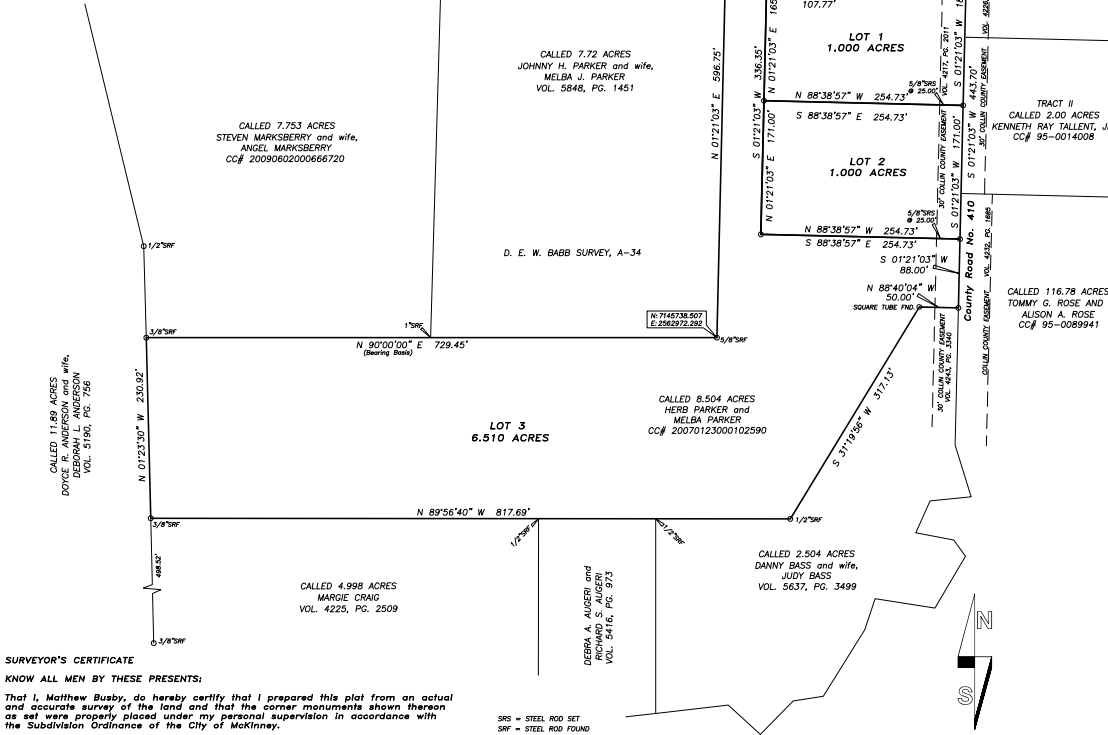


Note: Coordinates are Texas State Plane Coordinates, North Central Zone, NAD83.



SURVEYOR'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:
 That I, Matthew Busby, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of McKinney.

_____ 20____

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
 Matthew Busby
 F.I.R.S. No. 5751

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 Matthew Busby, Land Surveyor, 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 purpose and considerations therein expressed.

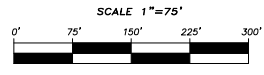
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

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

- Notes:
- 1) Subject tract located within Zone X as scaled from F.I.R.M. Panel 48085CO170J, dated June 2, 2009. Zone X being defined as "areas determined to be outside the 0.2% annual chance floodplain."
 - 2) Verify exact location of underground utilities prior to construction.
 - 3) Bearings based on most Westerly North line of that called 8.504 acres (CC# 20070123000102590).

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

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.



PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, Herb and Melba Parker, are the owners of a tract of land situated in the D.E.W. Babb Survey, Abstract No. 34, Collin County, Texas and being further described as follows:

BEING all of that tract of land in Collin County, Texas, out of the D. E. W. Babb Survey, Abstract No. 34, and being all of that called 8.504 acres of land described in a deed to Herb Parker and Melba Parker as recorded under County Clerk's No. 20070123000102590 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 3/8 inch steel rod found at the most Northern Northwest corner of said 8.504 acres, and at the Southwest corner of that called 1.4627 acres of land described in a deed to Doreen D. Dudley as recorded under County Clerk's No. 20060601000743980 of the Official Public Records of Collin County, Texas, and in the East line of that called 7.72 acres of land described in a deed to Danny Bass, Parker and wife, Melba J. Parker as recorded in Volume 5637, Page 3499 of the Official Public Records of Collin County, Texas;

THENCE North 83 degrees 51 minutes 00 seconds East, 162.19 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the most Northern Northeast corner of said 8.504 acres, and at the Northwest corner of that called 0.50 acres of land described in a deed to James Donald Stiles as recorded in Volume 1557, Page 238 of the Deed Records of Collin County, Texas;

THENCE South 01 degrees 21 minutes 03 seconds West, 148.23 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at an ell corner of said 8.504 acres, and at the Southwest corner of said 0.50 acres;

THENCE North 83 degrees 51 minutes 00 seconds East, 148.23 feet to a 60d nail set in the center of County Road No. 410, at the Eastern most Northeast corner of said 8.504 acres, and at the Southeast corner of said 0.50 acres;

THENCE South 01 degrees 21 minutes 03 seconds West, 443.70 feet along County Road No. 450 and East line of said 8.504 acres to a 60d nail set at the most Eastern Southeast corner of said 8.504 acres, and at the Northeast corner of that called 2.504 acres of land described in a deed to Danny Bass and wife, Judy Bass as recorded in Volume 5637, Page 3499 of the Official Public Records of Collin County, Texas;

THENCE North 88 degrees 40 minutes 04 seconds West, 50.00 feet to a square tube found at an angle point of said 8.504 acres and said 2.504 acres;

THENCE South 31 degrees 19 minutes 56 seconds West, 317.13 feet to a 1/2 inch steel rod found at an angle point of said 8.504 acres and said 2.504 acres;

THENCE North 89 degrees 58 minutes 40 seconds West, 817.69 feet to a 3/8 inch steel rod found at the Southwest corner of said 8.504 acres, and at the Northwest corner of that called 4.998 acres of land described in a deed to Margie Craig as recorded in Volume 4225, Page 2509 of the Official Public Records of Collin County, Texas, and in the East line of that called 11.58 acres of land described in a deed to Doyce L. Anderson and wife, Deborah L. Anderson as recorded in Volume 5190, Page 756 of the Official Public Records of Collin County, Texas, from which a 3/8 inch steel rod found bears South 01 degrees 23 minutes 30 seconds East 498.52 feet for witness;

THENCE North 01 degrees 23 minutes 30 seconds West, 230.92 feet to a 3/8 inch steel rod found at the most Westerly Northwest corner of said 8.504 acres, and at the Southwest corner of that called 7.753 acres of land described in a deed to Steven Marksberry and wife, Angel Marksberry as recorded under County Clerk's No. 2009060200066720 of the Official Public Records of Collin County, Texas;

THENCE North 90 degrees 00 minutes 00 seconds East (Bearing Baseline), 728.45 feet along the most Westerly North line of said 8.504 acres, and the South line of said 7.753 acres and 7.72 acres to a 5/8 inch steel rod found at an ell corner of said 8.504 acres, and at the Southeast corner of said 7.72 acres;

THENCE North 01 degrees 21 minutes 03 seconds East, 596.75 feet to the POINT OF BEGINNING, containing 8.510 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, Herb Parker and Melba Parker, do hereby adopt this plat designating the herein above described property as Preliminary-Final Plat of Lot 1-3, Block A of the Herb and Melba Parker Addition, an addition to the City of McKinney, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements as shown, for the mutual use and accommodation of the City of McKinney and all public utilities dealing 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 their respective systems in said easements, 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, patrolling, 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand this _____ day of _____, 20____.

BY:

Herb Parker _____ Melba Parker _____
 Owner Owner

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 Herb Parker, Owner, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

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

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 Melba Parker, Owner, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

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

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 Melba Parker, Owner, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

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

Received by the Planning Department on 1.23.12

PRELIMINARY-FINAL PLAT
 LOTS 1-3, BLOCK A
 HERB AND MELBA PARKER ADDITION
 D.E.W. BABB SURVEY, A-34
 E.T.J. OF MCKINNEY, TEXAS
 COLLIN COUNTY, TEXAS

(Being all of that called 8.504 acres of land described in a deed to Herb Parker and Melba Parker as recorded under County Clerk's No. 20070123000102590 of the Official Public Records of Collin County, Texas)

P.O. BOX 250
 CADDO MILLS, TX 75135

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 SURVEYS

OFFICE: 214-499-8472
 FAX: 972-762-7611
 EMAIL: mbsusy_ls@yahoo.com

OWNER:

Herb & Melba Parker
 2488 C.R. 342
 McKinney, Texas
 75071

SURVEYOR:

Boundary Solutions
 P.O. Box 250
 Caddo Mills, TX
 75135
 972-762-8082

Drawn by: mjb
 B.S.I./obj# 0910-008f
 Date: 12-5-11