

OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

SITUATED in the T.T. Bradley Survey, Abstract 88, in the City of McKinney, Collin County, Texas, being part of Lot 3, Block 12 of Waddill Addition as recorded in Volume 78, Page 428 and all of Lot 1, Block A of Winteg Francis Addition as recorded in Volume 2018, Page 230 of the Plat Records of Collin County, Texas, said premises being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west right-of-way line of Francis Street and marking the southeast corner of Lot 3J of Waddill addition and the most northerly southeast corner of said premises;

THENCE with the north right-of way line of said road and the south line of said premises, South 88°17'25" West, 10.02 feet to a capped iron rod set marking the northeast corner of Lot 1, Block A of Winteg Francis Addition and an interior corner of said premises;

THENCE with the west right-of way line of said road and the east line of said premises, South 01°57'59" West, 59.83 feet to a capped iron rod set marking the southeast corner of said premises;

THENCE departing said road and with the south line of said premises, South 89°17'01" West, 105.07 feet to a capped iron rod set marking the most easterly southwest corner of said premises;

THENCE with the west line of said premises, North 01°55'36" East, 60.00 feet to a capped iron rod set marking an interior corner of said premises;

THENCE with the south line of said premises, South 89°17'01" West, 85.00 feet to a capped iron rod set in the east line of North Waddill Street and marking the southeast corner of said premises;

THENCE with said road and the west line of said premises, North 01°55'35" East 72.38 feet to a capped iron rod found marking the northwest corner of said premises;

THENCE with the north line of said premises, North 89°18'15" East, 200.17 feet to the point of beginning and containing 0.477 acres of land.

General Notes

- 1) According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C280J, Map Revised June 2, 2009, there 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 of the City's corporate limits comply with the minimum size requirements of the subdivision ordinance.
- 3.) The purpose of the Minor replat is to replat for development.
- 4.) Bearing and coordinates based upon NAD-83 Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Kenneth J. Olthouse and Darrell L. Tate and Gayle L. Tate are the owners of the above described property and do hereby adopt this Minor Replat designating the hereinabove described property as WINTEG FRANCES WADDILL ADDITION LOT 1R AND LOT 2, BLOCK A, being a replat of part of Lot 3, Block 12 of WADDILL ADDITION and all of Lot 1, Block A of WINTEG FRANCES ADDITION as recorded in Volume 78, Page 428 and Volume 2018, Page 320 respectively of the Deed Records of Collin County, 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 mutual use and accommodation of 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2021.

Kenneth J. Olthouse - Owner

Darrell L. Tate - Owner

Gayle L. Tate - Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Kenneth J. Olthouse, 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 _____, 2021.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darrell L. Tate, 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 _____, 2021.

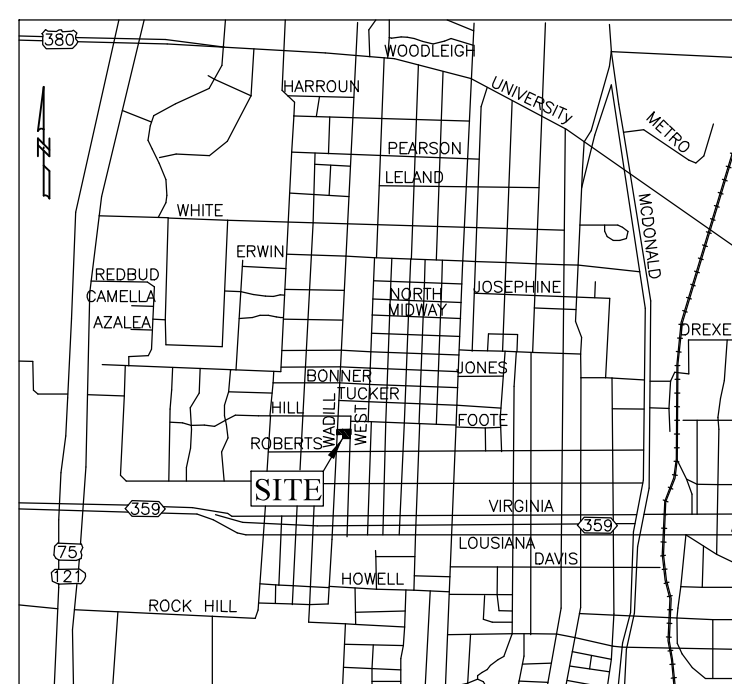
NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Gayle L. Tate, 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 _____, 2021.

NOTARY PUBLIC in and for the State of Texas



VICINITY MAP
(NOT TO SCALE)

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JOEL WILHITE 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.

Joel Wilhite
Registered Professional Land Surveyor
Texas Registration No. 5190



Date

STATE OF TEXAS
COUNTY OF _____

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

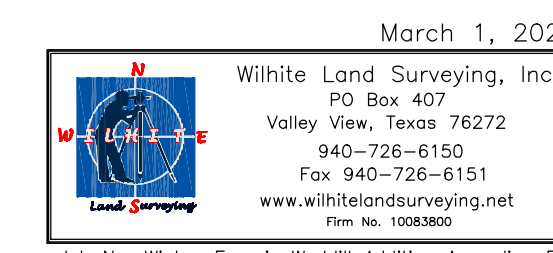
WITNESS MY HAND AND SEAL OF OFFICE on this, the ____ day of _____, 2021.

NOTARY PUBLIC in and for the State of Texas

OWNERS:
Kenneth J. Olthouse
1204 Old Bridge Court
McKinney, Texas 75072-7236

Darrell L. Tate
2111 Eldorado Pkwy Ste. 100
McKinney, Texas 75070-7507

Gayle L. Tate
2111 Eldorado Pkwy Ste. 100
McKinney, Texas 75070-7507



**MINOR REPLAT
WINTEG FRANCES WADDILL ADDITION
LOT 1R and LOT 2, BLOCK A**

Being a Replat of Part of Lot 3
Block 12 WADDILL ADDITION
Vol. 78, Pg. 428, D.R.C.C.T.
And all of Lot 1 Block A of
WINTEG FRANCES ADDITION
Vol. 2018, Pg. 320, D.R.C.C.T.

20,763 Sq. Ft. / 0.477 Acres
In The
T.T. Bradley Survey - Abstract No. 88
City of McKinney, Collin County, Texas
Date: January, 2021 Scale: 1" = 35'

CERTIFICATE OF APPROVAL

"Approved and Accepted"

City Manager
City of McKinney, Texas

Date