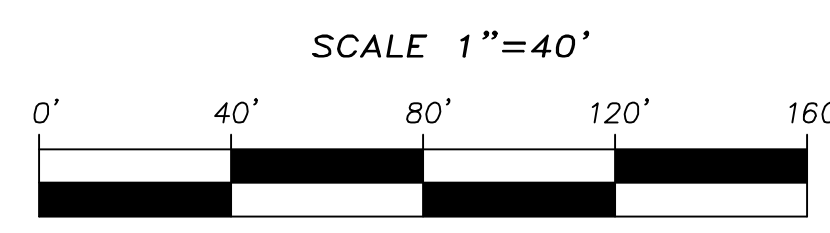


LINE	BEARING	DISTANCE
L1	S 01°19'46" W	28.45'
L2	N 89°13'02" W	96.16'
L3	N 01°44'11" E	30.00'
L4	S 89°13'02" E	80.00'
L5	S 83°39'35" E	16.01'



PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Jose Luis Estrada and Luis Jonathan Estrada, are the owners of a tract of land situated in the William Davis Survey, A-248, Collin County, Texas and being further described as follows:

BEING all that tract of land in the City of McKinney, Collin County, Texas, out of the William Davis Survey, A-248, and being all of Lot 10, Block 2 of W.J.S. Russell's Third Addition as recorded in Volume 93, Page 238 of the Deed Records of Collin County, Texas, and being part of that called 1.906 acres of land described in a deed to Jose Luis Estrada and Luis Jonathan Estrada as recorded under CC# 20060601000737380 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set capped "Boundary Solutions" at the intersection of the South line of Greenville Road with the East line of Neilson Street, an 18 foot wide alley per said W.J.S. Russell's Third Addition, same being the Northwest corner of said Lot 10, from which a 1/2 inch steel rod found at the Northwest corner of Lot 7, Block 2 bears North 89 degrees 13 minutes 02 seconds West, 258.00 feet for witness, and from which another 1/2 inch steel rod found at the Northwest corner of Lot 9, Block 2 bears North 89 degrees 13 minutes 02 seconds West, 98.00 feet for witness;

THENCE South 89 degrees 13 minutes 02 seconds East, 80.00 feet along the South line of said Greenville Road to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of said Lot 10;

THENCE North 85 degrees 49 minutes 16 seconds East, 139.32 feet along said Greenville Road to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of said 1.906 acres, from which a 5/8 inch steel rod found capped "RPLS 5587" bears North 27 degrees 11 minutes 11 seconds East, 2.58 feet for witness;

THENCE South 00 degrees 00 minutes 00 seconds East (Bearing Basis), 460.36 feet generally along a fence and the East line of said 1.906 acres to an old fence corner post found on the North line of Gough Street, and at the Southeast corner of said 1.906 acres, from which a 5/8 inch steel rod found bears South 89 degrees 51 minutes 27 seconds East, 365.22 feet for witness;

THENCE North 89 degrees 51 minutes 27 seconds West, 152.58 feet along the North line of said Gough Street to a 5/8 inch steel rod set capped "Boundary Solutions" at the Southwest corner of said 1.906 acres;

THENCE North 01 degrees 44 minutes 11 seconds East, 25.76 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Southeast corner of Lot 11, Block 3 of said Russell Addition, and at the Southeast corner of that called 0.386 acres of land described as Tract One in a deed to Luis Jonathan Estrada as recorded under CC# 20060630000901810 of the Official Public Records of Collin County, Texas, same being the Southwest corner of that called 0.096 acres of land described as Tract Two in said Estrada deed (20060630000901810), from which a 1/2 inch steel rod found capped "Lone Star" bears South 48 degrees 38 minutes 22 seconds West, 3.39 feet for witness;

THENCE South 81 degrees 03 minutes 15 seconds East, 17.59 feet along the South line of said 0.096 acres to a 1/2 inch steel rod found capped "Lone Star" at the Southeast corner of said 0.096 acres;

THENCE North 01 degrees 19 minutes 46 seconds East, 210.93 feet along the East line of said 0.096 acres to a 1/2 inch steel rod found capped "Lone Star" at the Northeast corner of said 0.096 acres;

THENCE North 83 degrees 39 minutes 35 seconds West, 16.01 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of Lot 11, on the South line of an alley, at the Northeast corner of said 0.386 acres, and at the Northwest corner of said 0.096 acres, from which a 1/2 inch steel rod found capped "Lone Star" bears South 71 degrees 07 minutes 28 seconds West, 4.25 feet for witness, and from which a 3/8 inch steel rod found at the Northwest corner of Lot 12, Block 3 of said Russell Addition bears North 89 degrees 13 minutes 02 seconds West, 178.00 feet for witness;

THENCE North 01 degrees 44 minutes 11 seconds East, 14.28 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Southeast corner of said Lot 10, and on the North line of an alley;

THENCE North 89 degrees 13 minutes 02 seconds West, 80.00 feet along the North line of said alley to a 5/8 inch steel rod set capped "Boundary Solutions" at the intersection of the North line of said alley with the East line of said Neilson Street (18'), same being the Southwest corner of said Lot 10, from which a 1/2 inch steel rod found at the Southwest corner of said Lot 7, Block 2 bears North 89 degrees 13 minutes 02 seconds West, 258.00 feet for witness;

THENCE North 01 degrees 44 minutes 11 seconds East, 200.00 feet along the East line of said Neilson Street to the POINT OF BEGINNING, containing 1.809 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jose Luis Estrada and Luis Jonathan Estrada, do hereby adopt this plat designating the herein above described property as Minor Replat of Lot 1-2, Block A of the Estrada 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 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 their respective systems in said easements, and the City of McKinney and all public utilities shall at all time 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 the _____ day of _____, 20____.

BY:

Jose Luis Estrada
Owner

Luis Jonathan Estrada
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 Jose Luis Estrada, 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 Luis Jonathan Estrada, 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 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.

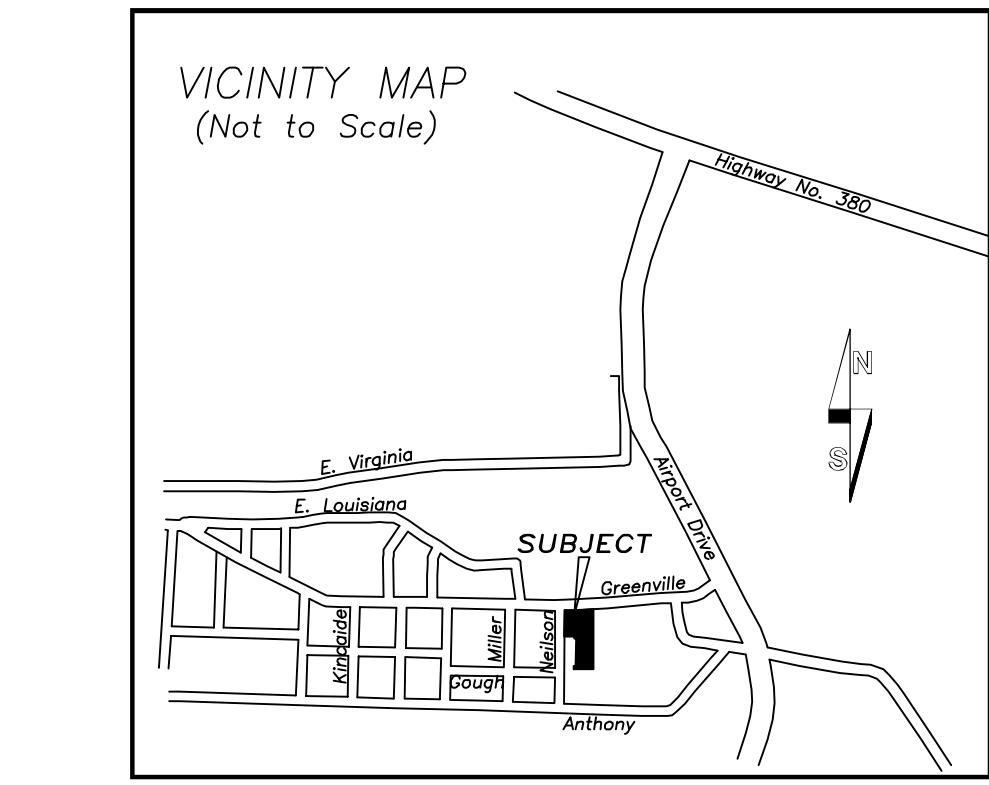
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

Notary Public in and for the State of Texas

My Commission Expires On: _____



SRS = STEEL ROD SET
SRF = STEEL ROD FOUND
O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

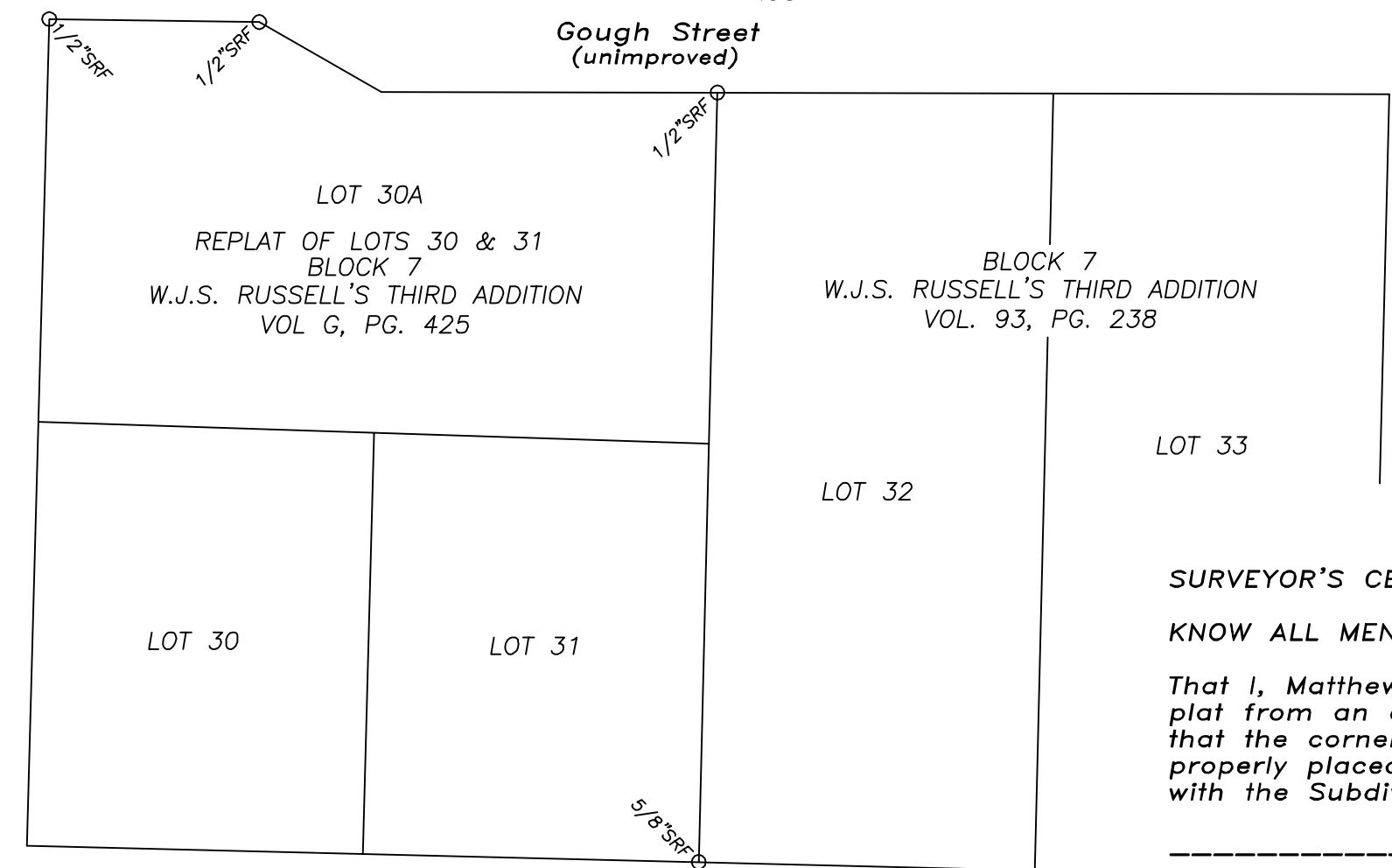
Notes:

- 1) Subject tract located within Zone X as scaled from F.I.R.M. Panel 48085C0280J, 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 the East line of that called 1.906 acres of land described in deed to Estrada (CC# 20060601000737380).

NOTE: Purpose of this plat is to create two individual lots.

NOTE: 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 and the requirements of 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.



APPROVED AND ACCEPTED

MAYOR
CITY OF MCKINNEY, TEXAS

DATE

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____

MINOR REPLAT
FOR REVIEW PURPOSES ONLY.
Matthew Busby
R.P.L.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: _____

BOUNDARY SOLUTIONS INC.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135

OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

MINOR REPLAT
LOTS 1-2, BLOCK A
ESTRADA ADDITION
CITY OF MCKINNEY
WILLIAM DAVIS SURVEY, A-248
COLLIN COUNTY, TEXAS

OWNER:

Jose Luis Estrada
Luis Jonathan Estrada
110 Wilson Street
McKinney, TX 75069

SURVEYOR:

Boundary Solutions
P.O. Box 250
Caddo Mills, TX
75135
972-782-8082

Drawn by: mjb
B.S.I. Job# 1206-002
Date: 2-18-13

RECEIVED
By Kathy Wright at 9:45 am, Feb 18, 2013