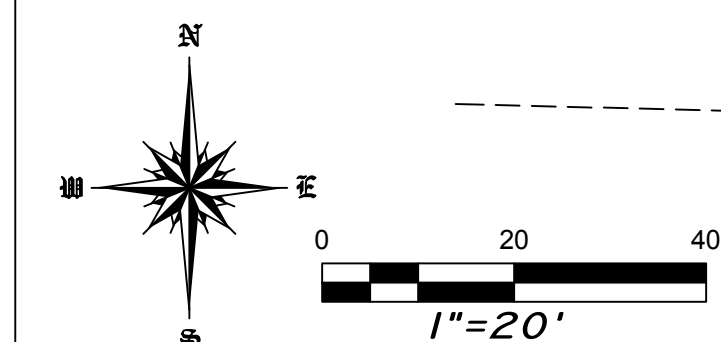


LOCATION MAP  
NTS



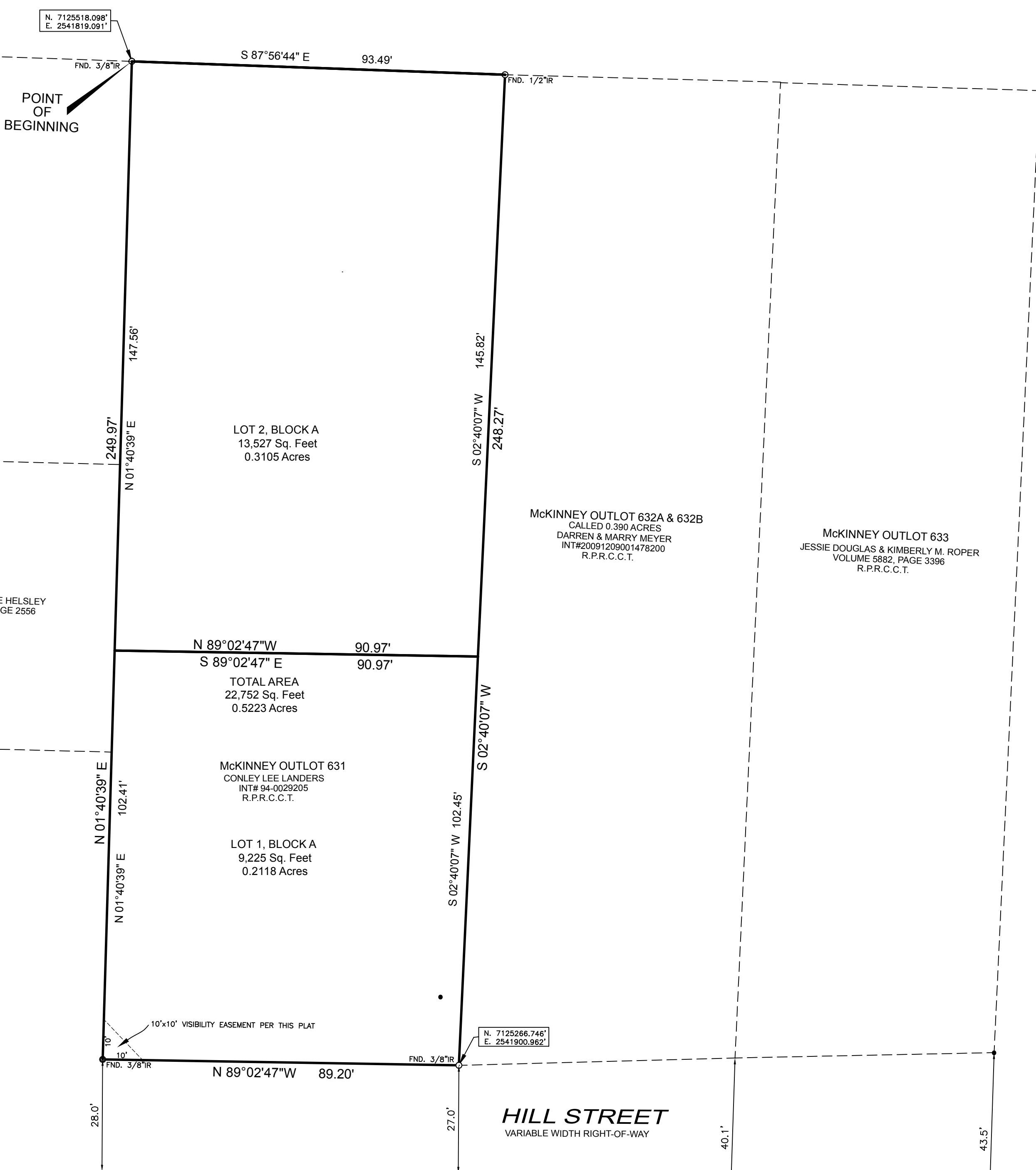
LEGEND:  
FND.=FOUND  
IR=IRON ROD

LEICHA ROBINSON  
INT#2005602000974790  
R.P.R.C.C.T.

REPLAT OF G.W. FOX ADDITION  
LOT 1, BLOCK 3  
VOLUME F, PAGE 597  
M.R.C.C.T.

KIMBERLY D. WILLIAMS  
INT#2013032700405020  
R.P.R.C.C.T.

**TUCKER STREET**  
50' RIGHT-OF-WAY



**HILL STREET**  
VARIABLE WIDTH RIGHT-OF-WAY

**HILL STREET**  
VARIABLE WIDTH RIGHT-OF-WAY

**FRANCIS STREET**  
VARIABLE WIDTH RIGHT-OF-WAY

**OWNER'S CERTIFICATE**

WHEREAS, Conley Lee Landers is the Owner of a tract of land in the T.T. BRADLEY SURVEY, ABSTRACT NO. 88, in the City McKinney Collin County, Texas, as conveyed to Lee Landers in Instrument No. 94-0029205 of the Real Property Records of Collin County, Texas, and being more particularly described as follows;

BEGINNING at a 3/8" iron rod found at the Northwest corner of said Landers tract and being at the Northeast corner of Ronnie P. and Gail R. Pack as recorded in Volume 2291, Page 428 of the Real Property Records of Collin County, Texas, and being in the South right-of-way line of Tucker Street (a 50' right-of-way);

THENCE South 87 degrees 56 minutes 44 seconds East, with the South line of said Tucker Street and the North line of Landers tract a distance of 93.49 feet to a 1/2" iron rod found at the Northeast corner of Landers tract and being at the Northwest corner of a tract of land conveyed to Darren and Marry Meyer as recorded in Instrument No. 20091209001478200 of the Real Property Records of Collin County, Texas;

THENCE South 02 degrees 40 minutes 07 seconds West, with the East line of Landers tract and the West line of Meyer tract a distance of 248.27 feet to a 3/8" iron rod found for the Southeast corner of Landers tract and being at the Southwest corner of Meyer tract, said corner being in the North right-of-way line of Hill Street (a variable width right-of-way);

THENCE North 89 degrees 02 minutes 47 seconds West, with the South line of Landers tract and the North right-of-way line of Hill Street a distance of 89.20 feet to a 3/8" iron rod found for the Southwest corner of Landers tract and being at an ell corner of Hill Street;

THENCE North 01 degrees 40 minutes 39 seconds East, with the East line of Hill Street and the West line of Landers tract, passing the Southeast corner of a tract of land conveyed to Thomas A. and Dorie Helsley as recorded in Volume 4276, Page 2556 of the Real Property Records of Collin County, Texas and along the East line of said Pack tract a distance of 249.97 feet to the POINT OF BEGINNING containing 22,752 square feet or 0.5223 acres of land.

**Owner's Dedication and Acknowledgement**

STATE OF TEXAS  
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Conley Lee Landers, does hereby adopt this plat designating the hereinabove described property as A MINOR REPLAT OF LOT 1 AND LOT 2, BLOCK A OF WAYNE GOODALL ADDITION, being a replat of McKinney Outlot 631, 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 \_\_\_\_\_, 2013

By: \_\_\_\_\_  
Conley Lee Landers

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Conley Lee Landers 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 \_\_\_\_\_, 2013

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.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

WILLIAM DAVIS FINNEY, R.P.L.S. Tx. #3941

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William Davis Finney 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 \_\_\_\_\_, 2013

Notary Public in and for the State of Texas

APPROVED AND ACCEPCTED

P&Z CHAIRMAN  
CITY OF MCKINNEY, TEXAS

DATE

**MINOR REPLAT  
LOT 1 & LOT 2  
BLOCK A  
WAYNE GOODALL ADDITION**

BEING A REPLAT OF  
McKINNEY OUTLOT 631  
0.5223 ACRES IN THE  
T.T. BRADLEY SURVEY, ABSTRACT NO. 88  
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner:  
Conley Lee Landers  
407 Parker Street  
McKinney, Texas 75069  
(469) 534-5721

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

THIS TRACT IS WITHIN ZONE 'X', (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48085C0260J.; EFFECTIVE DATE: JUNE 2, 2009. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**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.

AUGUST 26, 2013

1"=20'

Sheet 1 of 1