

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Amy Kirkland and A.J. Stailey are the owners of a 3.024 acre tract of land situated in the Phillip Smith Survey, Abstract No. 851, Collin County, Texas and being part of called 4.040 acre tract of land conveyed to Amy Kirkland as recorded in County Clerk's No. 20151002001256130 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "4613" found for the northwest corner of the called 4.040 acre tract of land and said iron rod also being in the east line of a called 1.038 acre tract of land conveyed to Pratt Fam Properties, LLC. as recorded in County Clerk No. 20210331000641540 of the Official Public Records of Collin County, Texas;

THENCE S 86°31'49" E with the north line of the called 4.040 acre tract of land, passing an iron rod with plastic cap stamped "APPLE" at a distance of 137.38', and continuing for a total distance of 283.38' to a 1/2" iron rod with plastic cap stamped "4613" set for the northeast corner of the hereto described tract of land;

THENCE S 04°51'01" W a distance of 403.34' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°18'28" E a distance of 110.25' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 04°51'01" W a distance of 409.90' to a 1/2" iron rod found for the southeast corner of the called 4.04 acre tract of land and said iron rod being in the centerline of County Road 1029;

THENCE N 89°16'48" W in County Road 1029 a distance of 30.08' to a Mag Nail with shiner set for corner;

THENCE N 04°51'01" E a distance of 242.07' to an iron rod with plastic cap stamped "COLLIS" found for corner;

THENCE N 75°24'04" W a distance of 165.52' to a 1/2" iron rod found for corner;

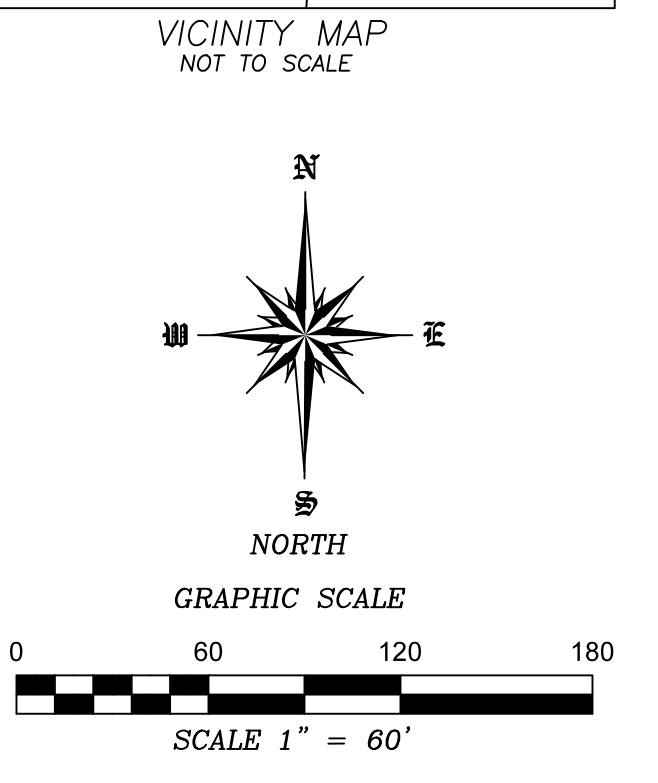
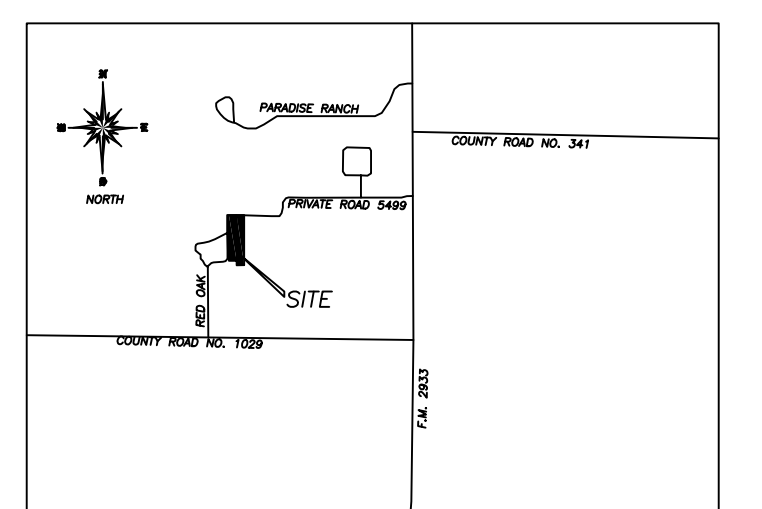
THENCE N 00°47'31" W a distance of 208.91' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 88°59'05" W a distance of 97.40' to an iron rod with plastic cap stamped "APPLE" found for corner;

THENCE N 00°47'37" W a distance of 25.00' to an iron rod with plastic cap stamped "APPLE" found for corner;

THENCE N 88°59'05" W a distance of 50.06' to a 1/2" iron rod found for corner;

THENCE N 00°43'08" W a distance of 309.04' to the POINT OF BEGINNING and containing 131,717 Square Feet or 3.024 acres of land.



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Amy Kirkland and A.J. Stailey do hereby adopt this Record Plat designating the herein described property as THE PRATT FAM ADDITION, LOT 1 & LOT 2, BLOCK A, an addition to Collin County, Texas, and do hereby dedicate to the public use forever the road along County Road 1029. All other streets have not been dedicated to the public for public access nor been accepted by the City as public improvements, and the streets shall be maintained by the property owners. The streets shall always be open to emergency vehicles, public and private utility service personnel, the U.S. Postal Service and governmental employees in pursuit of their official duties.

Witness my hand, this the ____ day of _____, 2022.

AMY KIRKLAND
OWNER

A.J. STAILEY
LIEN HOLDER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared AMY KIRKLAND, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2022.

Notary Public in and for the State of Texas
My Commission Expires _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared A.J. STAILEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2022.

Notary Public in and for the State of Texas
My Commission Expires _____

CERTIFICATE OF APPROVAL

Approved and Accepted

City Manager
City of McKinney

City Secretary
City of McKinney

Date

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DAVID J. SURDUKAN, Registered Professional Land Surveyor, 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 Platting Rules and Regulations of the division regulations of the City Planning and Zoning Commission of the City of McKinney, Texas.

DAVID J. SURDUKAN R.P.L.S. NO. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 6 day of May, 2022.

Notary Public in and for the State of Texas
My Commission Expires: 12/11/2024

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY
THE PRATT FAM ADDITION
LOT 1 & LOT 2, BLOCK A
AN ADDITION TO COLLIN COUNTY
IN THE CITY OF MCKINNEY'S ETJ
BEING 3.024 ACRES SITUATED IN THE
PHILLIP SMITH SURVEY, ABSTRACT NO. 851
COLLIN COUNTY, TEXAS

OWNER
AMY KIRKLAND
1027 C.R. NO. 1029
MCKINNEY, TEXAS 75069
(214) 842-1896

LIEN HOLDER
A.J. STAILEY
1600 N WADDILL ST
MCKINNEY, TEXAS 75069
000-000-0000

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

PLAT NOTE:
All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.

FLOODPLAIN NOTE:
This tract of land is designated to fall within Zone X (unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0165-J, dated June 2, 2009, and FIRM Map No. 48085C0280-J, dated June 2, 2009 and prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas.

BASIS OF BEARINGS:
The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEI0003).

PURPOSE:
The purpose of this Final Plat is to create 2 Lots out of a called 4.04 acre tract of land.

LEGEND

C.M. = CONTROLLING MONUMENT
CRF = CAPPED 1/2" IRON ROD FOUND STAMPED (APPLE)
CRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF = IRON ROD FOUND