

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Wayne A. Becker is the owner of a tract of land situated in the City of McKinney, Collin County, Texas, in the David Cherry Survey, Abstract No. 166, being survey of the 10.00 acre tract described in a deed from Iran Berenji to Wayne A. Becker, dated August 26, 2016, recorded as clerk's file no. 20160829001140510 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin set at the west corner of said 10.00 acre tract; same being the north-northeast corner of the 14.00 acre tract recorded as clerk's file no. 20120921001193230 and the south-southeast corner of the 11.07 acre tract recorded as clerk's file no. 20120321000326450;

THENCE North 64° 12' 20" East, with a north line of said 10.00 acre tract and a south line of said 11.07 acre tract, 394.74 feet to an iron pin set at the northwest corner of said 10.00 acre tract and an inside corner of said 11.07 acre tract;

THENCE South 89° 34' 00" East, with the north line of said 10.00 acre tract and a south line of said 11.07 acre tract, 999.69 feet to a 5/8-inch iron pin set in concrete at the north-northeast corner of said 10.00 acre tract and an inside corner of said 11.07 acre tract;

THENCE South 9° 43' 45" West, with an east line of said 10.00 acre tract and with a west line of said 11.07 acre tract, 37.00 feet to an iron pin set at the inside corner of said 10.00 acre tract and a southwest corner of said 11.07 acre tract;

THENCE South 89° 34' 00" East, with a north line of said 10.00 acre tract and with a south line of said 11.07 acre tract, passing an iron pin set at 35.46 feet and continuing in all 65.86 feet to a point in County Road No. 406(north-south paved road) at the east-northeast corner of said 10.00 acre tract and the east-southeast corner of said 11.07 acre tract; same being in the west line of the Almosta Ranch Addition recorded in volume 2012, page 206 of the Collin County plat records;

THENCE Southerly with said County Road 406 and with the east line of said 10.00 acre tract as follows: South 9° 43' 45" West, with the west line of said Almosta Ranch Addition, 152.99 feet to a PK nail set; South 9° 03' 40" West, with the west line of said Almosta Ranch Addition, passing the southwest corner of said Almosta Ranch Addition and the northwest corner of the 10.01 acre tract recorded in volume 4281, page 2451 at 15.79 feet and continuing with the west line of said 10.01 acre tract, in all 155.18 feet to a point at the southeast corner of said 10.00 acre tract; same being the northeast corner of the 10.00 acre tract(Sikora Tract) recorded in volume 5925, page 3086;

THENCE North 89° 34' 00" West, with the south line of said 10.00 acre tract and the north line of said 10.00 acre tract(Sikora Tract), passing an iron pin set in concrete at 30.34 feet and continuing in all, 1296.97 feet to an iron pin set at the southwest corner of said 10.00 acre tract and the northwest corner of said 10.00 acre tract(Sykora Tract); same being in an east line of said 14.00 acre tract;

THENCE North 21° 59' 45" West, with the west line of said 10.00 acre tract and with an east line of said 14.00 acre tract, 180.09 feet to the PLACE OF BEGINNING and containing 10.00 acres.

COUNTY OF COLLIN)(
STATE OF TEXAS)(
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Wayne A. Becker does hereby adopt this Plat designating the hereinabove described property as BECKER ADDITION, LOT 1, 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 removing all or parts of it's 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.

Wayne A. Becker, 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 Wayne A. Becker 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

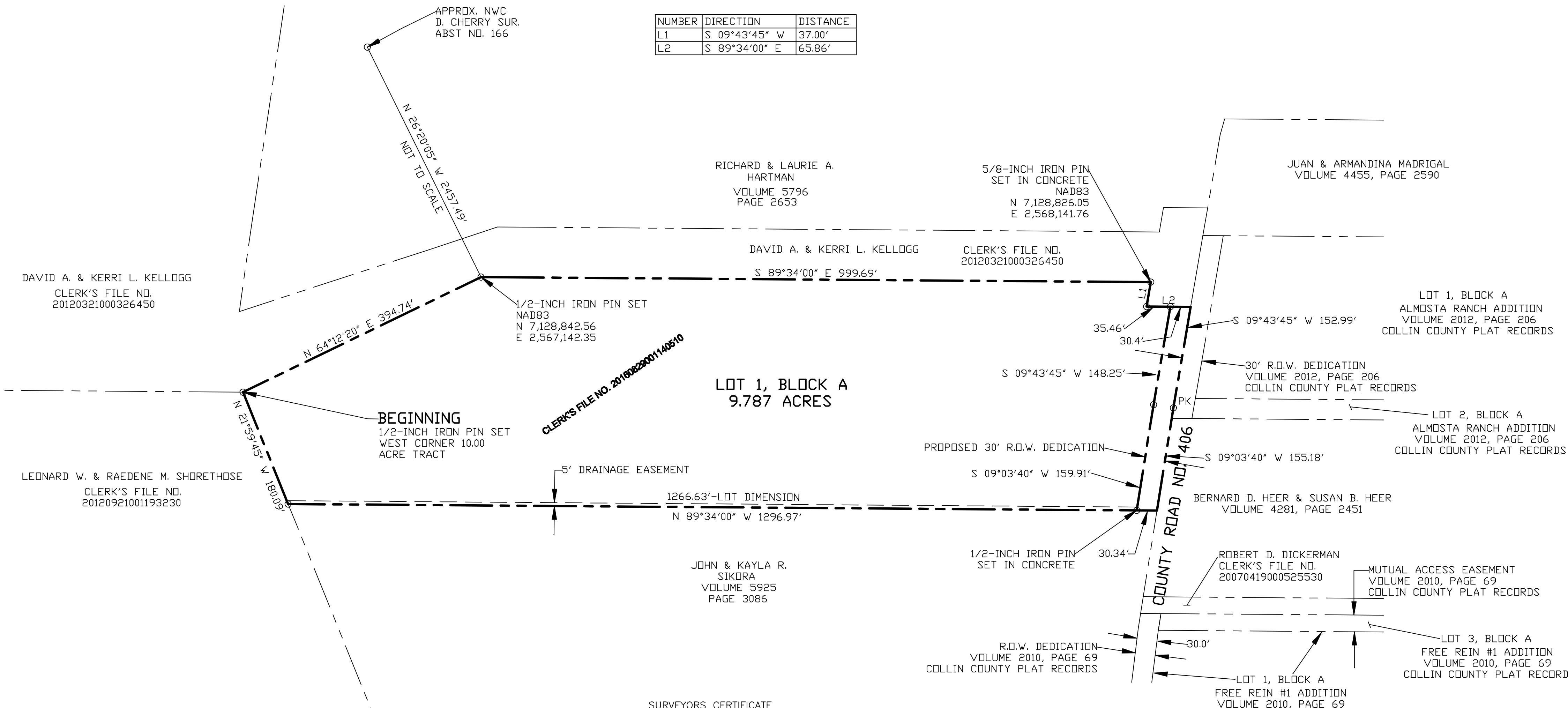
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

OWNER: WAYNE A. BECKER
7405 PROVINCE STREET
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
972-542-5751 FAX

PRELIMINARY-FINAL PLAT OF BECKER ADDITION LOT 1, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY BEING 10.00 ACRES OF LAND LOCATED IN THE DAVID CHERRY SURVEY, ABSTRACT NO. 166, COLLIN COUNTY, TEXAS FEBRUARY 13, 2017 1 LOT

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Row 1: L1, S 09°43'45" W, 37.00'. Row 2: L2, S 89°34'00" E, 65.86'.



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 TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

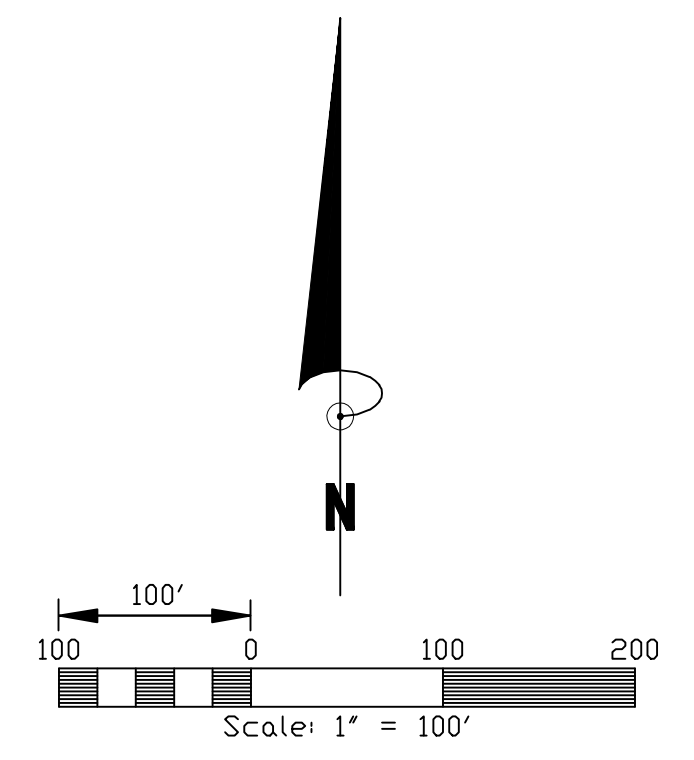
Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:)(
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

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700



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.

COUNTY ROAD NO. 406 R.O.W. DEDICATION AREA = 9244 SQ. FT.

10.000 ACRE TRACT SHOWN HEREON IS IN THE MCKINNEY IND. SCHOOL DISTRICT. DISTRICT BOUNDARY IS EAST OF 10.000 ACRE TRACT AND IS NOT SHOWN.

FLOOD CERTIFICATION
According to Flood Insurance Rate Map No. 48085C0285 J, dated June 2, 2009, the 10.00 acre tract shown hereon is not within the 100 year flood plain.

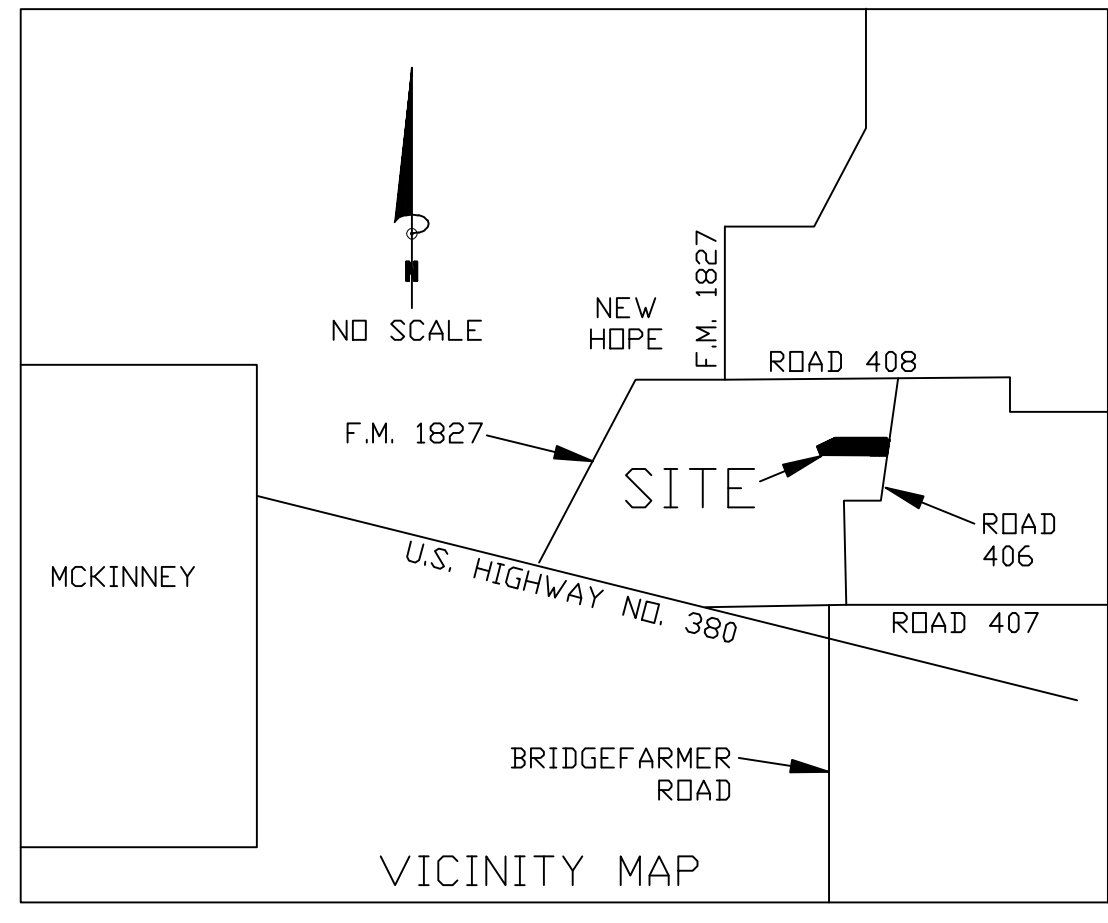
DIRECTIONAL CONTROL LINE: East line of 10.653 acre tract recorded in Clerk's File No. 93-107061.

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

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

PURPOSE OF PLAT: TO CREATE A PLATTED LOT.

PKO DENOTES A P.K. NAIL SET



RECEIVED
By Planning Department at 8:21 am, Mar 20, 2017