

OWNER'S CERTIFICATE

WHEREAS, BBX TECHNOLOGIES, LLC, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S FILE NO. 2016115001550410, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID TRACT OF LAND BEING ALL OF LOT 2-AR4, IN BLOCK E, OF LOT 2R-1A, BLOCK D, LOTS 2-AR4, 2-AR5, 3-AR & 4-AR, BLOCK E, AND LOTS 1-AR1, 1-AR2, 2-AR1, 2-AR2 & 2-AR3, BLOCK F, OF ELDORADO PARK, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME M, PAGE 481, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF LAURA LANE (60' RIGHT-OF-WAY) AT THE NORTHEAST CORNER OF SAID LOT 2-AR4;

THENCE SOUTH 06°30'41" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LAURA LANE, A DISTANCE OF 218.16 FEET TO A 5/8" IRON ROD SET FOR CORNER AT AN CORNER CLIP;

THENCE SOUTH 50°10'28" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 28.94 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF BUSH DRIVE (60' RIGHT-OF-WAY);

THENCE NORTH 86°09'45" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BUSH DRIVE, A DISTANCE OF 160.09 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 2-AR4;

THENCE NORTH 06°30'41" EAST ALONG THE WEST LINE OF SAID LOT 2-AR4, A DISTANCE OF 246.56 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 83°29'19" EAST ALONG THE NORTH LINE OF SAID LOT 2-AR4, A DISTANCE OF 179.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,401 SQUARE FEET OR 0.996 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, BBX TECHNOLOGIES, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS MINOR REPLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS ELDORADO PARK, LOT 5 AND LOT 6, BLOCK E, BEING A REPLAT OF LOT 2-AR4, ELDORADO PARK, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME M, PAGE 481, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS AS SHOWN, 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 BUILDINGS, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENT AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM UPON THE SAID EASEMENT STRIPS 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, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT _____, TEXAS, THIS THE ____ DAY OF _____, 2018.

OWNER: BBX TECHNOLOGIES, LLC
 DULY AUTHORIZED AGENT
 PRINT NAME: MOK BOUAAZZI

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MOK BOUAAZZI, 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 _____, 2018.

_____, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS FINAL PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF MCKINNEY, TEXAS.

WITNESS MY HAND AT PLANO, TEXAS,
 THIS THE ____ DAY OF _____, 2018.

RELEASED ON 02/06/2018 FOR REVIEW PURPOSES ONLY. NOT TO BE RECORDED FOR ANY REASON

JASON L. MORGAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, 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 _____, 2018.

_____, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

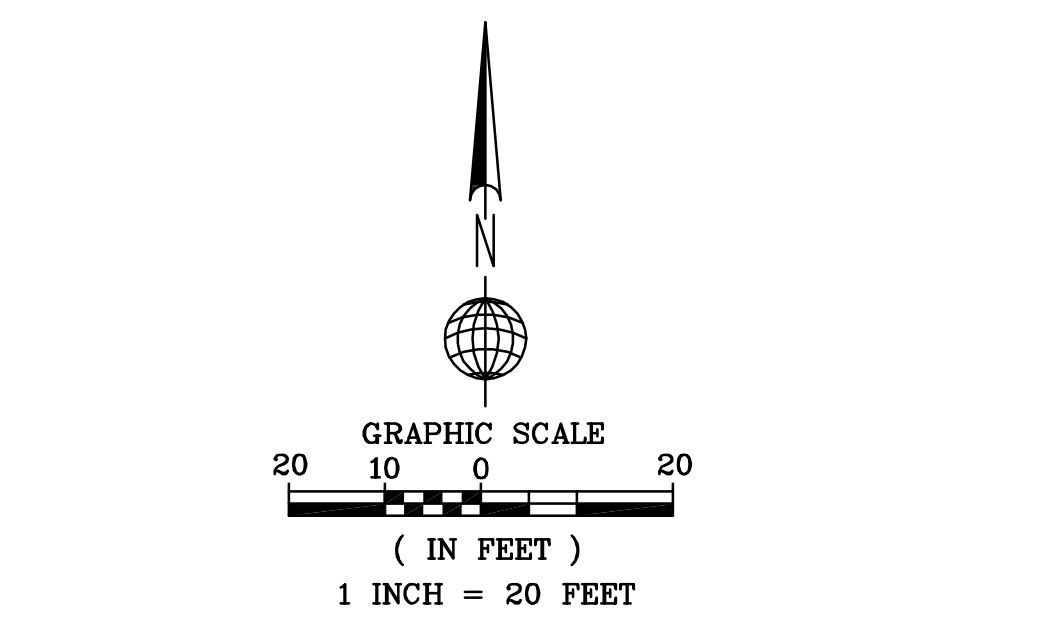
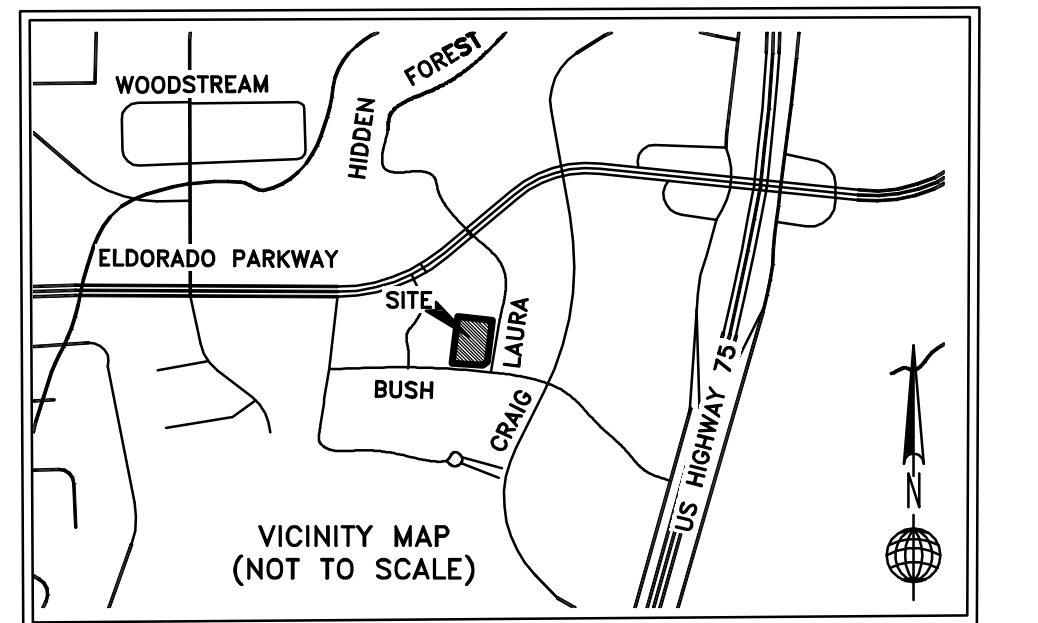
APPROVED AND ACCEPTED

 DATE: _____

CHAIRPERSON
 PLANNING AND ZONING COMMISSION
 CITY OF MCKINNEY, TEXAS

OWNER:
 BBX TECHNOLOGIES, LLC.
 2150 S CENTRAL EXPY
 STE 200
 MCKINNEY TX 75070-4000
 PHONE: 214-550-3250

SURVEYOR:
 GLOBAL LAND SURVEYING, INC.
 2030 AVENUE "G", SUITE 1104
 PLANO, TEXAS 75074
 PHONE: (972)881-1700
 FIRM NO. 100163-00



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 06°30'41" E	18.23'
L2	N 06°30'41" E	99.23'
L3	N 06°30'13" E	12.33'
L4	S 86°09'45" E	30.03'
L5	S 06°30'13" W	13.72'
L6	N 83°29'19" W	5.90'
L7	S 06°30'41" W	120.33'
L8	S 83°29'19" E	79.97'
L9	S 06°30'41" W	32.53'
L10	S 83°18'58" E	68.44'
L11	S 06°30'41" W	10.00'
L12	N 83°18'58" W	68.44'
L13	N 06°30'41" E	15.02'
L14	N 86°09'45" W	15.00'
L15	N 03°50'15" E	15.00'
L16	S 86°11'03" E	15.70'
L17	S 86°09'45" E	22.34'
L18	S 09°00'30" W	1.92'

Curve Table					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	81°51'05"	S 51°45'59" W	39.30'	42.86'
C2	54.00'	89°55'49"	N 51°28'35" E	76.32'	84.76'
C3	30.00'	89°56'17"	S 51°28'21" W	42.40'	47.09'
C4	54.00'	90°00'28"	S 51°30'27" W	76.37'	84.83'
C5	30.00'	90°00'00"	N 51°30'41" E	42.43'	47.12'
C6	30.00'	80°17'39"	N 39°47'44" W	38.69'	42.04'

**MINOR REPLAT
 ELDORADO PARK
 LOT 5 AND LOT 6, BLOCK E
 AN ADDITION TO THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 BEING A REPLAT OF LOT 2-AR4
 BLOCK E, OF ELDORADO PARK
 VOLUME M, PAGE 481
 M.R.C.C.T.
 BEING 0.996 ACRES OF LAND
 SITUATED IN THE
 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 APRIL 8, 2017**

Global Land Surveying, Inc.
 SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

NOTES:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "GLS 100163".
- 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT RECORDED IN VOLUME M, PAGE 481, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.
- 3) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE AGREEMENT RECORDED IN VOLUME 5523, PAGE 281, AND VOLUME 2462, PAGE 768, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS.
- 4) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN DOCUMENT RECORDED IN CO# 96-0085226, VOLUME 3962, PAGE 1275, VOLUME 4718, PAGE 3568, AND VOLUME 5106, PAGE 2234, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS.
- 5) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON CITY OF MCKINNEY GEODETIC CONTROL WHICH IS RELATIVE TO THE TEXAS COORDINATE SYSTEM (NAD83 TEXAS NORTH CENTRAL ZONE (4202)).

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.

THE PURPOSE OF THIS MINOR REPLAT IS TO CREATE TWO SEPARATE LOTS AND DEDICATE EASEMENTS NECESSARY FOR DEVELOPMENT.

**LOT 2R1R
 BLOCK D**
 LOT 2R1R, BLOCK D OF ELDORADO PARK
 VOLUME 2006, PAGE 684
 M.R.C.C.T.