

STATE OF TEXAS) (

COUNTY OF COLLIN) (

WHEREAS, ARLIS J. JAMES and AMY SCHRICKEL GOFF JAMES are the owners of that certain tract of land situated in the City of McKinney, in the Thomas T. Bradley Survey, Abstract No. 88 of Collin County, Texas and being all of Lot 2, Block 12 of Waddill Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 78, Page 478, Plat Records, Collin County, Texas (P.R.C.C.T.) and further described in a deed to Arlis J. James and Amy Schrickel Goff, recorded in Document No. 20210408000711650, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the intersection of the east right-of-way line of Francis Street (a variable width right-of-way at this point) and the north line of a called 20' wide public alley for the southwest corner of the above described Lot 2, Block 12;

THENCE: North 02 deg. 06 min. 13 sec. East, along the east right-of-way line of said Francis Street and the west line of said Lot 2, Block 12, a distance of 200.14 feet to a mag nail with a steel washer, stamped "RPLS 4701", set at the intersection of the east right-of-way line of Francis Street and the south right-of-way line of Hill Street (a variable width right-of-way at this point), for the northwest corner of said Lot 2, Block 12;

THENCE: South 89 deg. 35 min. 00 sec. East, along the south right-of-way line of said Hill Street and the north line of said Lot 2, Block 12, a distance of 126.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Lot 2, Block 12;

THENCE: South 02 deg. 14 min. 46 sec. West, departing from said Hill Street, along the east line of said Lot 2, Block 12, at a distance of 12.84 feet, passing a 1/2 inch iron rod found for the northwest corner of Lot 1R, Block A of Hill Street Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Vol. 2013, Page 103, P.R.C.C.T. and continuing along the common line of said Lot 2, Block 12 and said Lot 1R, Block A for a total distance of 149.79 feet to a 3/8 inch iron rod found for an angle corner;

THENCE: South 03 deg. 14 min. 46 sec. West, continuing along said common line, a distance of 48.58 feet to a 3/8 inch iron rod found on the north line of the above described 20' wide public alley for the southeast corner of said Lot 2, Block 12 and the southwest corner of said Lot 1R, Block A;

THENCE: South 89 deg. 34 min. 50 sec. West, along the south line of said Lot 2, Block 12 and the north line of said alley, a distance of 124.72 feet to the POINT OF BEGINNING and containing 25,021 square feet or 0.574 acres of land.

STATE OF TEXAS) (

OWNER'S DEDICATION

COUNTY OF COLLIN) (

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ARLIS J. JAMES and AMY SCHRICKEL GOFF JAMES, hereby adopt this Conveyance Plat designating the herein above described property as AGGIE HILL ADDITION, LOTS 1 AND 2, BLOCK A, being a Replat of Lot 2, Block 12, of the Waddill Addition, recorded in Volume 78, Page 478, Plat Records of Collin County, Texas, do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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, 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, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said 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 in COLLIN COUNTY, Texas, this the ____ day of _____, 2023.

ARLIS J. JAMES
Owner

AMY SCHRICKEL GOFF JAMES
Owner

STATE OF TEXAS) (

STATE OF TEXAS) (

COUNTY OF COLLIN) (

COUNTY OF COLLIN) (

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared ARLIS JAMES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared AMY SCHRICKEL GOFF JAMES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE.

WITNESS MY HAND AND SEAL OF OFFICE.

this the ____ day of _____, 2023.

this the ____ day of _____, 2023.

Notary Public, State of Texas

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the ____ day of _____, 2023.

Lawrence H. Ringley
State of Texas, No. 4701

CONVEYANCE PLAT

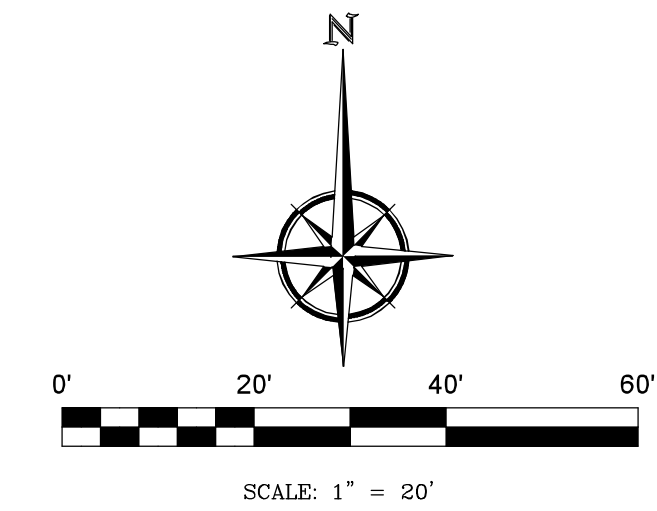
AGGIE HILL ADDITION
LOTS 1 AND 2, BLOCK A
0.574 ACRES

Being a Replat of
Lot 2, Block 12, Waddill Addition
as recorded in Volume 78, Page 478
Plat Records, Collin County, Texas
and situated in the

Thomas T. Bradley Survey, Abstract No. 88
City of McKinney, Collin County, Texas



Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the StarNET RTK Network and is also referenced to City of McKinney GPS Monument No. 43, NAD83, Texas State Plane Coordinates, North Centra Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that the subject parcel lies in "ZONE X" (Un-Shaded) and is outside the 100 Year Floodplain.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTES:

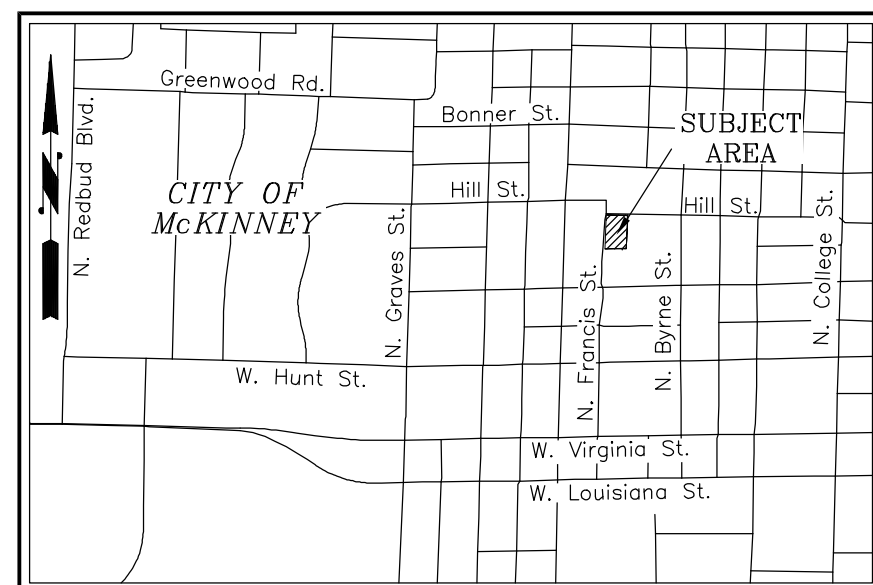
Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

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.

PURPOSE STATEMENT:

The purpose of this plat is to subdivide one platted lot into two lots in order to convey the north lot.

VICINITY MAP
Not To Scale



ABBREVIATIONS

- Vol. = Volume
Pg. = Page
Doc. No. = Document Number
P.R.C.C.T. = Plat Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
CIRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
MNS = Mag Nail Set with Steel Washer Stamped "Ringley & Assoc. - RPLS 4701"
4701 = The License Number for this Registered Professional Land Surveyor

"Approved"

City Manager
City of McKinney, Texas

Date

"Attest"

City Secretary
City of McKinney, Texas

Date

OWNER:

ARLIS J. JAMES AND AMY SCHRICKEL GOFF JAMES
2249 Gopher Lane
Bryan, Texas 77808
512-988-9252
aggies7281@gmail.com

SURVEYOR:

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com