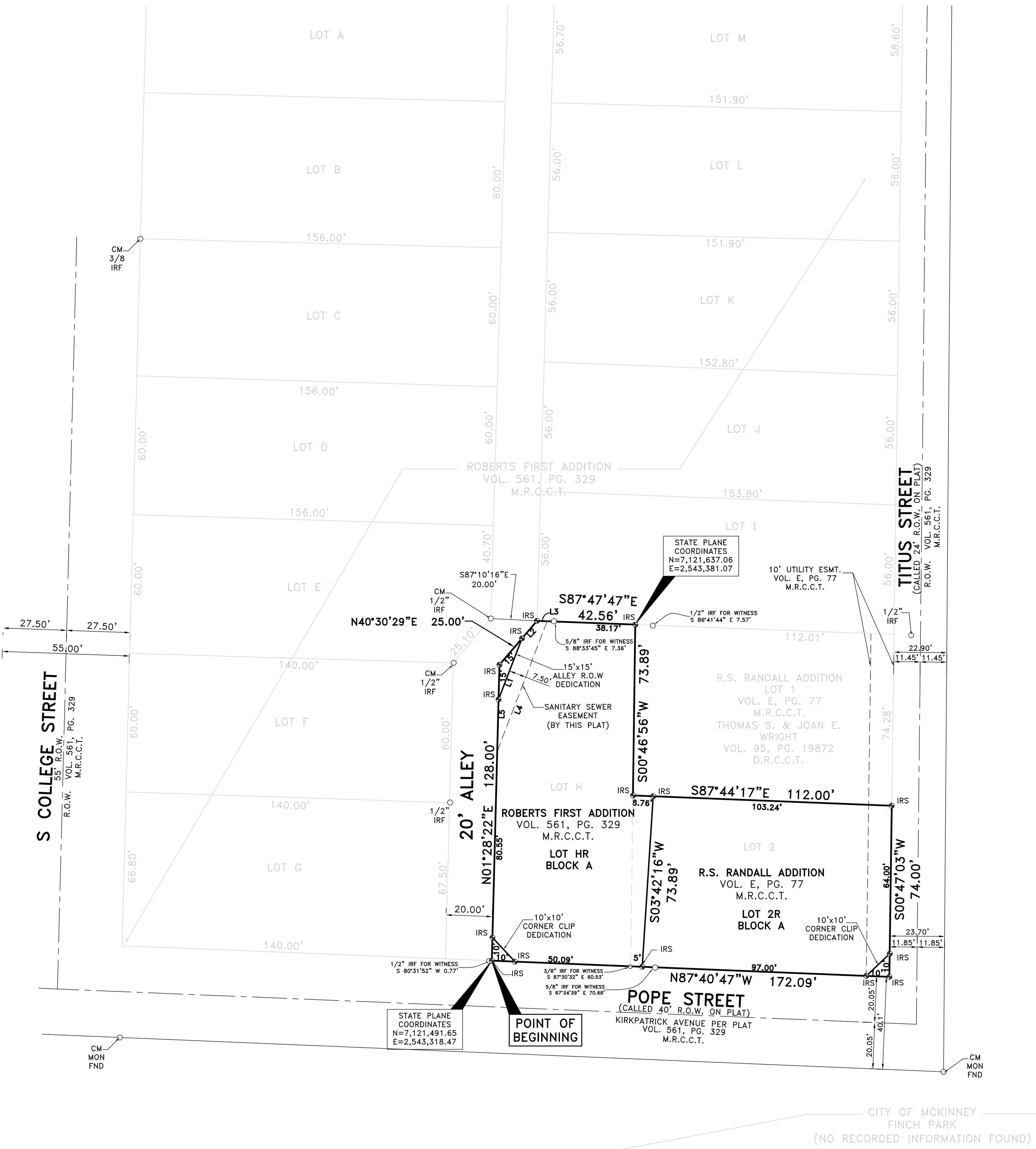
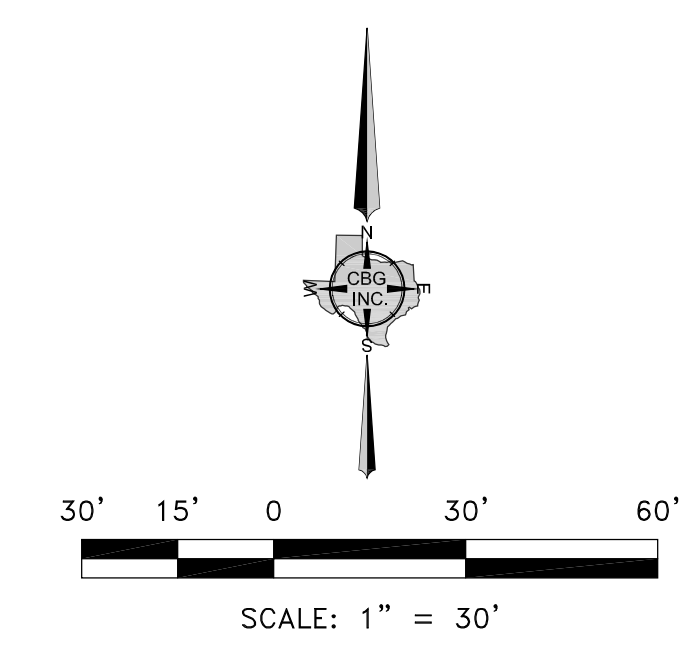


VICINITY MAP
NOT TO SCALE



EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	28.28'	N20°59'26"E
L2	10.00'	N40°30'29"E
L3	4.39'	S87°47'47"E
L4	60.27'	N20°59'26"E
L5	22.45'	N01°28'22"E

LEGEND:
 CM CONTROLLING MONUMENT
 IRS 1/2 INCH IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED
 "CBG SURVEYING"
 IRF IRON ROD FOUND
 MON FND 4" BRASS DISC SET IN CONCRETE, STAMPED
 "CITY OF MCKINNEY" FOUND
 ESMT. EASEMENT
 VOL. VOLUME
 PG. PAGE
 R.O.W. RIGHT-OF-WAY
 INST. INSTRUMENT
 NO. NUMBER
 SQ.FT. SQUARE FEET
 R.O.W. RIGHT-OF-WAY
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

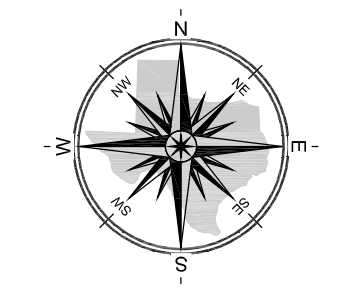
GENERAL NOTES
 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
 2) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48085C0280J, REVISED ON JUNE 2, 2009, THIS PROPERTY DOSE LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
 7) BENCHMARK #44 IS A CAP ON A CULVERT LOCATED APPROXIMATELY 1/3 MILE EAST OF HIGHWAY 5, ON FM 546. (ELEV.=594.845')
 8) BENCHMARK #43 IS A CAP ON A CURB LOCATED AT THE NORTHEAST CORNER OF LOUISIANA AND MURRAY (ELEV.=586.464)

PURPOSE STATEMENT
 THE PURPOSE OF THIS MINOR REPLAT IS TO MOVE WESTERN PROPERTY LINE LOT-2 EAST TO ELIMINATE A STRUCTURE ENCROACHMENT.

SHEET 1 OF 2

OWNER: THOMAS S. WRIGHT
 JOAN E. WRIGHT
 518 TITUS STREET
 MCKINNEY, TX 75069

OWNER: JULIAN CHARLES SAMLER
 KATIE ANNE SAMLER
 510 POPE STREET
 MCKINNEY, TX 75069
 PHONE: 214-676-4384
 E-MAIL: JSAMPLER@SPURGIN.COM



MINOR REPLAT
 ROBERTS FIRST ADDITION
 LOT HR, BLOCK A AND
 R.S. RANDALL LOT ADDITION
 LOT 2R, BLOCK A
 BEING A REPLAT OF LOT H,
 ROBERTS FIRST ADDITION
 VOLUME 561, PAGE 329, M.R.C.C.T., AND
 LOT 2, R.S. RANDALL LOT ADDITION
 VOLUME E, PAGE 77, M.R.C.C.T.
 16,866 SQ.FT. / 0.387 ACRES
 EDWARD BRADLEY SURVEY, ABSTRACT NO. 85
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CBG Surveying, Inc.
 PLANNING · SURVEYING
 12025 Shiloh Road · Suite 230 · Dallas, Texas 75228
 P 214.349.9485 · F 214.349.2216
 Firm No. 1016800
 www.cbgsurvey.com

SCALE: 1"=30' / DATE: 09/14/17 / JOB NO. 1710597 / DRAWN BY: YP

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were either found or properly placed under my supervision, in accordance with the Subdivision Regulations of the City of McKinney, Collin County, Texas.

Dated this the _____ day of _____, 2018.
RELEASED FOR REVIEW 03/08/18 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Julian Charles Samler, Katie Anne Samler, Thomas S. Wright and Joan E. Wright, are the owners of that tract of land situated in the Edward Bradley Survey, Abstract Number 85, City of McKinney, Collin County, Texas, and being all of Lot 2, of a Replat of R.S. Randall Lot, an addition to the City of McKinney, Collin County Texas according to the Plat recorded in Volume E, Page 77, Map Records, Collin County, Texas, same being conveyed to Thomas S. Wright and Joan E. Wright, by Warranty Deed with Vendor's Lien recorded in Volume 2185, Page 131, Official Public Records, Collin County, Texas, same tract also being all of Lot H, of Roberts First Addition, an addition to the City of McKinney, Collin County Texas according to the Plat recorded in Volume 561, Page 329, Map Records, Collin County, Texas, same being conveyed to Julian Charles Samler and Katie Anne Samler, by Warranty Deed with Vendor's Lien (Tract 1 for all of Lot H of said Roberts First Addition, and Tract 2 for the West 5 feet of Lot 2 of said R.S. Randall Lot Addition) recorded in Instrument Number 201707000889160, Official Public Records, Collin County, Texas, deed corrected in affidavit recorded in Instrument Number 2018010900038060, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the intersection of the North right-of-Way line of Pope Street (called 40 foot right-of-way on Plat) and the East line of a 20 feet alley of said Roberts First Addition, from which a 1/2 inch iron rod found for witness bears South 80 degrees 31 minutes 52 seconds West, a distance of 0.77 feet, and from which a 3/8 inch iron rod found for witness bears South 87 degrees 30 minutes 32 seconds East, a distance of 60.53 feet, also from which a 5/8 inch iron rod found for witness bears South 87 degrees 34 minutes 39 seconds East, a distance of 70.68 feet;

THENCE North 01 degrees 28 minutes 22 seconds East, along the East line of said alley, a distance of 128.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG SURVEYING" for corner, said corner being in the East line of said alley;

THENCE North 40 degrees 30 minutes 29 seconds East, along the East line of said alley, a distance of 25.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG SURVEYING"; said corner being the Southwest corner of Lot 1 of said Roberts First Addition;

THENCE South 87 degrees 47 minutes 47 seconds East, along the South line of said Lot 1, a distance 42.56 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of Lot 1 of said Replat of R.S. Randall Lot, from which a 1/2 inch iron rod found for witness bears South 86 degrees 41 minutes 44 seconds East, a distance of 7.57 feet;

THENCE South 00 degrees 46 minutes 56 seconds West, along the West line of said Lot 1, a distance of 73.89 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of said Lot 1;

THENCE South 87 degrees 44 minutes 17 seconds East, along the South line of said Lot 1, a distance of 112.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG SURVEYING" for corner, said corner being in the Southeast corner of said Lot 1 and the West Right-of-Way line of Titus Street (called 24 foot right-of-way on plat);

THENCE South 00 degrees 47 minutes 03 seconds West, along the West Right-of-Way line of said Titus Street, a distance of 74.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG SURVEYING" for corner, said corner being the intersection of the West Right-of-Way line of said Titus Street and the North Right-of-Way line of said Pope Street;

THENCE North 87 degrees 40 minutes 47 seconds West, along the North Right-of-Way line of said Pope Street, a distance of 172.09 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG SURVEYING", to the POINT OF BEGINNING and containing 16,866 square feet or 0.387 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Julian Charles Samler, Katie Anne Samler, Thomas S. Wright and Joan E. Wright, owners, does hereby adopt this Minor Replat, designating the herein described property as **ROBERTS FIRST ADDITION, LOT HR, BLOCK A AND R.S. RANDALL LOT ADDITION, LOT 2R, BLOCK A, BEING A REPLAT OF LOT H, ROBERTS FIRST ADDITION, VOLUME 561, PAGE 329, M.R.C.C.T., AND LOT 2, R.S. RANDALL LOT ADDITION, VOLUME E, PAGE 77, M.R.C.C.T.**, an addition to the City of McKinney, Collin County, Texas, being a replat of Lot H, Block A, Roberts First Addition and Lot 2, Block A, R.S. Randall Lot Addition and do hereby dedicate, to the public use forever any streets, 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 or 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 growth, which in anyway endanger or interfere with the construction maintenance or efficiency of it's 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 it's 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 McKinney, Texas, this the _____ day of _____, 2018.

BY: _____
Julian Charles Samler
(Owner)

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Julian Charles Samler 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas.

WITNESS, my hand at McKinney, Texas, this the _____ day of _____, 2018.

BY: _____
Katie Anne Samler
(Owner)

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Katie Anne Samler 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas.

WITNESS, my hand at McKinney, Texas, this the _____ day of _____, 2018.

BY: _____
Thomas S. Wright
(Owner)

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Thomas S. Wright 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas.

WITNESS, my hand at McKinney, Texas, this the _____ day of _____, 2018.

BY: _____
Joan E. Wright
(Owner)

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Joan E. Wright 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas.

"APPROVED AND ACCEPTED"

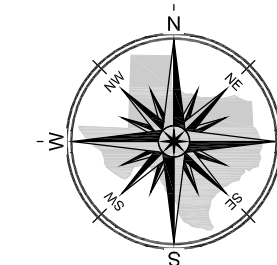
Planning & Zoning Commission Chairman
City of McKinney, Texas

Date

(SHEET 2 OF 2)

OWNER: THOMAS S. WRIGHT
JOAN E. WRIGHT
510 POPE STREET
MCKINNEY, TX 75069
PHONE: 214-676-4384

OWNER: JULIAN CHARLES SAMLER
KATIE ANNE SAMLER
510 POPE STREET
MCKINNEY, TX 75069
PHONE: 214-676-4384
E-MAIL: JSAMLER@SPURGIN.COM



SCALE: 1"=30' / DATE: 09/14/17 / JOB NO. 1710597 / DRAWN BY: YP

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