

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Michael Moreno and Colleen Moreno, do hereby adopt this record plat designating the herein above described property as **Green Acres Estates, Lots 1 & 2, Block A**. Being an addition in the Extra Territorial Jurisdiction of the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown thereon, the easements as shown, for the 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 buildings, fences, shrubs, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on said easement and the City of McKinney and all public utilities shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, or procuring the permission of anyone.

WITNESS MY HAND, this the ____ day of _____, 2020.

Michael Moreno (Owner)

Colleen Moreno (Owner)

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Michael Moreno**, Trustee, 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 and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for
The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Colleen Moreno**, Trustee, 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 and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of McKinney, Texas

NOT FOR RECORDING

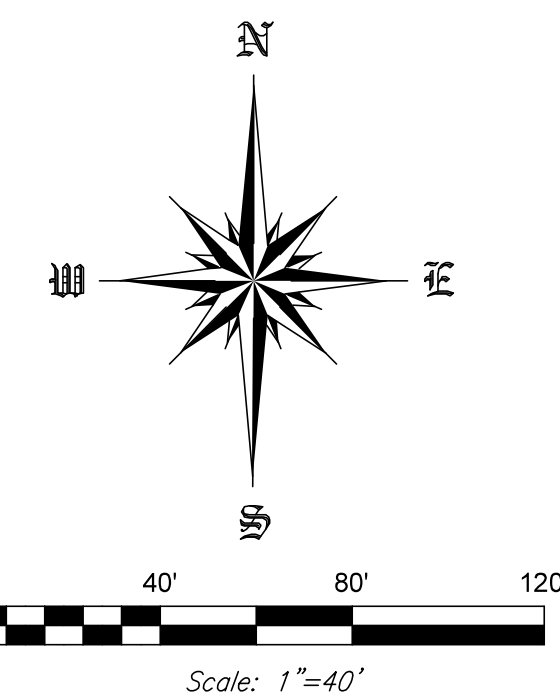
F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, 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 and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for
The State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Michael Moreno and Colleen Moreno are the owners of a tract of land situated in the State of Texas, County of Collin, being part of the Calvin Boles Survey, Abstract No. 28, and being all of a 5.00 acre tract as recorded under County Clerk No. 20200925001643960 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a point in the approximate center of County Road 324, marking the northeast corner of a dedicated 30' Right-of-Way as recorded in Volume G, Page 44 of the Collin County Map Records, the southeast corner of a called 5.97 acre tract as recorded under County Clerk No. 20190410000379040 of the Collin County Land Records, the northwest corner of a called 20.304 acre tract as recorded under County Clerk No. 2016012000064650 of the Collin County Land Records, the southwest corner of said 5.00 acre tract and the herein described premises, from which a 1/2" iron rod found for reference bears South 47°59'41" West 0.38 feet;

THENCE with the east line of said 5.97 acre tract, and the west line of said 5.00 acre tract, North 01°31'11" East, 647.50 feet to a 1/2" iron rod found in the south line of a called 16.018 acre tract as recorded under County Clerk No. 20001009001102130 of the Collin County Land Records, marking the northeast of said 5.97 acre tract, the northwest corner of said 5.00 acre tract and said premises;

THENCE with south line of said 16.018 acre tract, and the north line of said 5.00 acre tract, South 88°28'38" East, 336.52 feet to a "burns" capped iron rod found marking the northeast corner of said 5.00 acre tract, said premises, and the northwest corner of the remainder of a called 17.057 acre tract as recorded under County Clerk No. 19971009000862960 of the Collin County Land Records;

THENCE with the east line of said 5.00 acre tract, and the west line of the remainder of said 17.057 acre tract, South 01°32'22" West, 647.38 feet to a Mag nail found in the north line of the aforementioned 20.304 acre tract, same being in the approximate center of County Road 324, marking the southeast corner of said 5.00 acre tract, said premises, and the southwest corner of the remainder of said 17.057 acre tract;

THENCE with the north line of said 20.304 acre tract, same being the approximate center of County Road 324, and the south line of said 5.00 acre tract, North 88°28'49" West, 336.29 feet to the point of beginning and containing 5.000 acres of land.

NOTES

- 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 2) 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.
- 3) THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS NECESSARY FOR DEVELOPMENT AND TO CREATE TWO LOTS.
- 4) BEARINGS BASED ON WARRANTY DEED RECORDED UNDER COUNTY CLERK'S NO. 20200925001643960 OF THE COLLIN COUNTY LAND RECORDS.
- 5) NO PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0295 J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS DATED JUNE 2, 2009 (ZONE X).
- 6) COORDINATES BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.

N7, 108, 191.01
E 2, 561, 794.43
1/2" IRF (CM)

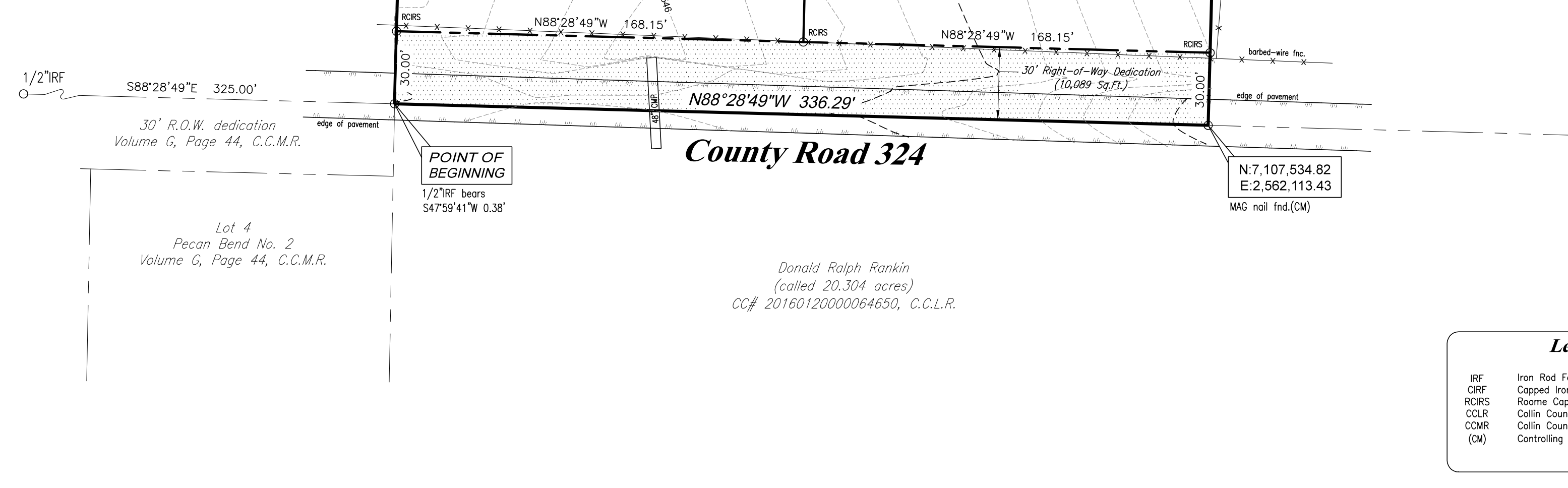
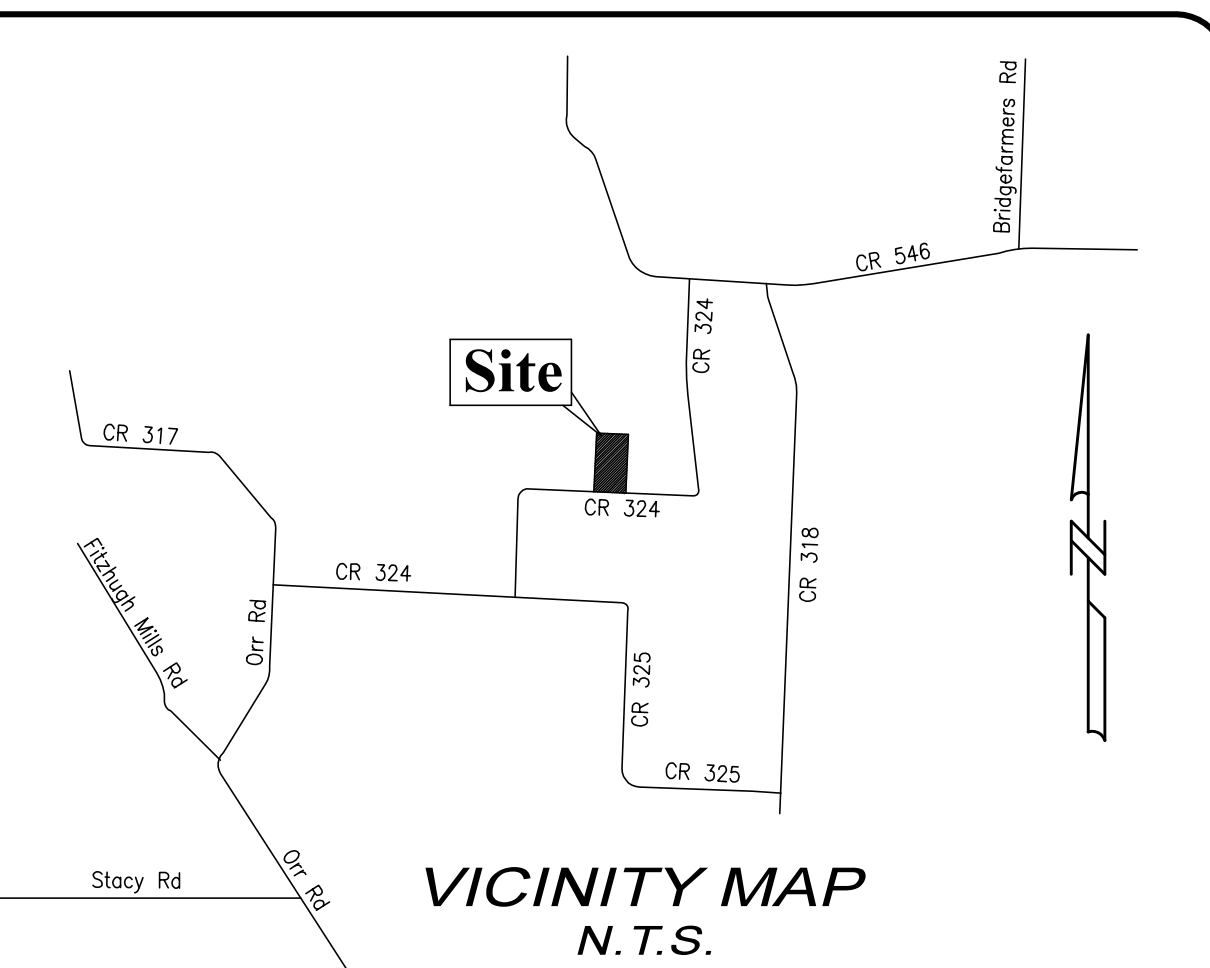
Kathryn A. Dixon
(called 16.018 acres)
CC# 20001009001102130,
C.C.L.R.

Brian Hargraves
(called 5.97 acres)
CC# 20190410000379040,
C.C.L.R.

Michael & Colleen Moreno
(called 5.00 acres)
CC# 20200925001643960, C.C.L.R.

Gregory G. & Beth A. Michalak
(remainder of 17.057 acres tract)
CC# 19971009000862960, C.C.L.R.

Donald Ralph Rankin
(called 20.304 acres)
CC# 2016012000064650, C.C.L.R.



Legend

IRF	Iron Rod Found
CRF	Capped Iron Rod Found (as stamped)
RCRS	Roome Capped Iron Rod Set
CCLR	Collin County Land Records
CCMR	Collin County Map Records
(CM)	Controlling Monument

Owner:
Michael & Colleen Moreno
402 Lilac Lane
Fairview, Texas 75069
Attn: Mike
(P) 512-826-5149
email: mmoreno@silvercreekharvest.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
email: fredb@roomeinc.com
Attn: Fred Bemenderfer

Preliminary - Final Plat
Green Acres Estates
Lots 1 & 2, Block A
Being 5.000 Acres of Land
Situated in the
Calvin Boles Survey, Abstract No.28
Collin County, Texas

Revised: P:\AC\202004\AC289183.dwg

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
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