

OWNERS CERTIFICATE

STATE OF TEXAS: X
 COUNTY OF COLLIN: X

WHEREAS, Milligan Water Supply Corporation is the owner of a 0.5 acre tract described in a deed from Billy J. Tate to Milligan Water Supply recorded as clerk's file no. 98-0024463 of the Collin County deed records and Valerie Leigh Bixler is the owner of a 11.058 acre tract described in a deed from Harold S. Bixler to Valerie L. Bixler, recorded as clerk's file no. 20120827001062980, both tracts are in Collin County, Texas, in the David Cherry survey, abstract no. 166, and being described by metes and bounds as follows:

BEGINNING at a P.K. nail set at the southwest corner of said 0.5 acre tract, near the center of County Road 406;

THENCE North 02°28'54" East, with said County Road 406 and with the west line of said 0.5 acre tract, passing the northwest corner of said 0.5 acre tract and the west-southwest corner of said 11.05 acre tract at 60.04 feet, continuing with the west line of said 11.058 acre tract, in all 237.09 feet to a P.K. nail set at the northwest corner of said 11.058 acre tract; same being the west, southwest corner of the Free Rein Addition recorded in volume 2010, page 69 of the Collin County plat records;

THENCE South 89°34'00" East, with the north line of said 11.058 acre tract and a south line of said Free Rein Addition, passing a 1/2-inch iron pin set at 30.02 feet and continuing in all, 1690.37 feet to a 1/2-inch iron pin set at the northeast corner of said 11.058 acre tract and the south inside corner of said Free Rein Addition;

THENCE South 00°30'57" West, with the east line of said 11.058 acre tract and a west line of said Free Rein Addition, 297.14 feet to an iron corner post at the southeast corner of said 11.058 acre tract and the south-southwest corner of said Free Rein Addition; same being the southeast corner of an 11.05 acre tract recorded in volume 4362, page 2507;

THENCE North 89°29'03" West, with the south line of said 11.05 acre tract, 164.79 feet to a 1/2-inch iron pin found;

THENCE North 89°34'00" West, with the south line of said 11.05 acre tract, passing the south-southwest corner of said 11.05 acre tract and the southeast corner of said 0.5 acre tract at 1170.63 feet and continuing with the south line of said 0.5 acre tract, passing a 1/2-inch iron pin set at 1505.76 feet and continuing in all 1535.76 feet to the PLACE OF BEGINNING and containing 11.55 acres.

COUNTY OF COLLIN X
 STATE OF TEXAS X

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Milligan Water Supply Corporation and Valerie Leigh Bixler do hereby adopt this Preliminary-Final Plat designating the hereinabove described property as MILLIGAN-BIXLER ADDITION, LOT 1 & 2, BLOCK A, 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 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.

Jon McKee, President
 Milligan Water Supply Corporation

STATE OF TEXAS: X
 COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Jon McKee 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

Valerie Leigh Bixler, Owner

STATE OF TEXAS: X
 COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Valerie Leigh Bixler 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
**MILLIGAN-BIXLER
 ADDITION**
 LOT 1 & 2, BLOCK A,
 AN ADDITION TO THE CITY OF MCKINNEY
 BEING 11.55 ACRES OF LAND LOCATED IN THE
 DAVID CHERRY SURVEY, ABSTRACT NO. 166,
 COLLIN COUNTY, TEXAS
 MARCH 9, 2020
 2 LOTS

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.

NUMBER	DIRECTION	DISTANCE
L1	N 02°28'54" E	32.37'
L2	N 00°26'00" E	50.65'
L3	S 89°34'00" E	88.00'
L4	S 00°26'00" W	83.00'

PRELIMINARY-THIS DOCUMENT SHALL NOT TO 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: X
 COUNTY OF COLLIN: X

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

FLOOD CERTIFICATION
 According to Flood Insurance Rate Map No. 48085C0285 J, dated June 2, 2009, the 11.55 acre tract shown hereon is not within the 100 year flood plain.

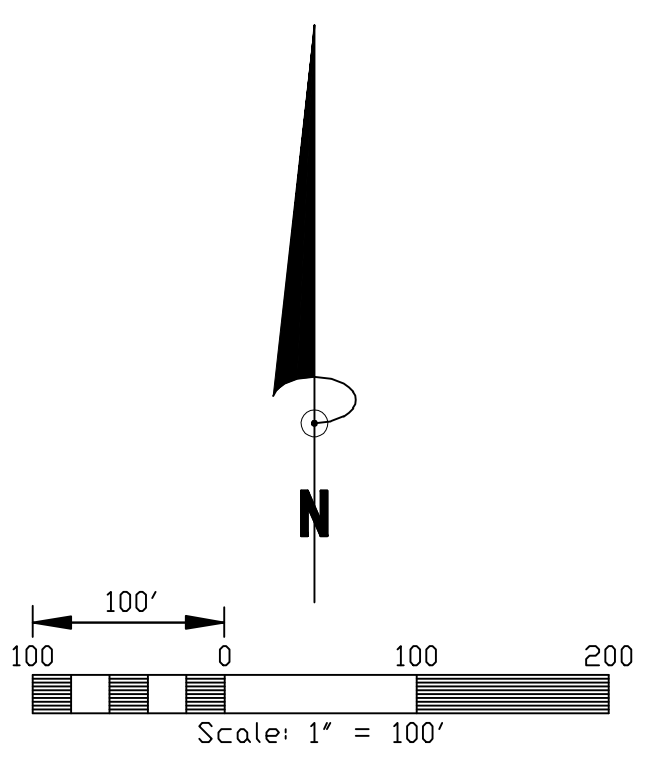
DIRECTIONAL CONTROL LINE: East line of 10.653 acre tract recorded in Clerk's File No. 93-107061.

CONTROLLING MONUMENTS: Iron pins found at Northeast corner and Southeast corner of said 10.653 acre tract.

IPS DENOTES AN 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED

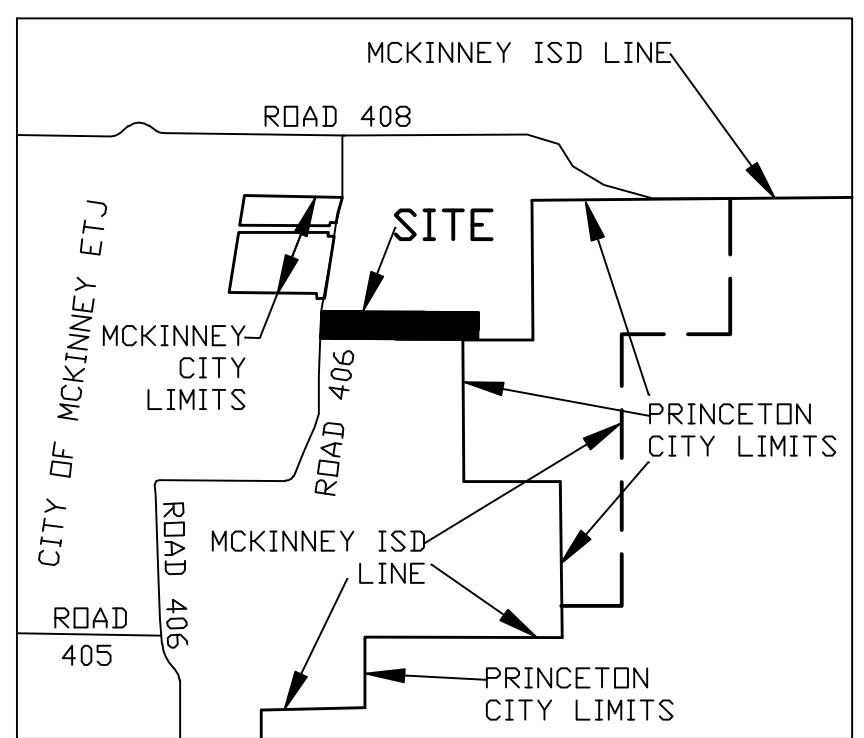
PURPOSE OF PLAT: TO PLAT TWO LOTS

PK DENOTES A P.K. NAIL SET



FIRM: BRUCE GEER, SURVEYOR
 FIRM REGISTRATION # 10150700

THIS PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MCKINNEY.



ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS (ACREAGE, SQUARE FOOTAGE, REQUIRED YARDS) OF THE SUBDIVISION ORDINANCE.

OWNER: MILLIGAN WATER SUPPLY CORPORATION
 1400 S. BRIDGEFARMER ROAD
 LOWRY CROSSING, TEXAS 75069

OWNER: VALERIE LEIGH BIXLER
 3598 COUNTY ROAD NO. 406
 MCKINNEY, TEXAS 75071

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

* DENOTES ITEM SEEN ON PLAT OF FREE REIN ADDITION RECORDED IN VOLUME 2010, PAGE 69 OF THE COLLIN COUNTY PLAT RECORDS.