

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, **Tommy George** is the owner of a called 10.187 acre tract of land situated in the State of Texas and the County of Collin, being part of the Thomas Rhodes Survey, Abstract No. 741, and being all of a tract of land conveyed to Tommy Alan George by deed recorded in Volume 5649, Page 3831 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the approximate centerline of County Road 341, in the south line of a called 47.291 acre tract conveyed to REA Capital, LP by deed recorded in Document No. 20150330000345120 of the Deed Records of Collin County, Texas and marking the northeast corner of a called 5.1883 acre tract conveyed to Jeffrey Richerson by deed recorded in Document No. 20060119000075320 of the Deed Records of Collin County, Texas and the northwest corner of said 10.187 acre tract;

THENCE with said road, the south line of said 47.291 acre tract and the north line of said 10.187 acre tract, North 89°55'00" East, 272.87 feet to a 1/2 inch iron rod found for corner in said road and marking the northwest corner of a called 15.008 acre tract conveyed to Gerardo Grimaldo by deed recorded in Volume 4914, Page 2221 of the Deed Records of Collin County, Texas and the northeast corner of said 10.187 acre tract;

THENCE with the west line of said 15.008 acre tract and the east line of said 10.187 acre tract, South 00°01'00" East, 1627.24 feet to a 1/2 inch iron rod found for corner in the north line of a called 61.986 acre tract conveyed to Salem Radio Properties, Inc. by deed recorded in Document No. 20150915001171700 of the Deed Records of Collin County, Texas and marking the southwest corner of said 15.008 acre tract and the southeast corner of said 10.187 acre tract;

THENCE with the north line of said 61.986 acre tract and the south line of said 10.187 acre tract, North 89°43'00" West, 272.87 feet to a 1/2 inch iron rod capped "Roome" found for corner marking the southeast corner of said 5.1883 acre tract and the southwest corner of said 10.187 acre tract;

THENCE with the east line of said 5.1883 acre tract and the west line of said 10.187 acre tract, North 00°01'00" West, 1625.49 feet to the Point of Beginning and containing 443,786 square feet or 10.188 acres of land, more or less.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Tommy George**, do hereby adopt this plat designating the hereinabove described property as **George Addition, Lot 1 & Lot 2, 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 _____, 2017.

Tommy George

ACKNOWLEDGEMENT

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BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, _____ day personally appeared **Tommy George**, 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 _____, 2017.

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 §
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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 _____, 2017.

Notary Public in and for the State of Texas

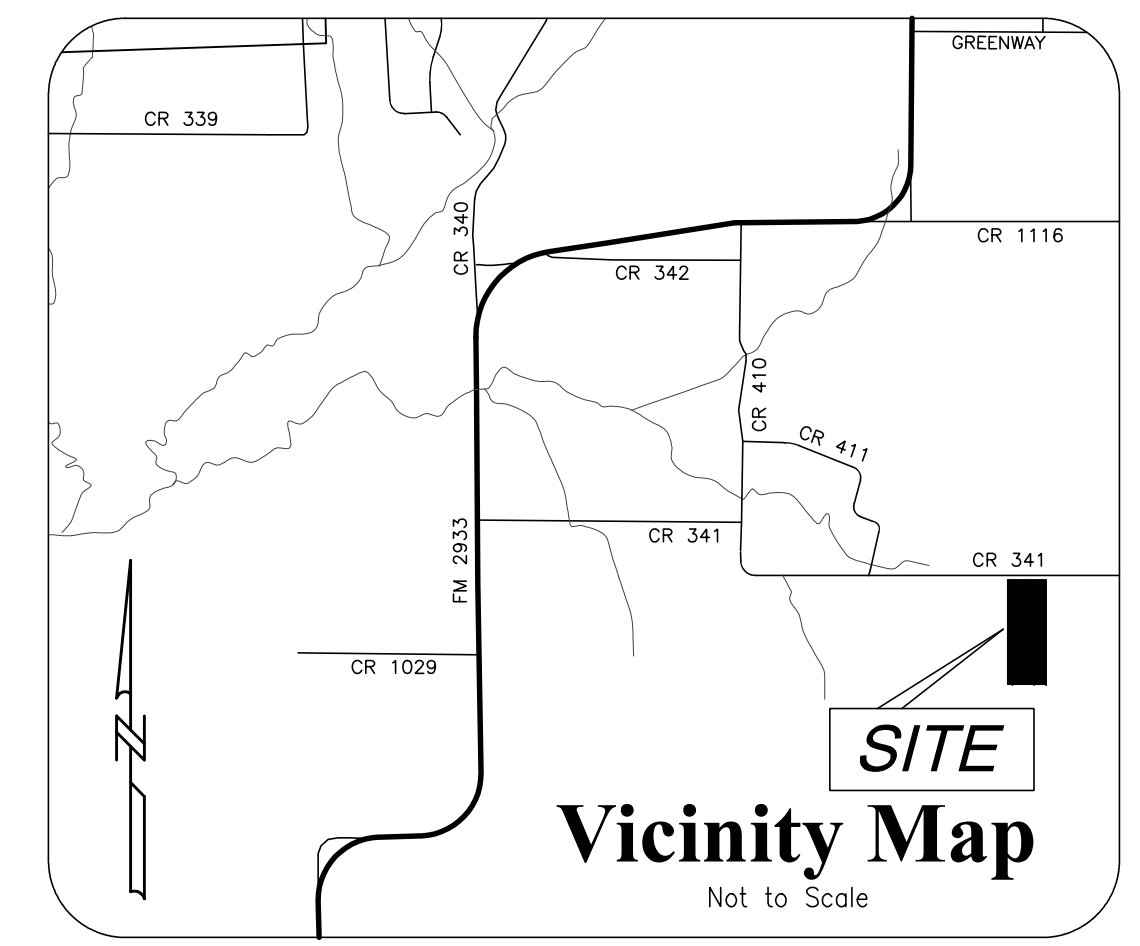
OSSF Notes:

- 1) All lots must utilize alternative type On-Site Sewage Facilities.
- 2) Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
- 3) Lots 1R, 3R and 4R all contain existing OSSFs.
 - o Lots 1R and 4R have existing dwellings connected to the respective OSSFs. The existing OSSFs on Lots 1R and 4R are alternative systems, suitable for the sites and existing, respective structures. Any changes to the existing structure(s) and/or OSSFs must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
 - o There is currently no structure/dwelling connected to the OSSF on Lot 3R. The existing OSSF on Lot 3R is an alternative system. Any proposed connection of a structure/dwelling to the existing OSSF or change to the OSSF must be reviewed by CCDS prior to construction/connection for compliance with OSSF regulations.
 - o The P.L.E. As-Builts submitted with the plat shows all OSSF components for Lots 1R, 3R and 4R to be completely within the boundaries of Lots 1R, 3R and 4R, respectively. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
- 4) Tree removal and/or grading for OSSF may be required on individual lots.
- 5) Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
- 6) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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



The purpose of this plat is to create two residential lots.

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. 48065C0170 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 Tommy Alan George as recorded in Volume 5649, Page 3831 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 CM41 & CM43.

Preliminary Final Plat
George Addition
Lot 1 & Lot 2, Block A
 being a 10.188 Acre Tract recorded in
 Volume 5649, Page 3831, DRCCT
 Thomas Rhodes Survey, Abstract No. 741
 Collin County, Texas

Owner:
 Tommy George
 3584 County Road 341
 McKinney, Texas 75071

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 By Planning Department at 2:58 pm, Jun 27, 2017