

BEARING BASIS: EAST LINE OF 0.88 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20160318000321720
 CONTROLLING MONUMENTS: 5/8-INCH IRON PIN FOUND AT NORTHEAST CORNER AND ONE-INCH IRON PIN FOUND AT SOUTHEAST CORNER OF SAID 0.88 ACRE TRACT.
 THE PURPOSE FOR THIS PRELIMINARY-FINAL PLAT IS TO CREATE TWO LOTS FROM ONE LOT.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

NOTE: EXACT LOCATION OF SOUTHWEST CORNER OF JACOB DUNBAUGH SURVEY ABSTRACT NO. 257 AND SOUTHEAST CORNER OF WILLIAM HUNT SURVEY, ABSTRACT NO. 450 IS UNKNOWN TO ME.

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 SUBDIVISION ORDINANCE.

OWNERS CERTIFICATE

STATE OF TEXAS:
 COUNTY OF COLLIN:

WHEREAS Israel De Jacob Valle and Alma Valle are the owners of a tract of land situated in the City of McKinney, Collin County, Texas, in the William Hunt survey, abstract no. 450 and a part of the Jacob Dunbaugh survey, abstract no. 257, being a survey of the 0.88 acre tract described in a deed from Preston Williams Custom Homes, LLC to Israel De Jacob Valle and Alma Valle, dated March 16, 2016, recorded as clerk's file no. 20160318000321720 of the Collin County deed records, being described by metes and bounds as follows:
 BEGINNING at a one inch iron pin found at the southwest corner of said 0.88 acre tract and the southeast corner of lot 24, block A of Glenwood Estates No. 1, recorded in volume F, page 389 of the Collin County plat records; same being in the north right-of-way line of Bois d'arc Road;
 THENCE North 00°50'04" East, with the west line of said 0.88 acre tract and an east line of said Glenwood Estate No. 1, passing a 1/2-inch iron pin found at 137.08 feet and continuing in all 188.78 feet to a point at the northwest corner of said 0.88 acre tract and an inside corner of said Glenwood Estates No. 1;
 THENCE South 88°01'07" East, with the north line of said 0.88 acre tract, 199.64 feet to a 5/8-inch iron pin found at the northeast corner of said 0.88 acre tract; same being at an inside corner of Woodberry Estates recorded in volume F, page 953 of the Collin County plat records;
 THENCE South 00°11'10" West, with the east line of said 0.88 acre tract and a west line of said Woodberry Estates, 191.39 feet to a one inch iron pin found at the southeast corner of said 0.88 acre tract; same being in the north right-of-way line of said Bois d'arc Road;
 THENCE North 87°17'40" West, with the south line of said 0.88 acre tract and the north right-of-way line of said Bois d'arc Road, 201.87 feet to the PLACE OF BEGINNING and containing 0.8754 acre.

COUNTY OF COLLIN
 STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Israel De Jacob Valle and Alma Valle do hereby adopt this Plat designating the hereinabove described property as VALLE ESTATES ADDITION, LOTS 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 _____, 2017.

Israel De Jacob Valle, 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 Israel De Jacob Valle 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 _____, 2017.

Notary Public in and for the State of Texas

Alma Valle, 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 Alma Valle 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 _____, 2017.

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 RELIED UPON AS A FINAL SURVEY DOCUMENT

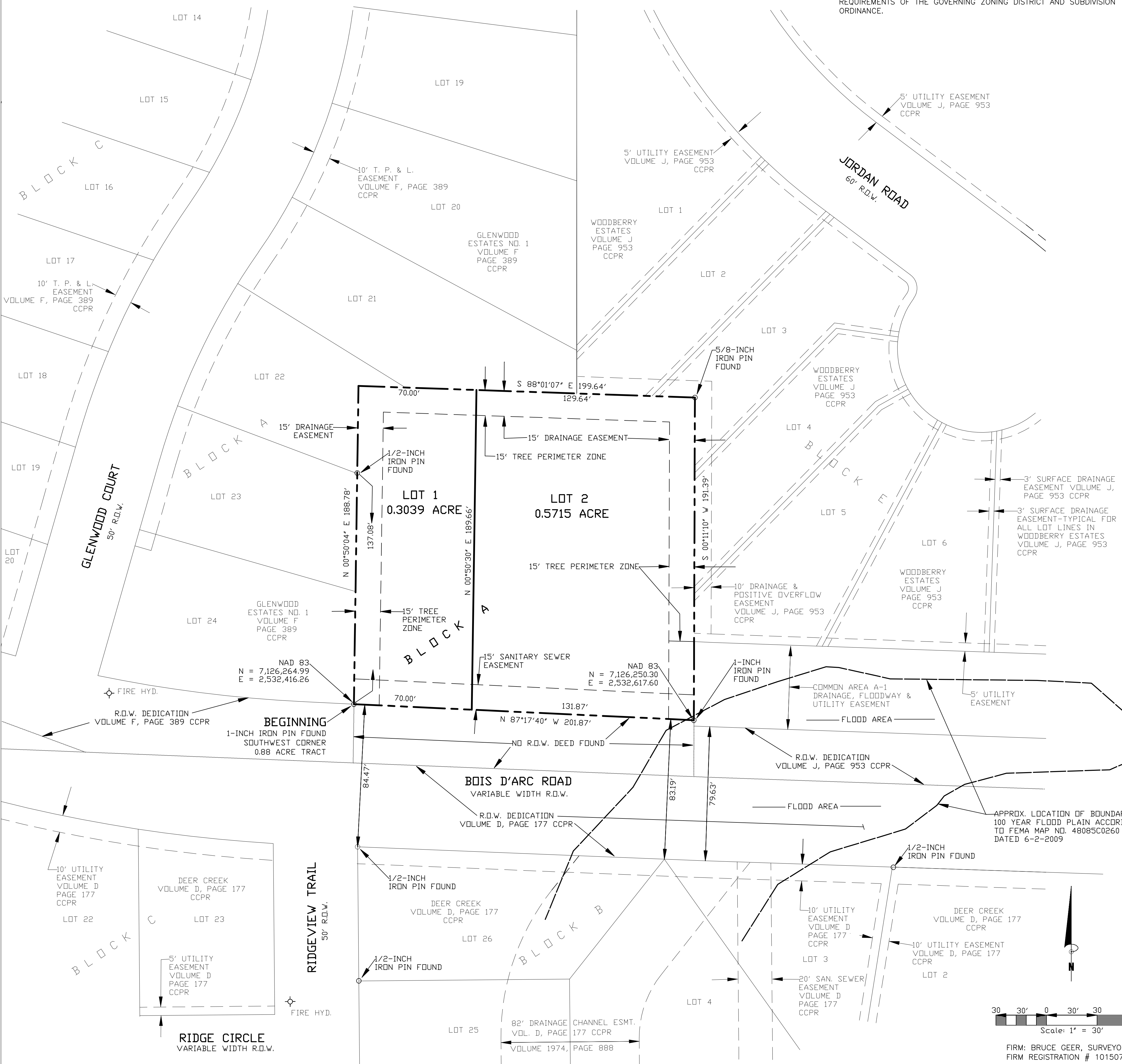
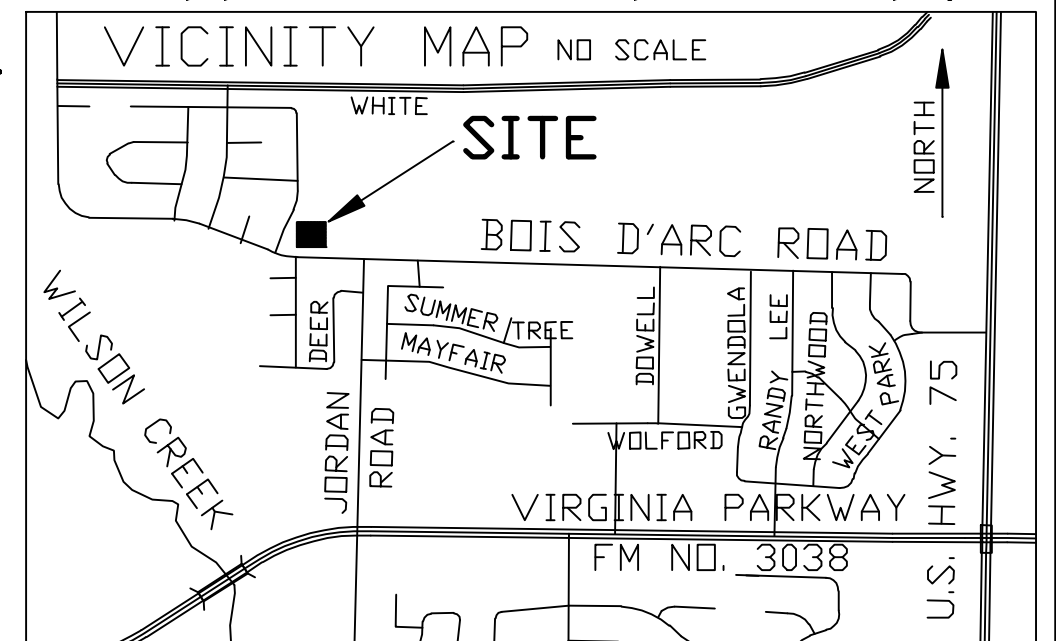
Bruce Geer, Registered Professional Land Surveyor No. 4117

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 _____, 2017.

Notary Public in and for the State of Texas

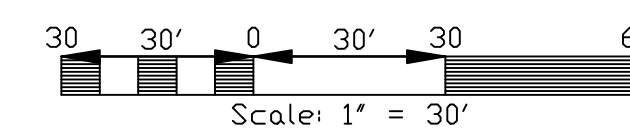


LEGEND

CCPR COLLIN COUNTY PLAT RECORDS

OWNER: ISRAEL DE JACOB VALLE AND ALMA VALLE
 P.O. BOX 1888
 MCKINNEY, TEXAS 75070

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117
 101 W. UNIVERSITY DRIVE (U.S. HIGHWAY 380)
 MCKINNEY, TEXAS 75069
 972-562-3959
 972-542-5751 FAX



FIRM: BRUCE GEER, SURVEYOR
 FIRM REGISTRATION # 10150700