west right-of-way line of Byrne Street; THENCE South 02°39'52" West, with the east line of said 0.46 acre tract, 100.28 feet to a 1/2-inch iron pin found at the east-southeast corner of said 0.46 acre tract and the northeast corner of the 0.228 acre tract recorded in volume 5718, page 5251; THENCE North 88°46'19" West, with a south line of said 0.46 acre tract and the north line of said 0.228 acre tract, 98.94 feet to a 1/2-inch iron pin found at the inside corner of said 0.46 acre tract and the northwest corner of said 0.228 acre tract; THENCE South 01°27'24" West, with an east line of said 0.46 acre tract and the west line of said 0.228 acre tract, 98.50 feet to a 3/8-inch iron pin found at the south-southeast corner of said 0.46 acre tract and the southwest corner of said 0.228 acre tract; THENCE North 88°09'35" West, with the south line of said 0.46 acre tract and the north right-of-way line of said Tucker Street, 50.05 feet to a 3/8-inch iron pin found at the southwest corner of said 0.46 acre tract; THENCE North 01°52'08" East, with the west line of said 0.46 acre tract, 197.54 feet to a point; a 1/2-inch pipe found bears North 01°52'08" East, 1.32 foot, same being in the south right-of-way line of said Bonner Street; THENCE South 89°02'16" East, with the south right-of-way line of said Bonner Street, 149.57 feet to the PLACE OF BEGINNING and containing 0.453 acre.

COUNTY OF COLLIN X STATE OF TEXAS X NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Kelly D. Taylor and Kathleen Taylor do hereby adopt this plat designating the hereinabove described property as AMENDING PLAT G. W. FOX ADDITION, LOT 1 & 2, BLOCK 2, BEING A REPLAT OF THE G. W. FOX ADDITION, PART OF BLOCK 2, an addition to the City of McKinney, Collin County, Texas, and does 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 _____, 2019.

Kelly D. Taylor, Owner

STATE OF TEXAS: X COUNTY OF COLLIN: X Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Kelly D. Taylor 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 _____, 2019.

Notary Public in and for the State of Texas

Kathleen Taylor, Owner

STATE OF TEXAS: X COUNTY OF COLLIN: X Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Kathleen Taylor 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 _____, 2019.

Notary Public in and for the State of Texas

Reviewed by: Derrick Rhys Wilson 972-547-7403 dwilson@mckinneytexas.org

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 AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS: X COUNTY OF COLLIN: X Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 _____, 2019.

Notary Public in and for the State of Texas

Approved and Accepted

City Manager City of McKinney, Texas

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

OWNER: KELLY D. & KATHLEEN TAYLOR 1106 TUCKER STREET MCKINNEY, TEXAS 75069

AMENDING PLAT OF G.W. FOX ADDITION LOT 1 & 2 BLOCK 2 BEING A REPLAT OF G.W. FOX ADDITION PART OF BLOCK 2 AN ADDITION TO THE CITY OF MCKINNEY BEING 0.453 ACRE OF LAND LOCATED IN THE T.T. BRADLEY SURVEY, ABSTRACT NO. 88, COLLIN COUNTY, TEXAS JANUARY 7, 2019 2 LOTS

JOHN & NITA HUNTER CLERK'S FILE NO. 93-0059071 CDDR R.O.W. DEDICATION CLERK'S FILE NO. 20120207000141140 RUSHTON WARREN LLC CLERK'S FILE NO. 20120213000162150 CDDR CITIMORTGAGE, INC. CLERK'S FILE NO. 20181101001357790 CDDR

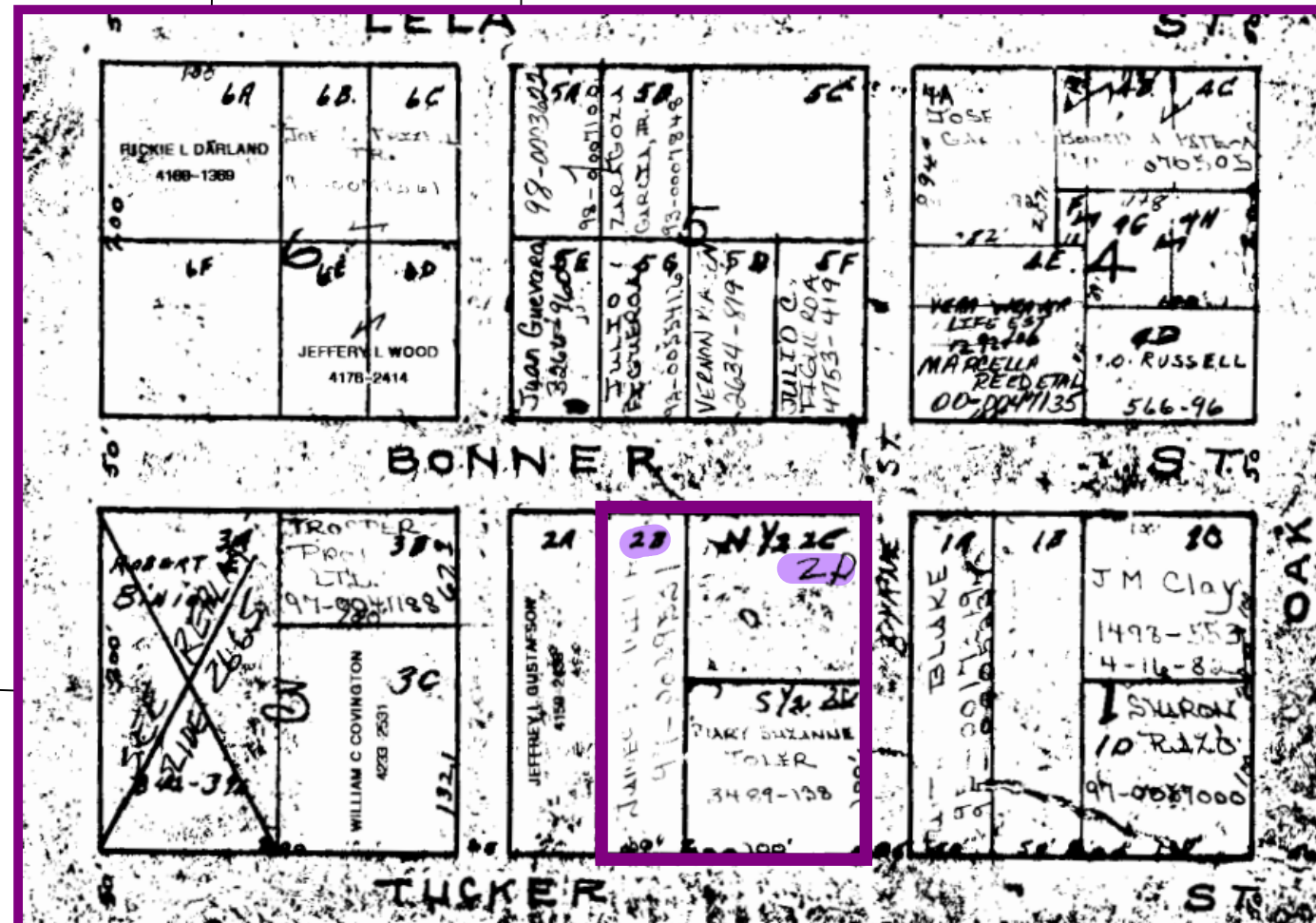
JESSIE & JOSIE GARCIA CLERK'S FILE NO. 2009010900024110 CDDR ZARAGOZA GARCIA, JR. JOSEFINE GARCIA CLERK'S FILE NO. 93-007848 CDDR MARIA M. MARTINEZ VOLUME 5068 PAGE 4893 CDDR JUAN L. GUEVARA CLERK'S FILE NO. 20170808000173720 CDDR AMANDA DEVEREAUX CLERK'S FILE NO. 20170817000198960 CDDR FRANCISCO FRANCO ANTONIA ORTEGA CLERK'S FILE NO. 20140602000550740 CDDR JULIO CESAR FIGUEROA, JR. CLERK'S FILE NO. 20180305000270510 CDDR

JOSE LUIS GARCIA & SYLVIA G. GARCIA CLERK'S FILE NO. 94-0029282 CDDR AMANDA TAYLOR CLERK'S FILE NO. 20160708000968880 CDDR LEE & JANET LANDERS VOLUME 3793, PAGE 43 CDDR GREG W. CURRY & MELISSA MOODY CURRY CLERK'S FILE NO. 20130603000756120 CDDR

LOT 2 REPLAT OF WEST ONE-HALF OF BLOCK 3 OF THE G.W. FOX ADDITION VOLUME F, PAGE 597 CCPR GARY FAGAN & NATALYA FAGAN CLERK'S FILE NO. 20100323000274970 CDDR LOT 1 REPLAT OF WEST ONE-HALF OF BLOCK 3 OF THE G.W. FOX ADDITION VOLUME F, PAGE 597 CCPR JAMES L. DEYDING JAMIE L. DEYDING CLERK'S FILE NO. 20150612000698010 CDDR

BONNER STREET 50' R.O.W. VOLUME 1, PAGE 55 CCPR LOT 1 0.316 ACRE BLOCK 2 LOT 2 0.137 ACRE TUCKER STREET 50' R.O.W. VOLUME 1, PAGE 55 CCPR

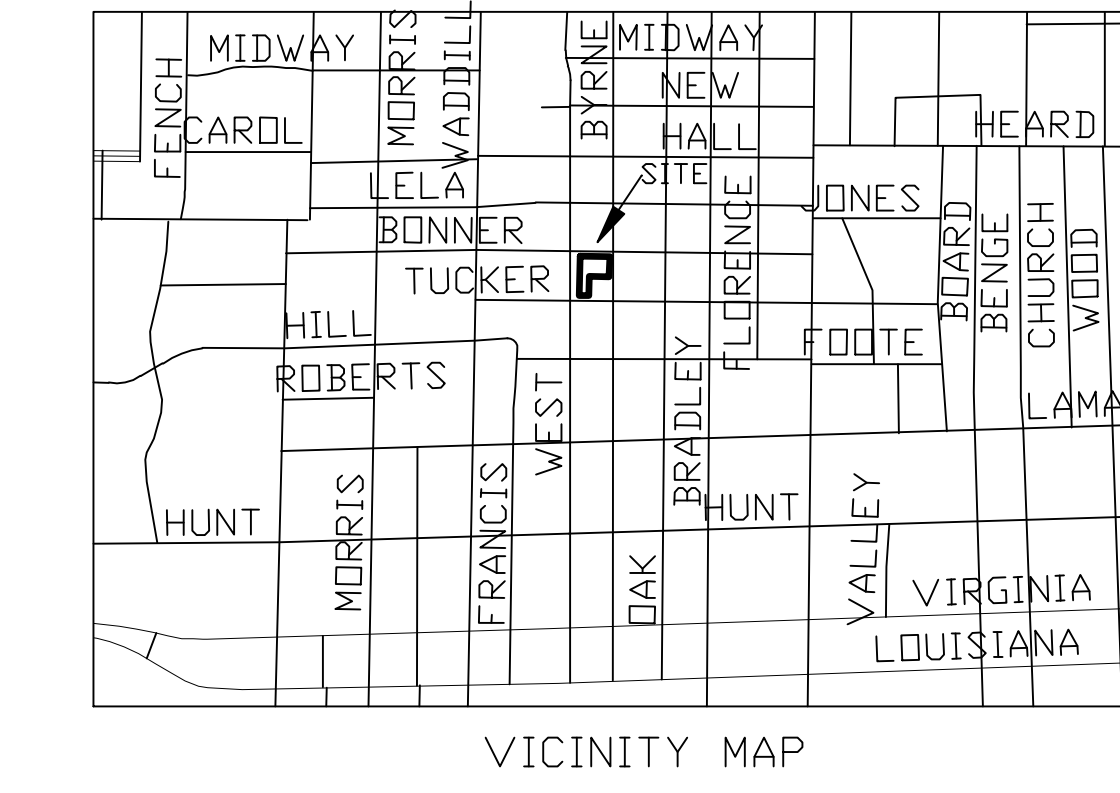
1/2-INCH IPF NORTHEAST CORNER, BLOCK 2 G.W. FOX ADDITION NAD83 N = 7,125,755.37 E = 2,542,252.73 MATTHEW BLAKE MARY CHAPIN BLAKE VOLUME 5343 PAGE 605 CDDR GERALD V. SULLIVAN PHILLIPS A. VINTEN CLERK'S FILE NO. 20060627000882950 CDDR ROSEMARY CLAY CLERK'S FILE NO. 20060317000356350 CDDR



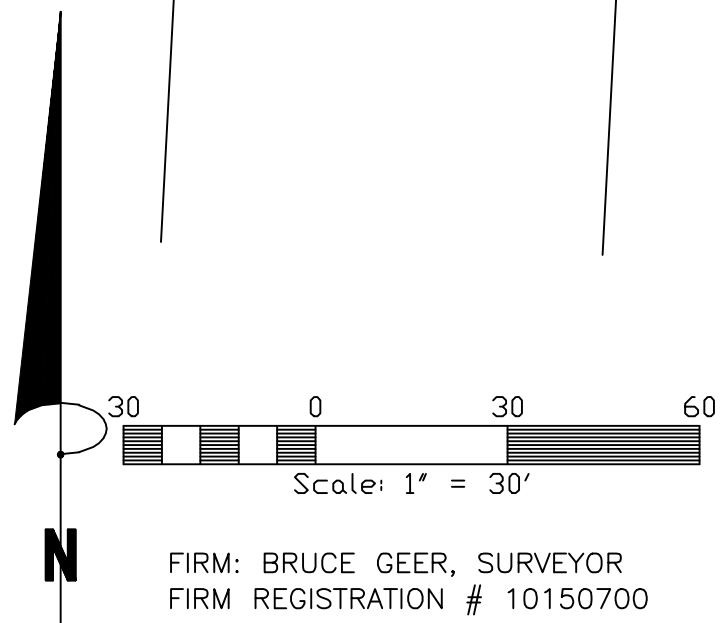
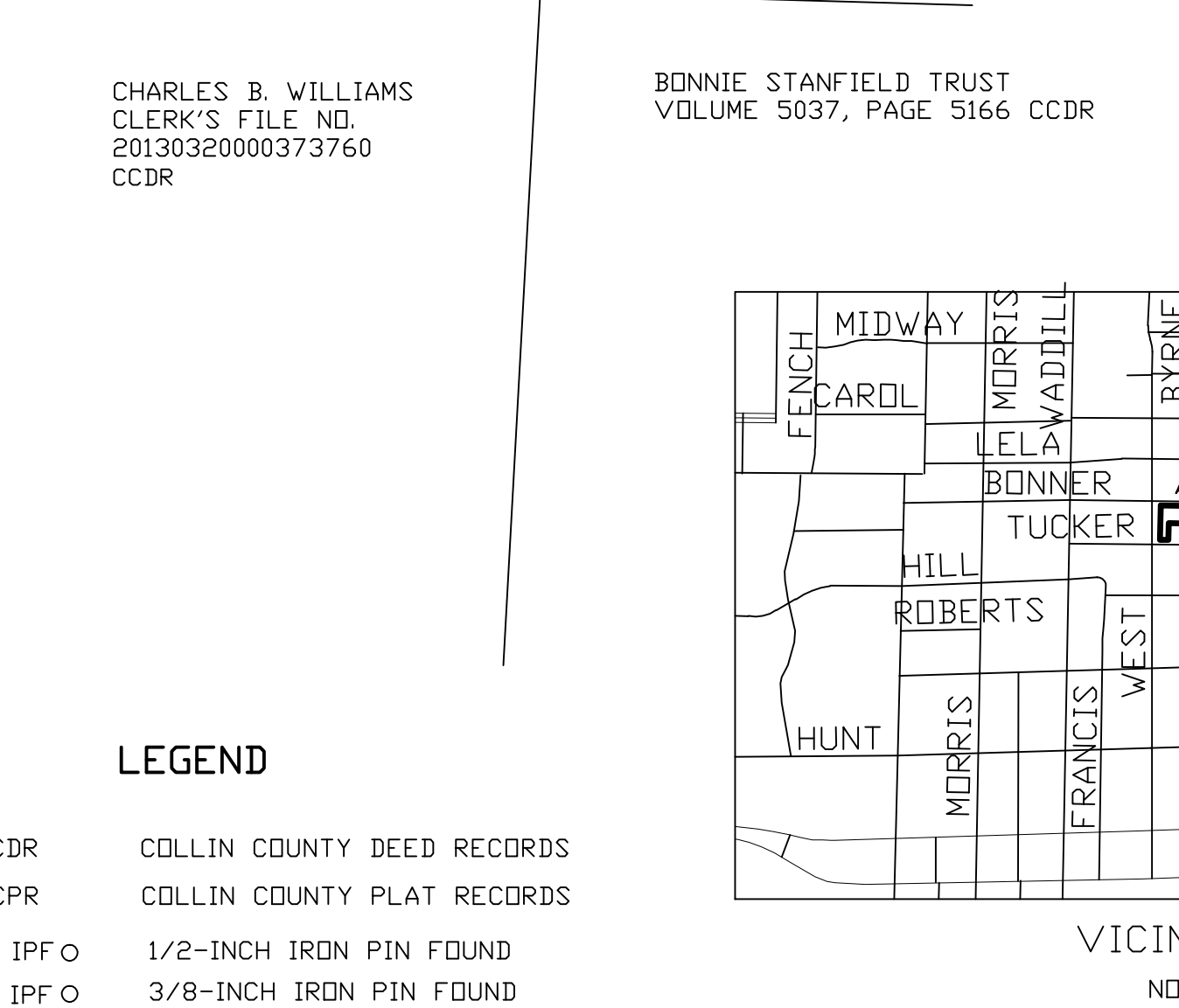
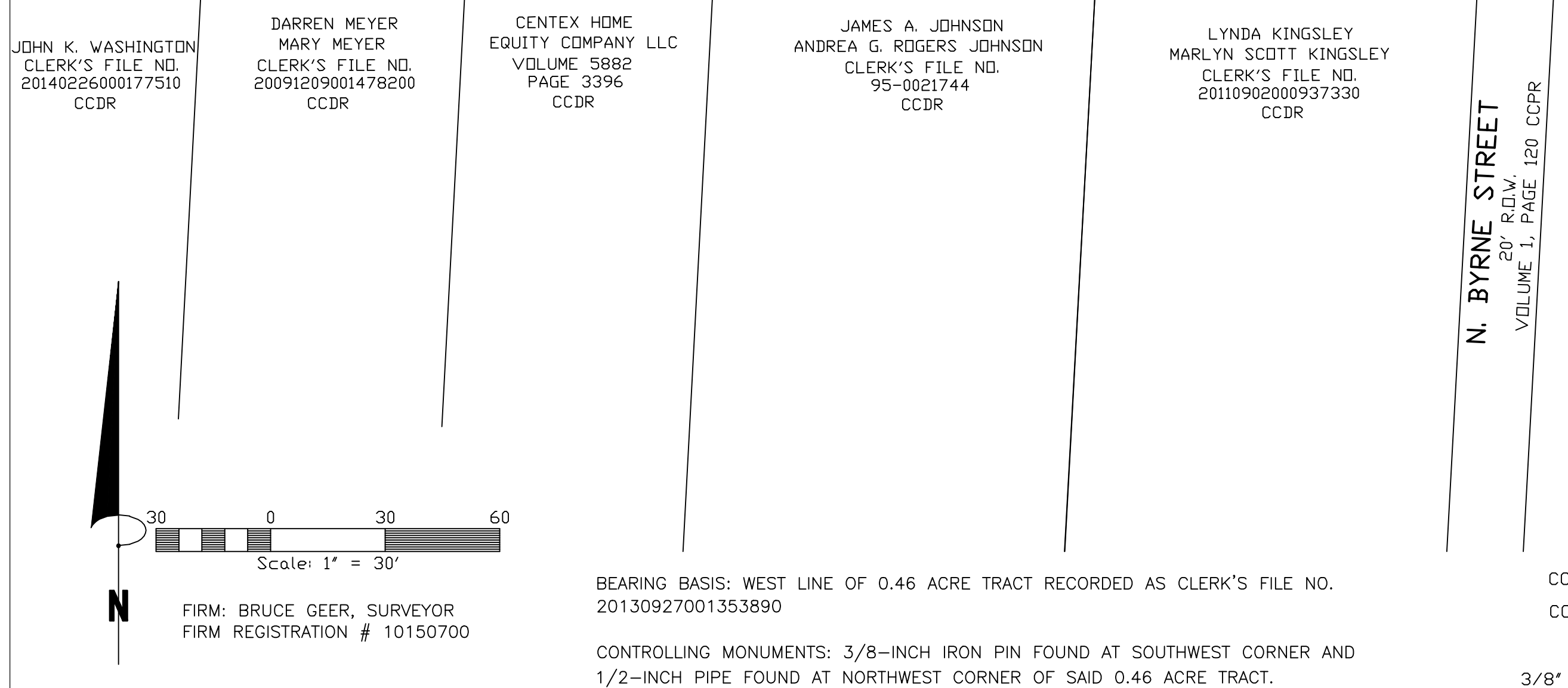
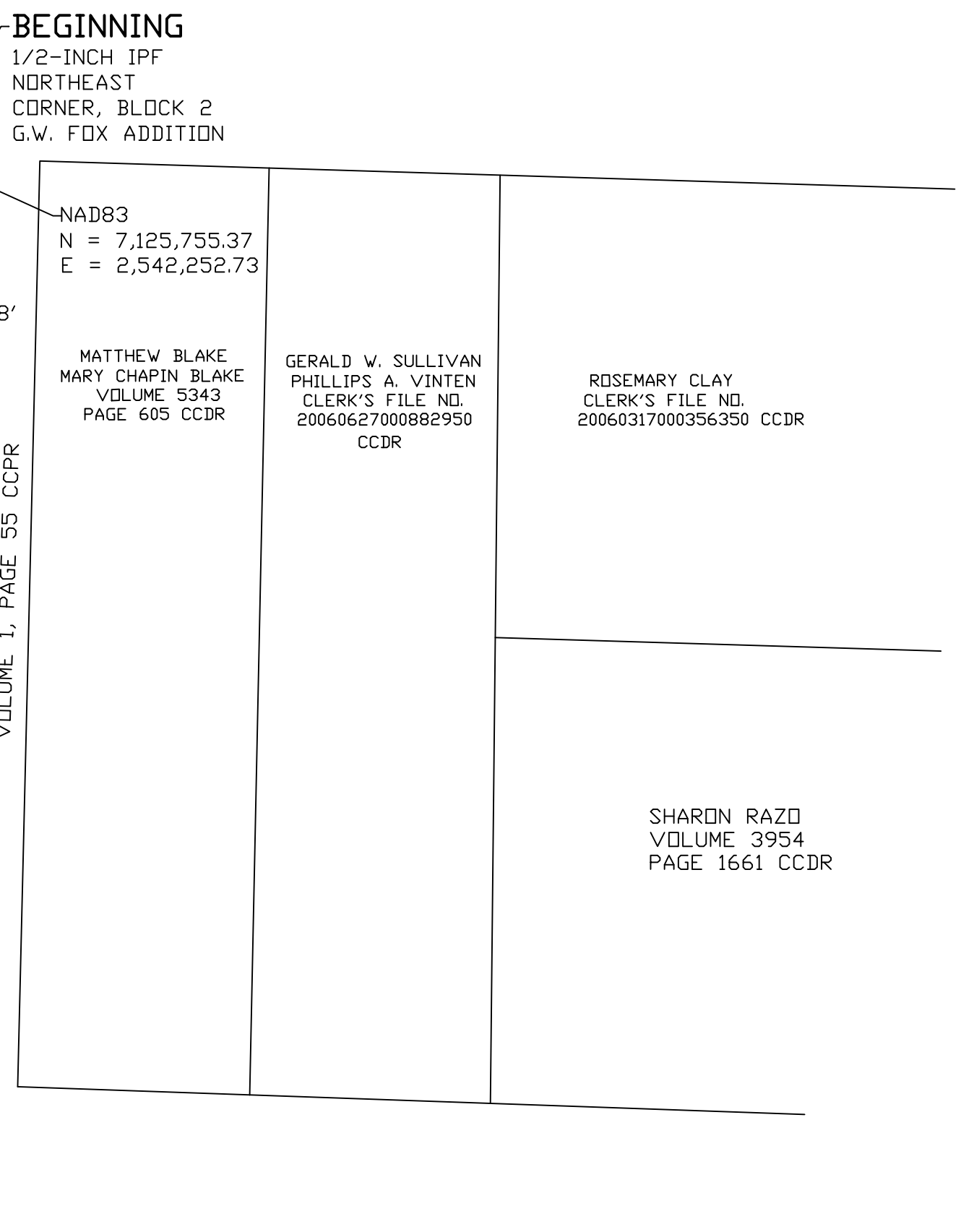
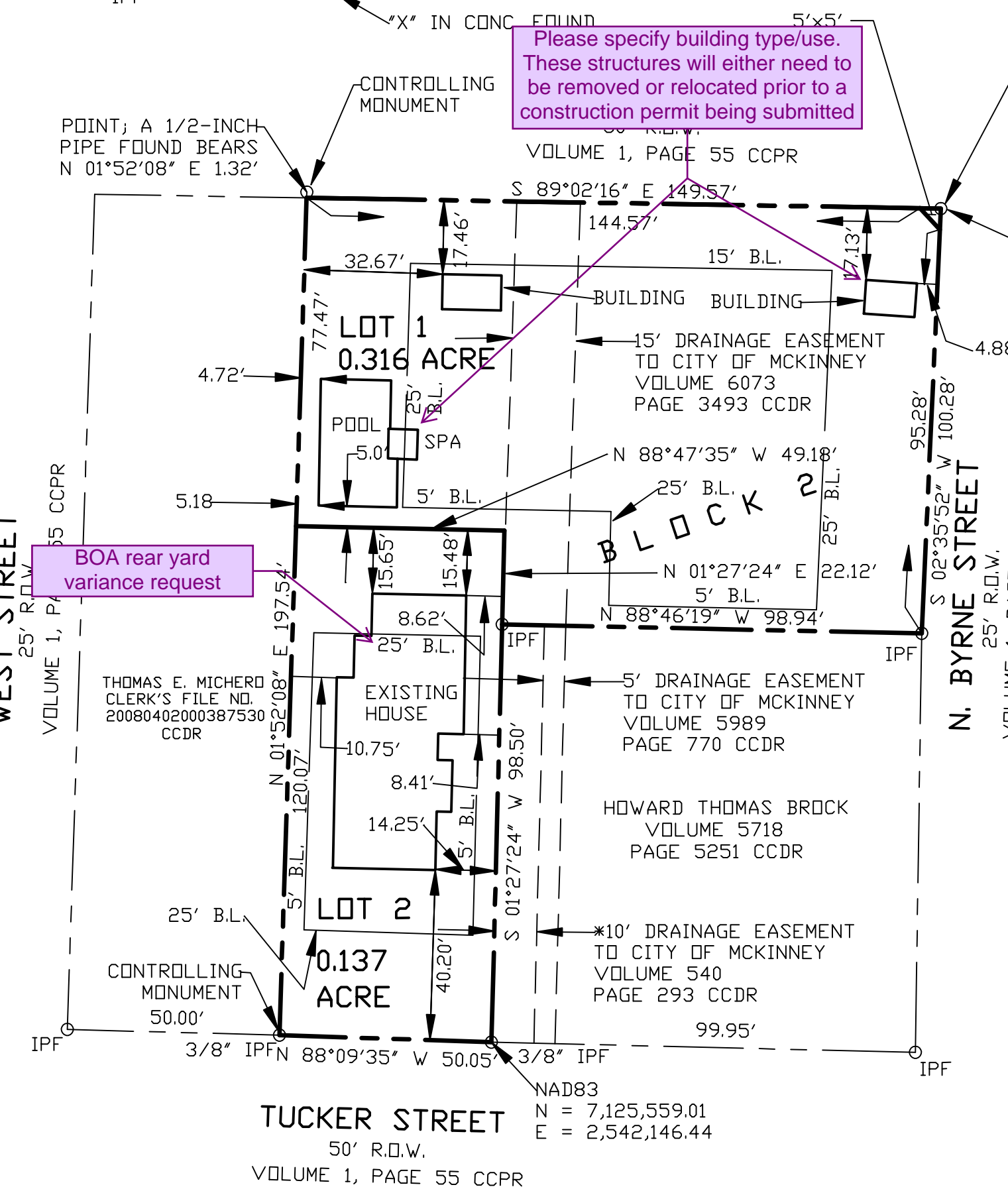
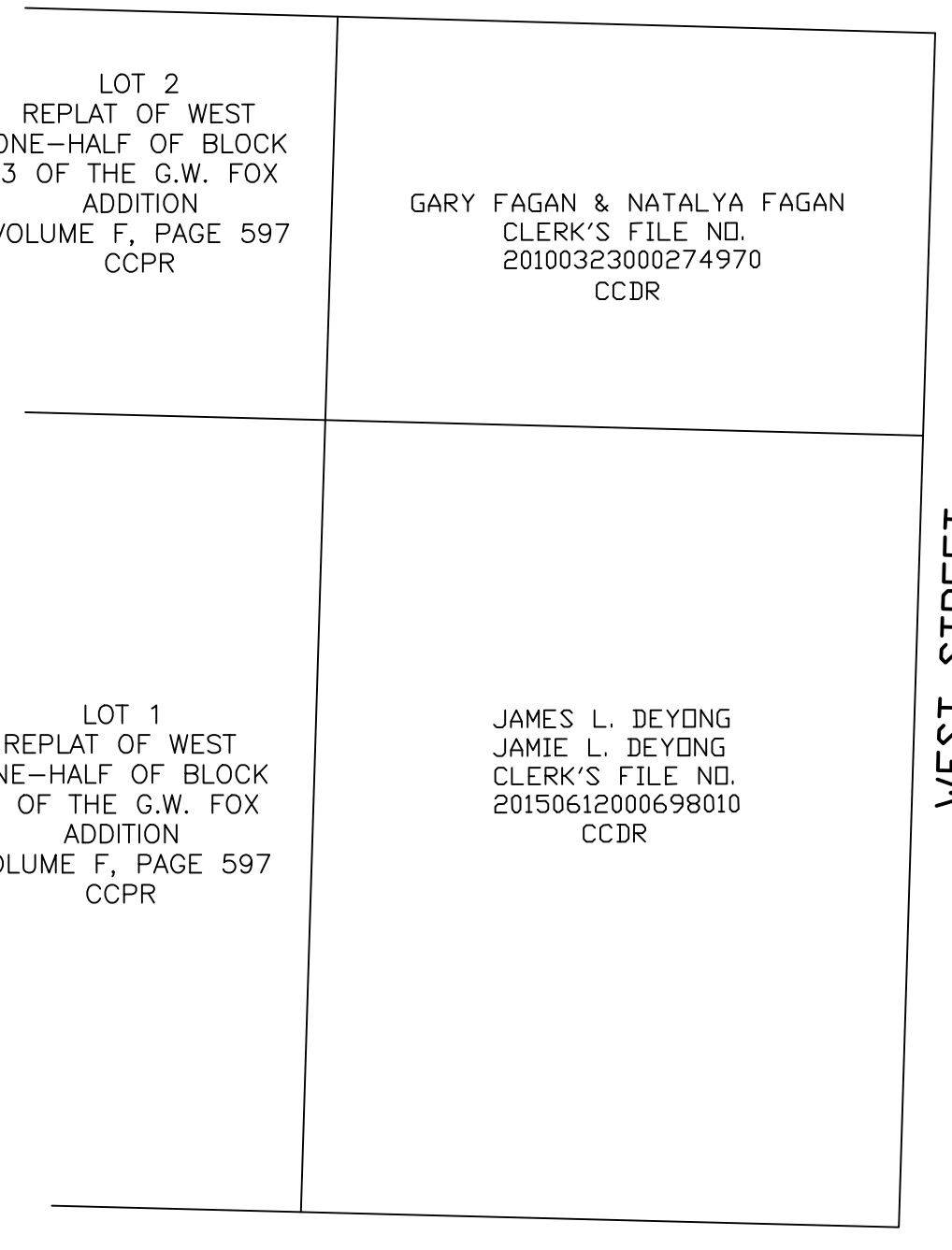
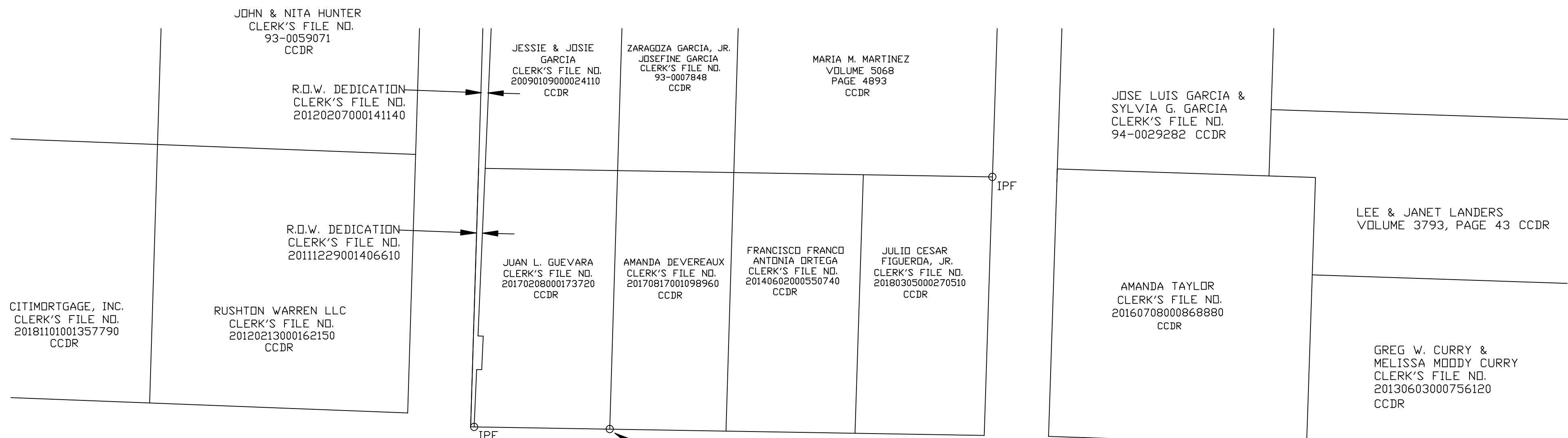
JOHN K. WASHINGTON CLERK'S FILE NO. 20140226000177510 CDDR DARREN MEYER MARY MEYER CLERK'S FILE NO. 20091209001478200 CDDR CENTEX HOME EQUITY COMPANY LLC VOLUME 5882 PAGE 3396 CDDR JAMES A. JOHNSON ANDREA G. ROGERS JOHNSON CLERK'S FILE NO. 95-0021744 CDDR LYNDIA KINGSLEY MARLYN SCOTT KINGSLEY CLERK'S FILE NO. 20110902000937330 CDDR CHARLES B. WILLIAMS CLERK'S FILE NO. 20130320000373760 CDDR BONNIE STANFIELD TRUST VOLUME 5037, PAGE 5166 CDDR

THOMAS E. MICHERD CLERK'S FILE NO. 20080402000387530 CDDR HOWARD THOMAS BROCK VOLUME 5718 PAGE 5251 CDDR H 10' DRAINAGE EASEMENT TO CITY OF MCKINNEY VOLUME 540 PAGE 293 CDDR NAD83 N = 7,125,559.01 E = 2,542,146.44

N. BYRNE STREET 20' R.O.W. VOLUME 1, PAGE 120 CCPR LEGEND CCPR COLLIN COUNTY DEED RECORDS CCPR COLLIN COUNTY PLAT RECORDS IPF O 1/2-INCH IRON PIN FOUND 3/8" IPF O 3/8-INCH IRON PIN FOUND

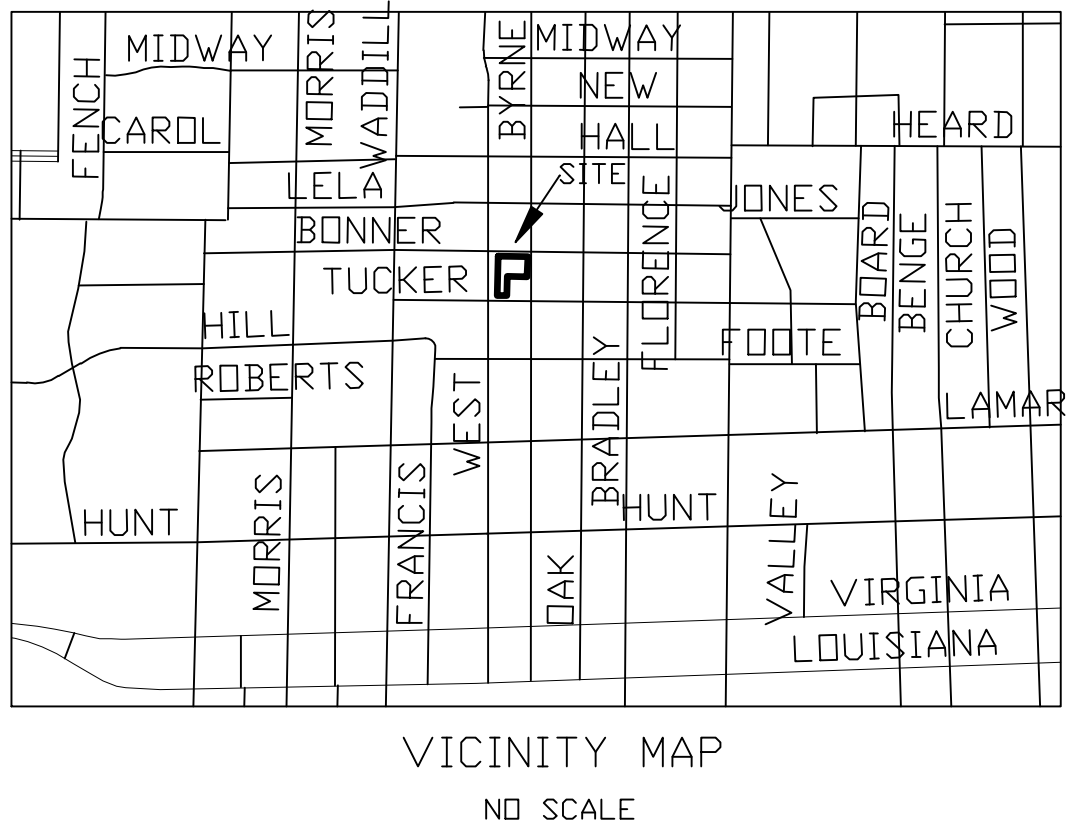


VICINITY MAP NO SCALE



BEARING BASIS: WEST LINE OF 0.46 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20130927001353890
 CONTROLLING MONUMENTS: 3/8-INCH IRON PIN FOUND AT SOUTHWEST CORNER AND 1/2-INCH PIPE FOUND AT NORTHWEST CORNER OF SAID 0.46 ACRE TRACT.

CCDR COLLIN COUNTY DEED RECORDS
 CCPR COLLIN COUNTY PLAT RECORDS
 IPF 1/2-INCH IRON PIN FOUND
 3/8" IPF O 3/8-INCH IRON PIN FOUND



SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117
 1101 W. UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 972-562-3959
 972-542-5751 FAX
 OWNER: KELLY D. & KATHLEEN TAYLOR
 1106 TUCKER STREET
 MCKINNEY, TEXAS 75069

SETBACK EXHIBIT
 OF
**G.W. FOX
 ADDITION**
**LOT 1 & 2
 BLOCK 2**
 BEING A REPLAT OF
 G.W. FOX ADDITION
 PART OF BLOCK 2
 AN ADDITION TO THE
 CITY OF MCKINNEY
 BEING 0.453 ACRE OF LAND LOCATED IN THE
 T.T. BRADLEY SURVEY, ABSTRACT NO. 88,
 COLLIN COUNTY, TEXAS
 JANUARY 7, 2019
 2 LOTS