

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Jeff and Angela Swanner are the owners of a tract of land situated in the City of McKinney, Collin County, Texas, in the Ben Stapp survey, abstract no. 837, being a survey of Lot 7, Block 1 of the Black & Smith Addition, an addition to the City of McKinney according to the map thereof recorded in volume 2, page 43 of the Collin County plat records, being described by metes and bounds as follows:
Beginning at a 2-inch pipe found at the northwest corner of said Lot 7 and in the east right-of-way line of Waddill Street;
THENCE South 89°41'10" East, with the north line of said Lot 7, 99.91 feet to a 1/2-inch iron pin set at the northeast corner of said Lot 7;
THENCE South 31°24'03" East, with the northeast line of said Lot 7, 170.44 feet to a 5/8-inch iron pin found at the east corner of said Lot 7 and being in the northwest line of Inwood Drive; same being in a curve, the radius point bears South 32°11'09" East, 161.18 feet;
THENCE to the left with said curve, with the northwest line of said Inwood Drive and the southeast line of said Lot 7, an arc length of 58.72 feet, a central angle of 20°52'25", a chord direction of South 47°22'38" West and a chord length of 58.40 feet to a 1/2-inch iron pin set at the south corner of said Lot 7;
THENCE North 53°15'48" West, with the southwest line of said Lot 7, 183.88 feet to a 1/2-inch iron pin found at the southwest corner of said Lot 7; same being in the east right-of-way line of said Waddill Street;
THENCE North 01°13'37" East, with the west line of said Lot 7 and the east right-of-way line of said Waddill Street, 75.60 feet to the PLACE OF BEGINNING and containing 0.451 acre.

COUNTY OF COLLIN [X]
STATE OF TEXAS [X]
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jeff and Angela Swanner do hereby adopt this plat designating the hereinabove described property as BLACK & SMITH ADDITION, LOTS 7R & 31, BLOCK 1, BEING A REPLAT OF LOT 7, BLOCK 1 OF THE BLACK & SMITH ADDITION, 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 its 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 _____, 2015.

Jeff Swanner, Owner

STATE OF TEXAS:
COUNTY OF COLLIN:

This instrument was acknowledged before me this the _____ day of _____, 2015.

Notary Public, State of Texas

Angela Swanner, Owner

STATE OF TEXAS:
COUNTY OF COLLIN:

This instrument was acknowledged before me this the _____ day of _____, 2015.

Notary Public, State of Texas

SURVEYORS CERTIFICATE

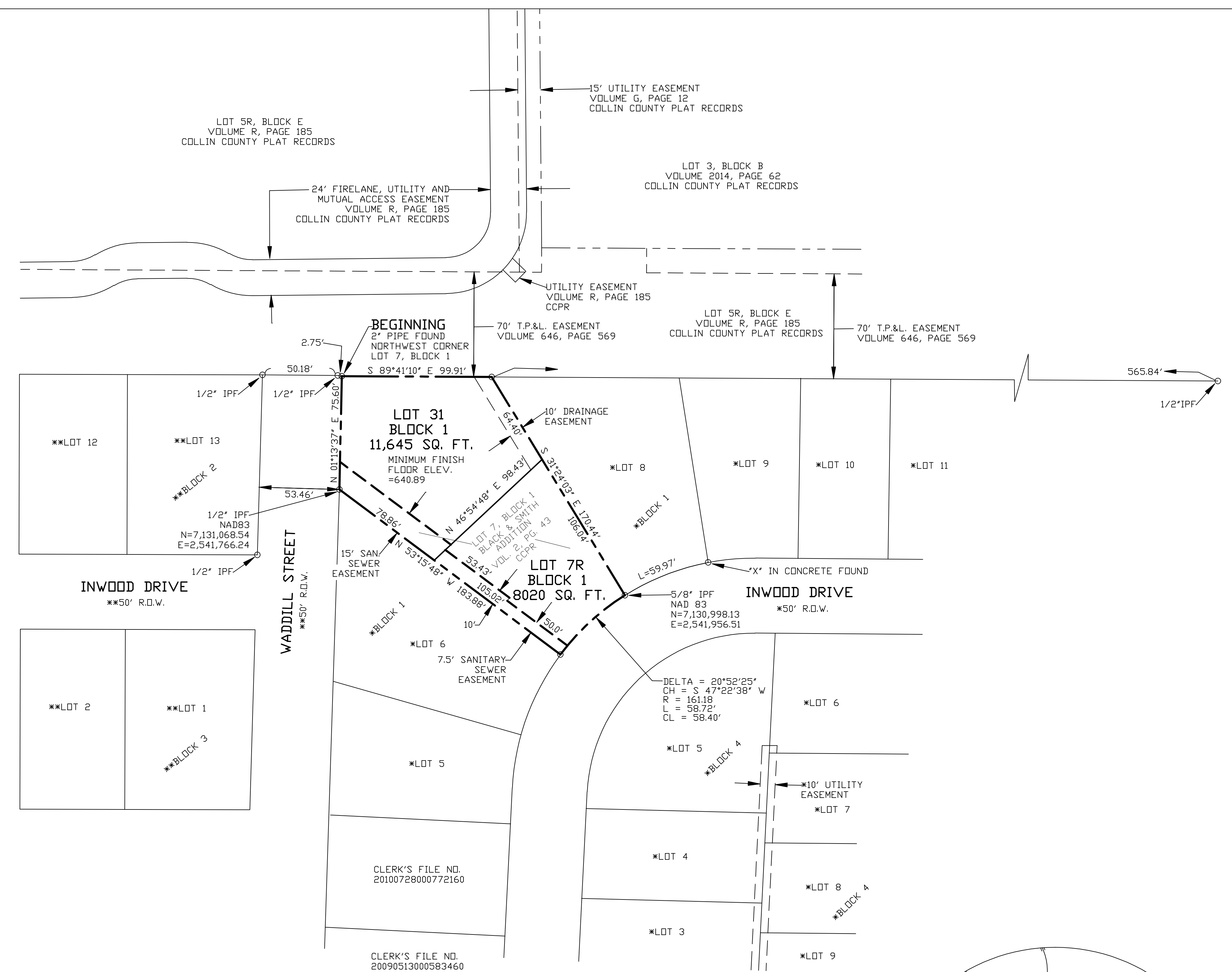
KNOW ALL MEN BY THESE PRESENTS:

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:

This instrument was acknowledged before me this the _____ day of _____, 2015.

Notary Public, State of Texas



BEARING BASE: GRID NORTH

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT SOUTHWEST CORNER AND 5/8-INCH IRON PIN FOUND AT THE EAST CORNER OF LOT 7, BLOCK 1, BLACK & SMITH ADDITION RECORDED IN VOLUME 2, PAGE 43 OF THE COLLIN COUNTY PLAT RECORDS.

ACCORDING TO FEMA MAP NO. 48085C0260 J AND MAP NO. 48085C0280 J, BOTH DATED 6-2-2009, LOTS 7R & 31, BLOCK 1 SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.

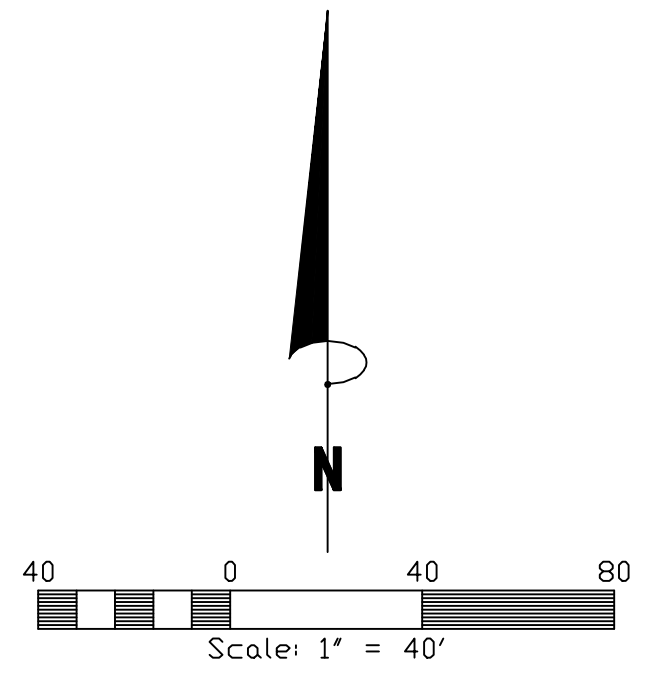
ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

THE PURPOSE FOR THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 2 LOTS.

* DENOTES ITEM SEEN ON PLAT OF BLACK & SMITH ADDITION RECORDED IN VOLUME 2, PAGE 43 OF THE COLLIN COUNTY PLAT RECORDS.

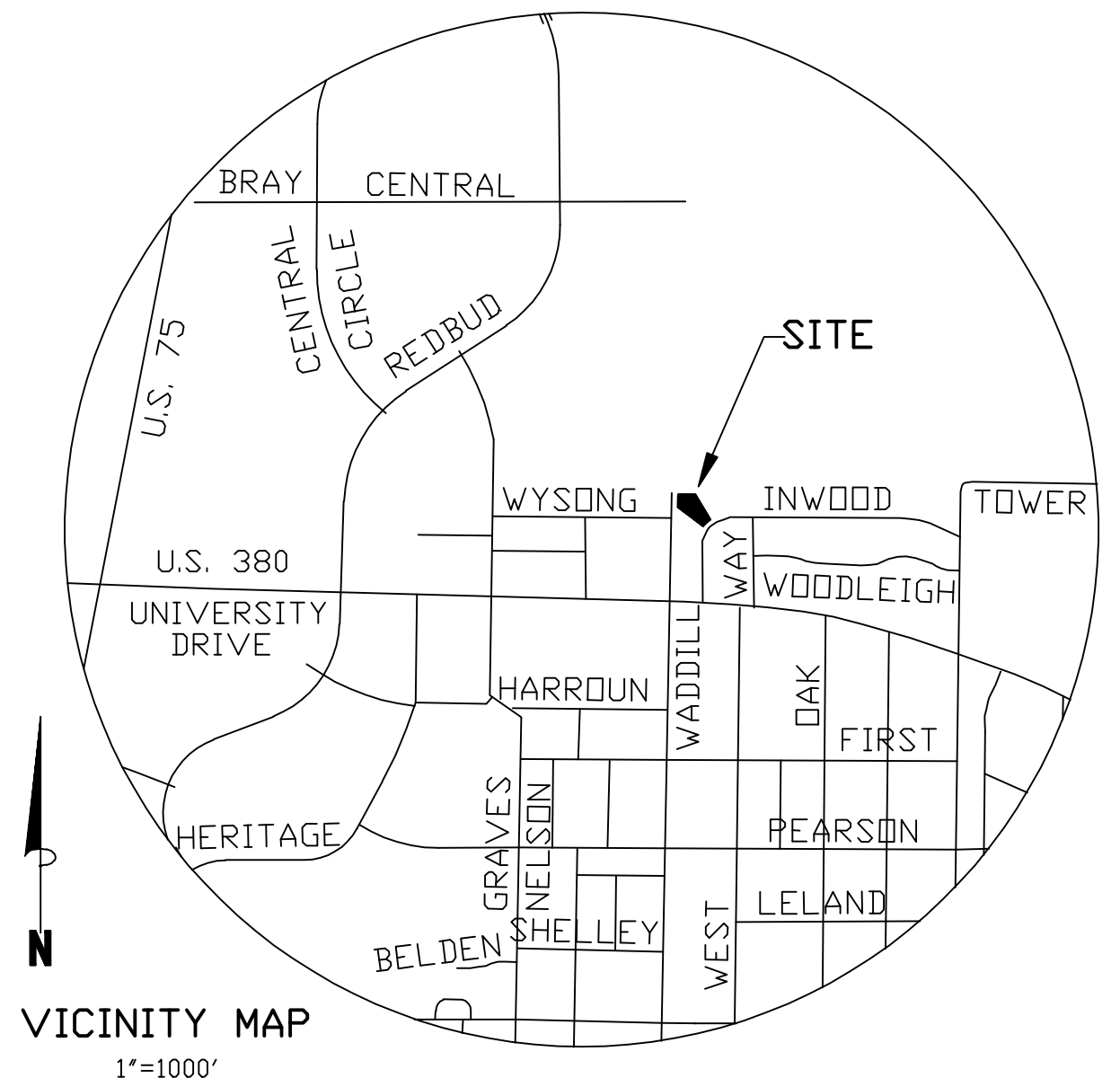
** DENOTES ITEM SEEN ON PLAT OF NORTHWEST ADDITION, RECORDED IN VOLUME 3, PAGE 95 OF THE COLLIN COUNTY PLAT RECORDS.

FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 1 OF THE BLACK & SMITH ADDITION TO THE APPROXIMATE LOCATION OF THE SOUTHEAST CORNER OF THE BEN STAPP SURVEY, ABSTRACT NO. 837 BEARS APPROXIMATELY S 23°04'34" E 3862.07'.



LEGEND

- O DENOTES 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
IPF IRON PIN FOUND
CCPR COLLIN COUNTY PLAT RECORDS



PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

OWNER: JEFF & ANGELA SWANNER
3003 NORMANDY DRIVE
MCKINNEY, TEXAS 75070

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

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 101507-00

PRELIMINARY-FINAL REPLAT OF BLACK & SMITH ADDITION, LOTS 7R & 31, BLOCK 1, BEING A REPLAT OF LOT 7, BLOCK 1 OF THE BLACK & SMITH ADDITION, AN ADDITION TO THE CITY OF MCKINNEY BEING 0.451 ACRE OF LAND LOCATED IN THE BEN STAPP SURVEY, ABSTRACT NO. 837, COLLIN COUNTY, TEXAS

