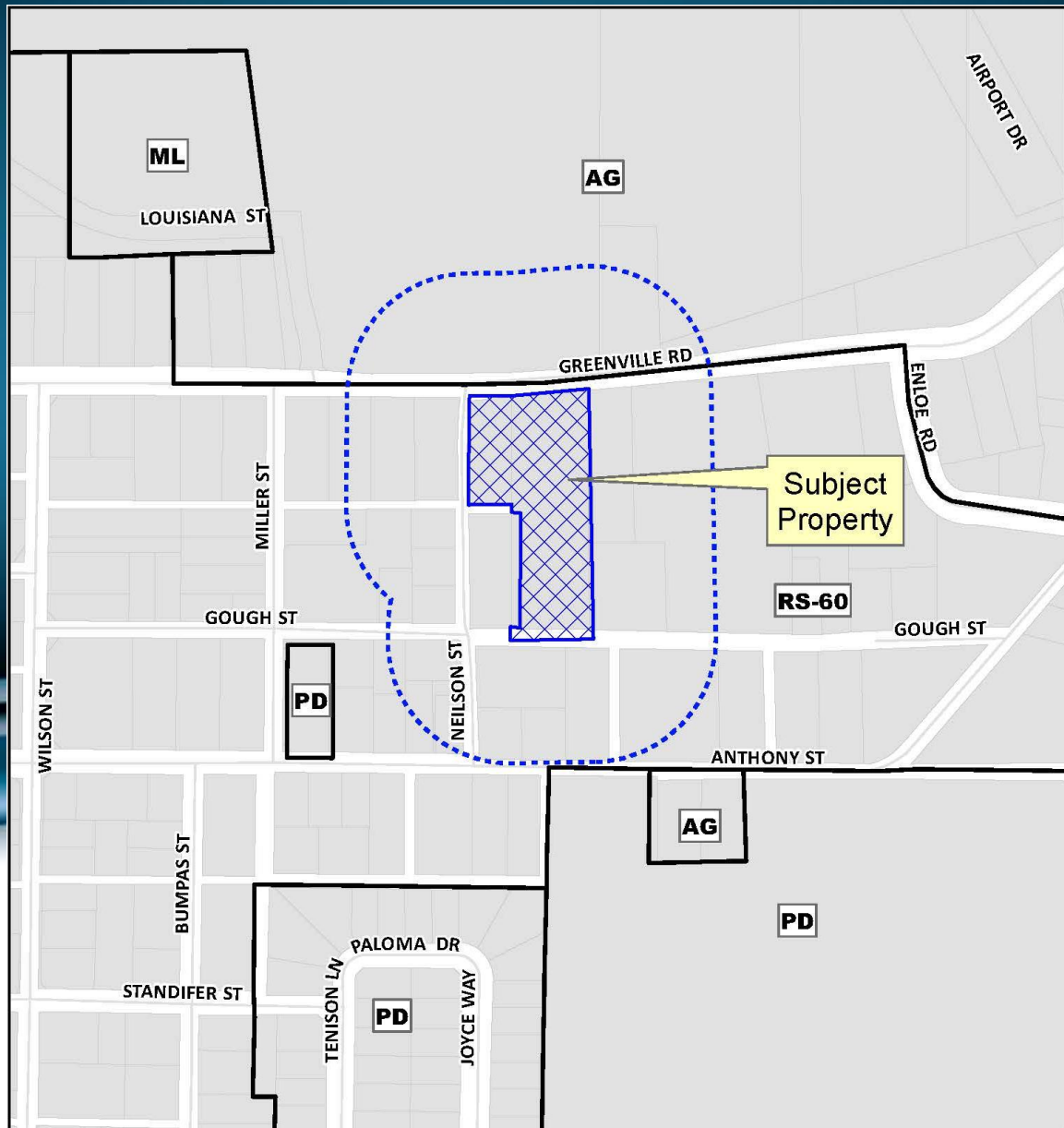


Case No. 12-153MRP

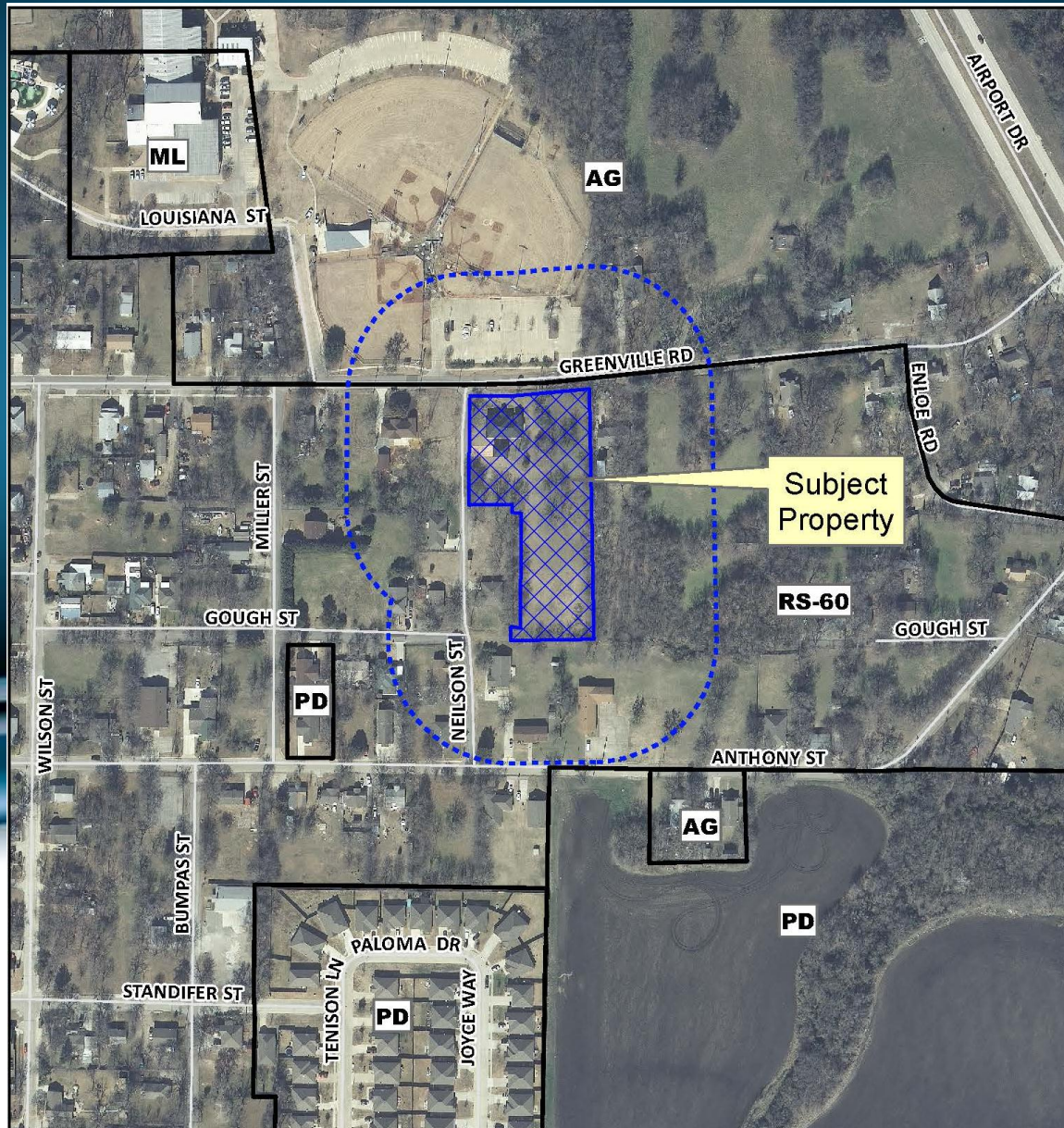
Located on the Southeast Corner of
Greenville Road and Neilson Street



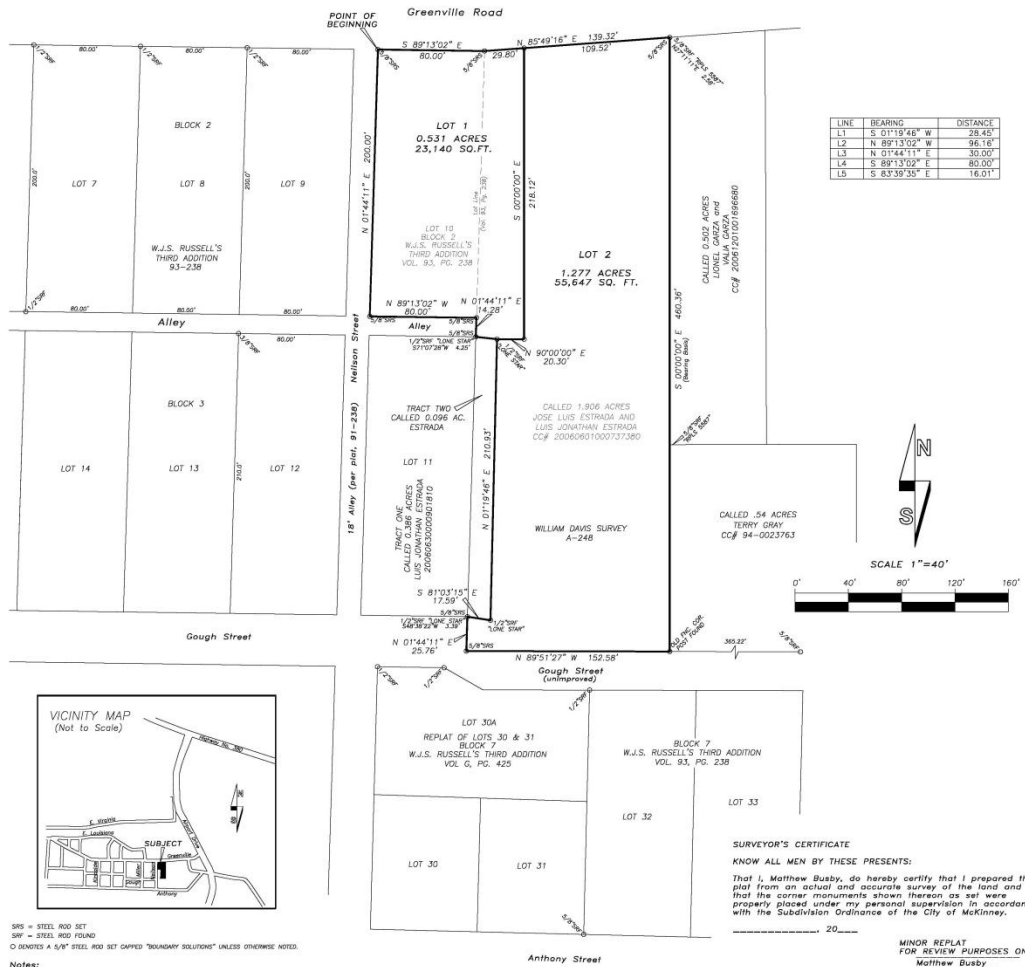
Location Map



Aerial Exhibit



Proposed Minor Replat



SPR = STEEL ROD SET
 SWP = STEEL ROD FOUND
 ○ CENTER A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

Notes:

- 1) Subject tract located within Zone X as scaled from F.I.R.M. Panel 48085C0280J, dated June 2, 2009. Zone X being defined as "areas determined to be outside the 0.2% annual chance floodplain."
- 2) Verify exact location of underground utilities prior to construction.
- 3) Bearings based on the East line of that called 1.906 acres of land described in deed to Estrada (CC# 20060601000737380).

NOTE: Purpose of this plat is to create two individual lots.

NOTE: 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 and the requirements of the subdivision ordinance.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

APPROVED AND ACCEPTED

MAYOR
 CITY OF MCKINNEY, TEXAS

DATE

ANTHONY STREET

GOUGH STREET (unimproved)

LOT 30A
 REPLAT OF LOTS 30 & 31
 BLOCK 7
 W.J.S. RUSSELL'S THIRD ADDITION
 VOL. 93, PG. 425

LOT 30
 LOT 31
 LOT 32
 LOT 33

W.J.S. RUSSELL'S THIRD ADDITION
 VOL. 93, PG. 238

WILLIAM DAVIS SURVEY
 A-248

CALLLED 54 ACRES
 TERRY GRAY
 CC# 94-0023763

CALLLED 0.536 ACRES
 LONIE CARZA and
 LUIS JONATHAN ESTRADA
 CC# 2006100100166860

CALLLED 1.906 ACRES
 JOSE LUIS ESTRADA and
 LUIS JONATHAN ESTRADA
 CC# 20060601000737380

TRACT ONE
 LUIS JONATHAN ESTRADA
 CC# 200603000001810

TRACT TWO
 CALLED 0.096 AC.
 ESTRADA

TRACT ONE
 LUIS JONATHAN ESTRADA
 CC# 200603000001810

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TRACT TWO
 CALLED 0.096 AC.
 ESTRADA

TRACT ONE
 LUIS JONATHAN ESTRADA
 CC# 200603000001810

TRACT TWO
 CALLED 0.096 AC.
 ESTRADA

SURVEYOR'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of McKinney.

Matthew Busby
 R.P.L.S. No. 5751

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Busby, Land Surveyor, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires On: _____

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, Jose Luis Estrada and Luis Jonathan Estrada, are the owners of a tract of land situated in the William Davis Survey, A-248, Collin County, Texas and being further described as follows:

BEING all that tract of land in the City of McKinney, Collin County, Texas, out of the William Davis Survey, A-248, and being all of Lot 10, Block 2 of W.J.S. Russell's Third Addition as recorded in Volume 93, Page 238 of the Dead Records of Collin County, Texas, and being part of that called 1.906 acres of land described in a deed to Jose Luis Estrada and Luis Jonathan Estrada as recorded under CC# 20060601000737380 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set capped "Boundary Solutions" at the intersection of the South line of Greenville Road with the East line of Nelson Street, on 18 foot wide alley per said W.J.S. Russell's Third Addition, some being the Northwest corner of said Lot 10, from which a 1/2 inch steel rod found at the Northwest corner of Lot 7, Block 2 bears North 89 degrees 13 minutes 02 seconds West, 258.00 feet for witness, and from which another 1/2 inch steel rod found at the Northwest corner of Lot 9, Block 2 bears North 89 degrees 13 minutes 02 seconds West, 98.00 feet for witness;

THENCE South 89 degrees 13 minutes 02 seconds East, 80.00 feet along the South line of said Greenville Road to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of said Lot 10;

THENCE North 85 degrees 49 minutes 16 seconds East, 139.32 feet along said Greenville Road to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of said 1.906 acres, from which a 5/8 inch steel rod found capped "W.J.S. Russell's Third Addition" bears North 27 degrees 11 minutes 11 seconds East, 2.58 feet for witness;

THENCE South 00 degrees 00 minutes 00 seconds East (bearing Basis), 460.36 feet generally along a fence and the East line of said 1.906 acres to an old fence corner post found on the North line of Gough Street, and at the Southeast corner of said 1.906 acres, from which a 5/8 inch steel rod found bears South 89 degrees 31 minutes 27 seconds East, 365.22 feet for witness;

THENCE North 89 degrees 51 minutes 27 seconds West, 152.58 feet along the North line of said Gough Street to a 5/8 inch steel rod set capped "Boundary Solutions" at the Southwest corner of said 1.906 acres;

THENCE North 01 degrees 44 minutes 11 seconds East, 25.76 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Southeast corner of Lot 11, Block 3 of said Russell Addition, and at the Southeast corner of that called 0.096 acres of land described as Tract One in a deed to Luis Jonathan Estrada as recorded under CC# 200603000001810 of the Official Public Records of Collin County, Texas, some being the Southwest corner of that called 0.096 acres of land described as Tract Two in said Estrada deed (200603000001810), from which a 1/2 inch steel rod found capped "Lone Star" bears North 27 degrees 11 minutes 11 seconds East, 2.58 feet for witness;

THENCE South 81 degrees 03 minutes 15 seconds East, 17.59 feet along the South line of said 0.096 acres to a 1/2 inch steel rod found capped "Lone Star" at the Southeast corner of said 0.096 acres;

THENCE North 01 degrees 19 minutes 46 seconds East, 210.93 feet along the East line of said 0.096 acres to a 1/2 inch steel rod found capped "Lone Star" at the Northeast corner of said 0.096 acres;

THENCE North 83 degrees 39 minutes 35 seconds West, 16.01 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of Lot 11, on the South line of an alley, at the Northeast corner of said 0.096 acres, and at the Northwest corner of said 0.096 acres, from which a 1/2 inch steel rod found capped "Lone Star" bears South 71 degrees 07 minutes 28 seconds West, 4.25 feet for witness, and from which a 5/8 inch steel rod found at the Northwest corner of Lot 12, Block 3 of said Russell Addition bears North 89 degrees 13 minutes 02 seconds West, 178.00 feet for witness;

THENCE North 01 degrees 44 minutes 11 seconds East, 14.28 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Southeast corner of said Lot 10, and on the North line of an alley;

THENCE North 89 degrees 13 minutes 02 seconds West, 80.00 feet along the North line of said alley to a 5/8 inch steel rod set capped "Boundary Solutions" at the intersection of the North line of said alley with the East line of said Nelson Street (18'), some being the Southwest corner of said Lot 10, from which a 1/2 inch steel rod found at the Southwest corner of said Lot 7, Block 2 bears North 89 degrees 13 minutes 02 seconds West, 258.00 feet for witness;

THENCE North 01 degrees 44 minutes 11 seconds East, 200.00 feet along the East line of said Nelson Street to the POINT OF BEGINNING, containing 1.909 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jose Luis Estrada and Luis Jonathan Estrada, do hereby adopt this plat designating the herein above described property as Minor Replat of Lot 1-2, Block A of the Estrada Addition, an addition to the City of McKinney, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements as shown for the maintenance 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 buildings, fences, shrubs, trees, or other improvements or growths which in any way, endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements, and the City of McKinney and all public utilities shall at all time have the right of ingress and egress to and from and upon the said easement strips 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, or procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand this _____ day of _____, 20____.

BY:

Jose Luis Estrada
 Luis Jonathan Estrada
 Owner

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jose Luis Estrada, Owner, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires On: _____

RECEIVED
 By Kathy Wright at 9:45 am, Feb. 18, 2013

OWNER:

Jose Luis Estrada
 Luis Jonathan Estrada
 110 Wilson Street
 McKinney, TX 75069

SURVEYOR:

Boundary Solutions Inc.
 P.O. Box 250
 Caddo Mills, TX
 75135
 972-782-8082

Drawn by: mjb
 B.S. Job# 1206-002
 Date: 2-18-15

MINOR REPLAT
 LOTS 1-2, BLOCK A
 ESTRADA ADDITION
 W.J.S. RUSSELL'S THIRD ADDITION
 WILLIAM DAVIS SURVEY, A-248
 COLLIN COUNTY, TEXAS
 CITY OF MCKINNEY

(Being part of that called 1.906 acres of land described in a deed to Jose Luis Estrada and Luis Jonathan Estrada as recorded under CC# 20060601000737380 of the Official Public Records of Collin County, Texas.)

P.O. BOX 250
 CADDO MILLS, TX 75135

Boundary Solutions Inc.
 Professional Land Surveyors

COMMERCIAL AND RESIDENTIAL
 BOUNDARY, TOPOGRAPHIC, &
 ALTA/ACSM LAND TITLE
 SURVEYS

OFFICE: 214-499-8472
 BOUNDARY: 972-782-7611
 FAX: 972-782-7611
 EMAIL: mbusby_bj@bso.com

OWNER:

Jose Luis Estrada
 Luis Jonathan Estrada
 110 Wilson Street
 McKinney, TX 75069

SURVEYOR:

Boundary Solutions Inc.
 P.O. Box 250
 Caddo Mills, TX
 75135
 972-782-8082

Drawn by: mjb
 B.S. Job# 1206-002
 Date: 2-18-15

STAFF RECOMMENDATION:

Staff recommends approval of the proposed minor replat as conditioned in the Staff Report.

