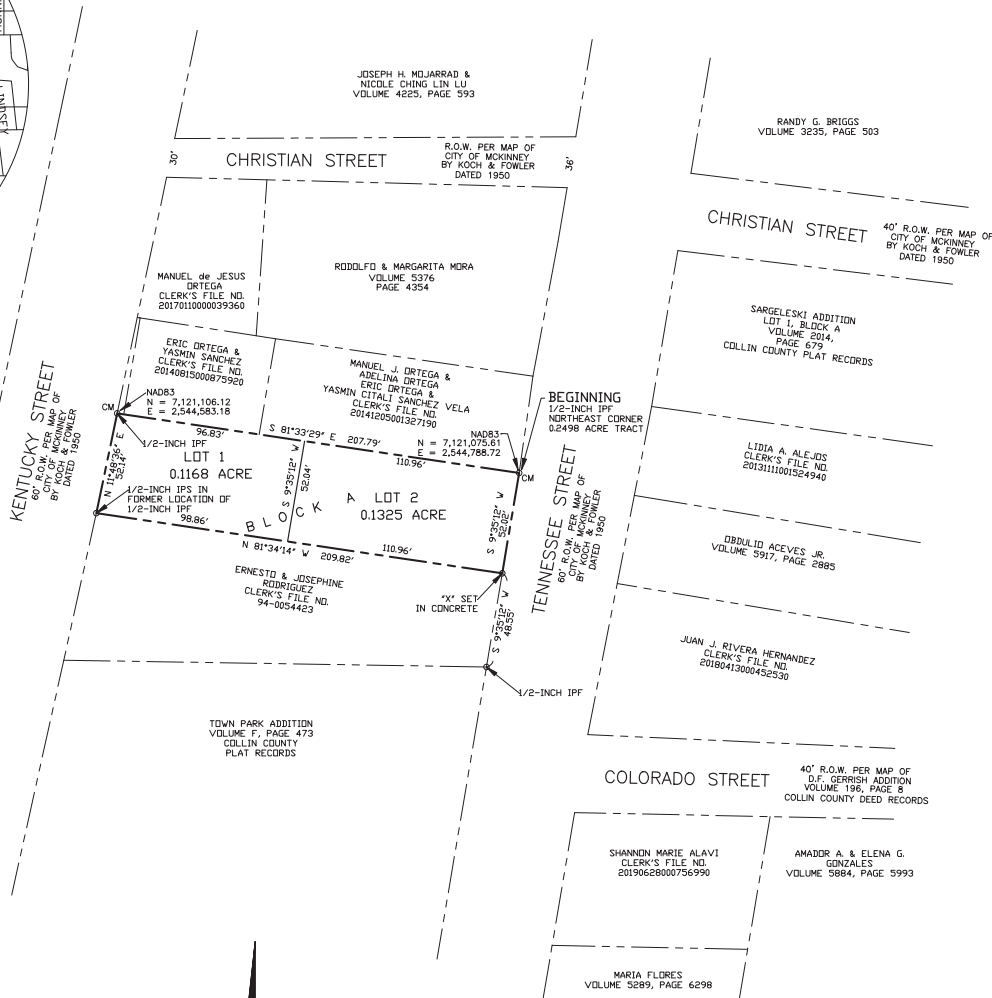


CITY OF MCKINNEY
VICINITY MAP
NO SCALE

FINCH PARK
CITY OF MCKINNEY



BEARING BASE: GRID NORTH USING ALTERNATE GPS NETWORK

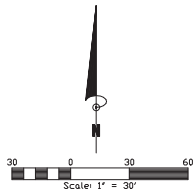
CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND NORTHEAST CORNER AND NORTHWEST CORNER OF THE 0.2498 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20140815000875990

ACCORDING TO FEMA MAP NO. 48860C000A, DATED 8-8-2005, THE 0.2498 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

NOTE: FROM SOUTHWEST CORNER OF LOT 1, BLOCK A SHOWN HEREON IT IS S 00°05'22\"

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.

THE PURPOSE FOR PLAT IS TO CREATE TWO LOTS FROM ONE LOT. SCHOOL DISTRICT LINES ARE NOT SHOWN ON THIS PLAT.



FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

LEGEND

IPS IRON PIN SET
IPF IRON PIN FOUND
CM CONTROLLING MONUMENT

Owner:
Daniel & Janet Turner
407 Rosemont Lane
McKinney, TX 75069

Surveyor:
Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive (U.S. Highway 380)
McKinney, Texas 75069
972-562-3959
972-542-5751 fax

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Daniel Turner and Janet Turner are the owners of a tract of land SITUATED in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811 and in the Edward Bradley Survey Abstract No. 86, being a survey of the 0.2498 acre tract described in a deed from Ian Alexander Chan and Haley Elaine Chan to Daniel Turner and Janet Turner, dated June 16, 2010 and recorded as Clerk's File No. 2010091500070820 of the Collin County deed records, being described by metes and bounds as follows:

BEING a 1/2-inch iron pin found at the northeast corner of said 0.2498 acre tract and in the west right-of-way line of Tennessee Street;

THENCE South 09°30'12\"

THENCE North 81°34'14\"

THENCE North 11°40'28\"

THENCE South 81°32'28\"

COUNTY OF COLLIN X
STATE OF TEXAS X

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Daniel Turner and Janet Turner do hereby designate the hereinabove described property as D. & J. TURNER ADDITION, LOT 1 & 2, BLOCK A, BEING A MINOR REPLAT OF MCKINNEY OUTLOT 318A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas as shown herein, 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 the right to remove and keep removed all or parts of any building, fence, 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, and the City of McKinney and all public utilities constructing, reconstructing, repairing, patching, maintaining and existing to or removing all or parts of its respective systems, without the necessity, of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2016.

Daniel Turner, Owner

STATE OF TEXAS:
COUNTY OF COLLIN:

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Daniel Turner 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.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

Janet Turner, Owner

STATE OF TEXAS:
COUNTY OF COLLIN:

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Janet Turner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

PRELIMINARY—THIS DOCUMENT SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:
COUNTY OF COLLIN:

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

Approved and Accepted

City Manager
City of McKinney, Texas

Date

MINOR REPLAT
OF
**D. & J. TURNER
ADDITION**
LOT 1 & 2, BLOCK A,
BEING A MINOR REPLAT OF
MCKINNEY OUTLOT 318A
AN ADDITION TO THE
CITY OF MCKINNEY
BEING 0.2498 ACRE OF LAND LOCATED IN THE
MARY STANDIFER SURVEY, ABSTRACT NO. 811,
EDWARD BRADLEY SURVEY ABSTRACT NO. 86
COLLIN COUNTY, TEXAS