



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS

That I, Allen W. Kerley, 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 Navarro County, Texas.

Allen W. Kerley
R.P. S. No. 5427

CEDAR STREET
(60' R.O.W.)



APPROVED AND ACCEPTED

P & Z CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE

- Notes:
- 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.
 - Coordinates shown hereon are surface coordinates based on 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 drainage easement.

WHEREAS the British Builders, LLC is the owner of a tract of land, being part of Block 14 and part of an abandoned alley in F M Hill Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 55, Page 484, Deed Records, Collin County, Texas and being more fully described by metes and bounds as follows:

Beginning at a 1/2" capped iron rod found on the south line of Pine Street (a 50 foot R.O.W.), being the northeast corner of a tract of land described by deed to Jeremy Williams, et ux, as recorded in Collin County Clerk's File No 20100611000596300 and being South 88 deg. 24 min. 15 sec East, 60.00 feet from a "X" cut found at the northwest corner of said Block 14.

Thence South 88 deg. 24 min. 15 sec East, along the south line of said Pine Street, a distance of 131.16 feet to a 5/8" capped iron rod found, being the northwest corner of a tract of land described by Quitclaim deed to Ruby L. Prather as recorded in Volume 5837, Page 2868, said Deed Records.

Thence South 01 deg. 34 min. 48 sec West, along the west line of said Prather tract, a distance of 150.01 feet to a 1/2" capped iron rod found for corner on the north line of a 20 foot alley.

Thence North 88 deg. 28 min. 15 sec West, along the north line of said alley, a distance of 131.11 feet to a 1/2" iron rod found for corner, being the southeast corner of said Williams Tract.

Thence North 01 deg. 33 min. 39 sec East, along the east line of said Williams tract, a distance of 150.16 feet to the Point of Beginning, containing 0.452 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, The British Builders, LLC, acting by Wayne L. Goodall, President, does hereby adopt this plat designating the hereinabove described property as **The British Builder Addition**, being a Replat of part of Block 14 and part of an abandoned alley in F.M Hill Addition, an addition to the City of McKinney, Collin County, Texas and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, 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 _____, 2011.

Wayne L. Goodall

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for Collin County, Texas, on this day personally appeared Wayne L. Goodall, 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 considerations therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2011.

NOTARY PUBLIC in and for the State of Texas



THE BRITISH BUILDER ADDITION
LOTS 1 AND 2, BLOCK A
2 LOTS TOTALING 0.452 ACRES
BEING A REPLAT OF
PART OF BLOCK 14 AND
PART OF AN ABANDONED ALLEY
IN
F M, HILL ADDITION
(VOL. 55, PAGE 484 D.R.C.C.T.)
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SURVEYOR
ADVANCED LAND SURVEYING
P.O. BOX 518
PALMER, TX 75152
(214) 724-9190 FAX (888) 748-8412

OWNER
THE BRITISH BUILDERS, LLC
607 N. MORRIS STREET
MCKINNEY, TEXAS 75069

June 07, 2011 SCALE: 1"=40'