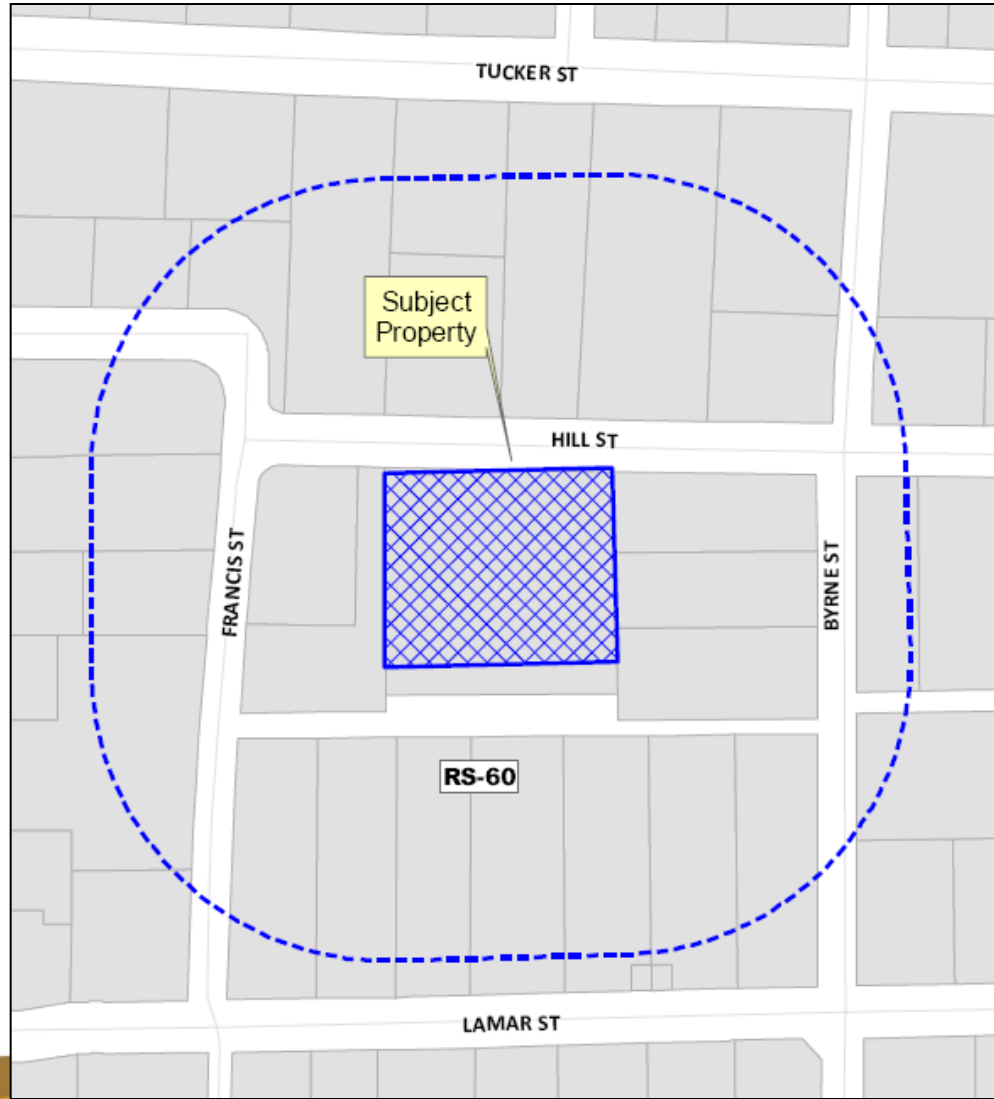


Case No. 09-162MRP Hill Street Addition

*Located on the South Side of Hill
Street and Approximately 200
Feet West of Byrne Street*

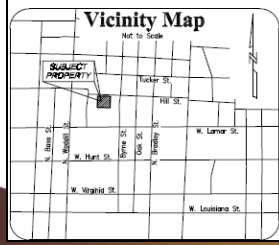
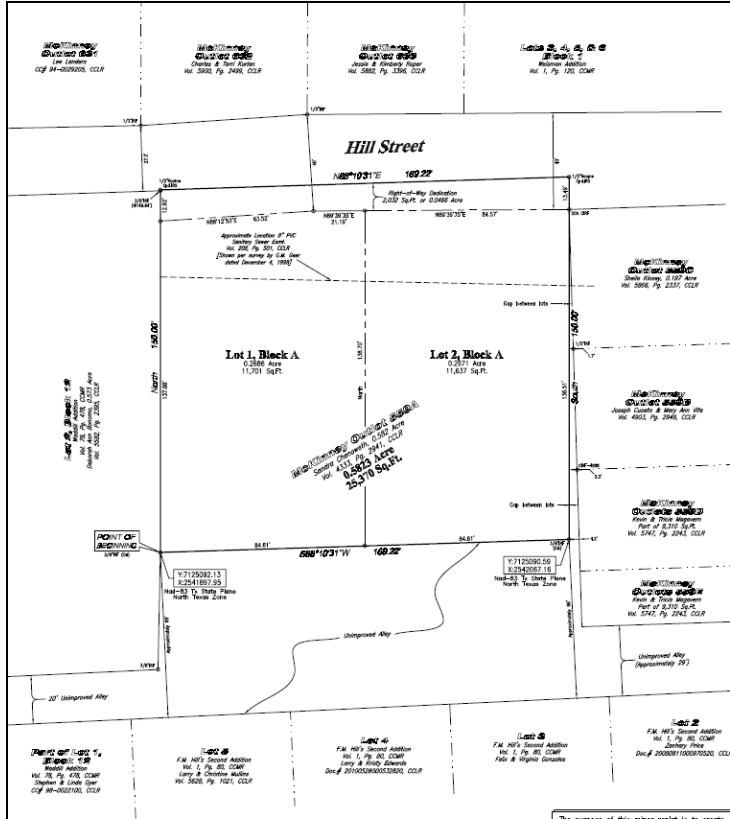
Location Map



Aerial Exhibit



Proposed Minor Replat



Legend

Area 4349	Area Subject to Flood
Area 4350	Area Subject to Flood
Area 4351	Area Subject to Flood
Area 4352	Area Subject to Flood
Area 4353	Area Subject to Flood
Area 4354	Area Subject to Flood
Area 4355	Area Subject to Flood
Area 4356	Area Subject to Flood
Area 4357	Area Subject to Flood
Area 4358	Area Subject to Flood
Area 4359	Area Subject to Flood
Area 4360	Area Subject to Flood
Area 4361	Area Subject to Flood
Area 4362	Area Subject to Flood
Area 4363	Area Subject to Flood
Area 4364	Area Subject to Flood
Area 4365	Area Subject to Flood
Area 4366	Area Subject to Flood
Area 4367	Area Subject to Flood
Area 4368	Area Subject to Flood
Area 4369	Area Subject to Flood
Area 4370	Area Subject to Flood
Area 4371	Area Subject to Flood
Area 4372	Area Subject to Flood
Area 4373	Area Subject to Flood
Area 4374	Area Subject to Flood
Area 4375	Area Subject to Flood
Area 4376	Area Subject to Flood
Area 4377	Area Subject to Flood
Area 4378	Area Subject to Flood
Area 4379	Area Subject to Flood
Area 4380	Area Subject to Flood
Area 4381	Area Subject to Flood
Area 4382	Area Subject to Flood
Area 4383	Area Subject to Flood
Area 4384	Area Subject to Flood
Area 4385	Area Subject to Flood
Area 4386	Area Subject to Flood
Area 4387	Area Subject to Flood
Area 4388	Area Subject to Flood
Area 4389	Area Subject to Flood
Area 4390	Area Subject to Flood
Area 4391	Area Subject to Flood
Area 4392	Area Subject to Flood
Area 4393	Area Subject to Flood
Area 4394	Area Subject to Flood
Area 4395	Area Subject to Flood
Area 4396	Area Subject to Flood
Area 4397	Area Subject to Flood
Area 4398	Area Subject to Flood
Area 4399	Area Subject to Flood
Area 4400	Area Subject to Flood

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-Flood No. 48065C0282 of and 48065C0283 of present effective date of map issue 2, 2005, hereinafter referred to as Zone X (unshaded). The flood information does not apply to the property and/or structures will be free from flooding or flood damage. In occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The flood information shall create liability on the part of the surveyor.

Notes: 1) Chain Comprising instruments 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 as deed recorded in Volume 4333, Page 2949 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 DECLARATION & 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, struts, 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 thereon.

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

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

By:
Sandra Chenoweth

ACKNOWLEDGMENT

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 amendments 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 Madall 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 Madall Addition, North, passing a 3/8-inch iron rod at 149.64 feet marking the northeast corner of said Madall Addition, and continuing for a total distance of 150.00 feet to a 3/8-inch capped iron rod set in the south right-of-way line of Hill Street marking the northeast 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 86°10'31" East, 169.22 feet to a 3/8-inch 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 northeast corner of a 0.197 acre tract as recorded in Volume 3865, Page 2357 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 northeast corner of said 0.582 acre tract;

THENCE with the south line of said 0.582 acre tract, South 86°10'31" West, 169.22 feet to the point of beginning and containing 25,370 square feet or 0.5823 acre of land.

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

ACKNOWLEDGMENT

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
Surrender Development
4100 W. Eldorado Parkway, Suite 100
McKinney, Texas 75070
(972) 548-9140

Roome Land Surveying, Inc.
2000 Avenue F, Suite 800
Frisco, Texas 75034
Phone: (972) 425-4052 / Fax: (972) 425-9293

Unique by nature. SM

Staff Recommendation

Staff recommends approval of the proposed minor replat with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Plat/Replat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to reflect the closing of the gap between the eastern property line of the subject property, the adjacent properties to the east, and the City's right-of-way to the south and to provide the filing information on the plat for the executed quit claim deed accordingly.