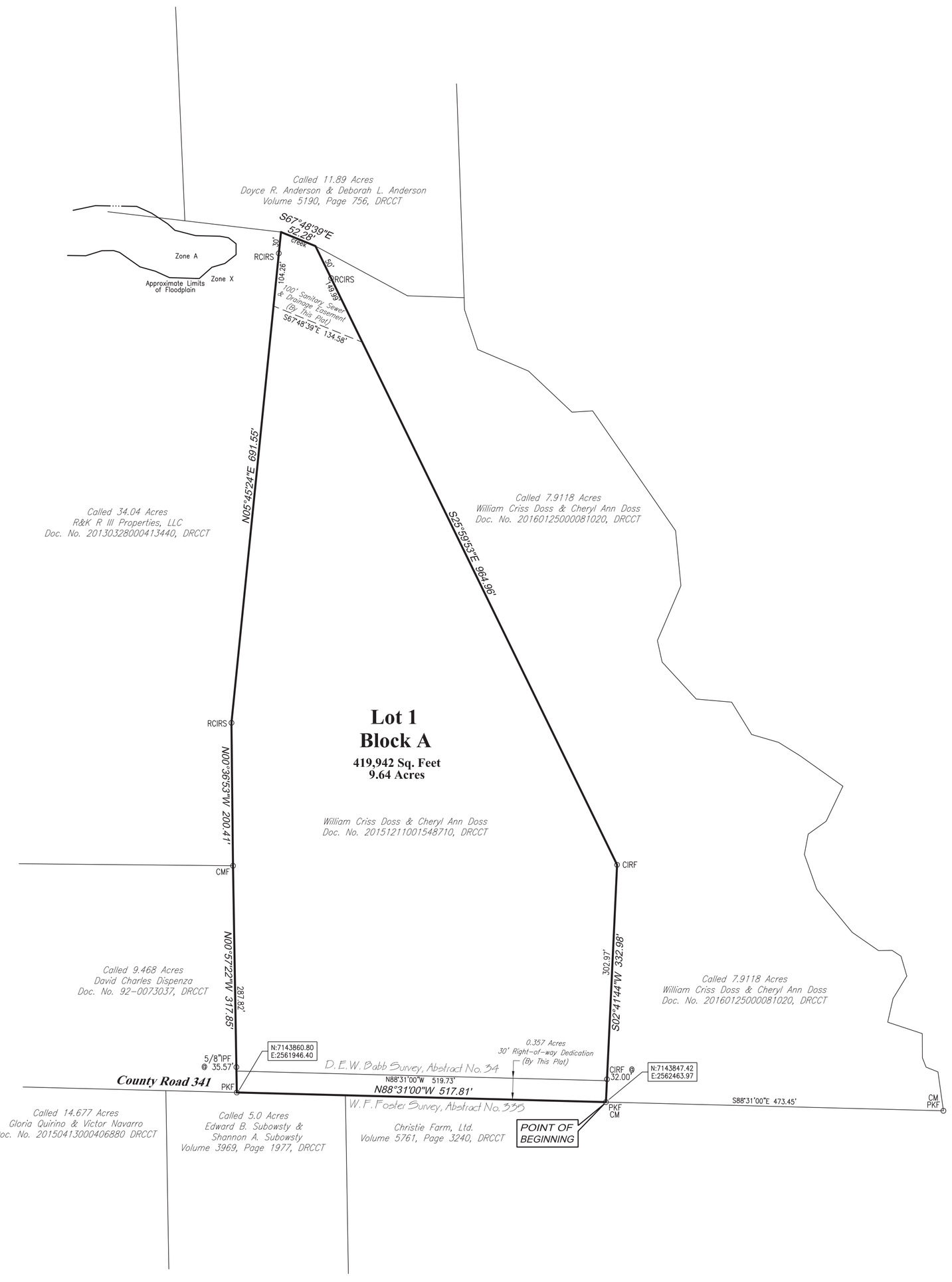
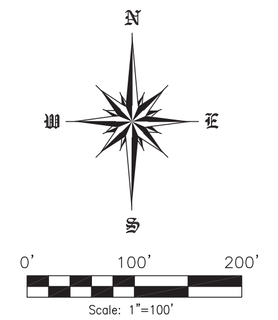




Legend

DRCCT	Deed Records Collin County Texas
RCIRS	Roome Capped Iron Rod Set
CIRF	Capped Iron Rod Found
IPF	Iron Pipe Found
PKF	PK Nail Found
CMF	Concrete Monument Found
PP	Power Pole
OH	Overhead Lines
Asphalt	Asphalt

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, ***William Criss Doss and Cheryl Ann Doss*** are the owners of a 10.00 acre tract of land situated in the State of Texas and the County of Collin, being part of the D. E. W. Babb Survey, Abstract No. 34, and being all of a tract of land conveyed to William Criss Doss and Cheryl Ann Doss by deed recorded in Document No. 20151211001548710 of the Deed Records of Collin County, Texas with these premises being more particularly described as follows:

BEGINNING at a 1PK nail found for corner in the approximate centerline of County Road 341, in the north line of a tract of land conveyed to Christie Farm, Ltd. by deed recorded in Volume 5761, Page 3240 of the Deed Records of Collin County, Texas and marking the southwest corner of a called 7.9118 acre tract conveyed to William Criss Doss and Cheryl Ann Doss by deed recorded in Document No. 20160125000081020 of the Deed Records of Collin County, Texas and the southeast corner of said 10.00 acre tract;

THENCE with said road, the north line of said Christie Farm tract, the north line of a called 5.0 acre tract conveyed to Edward B. Subowsty and Shannon A. Subowsty by deed recorded in Volume 3969, Page 1977 of the Deed Records of Collin County, Texas and the south line of said 10.00 acre tract, North 88°31'00" West, 517.81 feet to a PK nail found for corner marking the southeast corner of a called 9.468 acre tract conveyed to David Charles Dispenza by deed recorded in Document No. 92-0073037 of the Deed Records of Collin County, Texas and the southwest corner of said 10.00 acre tract;

THENCE with the east line of said 9.468 acre tract and the west line of said 10.00 acre tract, North 00°57'22" West, passing a 5/8 inch iron pipe found for reference at 35.57 feet and continuing for a total distance of 317.85 feet to concrete monument found for corner marking the northeast corner of said 9.468 acre tract and the southeast corner of a called 34.04 acre tract conveyed to R&K R III Properties, LLC by deed recorded in Document No. 20130328000413440 of the Deed Records of Collin County, Texas;

THENCE with the east line of said 34.04 acre tract and the west line of said 10.00 acre tract as follows:

North 00°36'53" West, 200.41 feet to a 1/2 inch iron rod capped "Roome" set for corner, and

North 05°45'24" East, passing a 1/2 inch iron rod capped "Roome" set for reference at 661.55 feet and continuing for a total distance of 691.55 feet to a point for corner in a creek in the south line of a called 11.89 acre tract conveyed to Doyce R. Anderson and Deborah L. Anderson by deed recorded in Volume 5190, Page 756 of the Deed Records of Collin County, Texas and marking the northeast corner of said 34.04 acre tract and the northwest corner of said 10.00 acre tract;

THENCE with said creek, the south line of said 11.89 acre tract and the north line of said 10.00 acre tract, South 67°48'39" East, 52.28 feet to a point for corner in said creek marking the northwest corner of aforesaid 7.9118 acre tract and the northeast corner of said 10.00 acre tract;

THENCE with the west line of said 7.9118 acre tract and the east line of said 10.00 acre tract as follows:

South 25°59'53" East, passing a 1/2 inch iron rod capped "Roome" set for reference at 30.00 feet and continuing for a total distance of 964.96 feet to a 1/2 inch capped iron rod found for corner, and

South 02°41'44" West, passing a 1/2 inch capped iron rod found for reference at 330.98 feet and continuing for a total distance of 332.98 feet to the Point of Beginning and containing 435,505 square feet or 10.00 acres of land, more or less.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ***William Criss Doss and Cheryl Ann Doss,*** do hereby adopt this amending plat designating the hereinabove described property as ***Doss Addition, Lot 1, Block A,*** and does hereby dedicate to the public use forever, the streets and alleys and public use areas 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, fence, shrubs, trees, shrubs or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems without the necessity at any time procuring the permission from anyone.

This Plat approved subject to all platting ordinances, rules, regulations and resolution of the City of McKinney, Texas.

WITNESS, MY HAND, this _____ day of _____, 2016.

_____ _____
William Criss Doss Cheryl Ann Doss

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared ***William Criss Doss,*** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Notary Public in and
for the State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared ***Cheryl Ann Doss,*** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Notary Public in and
for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, Michael Cuzzo, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.

Preliminary, For Review Purposes Only.

_____
Michael Cuzzo
R.P.L.S. No. 5693

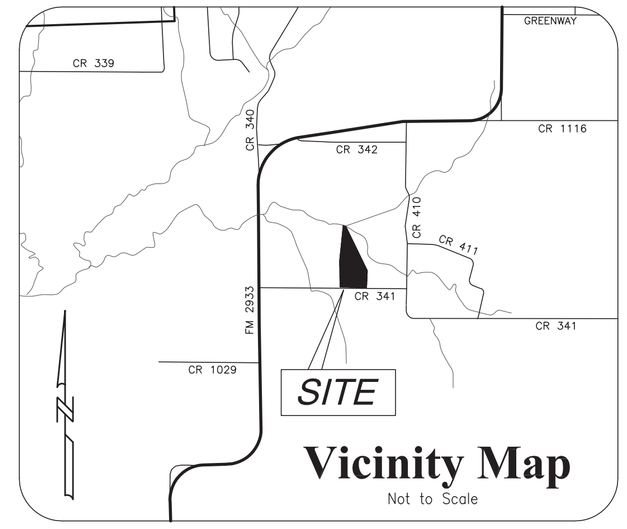
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared ***Michael Cuzzo,*** known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

_____
Notary Public in and for
The State of Texas



Vicinity Map
Not to Scale

The purpose of this minor plat is to create one residential lot.

Flood Note: No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community–Panel No. 48085C0170 J, effective date of map June 2, 2009, herein property situated within Zone X. The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notes:
1) CM= Controlling monuments.
2) Survey was performed without the benefit of a title commitment.
3) Subject property affected by any or all easements of record.
4) Source bearing is based on the deed to William Criss Doss and Cheryl Ann Doss as recorded in Document No. 20151211001548710 of the Deed Records of Collin County, Texas.
5) All proposed lots situated entirely outside the City's corporate limits and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
6) State Plane Coordinates established from City of McKinney Monuments CM33 & CM43.
7) All proposed lots situated entirely outside of the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
8) Preliminary–Final Plat for the review purposes only.

Preliminary-Final Plat

Doss Addition

Lot 1, Block A

being a 10.00 Acre Tract recorded in Document No. 20151211001548710, DRCCT D. E. W. Babb Survey, Abstract No. 34 Collin County, Texas

P:\AC\2016Q2\AC828186.DWG

Owner:
Criss Doss & Cheryl Doss
2137 Waterrock Drive
Allen, Texas 75013

Roome
Land Surveying
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Plano, Texas 75074
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