

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

LOT 1
BLOCK A
ACT ACADEMY AT J.L. GREER
ADDITION
VOLUME I, PAGE 63
M.R.C.C.T.

Lot 18 & 19
Block 7
WHITES ADDITION
VOLUME 46, PAGE 326
M.R.C.C.T.
WALDO A. & LEE R. TURNER
CC# 98-0025761
R.P.R.C.C.T

Lot 17
Block 7
WHITES ADDITION
VOLUME 46, PAGE 326
M.R.C.C.T.
SALLY R. MCINTOSH
CC# 20080619000749230
R.P.R.C.C.T

SALLY R. MCINTOSH
CC# 20080619000749230
R.P.R.C.C.T

Lot 23
Block 8

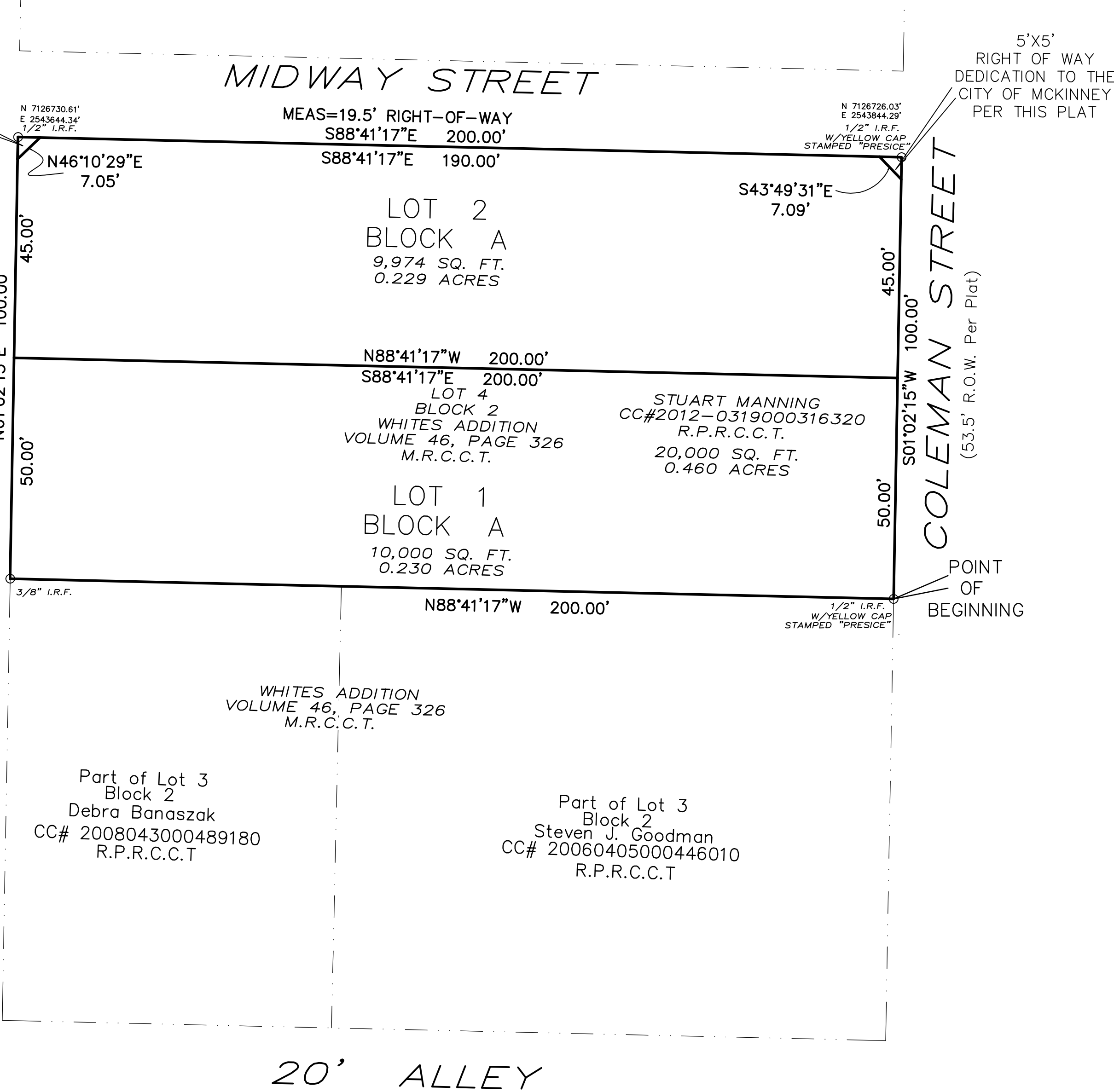
WHITES ADDITION
VOLUME 46, PAGE 326
M.R.C.C.T

Lot 24
Block 8

Lot 2
Block 1

WHITES ADDITION
VOLUME 46, PAGE 326
M.R.C.C.T

Lot 1
Block 1



WHEREAS, Staurt Manning is the Owner of a tract of land, being all of Lot 4, in Block 2 of Whites Addition an addition to the City of McKinney, as recorded in Volume 46, Page 326 of the Map Records of Collin County, Texas, said lot being conveyed to Staurt Manning in County Clerk File No. 20060405000448010 of the Real Property Records of Collin County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod with yellow cap stamped "presice" found at the Southeast corner of said Lot 1, Block A, and being at the Northeast corner of a tract of land conveyed to Steven J. Goodman as recorded in County Clerk File No. 20060405000448010 of the Real Property Records of Collin County, Texas, said corner being in the West right of way line of Coleman Street (a 53.5' right of way);

THENCE North 88 degrees 41 minutes 17 seconds West, with the South line of Lot 4 and the North line of Goodman tract and being along the North line of a tract of land conveyed to Debra Banaszak as recorded in County Clerk File No. 2008043000489180 of the Real Property Records of Collin County, Texas, a distance of 200.00 feet to the Southwest corner of the said Lot 4 and being at the Northwest corner of Banaszak tract, said corner being in the East line of a 20' Alley, a 3/8" iron rod found for corner;

THENCE North 01 degrees 02 minutes 15 seconds East, with the West line of said Lot 4 and the East line of a 20' Alley a distance of 100.00 feet to the Southwest corner of a called 20' Alley, and being at the Northwest corner of Lot 4, a 1/2" iron rod found for corner;

THENCE South 88 degrees 41 minutes 17 seconds East, with the North line of Lot 4 and the South line of said Alley a distance of 200.00 feet to the Northeast corner of Lot 4, said corner being in the West line of Coleman Street, a 1/2" iron rod found with yellow cap stamped "presice" found for corner;

THENCE South 01 degrees 02 minutes 15 seconds West, with the East line of Lot 4, and the West right of way line of Coleman Street a distance of 100.00 feet to the POINT OF BEGINNING containing 20,000 square feet or 0.460 acres of land.

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Staurt Manning, does hereby adopt this plat designating the hereinabove described property as MANNING ADDITION, BEING A MINOR REPLAT OF LOT 4, BLOCK 2 OF WHITES ADDITION 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 _____ 2012

By: _____
Staurt Manning

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Staurt Manning 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 _____ 2012

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



APPROVED AND ACCEPTED

P&Z CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE

Notes:

- 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.
- COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
- BEARINGS ARE BASED ON TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
- THE PURPOSE OF THIS MINOR REPLAT IS TO CREATE 2 LOTS FROM ONE PARCEL.
- NO LOT TO LOT DRAINAGE ALLOWED EXCEPT WITHIN A DRAINAGE EASEMENT.

MINOR REPLAT
LOT 1 & LOT 2
BLOCK A
MANNING ADDITION
BEING A REPLAT OF LOT 4, BLOCK 2 OF
WHITES ADDITION
(VOLUME 46, PAGE 326 M.R.C.C.T.)
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner:
STAURT MANNING
1371 Memdro Rig Lane
Fairview, Texas 75069
(972) 533-5794

Surveyor:
Data Land Services
P.O. Box 2110
Forney, Texas 75126
(972) 564-6166