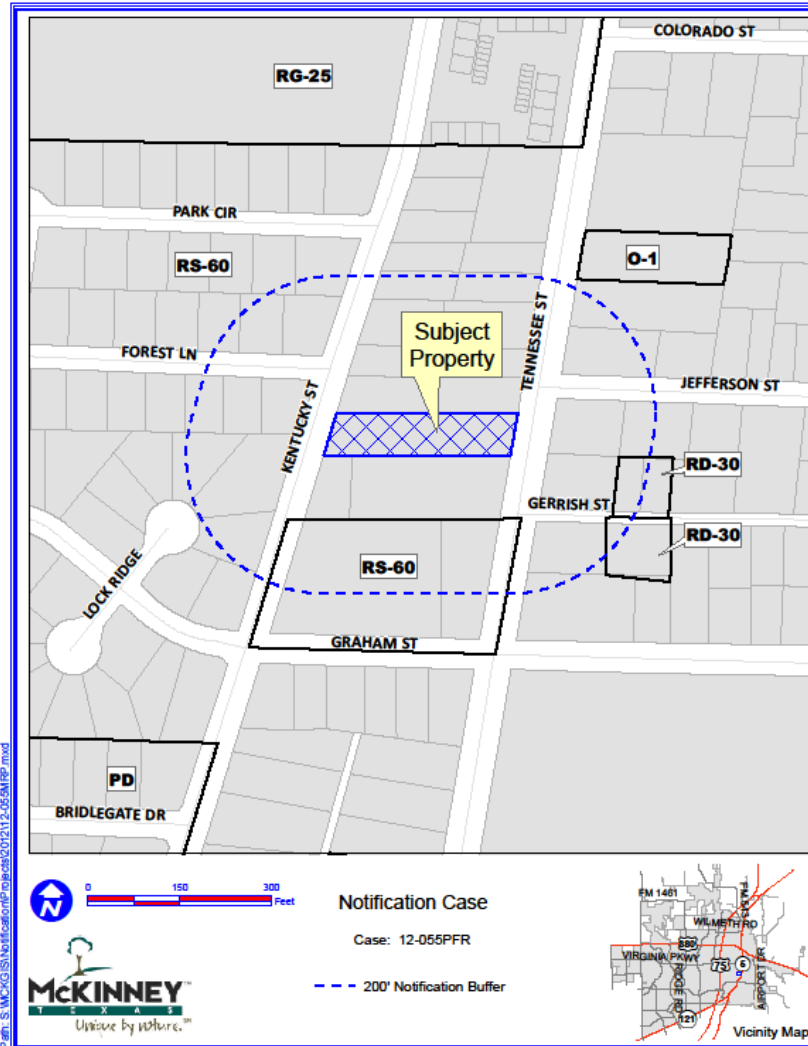


# Case No. 12-055PFR

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Roome Land Surveying, Inc., on Behalf of Steven K. Regier, for Approval of a Preliminary-Final Replat for Lots 1 and 2, Block A, of the Regier Addition, Approximately 0.45 Acres, Located Approximately 285 Feet North of Graham Street and Generally Between Tennessee Street and Kentucky Street.



# Location Map



P:\m\5\MCK\GIS\Info\Carroll\proj\gcs021112\_056PFR.mxd

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

# Aerial Exhibit



Path: S:\MCKINNEY\Projects\12-055PFR.mxd

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# Proposed Preliminary-Final Replat

The purpose of this pre-final plat is to divide a 0.4459 acre tract into two lots.

Red Note: No part of the property described herein fits within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Plan No. 42020C0040 I, prepared effective date of map June 3, 2006. 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.

Note: 1) Chain of title records 2) Survey was performed without the benefit of a title commitment; 3) Subject property affected by size of all easements of record; 4) Source bearing is based on the south line of McGowan Addition, an addition to the City of McKinney as recorded in Volume 25, Page 141 of the Collin County Map Records; 5) State Plane Coordinates established from City of McKinney Control Points 43 & 44; 6) Correlation of Stationary Street Line based by arbitrary sewer elevations only.

**OWNER'S DEDICATION & ACKNOWLEDGEMENT**

STATE OF TEXAS    §  
COUNTY OF COLLIN    §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, Steven & Jeanne Regier, do hereby adopt this plat designating the hereinabove described property as Pre-Final Replat of Regier Addition, Lots 1 & 2, Block A, being a Replat of McKinney Outlot 310, 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 cross shown herein, the Easements as shown, for mutual use and accommodation of the City of McKinney and all public utilities dealing to use or utilize 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 anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems in said Easements, and the City of McKinney and public utilities conducting, reconstructing, repairing, maintaining and adding to or removing all or parts of it's respective systems without the necessity of any time procuring the permission from anyone.

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

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

By: \_\_\_\_\_  
Steven Regier                                  Jeanne Regier

**ACKNOWLEDGEMENT**

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 Steven Regier, 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 \_\_\_\_\_, 2012.

Notary Public in and for the State of Texas

**ACKNOWLEDGEMENT**

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 Jeanne Regier, 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 \_\_\_\_\_, 2012.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS    §  
COUNTY OF COLLIN    §

THAT I, F. E. Bismardier, 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. Bismardier, Jr.  
R.P.L.S. No. 4051

**OWNER'S CERTIFICATE**

STATE OF TEXAS    §  
COUNTY OF COLLIN    §

WHEREAS, Steven & Jeanne Regier are the owners of a 0.4459 acre tract of land situated in the State of Texas, County of Collin, and City of McKinney, being part of the Mary Standifer Survey, Abstract No. 811, being known as McKinney Outlot 310 and being all of a 0.4459 acre tract as recorded under Document No. SC080314000308980 of the Collin County Land Records with said premises more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found in the west right-of-way line of S. Tennessee Street (60' Right-of-Way) marking the northeast corner of said 0.4459 acre tract, the northeast corner of said 0.4459 acre tract, and the southeast corner of Lot 1, Block A of the McGowan Addition, an addition to the City of McKinney as recorded in Volume D, Page 141 of the Collin County Map Records;

THENCE with the west right-of-way line of S. Tennessee Street, the east line of said 0.4459 acre tract, and the east line of said premises, South 89°30'30" West, 67.01 feet to a capped iron rod found stamped "PHLS 5199" marking the southeast corner of said 0.4459 acre tract, the southeast corner of said premises, and the northeast corner of a 0.5941 acre tract as recorded in Volume 5598, Page 2265 of the Collin County Land Records;

THENCE with the south line of said 0.4459 acre tract, the south line of said premises, and the north line of said 0.5941 acre tract, South 87°30'30" West, 283.44 feet to a 3/16-inch capped iron rod found in the east right-of-way line of Kentucky Street (60' Right-of-Way) marking the southwest corner of said 0.4459 acre tract and the southwest corner of said premises, from which a Cap capped iron rod found bears North 87°30'30" West, 1.10 feet and from which a capped iron rod found stamped "PHLS 3193" bears North 89°30'30" West, 2.38 feet;

THENCE with the east right-of-way line of Kentucky Street, the west line of said 0.4459 acre tract, and the west line of said premises, North 18°25'42" East, 71.74 feet to a 3/16-inch capped iron rod found marking the northwest corner of said 0.4459 acre tract, the northwest corner of said premises, and the southwest corner of Lot 2, Block A of the aforementioned McGowan Addition;

THENCE with the north line of said 0.4459 acre tract, the north line of said premises, the south line of said Lot 2 and the south line of the aforementioned Lot 1, North 89°20'30" East, 282.24 feet to the point of beginning and containing 19,421 square feet or 0.4459 acres.

**ACKNOWLEDGEMENT**

STATE OF TEXAS    §  
COUNTY OF COLLIN    §

BEFORE ME, the undersigned authority, on this day personally appeared F.E. Bismardier, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for the State of Texas

**Vicinity Map**

Map to Scale

Forest Lane

Kentucky Street

Jefferson Street

S. Tennessee Street

Tarrant St

E. Division St

Subjct Property

**Scale: 1" = 30'**

**Legend**

Home Call    Home Based on the Plat

Survey    Subjct Property

State Plane    Subjct Property

Survey    Subjct Property

Survey    Subjct Property

**Owner: Lots 1 & 2, Block A**

Steven & Jeanne Regier  
1004 S. Tennessee Street  
McKinney, TX, 75069  
(214) 477-4667

**Surveyor: Room Land Surveying**

2000 Avenue G, Suite 810  
Plano, TX 75074  
After-5:30pm  
(972) 423-4372  
jhm@rpland.com

**Roome Land Surveying, Inc.**

2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7325  
www.roomeplanning.com

# Staff Recommendation

- Staff recommends approval of the Preliminary-Final Replat as outlined in the Staff Report