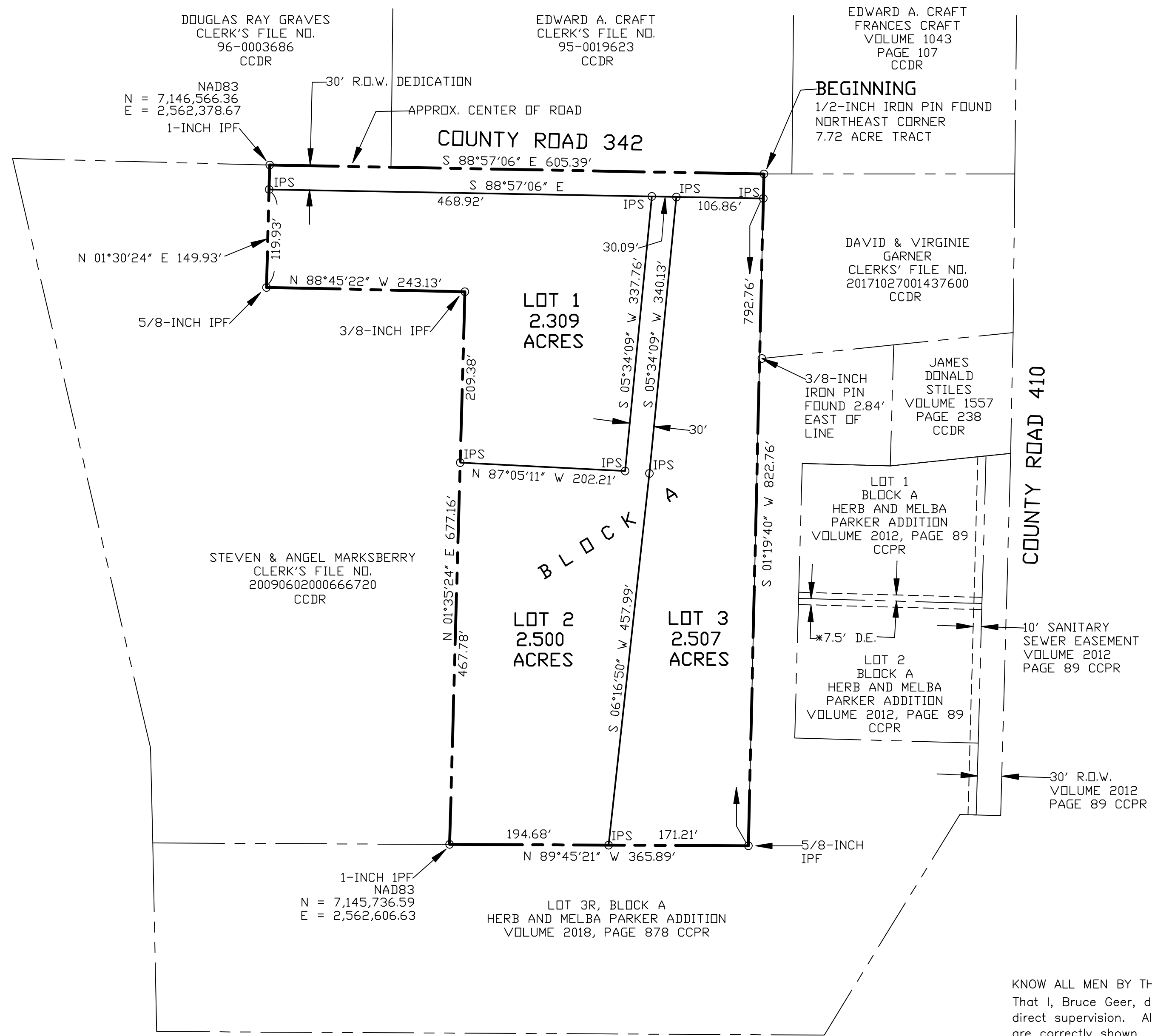


LEGEND

- IPS 1/2" IRON PIN SET
- IPF IRON PIN FOUND
- CCPR COLLIN COUNTY PLAT RECORDS
- CCDR COLLIN COUNTY DEED RECORDS



BEARING BASE: CALCULATED LINE BETWEEN NORTHEAST CORNER AND NORTHWEST CORNER OF 2.007 ACRE TRACT RECORDED IN CLERK'S FILE NO. 20171004001332350.

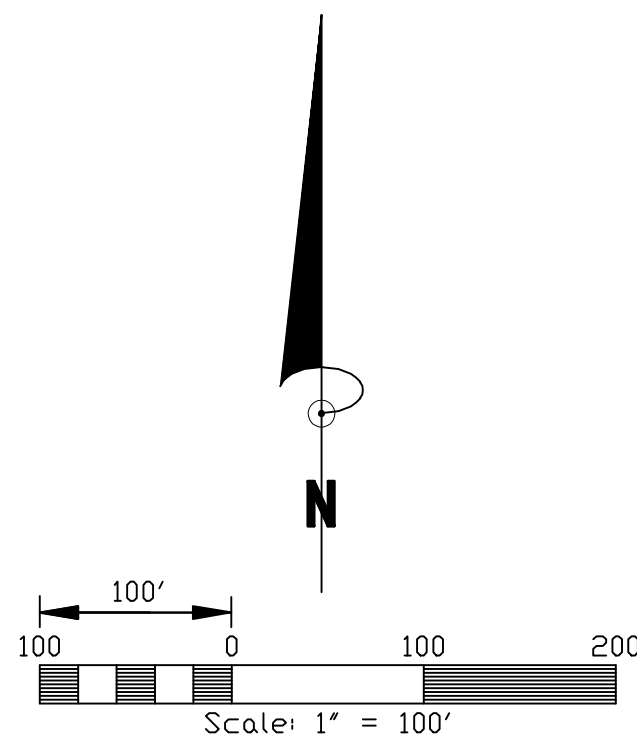
CONTROLLING MONUMENTS: 5/8-INCH IRON PIN FOUND AT EACH END OF BEARING BASE LINE.

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION AND COMPLY WITH THE SUBDIVISION ORDINANCE.

ACCORDING TO FEMA MAP NO. 48085C0170J, DATED 6-2-2009 THE 7.734 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

* DENOTES 7.5' DRAINAGE EASEMENT SEEN ON PLAT RECORDED IN VOLUME 2012, PAGE 89 CCPR

IT IS N 89°59'26" E 307.39' FROM THE PLACE OF BEGINNING TO THE APPROXIMATE NORTHEAST CORNER D.E.W. BABB SURVEY ABSTRACT NO. 34



FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

SURVEYORS 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 RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED 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.

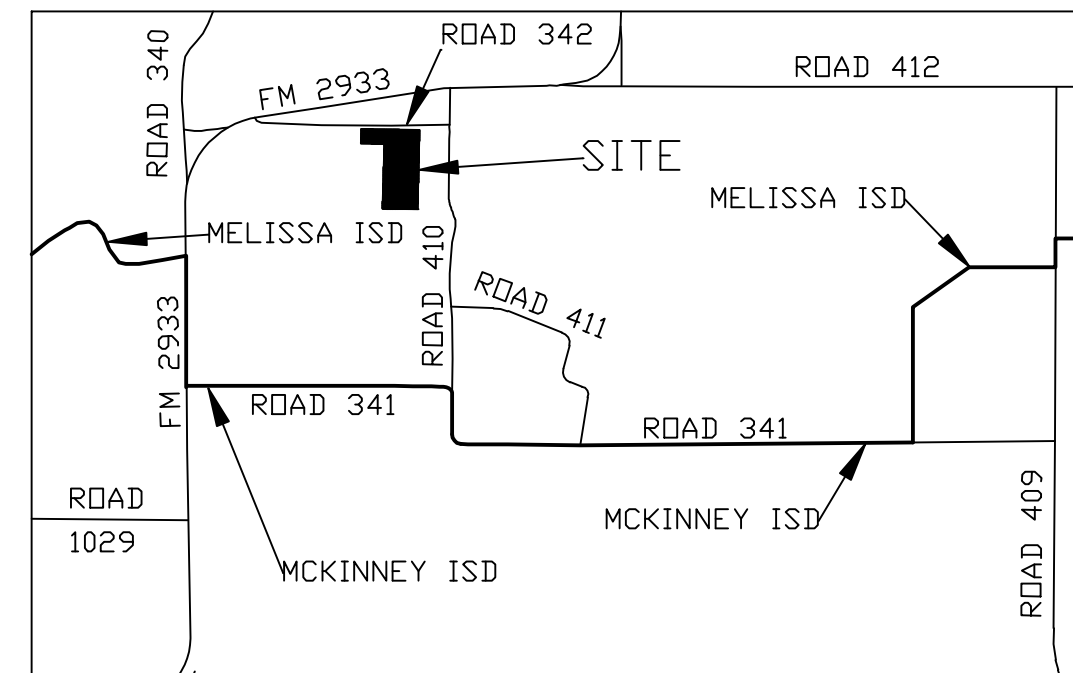
Given under my hand and seal of office, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services



VICINITY MAP
NO SCALE
NO CITY LIMIT LINES ARE WITHIN THIS VICINITY MAP

STATE OF TEXAS:
COUNTY OF COLLIN:

OWNERS CERTIFICATE

WHEREAS Johnny H. Parker and Melba J. Parker are the owners of a tract of land situated in Collin County, Texas, in the D.E.W. Babb survey, abstract no. 34, being survey of the 7.72 acre tract described in a deed recorded in volume 5848, page 1451 of the Collin County deed records, being described by metes and bounds as follows:

- Beginning at a 1/2-inch iron pin found at the northeast corner of said 7.72 acre tract, in the center of County Road 342 (east-west paved road);
- THENCE South 01°19'40" West, with the east line of said 7.72 acre tract, 822.76 feet to a 5/8-inch iron pin found at the southeast corner of said 7.72 acre tract and the inside corner of Lot 3R, Block A of Herb and Melba Parker Addition recorded in volume 2018, page 878 of the map records of Collin County, Texas;
- THENCE North 89°45'21" West, with the south line of said 7.72 acre tract, 365.89 feet to a one inch iron pin found at the south-southwest corner of said 7.72 acre tract; same being the southeast corner of the 7.753 acre tract recorded as clerk's file no. 20090602000666720;
- THENCE North 01°35'24" East, with the east line of said 7.753 acre tract, 677.16 feet to a 3/8-inch iron pin found at the east-northeast corner of said 7.753 acre tract;
- THENCE North 88°45'22" West, with a north line of said 7.753 acre tract, 243.13 feet to a 5/8-inch iron pin found at the inside corner of said 7.753 acre tract;
- THENCE North 01°30'24" East, with an east line of said 7.753 acre tract, 149.93 feet to a one inch iron pin found at the north-northeast corner of said 7.753 acre tract and the northwest corner of said 7.72 acre tract; same being in the center of said County Road 342;
- THENCE South 88°57'06" East, with said County Road 342 and with the north line of said 7.72 acre tract, 605.39 feet to the PLACE OF BEGINNING and containing 7.734 acres.

COUNTY OF COLLIN)
STATE OF TEXAS)

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Johnny H. Parker and Melba J. Parker do hereby adopt this Preliminary-Final Plat designating the hereinabove described property as PARKER FAMILY ADDITION, LOT 1, 2 & 3, BLOCK A, an addition to Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas as 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 the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, 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, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, 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 _____, 2020.

Johnny H. Parker, 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 Johnny H. Parker 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 the _____ day of _____, 2020.

Notary Public in and for the State of Texas

Melba J. Parker, 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 Melba J. Parker 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 the _____ day of _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT OF PARKER FAMILY ADDITION LOT 1, 2 & 3, BLOCK A

AN ADDITION TO THE CITY OF MCKINNEY BEING 7.734 ACRES OF LAND LOCATED IN THE D.E.W. BABB SURVEY, ABSTRACT NO. 34, COLLIN COUNTY, TEXAS
OCTOBER 7, 2020
3 LOTS

OWNER: JOHNNY H. PARKER AND MELBA J. PARKER
2488 COUNTY ROAD 342
MCKINNEY, TEXAS 75071

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
972-562-3959
972-542-5751 FAX