

LEGAL DESCRIPTION

COUNTY OF COLLIN:
STATE OF TEXAS:

WHEREAS JOHN F. WILES SR. IS THE OWNER OF A 0.308 ACRE TRACT OF LAND SITUATED IN THE T.T. BRADLEY SURVEY ABSTRACT NO. 88, COLLIN COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 20140722000762890 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS AND BEING PART OF THE PAGE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 374, PAGE 198, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID WILES TRACT AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO KEITH EDWARD AND KAREN MARIE MCELWARD AS RECORDED IN INSTRUMENT NO. 20120516000574190 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF W. LOUISIANA STREET (A 60' RIGHT-OF-WAY) SAID A 1/2" IRON ROD FOUND BEARS SOUTH 01 DEGREES 02 MINUTES 24 SECONDS EAST A DISTANCE OF 0.34 FEET;

THENCE SOUTH 01 DEGREES 02 MINUTES 24 SECONDS EAST, WITH THE EAST LINE OF SAID WILES TRACT AND THE WEST LINE OF SAID MCELWARD TRACT A DISTANCE OF 130.79 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID WILES TRACT AND BEING AT A NORTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO THOMAS DAVID MOTLEY AND REBECCA SLAVIC GATEWOOD AS RECORDED IN INSTRUMENT NO. 20120315000304270 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 42 MINUTES 28 SECONDS WEST, WITH THE SOUTH LINE OF WILES TRACT AND A NORTH LINE OF SAID MOTLEY TRACT A DISTANCE OF 103.68 FEET TO A 1/2" IRON ROD FOUND FOR A ELL CORNER OF SAID MOTLEY TRACT AND BEING AT THE SOUTHWEST CORNER OF SAID WILES TRACT;

THENCE NORTH 00 DEGREES 19 MINUTES 04 SECONDS WEST, WITH THE WEST LINE OF SAID WILES TRACT AND A EAST LINE OF SAID MOTLEY TRACT A DISTANCE OF 129.86 FEET TO A 1/2" IRON ROD SET FOR CORNER SAID CORNER BEING AT THE NORTHWEST CORNER OF WILES TRACT AND A NORTHEAST CORNER OF SAID MOTLEY TRACT SAID CORNER BEING IN THE SOUTH RIGHT-OF-WAY LINE OF W. LOUISIANA STREET;

THENCE NORTH 89 DEGREES 11 MINUTES 27 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF W. LOUISIANA STREET AND THE NORTH LINE OF SAID WILES TRACT A DISTANCE OF 102.03 FEET TO THE POINT OF BEGINNING CONTAINING 13,404 SQUARE FEET OR 0.308 ACRES OF LAND.

Owner's Dedication and Acknowledgement

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

WHEREAS, John F. Wiles Sr., does hereby adopt this plat designating the hereinabove described property as A MINOR REPLAT OF THE WILES ADDITION, LOT 1 AND LOT 2, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the 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 and any public utility and the City of McKinney shall have right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, 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 _____ 2015

By: _____
John F. Wiles Sr.

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Conley Lee Landers 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 2015

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, DAVIS WILLIAM FINNEY, 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 found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of Collin County, Texas.

WILLIAM DAVIS FINNEY, R.P.L.S. Tx. #3941

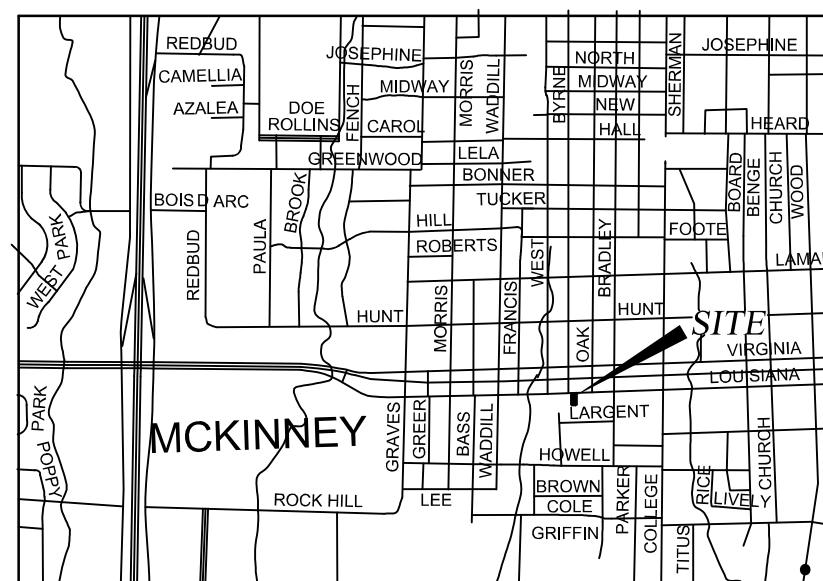
STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William Davis Finney 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.

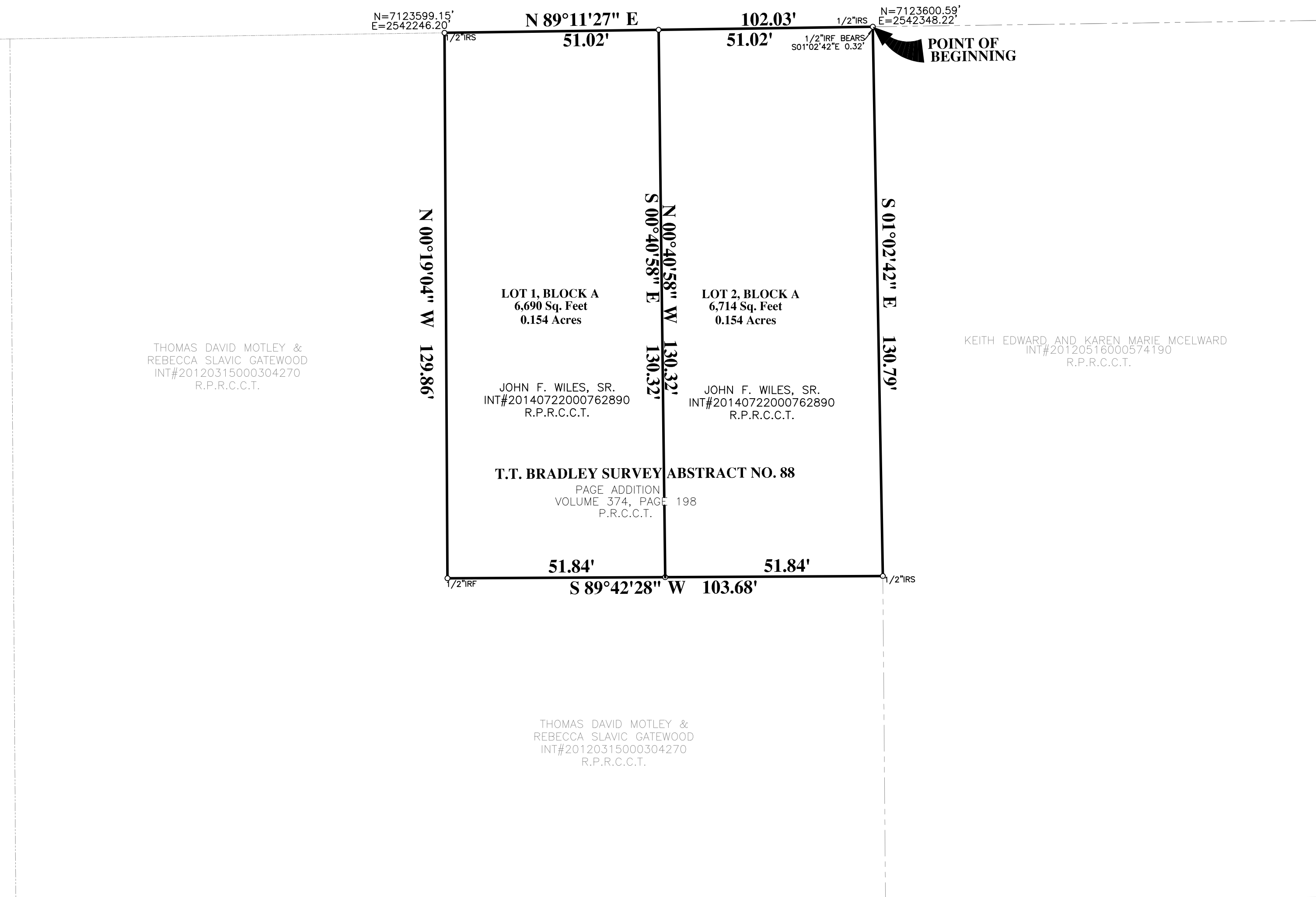
WITNESS MY HAND at _____, Texas, this _____ day of _____ 2015

Notary Public in and for the State of Texas



LOCATION MAP
NTS

**W. LOUISIANA STREET
(60' RIGHT-OF-WAY)**



LEGEND:
FND. =FOUND
I.R.S. =IRON ROD SET
I.R.F. =IRON ROD FOUND

- Notes:
1. ALL PROPOSED LOTS SITUATED, IN WHOLE OR IN A 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.
 2. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
 3. BEARINGS ARE BASED ON TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
 4. THE PURPOSE OF THIS MINOR REPLAT IS TO CREATE 2 LOTS FROM ONE PARCEL.
 5. NO LOT TO LOT DRAINAGE ALLOWED EXCEPT WITHIN A DRAINAGE EASEMENT.

THIS TRACT IS WITHIN ZONE 'X' (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48085C0280 J, EFFECTIVE DATE: JUNE 2, 2009. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. 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.

APPROVED AND ACCEPTED

P&Z CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE

**MINOR REPLAT
THE WILES ADDITION
LOT 1 & LOT 2
BLOCK A
BEING A MINOR REPLAT OF A
0.308 ACRES IN THE
T.T. BRADLEY SURVEY, ABSTRACT NO. 88
AND PART OF THE PAGE ADDITION
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

Developer:
THE BRITISH BUILDER LLC
210 OAK STREET
McKinney, Texas 75069
(214) 316-1563

Surveyor:
Data Land Services
P.O. Box 2110
Forney, Texas 75126
(972) 364-6166

FEBRUARY 25, 2015

1"=20'

JOB#14-908-PLAT

Sheet 1 of 1

RECEIVED
By Planning Department at 12:06 pm, Apr 16, 2015