

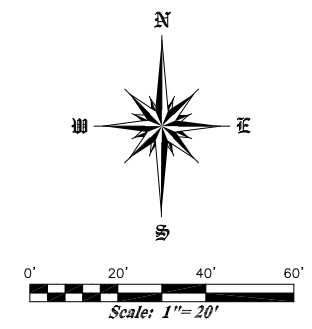
Legend

Roome Capped Iron Rod	Roome Capped Iron Rod Set
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IRF	Iron Rod Found
ONS	Contd. Not Set

Flood Note: No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 48085C0260 J and 48085C0280 J, present effective date of map June 2, 2009, herein property situated within Zone X (unshaded). The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notes: 1) CM= Controlling monuments 2) Survey was performed without the benefit of a title commitment 3) Subject property affected by any or all easements of record 4) Source bearing is based on the south line of 0.582 acre tract as described in deed recorded in Volume 4333, Page 2941 of the Collin County Land Records. 5) All lots comply with the minimum size requirements required by the zoning district.

The purpose of this minor replat is to create two buildable lots from one single lot.



OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Sandra Chenoweth**, do hereby adopt this amending plat designating the hereinabove described property as **Minor Replat, Hill Street Addition, Lots 1-2, Block A**, being a replat of McKinney Outlot 559A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and alleys and public use areas 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, fence, shrubs, trees, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time procuring the permission from anyone.

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

WITNESS, MY HAND, this ____ day of _____, 2011.

By: _____
Sandra Chenoweth

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Sandra Chenoweth**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2011.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **Sandra Chenoweth** is the owner of a 0.582 acre tract of land situated in the State of Texas, County of Collin, and City of McKinney, being part of the T.T. Bradley Survey, Abstract No. 88, being the re-survey of a 0.582 acre tract as recorded in Volume 4333, Pg. 2941 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found marking the southwest corner of said 0.582 acre tract and being in the east line of Lot 2, Block 12 of Waddill Addition, an addition to the City of McKinney, as recorded in Volume 78, Page 478 of the Collin County Map Records;

THENCE with the west line of said 0.582 acre tract and the east line of said Waddill Addition, North, passing a 3/8-inch iron rod at 149.64 feet marking the northeast corner of said Waddill Addition, and continuing for a total distance of 150.00 feet to a 1/2-inch Roome capped iron rod set in the south right-of-way line of Hill Street marking the northwest corner of said 0.582 acre tract;

THENCE with the south right-of-way line of said Hill Street and the north line of said 0.582 acre tract, North 88°10'31" East, 169.22 feet to a 1/2-inch Roome capped iron rod set marking the northeast corner of said 0.582 acre tract;

THENCE with the east line of said 0.582 acre tract, South, passing a DCA capped iron rod at 13.49 feet marking the northwest corner of a 0.197 acre tract as recorded in Volume 5866, Page 2337 of the Collin County Land Records and continuing for a total distance of 150.00 feet to a 3/8-inch iron rod found marking the southeast corner of said 0.582 acre tract;

THENCE with the south line of said 0.582 acre tract, South 88°10'31" West, 169.22 feet to the point of beginning and containing 25,370 square feet or 0.5823 acre of land.

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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, Jr., 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 properly placed under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.



F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F.E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2011.



Notary Public in and for The State of Texas

"APPROVED and ACCEPTED"

Planning & Zoning Chairman
City of McKinney, Texas

Date _____

This plat was received by the Planning Department on August 29, 2011.

**Minor Replat
Hill Street Addition
Lots 1-2, Block A**
being a Replat of McKinney Outlot 559A
0.5823 Gross Acre less 0.0466 R.O.W. Dedication
0.5357 Net Acre
T.T. Bradley Survey, Abstract No. 88
City of McKinney, Collin County, Texas

OWNER LOTS 1-2:
Sandra Chenoweth
Suncrest Development
4100 W. Eldorado Parkway, Suite 100
McKinney, Texas 75070
(972) 548-9140

Revised: 8/29/2011
Revised: 6/15/2011
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