

OWNER'S DEDICATION:

STATE OF TEXAS § COUNTY OF COLLIN §

WHEREAS, THE BOYS AND GIRLS CLUB OF MCKINNEY, WINTEG DEVELOPMENT, LLC and JUSTIN M. DOUGLAS, are the owners of a tract of land situated in the Mary Standifer Survey, Abstract No. 811, in the City of McKinney, Collin County, Texas, and being all of that called 0.340 acre tract of land described by deed to Winteg Development, LLC and Justin M. Douglas, as recorded under Document No. 20131007001392090, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being all of Lot 1R, Block A, of BOYS CLUB ADDITION, an addition to the City of McKinney, as recorded in Volume 2008, Page 548, of the Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "RPLS 5439" found for the northeasterly corner of said 0.340 acre tract, same being the southeasterly corner of Lot 2, Block A, of BUNGALOW ADDITION, an addition to the City of McKinney, as recorded in Volume 2009, Page 98, of the Map Records, Collin County, Texas (M.R.C.C.T.), said capped iron rod also being in the northwesterly monumented line of Kentucky Street;

THENCE South 08°48'26" West, along said northwesterly monumented line of Kentucky Street, a distance of 149.77' to a 1/2" iron pipe found for the southeasterly corner of said 0.340 acre tract, same being the northeasterly corner of that tract of land described by deed to Waldo A. Turner and Lee R. Turner, as recorded in Volume 3219, Page 918, of the Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE South 89°43'21" West, along the common line between said 0.340 acre and Turner tracts, passing at a distance of 100.05', a 1/2" iron rod with a plastic cap stamped "RPLS 4967" found for the southeasterly corner of said 0.340 acre tract, same being an inner "ell" corner said Lot 1R and continuing along the common line between said Lot 1R and Turner tract, a total distance of 150.20' to a 1/2" iron rod found for the northwesterly corner of said Turner tract, same being an "ell" corner of said Lot 1R;

THENCE South 08°39'24" West, continuing along a common line between said Turner tract and said Lot 1R, a distance of 100.08' to a 5/8" iron rod found for the most southerly southeast corner of said Lot 1R, same being the southeasterly corner of said Turner tract, same also being in the most easterly north line of Finch Park;

THENCE South 89°13'55" West, along the common line between said Finch Park and Lot 1R, a distance of 148.02' to a Brass Monument found for the southeasterly corner of said Lot 1R, same being an "ell" corner of said Finch Park;

THENCE North 00°00'04" West, continuing along a common line between said Finch Park and Lot 1R, a distance of 259.15' to a 1/2" iron rod found at an angle point;

THENCE North 00°00'00" West, continuing along a common line between said Finch Park and Lot 1R, a distance of 12.67' to a 1/2" iron pipe found in the southerly monumented line of Church Street, same being an "ell" corner of said Lot 1R;

THENCE North 89°40'00" East, along said southerly monumented line of Church Street, a distance of 19.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for an "ell" corner of said Lot 1R, same being the apparent southeasterly corner of said Church Street;

THENCE North 00°00'00" West, along the easterly monumented line of said Church Street, same being the most northerly west line of said Lot 1R, a distance of 200.93' to a point for corner being the northerly northwest corner of said Lot 1R;

THENCE North 89°57'28" East, passing a 1/2" iron rod found at a distance of 1.40', and continuing in all, a total distance of 240.00' to a 3/8" iron rod found for the most northerly northeast corner of said Lot 1R, same being in the southerly line of a tract of land described by deed to Kendra Harrell and Bradford Scofield, as recorded under Document No. 20130409000474600, O.P.R.C.C.T., same being the northwesterly corner of that tract of land described by deed to Michael Smith and Linda Smith, as recorded in Volume 1146, Page 226, D.R.C.C.T.;

THENCE South 00°00'00" East, along the common line between said Smith tract and Lot 1R, a distance of 100.00' to a 1/2" iron rod with plastic cap stamped "RPLS 5439" found for an "ell" corner of said Lot 1R, same being the most northerly northeast corner of Lot 1, Block A, of said BUNGALOW ADDITION;

THENCE South 89°40'00" West, along the common line between said Lot 1 and Lot 1R, a distance of 70.00' to a point for corner, being an "ell" corner of said Lot 1R, same being the northwesterly corner of said Lot 1, from which a 1/2" iron rod found bears, South 07°08'28" West, a distance of 0.61';

THENCE South 00°00'00" West, along the common line between said Lot 1R and the westerly line of Lots 1 and 2, of said BUNGALOW ADDITION, a distance of 123.35' to a 1/2" iron rod with a plastic cap stamped "RPLS 5439" found for the southeasterly corner of said Lot 2, same being an "ell" corner of said Lot 1R;

THENCE North 89°51'04" East, along the southerly line of said Lot 2, Block A, a distance of 147.20' to the POINT OF BEGINNING and containing 109,135 square feet or 2.505 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE BOYS & GIRLS CLUB OF MCKINNEY, WINTEG DEVELOPMENT, LLC and JUSTIN M. DOUGLAS, are the sole owners of the above described property and do hereby adopt this Minor Replat designating the hereinabove described property as BOYS CLUB ADDITION LOTS 1R1, 3 AND 4, 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 the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, 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 shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

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

Winteg Development, LLC d/b/a Integrity Custom

Edward Carel - President

Justin M. Douglas - Owner

STATE OF TEXAS § COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas.

Justin M. Douglas - Owner

Justin M. Douglas - Owner

STATE OF TEXAS § COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Justin M. Douglas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas.

Justin M. Douglas - Owner

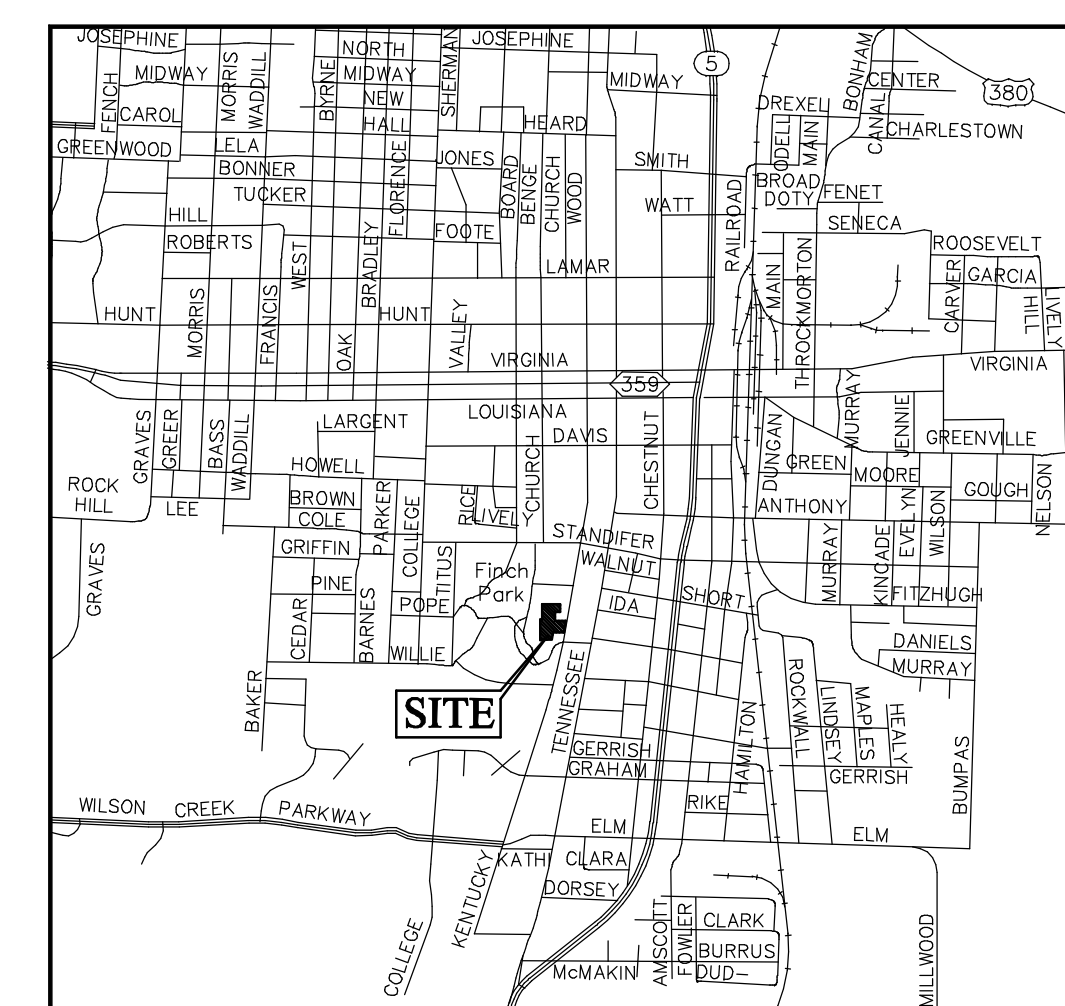
Justin M. Douglas - Owner

MINOR REPLAT

BOYS CLUB ADDITION LOTS 1R1, 3 AND 4, BLOCK A

Being a Replat of Lot 389D, McKinney Outlots and BOYS CLUB ADDITION, LOTS 1R, BLOCK A Vol. 2008, Pg. 548, M.R.C.C.T. 109,135 Sq. Ft. / 2.505 Acres in the Mary Standifer Survey ~ Abstract No. 811 City of McKinney, Collin County, Texas

Date: February, 2015 Scale: 1" = 40'



CERTIFICATE OF APPROVAL

"Approved and Accepted" Planning and Zoning Chairman City of McKinney, Texas Date

THE BOYS AND GIRLS CLUB OF MCKINNEY

E. Michael Simpson - Chief Executive Officer

STATE OF TEXAS § COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared E. Michael Simpson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

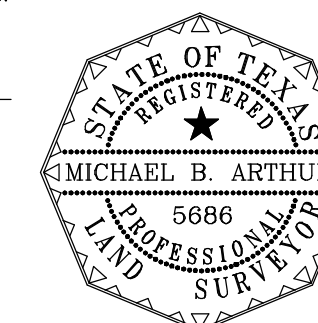
NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur Registered Professional Land Surveyor Texas Registration No. 5886



STATE OF TEXAS § COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas

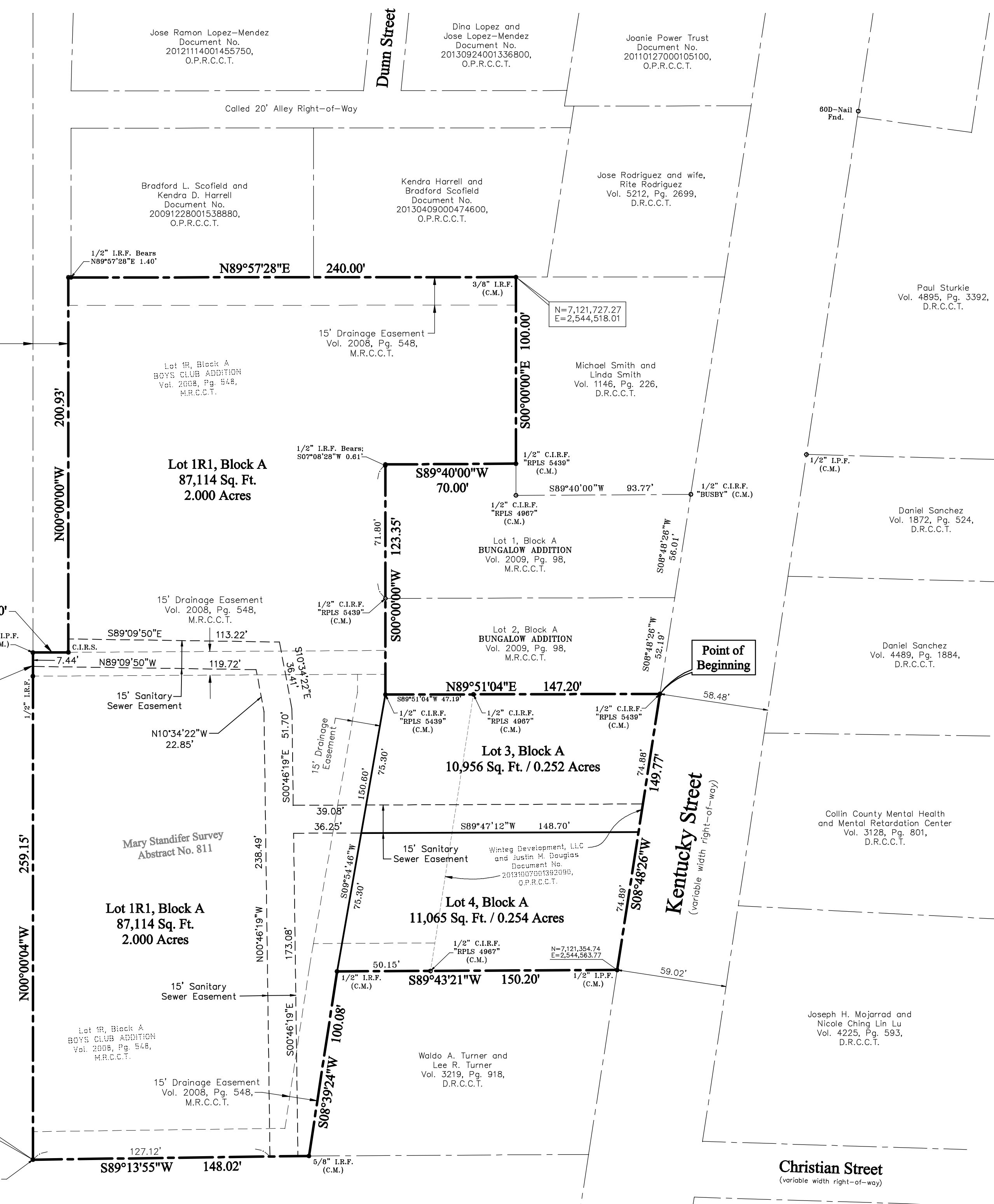
Owner: Justin M. Douglas 1300 Lee Street McKinney, Texas 75069

Owner: Winteg Development, LLC 1508 W. Louisiana Street McKinney, Texas 75069

Owner: The Boys and Girls Club of McKinney 701 S. Church Street McKinney, Texas 75069

RECEIVED By PLANNING at 10:55 am, Oct 12, 2015

Surveyor: North Texas Surveying, LLC 1515 South McDonald St, Suite 110 McKinney, Texas 75069 (469) 424-2074 www.northtexasurveying.com Firm Registration No. 10074200 Contact: Chad Holcomb



LEGEND table with entries: I.P.F. = Iron Pipe Found, (C.M.) = Controlling Monument, C.I.R.F. = Capped Iron Rod Found, D.R.C.C.T. = Deed Records, Collin County, Texas, M.R.C.C.T. = Map Records, Collin County, Texas

- Notes: 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0280J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". 2. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district and the requirements of the subdivision ordinance. 3. Bearings are based on the plat of BOYS CLUB ADDITION, an addition to the City of McKinney, as recorded in Volume 2008, Page 548, of the Map Records, Collin County, Texas. 4. Coordinates for this survey are based on the City of McKinney Geodetic Control System, GPS Monument No(s). 43 and 44 were used for this survey. Coordinates shown are grid coordinates and can be converted to Surface using the combined scale factor of 0.999847795 and the mapping convergence angle of 01°17'55". 5. The purpose of this minor replat is to reconfigure a portion of the BOYS CLUB ADDITION to add land to the lots owned by Winteg Development and Justin Douglas.

