

Legend

Glas Cpd.IRS	Glas Capped Iron Rod Set
CCMR	Collin County Map Records
CCLR	Collin County Land Records
IRF	Iron Rod Found
CM	Controlling Monument
℄	Centerline

Flood Note: No part of the property described herein lies within a Special Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel Nos. 48085C0140 J & 48085C0255 J, present effective date of map June 2, 2009, herein property situated within Zone X (unshaded). 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) Survey was performed without the benefit of a title commitment; 2) Subject property affected by any or all easements of record; 3) Source bearing is based on Bloomdale Farms, an addition to Collin County as recorded in Volume C, Page 486 of the Collin County Map Records; 4) State Plane Coordinates established from City of McKinney Control Points 29 & 30.

The purpose of this Preliminary-Final Replat is to divide Lot 12 into two buildable lots.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **James L and Virginia L Harper** are the owners of a tract of land situated in the State of Texas, County of Collin and City of McKinney ETJ, being part of the Joel Steward Survey, Abstract No. 838, and being all of Lot 12 of Bloomdale Farms, an addition to Collin County as recorded in Volume C, Page 486 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northeast corner of Lot 12, the northeast corner of said premises, the northwest corner of Lot 11 of said addition, and being in the south line of Lot 5 of said addition;

THENCE with the east line of Lot 12, the east line of said premises, and the west line of said Lot 11, South 00°08'00" West, passing a J.E. Smith capped iron rod found at 1,059.70 feet and continuing for a total distance of 1,090.00 feet to a point in the approximate center of Bloomdale Road (County Road 123) marking the southeast corner of Lot 12, the southeast corner of said premises, and the southwest corner of said Lot 11;

THENCE with the approximate center of Bloomdale Road, the south line of Lot 12, and the south line of said premises, South 89°50'00" West, 432.74 feet to a point marking the southwest corner of Lot 12, the southwest corner of said premises and the southeast corner of Lot 13 of said addition;

THENCE with the west line of Lot 12, the west line of said premises, and the east line of said Lot 13, North 00°04'59" East, passing a Glas capped iron rod set at 30.00 feet and continuing for a total distance of 1,090.00 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 12, the northwest corner of said premises, and the southwest corner of the aforementioned Lot 5, from which a bolt found bears South 30°42'43" East, 0.18 feet;

THENCE with the north line of Lot 12, the north line of said premises, and the south line of Lot 5, North 89°50'00" East, 433.70 feet to the point of beginning and containing 10.840 acres of land.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **James L & Virginia L Harper**, do hereby adopt this plat designating the hereinabove described property as **Replat of Bloomdale Farms, Lots 12R & 18**, being a Replat of Lot 12 of Bloomdale Farms, an addition to Collin County, Texas, and do 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 _____, 2013.

By:

James L Harper _____ Virginia L Harper _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **James L Harper**, 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 _____, 2013.

Notary Public in and for
The State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Virginia L Harper**, 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 _____, 2013.

Notary Public in and for
The State of Texas

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.

Owner:
James L & Virginia L Harper
6290 County Road 123
McKinney, Tx 75071

Surveyor:
Glas Land Surveying
2114 FM 1563
Wolfe City, Tx 75496

Attn: John Glas
(903) 355-8105
john@glaslandsurveying.com

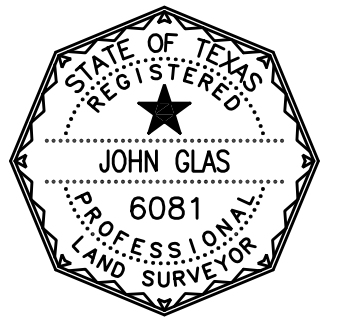
Glas Land Surveying
2114 FM 1563
Wolfe City, Texas 75496
Office: (903) 496-2084
www.glaslandsurveying.com

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, John Glas, 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.

John Glas
R.P.L.S. No. 6081



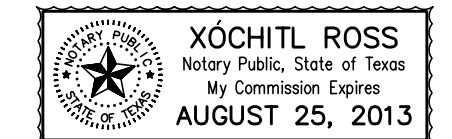
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **John Glas**, 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 _____, 2013.

Notary Public in and for
The State of Texas



"APPROVED and ACCEPTED"

City Manager
City of McKinney, Texas

Date

**Preliminary-Final Replat for
Review Purposes Only**

RECEIVED
By Kathy Wright at 3:41 pm, Jan 28, 2013

**Preliminary-Final Replat of
Bloomdale Farms
Lots 12R & 18**
being a Replat of Lot 12 of Bloomdale Farms
as recorded in Volume C, Page 486, CCMR
10.840 Acres
Joel Steward Survey, Abstract No. 838
City of McKinney ETJ, Collin County, Texas
December 2012

Revised: 1/25/2013
Drawings: 120131AC00054.dwg