

**OWNERS CERTIFICATE**

STATE OF TEXAS: \_\_\_\_\_  
 COUNTY OF COLLIN: \_\_\_\_\_

WHEREAS Jesus Roberto Gonzalez and Maria Guadalupe Carreon are the owners of a tract of land situated in Collin County, Texas, in the T. A. Rhodes survey, abstract no. 741, being a survey of the 5.19 acre tract described in a deed from Shanna Rose Cloy to Jesus Roberto Gonzalez and Maria Guadalupe Carreon, dated July 8, 2018, recorded as clerk's file no. 2019071000087030 of the official public records of Collin County, Texas, being described by metes and bounds as follows:  
 BEGINNING at a 3/8-inch iron pin found at the northeast corner of said 5.19 acre tract;  
 THENCE South 00°22'24" East, with the east line of said 5.19 acre tract, passing a 1/2-inch iron pin set at 280.88 feet and continuing in all, 310.98 feet to the southwest corner of said 5.19 acre tract; same being in Surrey Estates Road;  
 THENCE westerly with the south line of said 5.19 acre tract and with said Surrey Estates Road as follows:  
 South 85°41'39" West, 340.49 feet to a 60d nail set;  
 North 78°22'00" West, 488.31 feet to a point at the southwest corner of said 5.19 acre tract and in the east right-of-way line of Farm Road 1827;  
 THENCE North 17°11'00" East, with the east right-of-way line of said Farm Road 1827 and the west line of said 5.19 acre tract, passing a 1/2-inch iron pin set at 30.06 feet and continuing in all, 228.42 feet to a 1/2-inch iron pin set at the northwest corner of said 5.19 acre tract;  
 THENCE North 89°25'06" East, with the north line of said 5.19 acre tract, passing a 3/8-inch iron pin found at 0.38 foot and continuing in all, 722.93 feet to the PLACE OF BEGINNING and containing 5.200 acres.

COUNTY OF COLLIN X  
 STATE OF TEXAS X

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Jesus Roberto Gonzalez and Maria Guadalupe Carreon do hereby adopt this Preliminary-Final Plat designating the hereinabove described property as GONZALEZ-CARREON 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 any time, of procuring the permission of anyone. This plat approved subject to all pitting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Jesus Roberto Gonzalez, 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 Jesus Roberto Gonzalez 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 \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

Maria Guadalupe Carreon, 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 Maria Guadalupe Carreon 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 \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**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: 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 \_\_\_\_\_, 20\_\_.

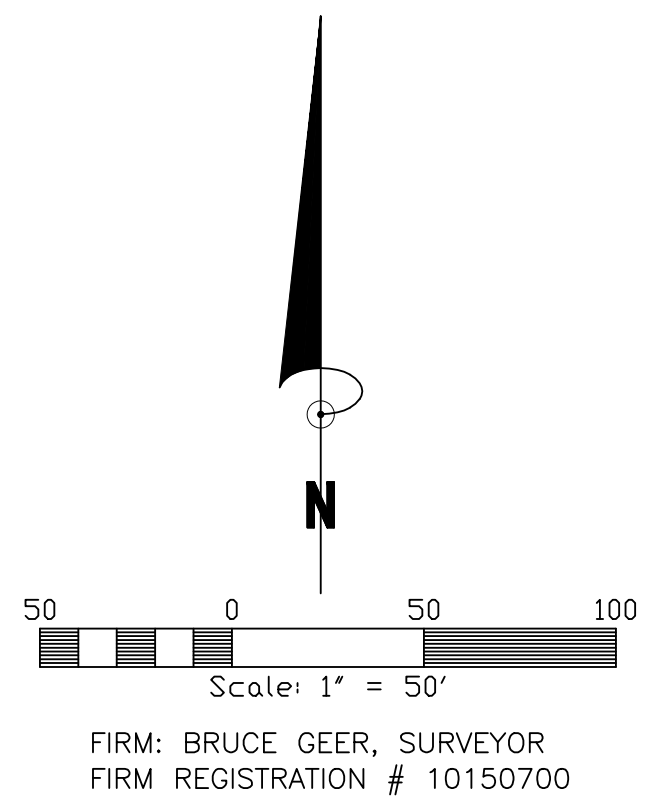
Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT  
 FOR REVIEW PURPOSES ONLY

SETBACK EXHIBIT  
 OF  
**GONZALEZ-CARREON  
 ADDITION**  
**LOT 1, 2, & 3 BLOCK A**  
 AN ADDITION TO COLLIN COUNTY  
 BEING 5.200 ACRES OF LAND LOCATED IN THE  
 T. A. RHODES SURVEY, ABSTRACT NO. 741,  
 COLLIN COUNTY, TEXAS  
 MAY 23, 2022  
 3 LOTS

OWNER: JESUS ROBERTO GONZALEZ  
 MARIA GUADALUPE CARREON  
 2233 SURREY ESTATES ROAD  
 MCKINNEY, TEXAS 75071

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117  
 1101 W. UNIVERSITY DRIVE (U.S. HIGHWAY 380)  
 MCKINNEY, TEXAS 75069  
 972-562-3959  
 brucegeer@sbcglobal.net



**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

JESUS R. HERNANDEZ  
 CLERK'S FILE NO.  
 20180502000536310  
 OPRCCT

GUADALUPE RODRIGUEZ CARRILLO  
 CLERK'S FILE NO.  
 2019070200073530  
 OPRCCT

SERVANDO MORALES JR.  
 CLERK'S FILE NO.  
 2009090400115670  
 OPRCCT

CHAD FRAZIER & ANN GLEBOFF FRAZIER  
 VOLUME 4818, PAGE 1275  
 CDDR

LESLIE MARTINEZ  
 CLERK'S FILE NO.  
 202102000227350  
 OPRCCT

GONZALO HERNANDEZ  
 CLERK'S FILE NO.  
 20191025001348160  
 OPRCCT

ANDREA DEE MILES  
 CLERK'S FILE NO.  
 2009063000812180  
 OPRCCT

BILLY & CINDY POWELL  
 VOLUME 4645, PAGE 2811  
 CDDR

BILLY & CINDY POWELL  
 VOLUME 4645, PAGE 2811  
 CDDR

JIMMIE RAY & BRENDA CAROL POWELL  
 VOLUME 1638, PAGE 705  
 CDDR

BILLY RAY & SHERRY LYNN SADLER  
 CLERK'S FILE NO.  
 20110309000256220  
 OPRCCT

JDANN ASPLIN MCKINNIS  
 CLERK'S FILE NO.  
 94-0081677 CDDR

**LEGEND**

CDDR COLLIN COUNTY DEED RECORDS  
 OPRCCT OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

FROM THE PLACE OF BEGINNING TO THE APPROXIMATE NORTHEAST CORNER OF THE H.T. CHENOWETH SURVEY ABSTRACT NO. 157 AND SAME BEING AN APPROXIMATE INSIDE CORNER OF THE T.A. RHODES SURVEY, ABSTRACT NO. 741, IT IS S 42°34'24" W 2276.92'

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

PURPOSE OF PLAT: TO CREATE THREE LOTS.  
 DIRECTIONAL CONTROL: NORTH & WEST R.O.W. LINE/FARM ROAD NO. 1827 AS SEEN ON R.O.W. MAP IN VOLUME 416, PAGE 132 & 133 CDDR

CONTROLLING MONUMENTS: CALCULATED LINE BETWEEN CONC. MKR. FND. ON NORTH R.O.W. LINE OF FARM ROAD NO. 1827 AT STA. 200+04.0 & CONC. MKR. FND. ON WEST R.O.W. LINE AT STA. 179+08.6.

ACCORDING TO FEMA MAP NO. 48085C0285J DATED JUNE 2, 2009, LOT 1, 2, & 3 SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.