

STATE OF TEXAS:
COUNTY OF COLLIN:

OWNERS CERTIFICATE

WHEREAS Michael John McBroom—Heir of the Estate of John Thomas McBroom(Deceased) is the owner of a tract of land situated in Collin County, Texas, in the William Davis survey, abstract no. 248, being survey of part of the 10,000 acre tract described in a deed from Billy Owen and B. J. Webster to John Thomas McBroom and Jane May McBroom, dated May 18, 1993, recorded as clerk's file no. 93-0038845 of the Collin County deed records, being described by metes and bounds as follows:
BEGINNING at a 60d nail found at the northeast corner of said 10,000 acre tract, on the west edge of County Road 332(north-south paved road); same being the southeast corner of the 10.802 acre tract mentioned in deed recorded as clerk's file no. 20120305000256820;
THENCE South 00°16'48" East, with the east line of said 10,000 acre tract and with said County Road 332, 257.95 feet to a 60d nail found at the northeast corner of the 1.000 acre tract recorded in volume 5255, page 4445;
THENCE South 89°59'48" West, with the north line of said 1.000 acre tract, 320.40 feet to a 1/2-inch iron pin found at the northwest corner of said 1.000 acre tract;
THENCE South 00°13'08" East, with the west line of said 1.000 acre tract, 140.40 feet to a 1/2-inch iron pin found at the southwest corner of said 1.000 acre tract; same being in the north line of the 1.000 acre tract recorded as clerk's file no. 20080903001067650; same being in the south line of said 10,000 acre tract;
THENCE South 88°24'06" West, with the south line of said 10,000 acre tract and the north line of last mentioned 1.000 acre tract, passing at 110.80 feet a 1/2-inch iron pin found at the northwest corner of last mentioned 1.000 acre tract and continuing with the south line of said 10,000 acre tract, in all, 150.00 feet to a 1/2-inch iron pin set;
THENCE westerly with the south line of said 10,000 acre tract as follows:
North 89°40'26" West, 168.32 feet to a 1/2-inch iron pin set;
North 89°42'13" West, 517.64 feet to a 1/2-inch iron pin found at the southwest corner of said 10,000 acre tract;
THENCE North 00°24'13" East, with the west line of said 10,000 acre tract, 102.94 feet to a 3/4-inch pipe found at the west-northwest corner of said 10,000 acre tract;
THENCE South 89°08'18" East, with the north line of said 10,000 acre tract, 112.05 feet to a 1/2-inch iron pin set at the inside corner of said 10,000 acre tract;
THENCE North 00°06'36" West, with a west line of said 10,000 acre tract, 313.01 feet to a 1/2-inch iron pin found at the north-northwest corner of said 10,000 acre tract; same being the southwest corner of said 10,802 acre tract;
THENCE South 89°09'24" East, with the north line of said 10,000 acre tract and the south line of said 10,802 acre tract, 1042.45 feet to the PLACE OF BEGINNING and containing 8.994 acres

COUNTY OF COLLIN)(
STATE OF TEXAS)(
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Michael John McBroom—Heir of the Estate of John Thomas McBroom(Deceased) does hereby adopt this Preliminary—Final Plat designating the hereinabove described property as OWEN FARMS, PHASE TWO, LOT 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 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 _____, 2018.

Michael John McBroom—Heir of the Estate of John Thomas McBroom(Deceased), 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 Mike McBroom 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.

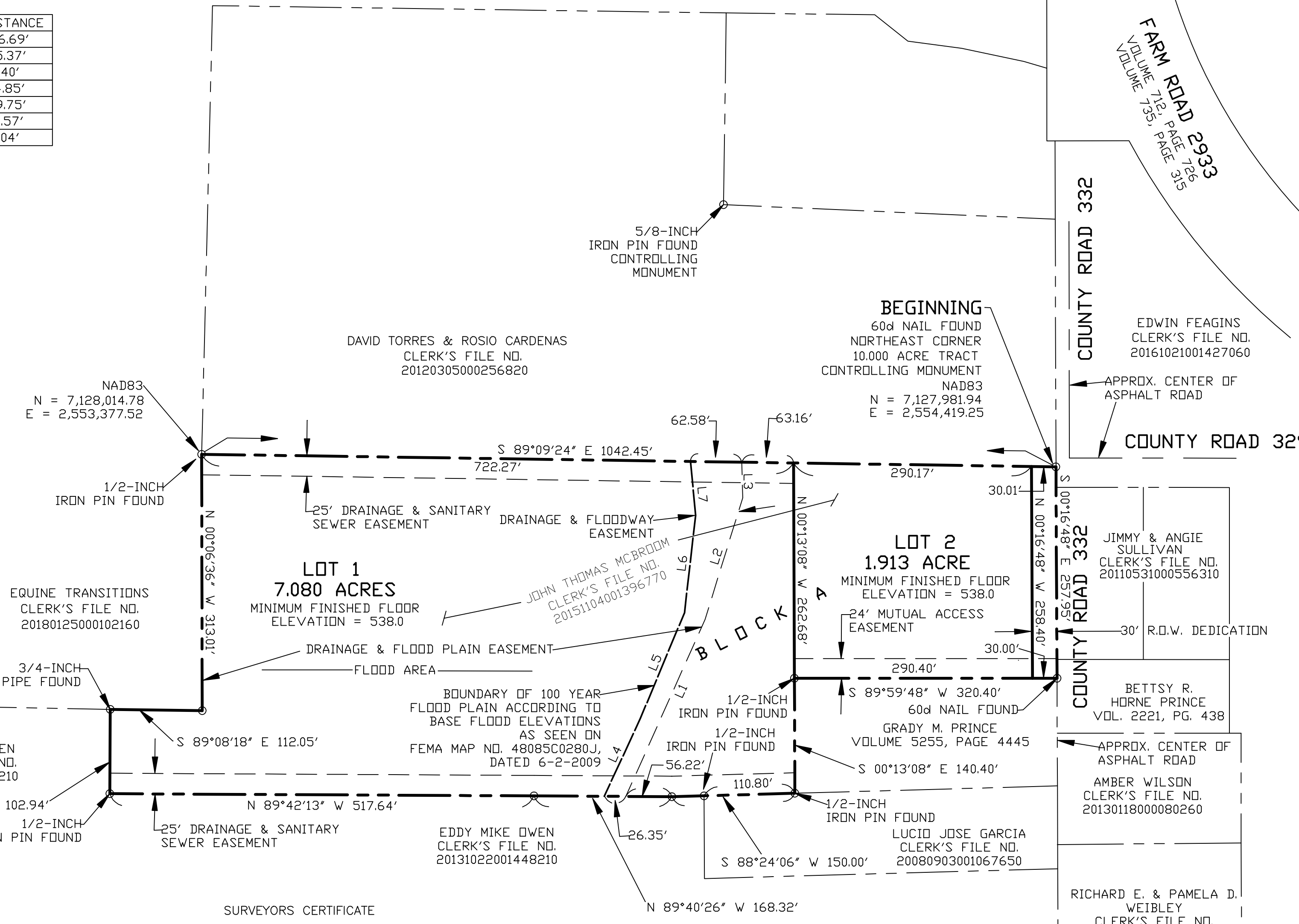
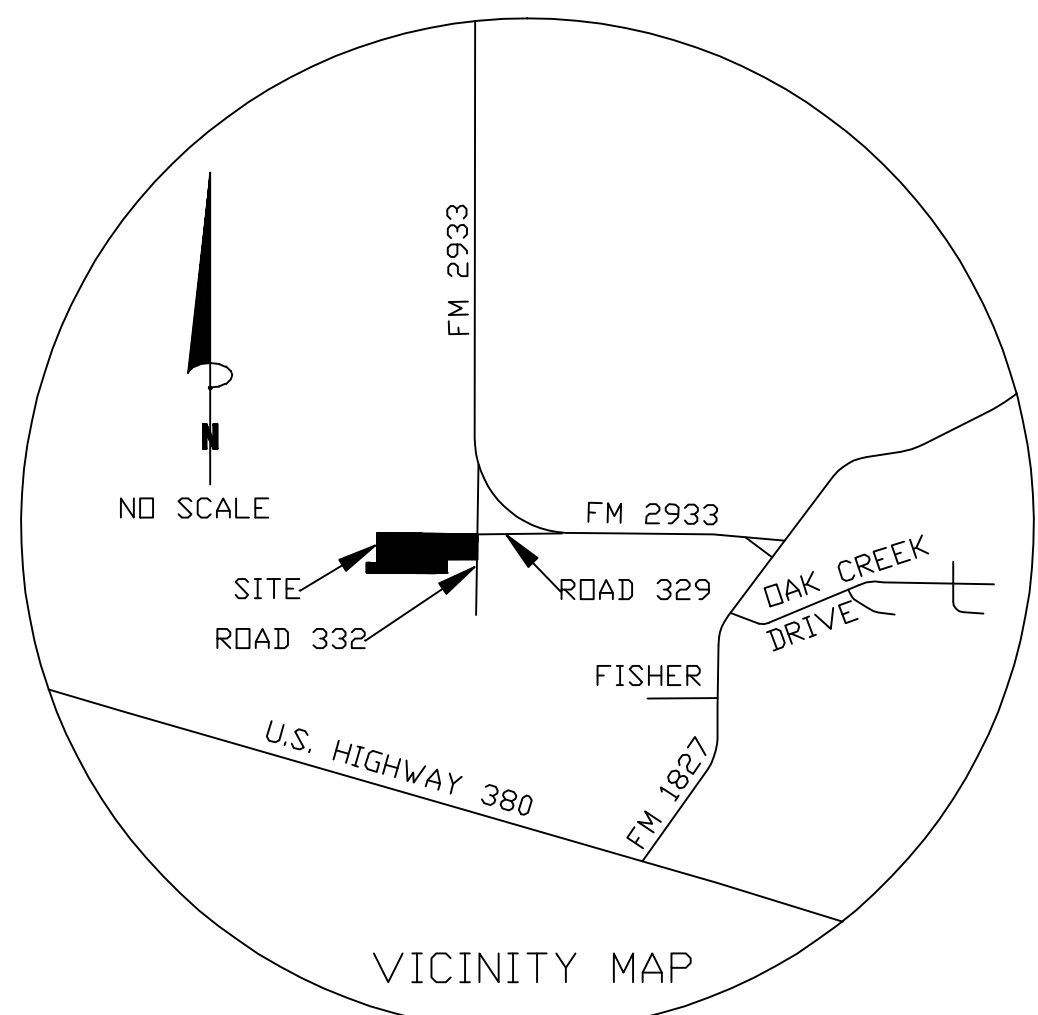
Given under my hand and seal of office, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
OF
OWEN FARMS
PHASE TWO
LOT 1 & 2, BLOCK A
AN ADDITION TO THE CITY OF MCKINNEY
BEING 8.994 ACRES OF LAND LOCATED IN THE
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248,
COLLIN COUNTY, TEXAS
JUNE 28, 2018
2 LOTS

NUMBER	DIRECTION	DISTANCE
L1	N 24°06'30" E	236.69'
L2	N 17°10'14" E	155.37'
L3	N 01°24'56" W	43.40'
L4	N 24°52'39" E	104.85'
L5	N 22°37'19" E	139.75'
L6	N 06°33'56" E	119.57'
L7	N 05°28'00" W	66.04'



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 _____, 2018.

Notary Public in and for the State of Texas

Health Department Certification:
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

LEGEND
O 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

The owner and any subsequent owner of Lot 1 Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and the United States of America.

OWNER: MICHAEL JOHN MCBROOM—HEIR OF THE ESTATE OF JAMES THOMAS MCBROOM(DECEASED)
2571 COUNTY ROAD 332
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

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION AND TO MY KNOWLEDGE COMPLY WITH THE SUBDIVISION ORDINANCE.

FLOOD CERTIFICATION
According to Flood Insurance Rate Map No. 48085C0285 J, dated June 2, 2009, the 8.994 acre tract shown hereon is partially within the 100 year flood plain.

BEARING BASE AND CONTROLLING MONUMENTS: Calculated line between 60d nail found at southeast corner and 5/8-inch iron pin found at inside corner of the 10.802 acre tract recorded as clerk's file no. 20120305000256820

PURPOSE OF PLAT: TO CREATE TWO LOTS.

IT IS APPROXIMATELY N 00°09'32" W 6374.53' FROM THE NORTHWEST CORNER OF THIS 8.994 ACRE TRACT TO THE NORTHEAST CORNER OF THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248

NOTE: EXISTING 500 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 48085C0280J, DATED 6-2-2009 IS NOT SHOWN.

