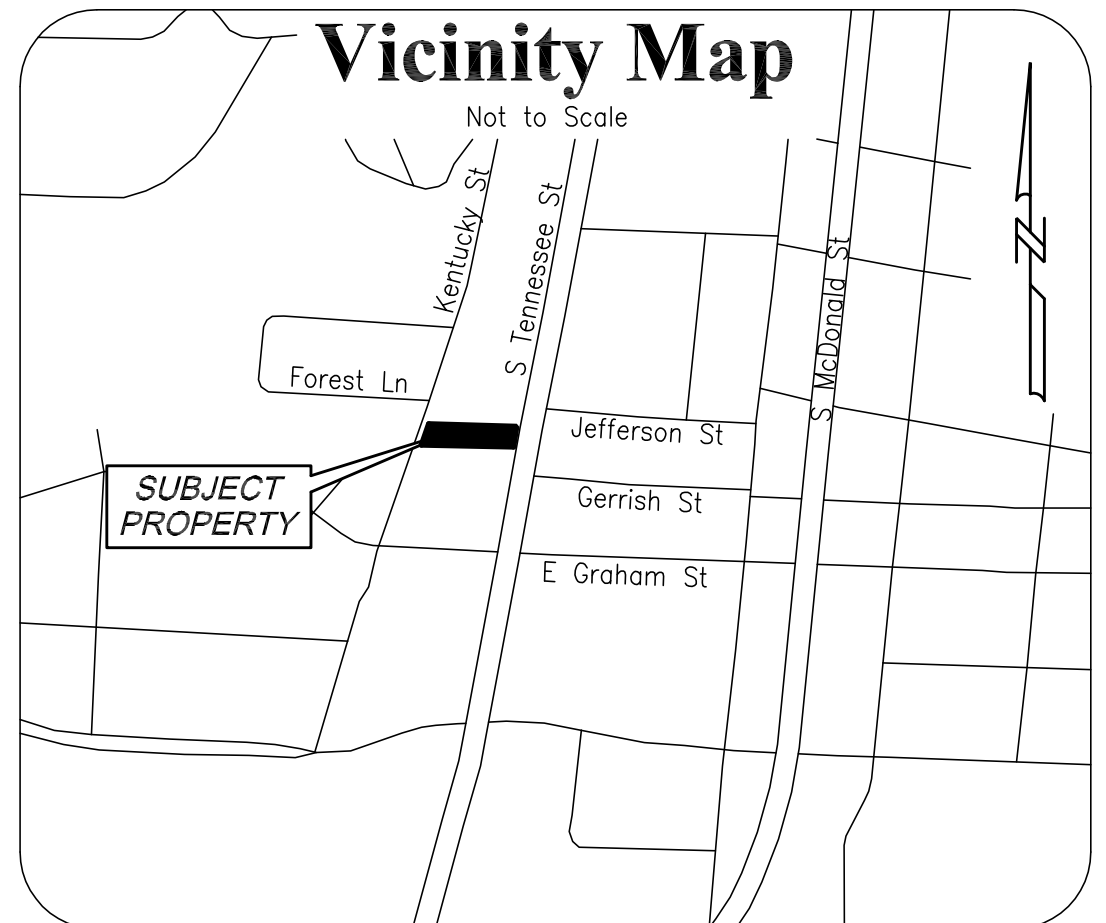


The purpose of this pre-final plat is to divide a 0.4459 acre tract into two lots.

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.

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. 48065C0280 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.

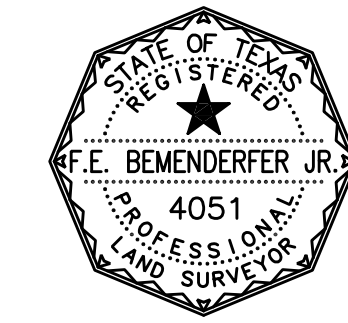
Notes: 1) CM= Controlling monuments 2) Survey was performed without the benefit of a title commitment 3) Subject property affected by any or all easements of record 4) Source bearing is based on the south line of McGowan Addition, an addition to the City of McKinney as recorded in Volume D, Page 141 of the Collin County Map Records. 5) State Plane Coordinates established from City of McKinney Control Points 43 & 44. 6) Centerline of Sanitary Sewer Line located by sanitary sewer cleanouts only.



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

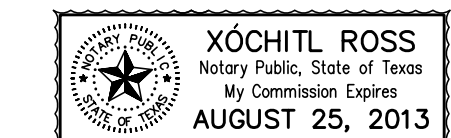
ACKNOWLEDGEMENT

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 _____, 2012.

Notary Public in and for the State of Texas



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. 20080314000308980 of the Collin County Land Records with said premises more particularly described as follows:

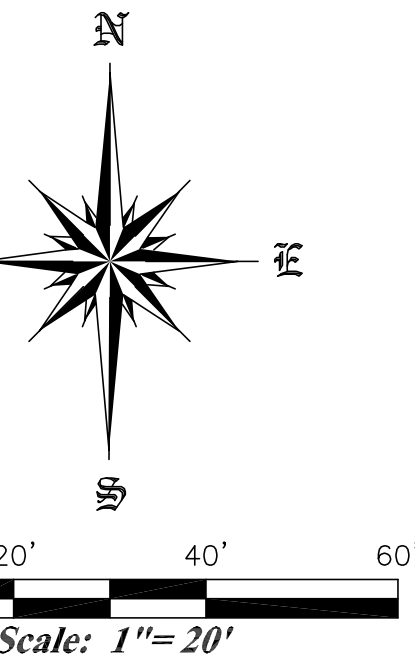
BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of S. Tennessee Street (60' Right-of-Way) marking the northeast corner of said 0.4459 acre tract, the northeast corner of said premises, and the southeast corner of Lot 1, Block A of McGowan Addition, an addition to the City of McKinney 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 06°07'30" West, 67.01 feet to a capped iron rod found stamped "RPLS 5199" marking the southeast corner of said 0.4459 acre tract, the southeast corner of said premises, and the northeast corner of a 0.5541 acre tract as recorded in Volume 5596, 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 0.5541 acre tract, South 87°59'32" West, 295.44 feet to a Roome 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 Geer capped iron rod found bears North 87°36'39" West, 1.10 feet and from which a capped iron rod found stamped "RPLS 5199" bears North 89°30'04" 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 16°25'42" East, 71.74 feet to a Roome capped iron rod set 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 88°20'30" East, 282.24 feet to the point of beginning and containing 19,421 square feet or 0.4459 acres.



Legend

Roome Cpd.IRS	Roome Capped Iron Rod Set
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
Ref.IRF	Reference Iron Rod Found
Cpd.IRS	Capped iron rod set

Owner Lots 1 & 2:
 Steven & Jeanne Regier
 1004 S Tennessee Street
 McKinney, Tx 75069
 (214) 477-4667

Surveyor:
 Roome Land Surveying
 2000 Avenue G, Suite 810
 Plano, Tx 75074
 Attn: John Glas
 (972) 423-4372 / Fax (972) 423-7523
 john@rplsinc.com



Jefferson Street
 (Variable Width Right-of-Way)

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 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 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems without the necessity at 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 _____, 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, 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, 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

Gerrish Street

Outlot 337A
 Janita Delgado
 CC# 94-0015278, CCLR

Outlot 338A
 Ronald & Debra Price
 Vol. 1715, Pg. 76, CCLR

Outlot 339A
 Wesley & Karen Freeman
 Vol. 6069, Pg. 3289, CCLR

Right-of-Way Dedication
 Vol. 5751, Pg. 3866, CCLR

OWNER'S DEDICATION & ACKNOWLEDGEMENT