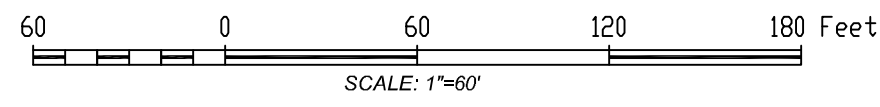




VICINITY MAP: SCALE: 1"=2000'



SCALE: 1"=60'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael R. Doyle, do hereby certify that I prepared this plat and the field notes made a part thereof 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 Subdivision Regulations of the City of McKinney, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 1/20/2022

Michael R. Doyle, R.P.L.S.
No. 5517

STATE OF TEXAS
COUNTY OF DENTON

BEFORE me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Michael R. Doyle, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this ___ day of _____, 2022.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1.) Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, adjustment realization 2011.
- 2.) The property described hereon is not within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48085C0295J present effective date of map June 2, 2009, herein properly situated within Zone X (unshaded).
- 3.) No 100-year floodplain exists on the site.
- 4.) Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 5.) All interior corners are 1/2 inch iron rods with red caps stamped "B&D Surveying" set

LEGEND:

- CM = Controlling Monument
- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- "B&D" = Red cap stamped "B&D SURVEYING"
- D.E. = Drainage Easement
- POB = Point of Beginning
- MON. = Monument
- FD. = Found
- VOL. = Volume
- PG. = Page
- POSE = Public Open Space Easement
- PRCCT = Plat Records, Collin County, Texas
- OPRCCT = Official Property Records, Collin County, Texas
- DRCCCT = Deed Records, Collin County, Texas
- SQ.FT. = Square Feet
- DOC. NO. = Document Number
- ABST. = Abstract

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS MOHAMMAD FAROOQ, is the owner of a 5.003 acre tract of land situated in the Calvin Boles Survey, Abstract Number 28, in the City of McKinney, Collin County, Texas, and being that certain tract of land described by deed to Mohammad Farooq, as recorded under Document Number 2021042000795320, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set for the northeast corner of the herein described tract, being the easternmost southeast corner of that certain tract of land described by deed to WE Land, LLC, a Texas limited liability company, as recorded in Volume 5316, Page 5381, O.P.R.C.C.T., and being in the west line of that certain tract of land described by deed to Norman Greenfield and Rhonda Leann Greenfield, co-Trustees of the Norman and Rhonda L. Greenfield Revocable Trust, as recorded under Document Number 20200518000724020, O.P.R.C.C.T., said point lying in and near the center of County Road 318, a public right-of-way, from which a 3/8 inch iron rod found bears N88°04'34"W, a distance of 30.01 feet;

THENCE South 00 degrees 41 minutes 50 seconds West, with and near the center of said County Road 318, with the east line of the herein described tract and the west line of said Revocable Trust tract, a distance of 80.72 feet to a mag nail set for corner, being the southwest corner of said Revocable Trust tract and being the northeast corner of that certain tract of land described by deed to Clarron Berryman, Jr., as recorded under County Clerk's File No. 95-0084529, O.P.R.C.C.T.;

THENCE South 00 degrees 46 minutes 04 seconds West, continuing with said County Road 318, and with the east line of the herein described tract and the west line of said Berryman tract, a distance of 154.12 feet to a mag nail set for the southeast corner of the herein described tract, being the northeast corner of that certain tract of land described by deed to James D. Gallia and wife, Patricia Devine Gallia, as recorded in Volume 4345, Page 2969, O.P.R.C.C.T.;

THENCE departing the west line of said Berryman tract, North 88 degrees 03 minutes 33 seconds West, with the north line of said Gallia tract and the south line of the herein described tract, passing a 1/2 inch iron rod found for a distance of 30.01 feet and continuing for a total distance of 928.69 feet to a 1/2 inch iron rod with a red cap stamped "B&D Surveying" set for the southwest corner of the herein described tract, being the northwest corner of said Gallia tract, and lying in the east line of the aforementioned WE Land tract, from which a 1/2 inch iron rod found bears S00°42'51"W, a distance of 234.57 feet;

THENCE North 00 degrees 42 minutes 51 seconds East, with the west line of the herein described tract and the east line of said WE Land tract, a distance of 234.57 feet to a 1/2 inch iron rod with a red cap stamped "B&D Surveying" set for the northwest corner of the herein described tract, being an inner "ell" corner of said WE Land tract;

THENCE South 88 degrees 04 minutes 34 seconds East, with the north line of the herein described tract and the south line of said WE Land tract, for a distance of 928.80 feet to the **POINT OF BEGINNING**, and containing 5.003 acres or 217,940 square feet of land, plus or minus.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MOHAMMAD FAROOQ does hereby adopt this record plat designating the herein described real property as **Calvin Boles Estates**, an addition in the extra territorial jurisdiction of the City of McKinney, Collin County, Texas, and does 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 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 the ___ day of _____, 2022.

BY: _____
Mohammad Farooq, Owner

STATE OF TEXAS
COUNTY OF COLLIN

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

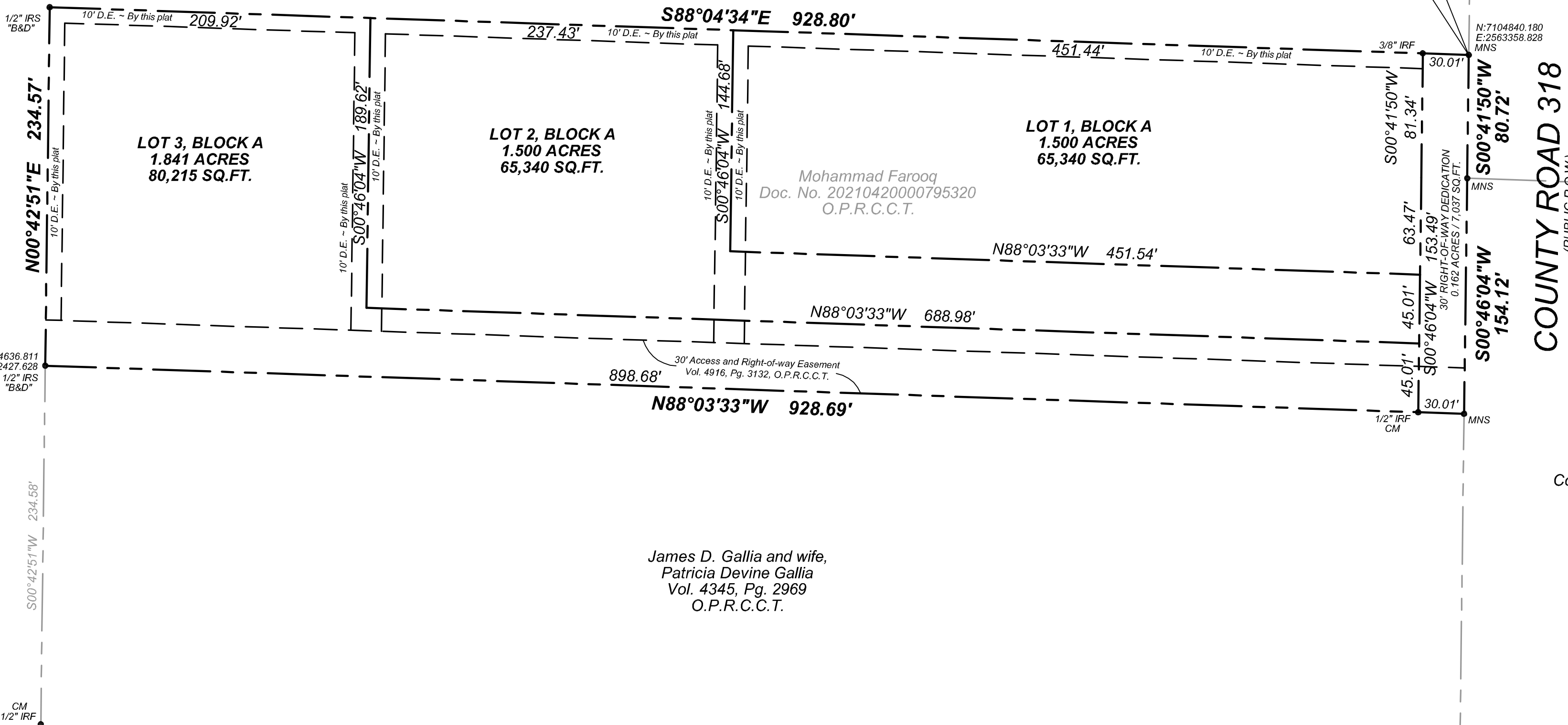
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2022.

Notary Public, State of Texas.

WE LAND, LLC
a Texas limited liability company
Vol. 5316, Pg. 5381
O.P.R.C.C.T.

Norman Greenfield and
Rhonda Leann Greenfield,
Co-Trustees of the
Norman and Rhonda L. Greenfield
Revocable Trust
Doc. No. 20200518000724020
O.P.R.C.C.T.

Calvin Boles Survey
Abstract Number 28



James D. Gallia and wife,
Patricia Devine Gallia
Vol. 4345, Pg. 2969
O.P.R.C.C.T.

Clarron Berryman, Jr.
County Clerk's File No. 95-0084529
O.P.R.C.C.T.

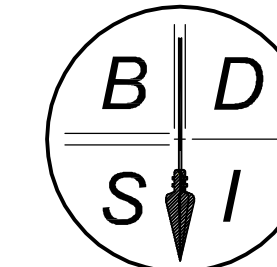
CERTIFICATE OF APPROVAL

Approved this ___ day of _____, 2022 by the City Manager
of the City of McKinney, Texas.

City Manager _____ Date _____
City of McKinney, TX

**B & D
SURVEYING, INC.**

FIRM NO. 101247-00
MICHAEL R. DOYLE



P.O. BOX 293264,
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com
Job No. 2109038

Plat preparation: October 28, 2021

The purpose of this Minor Plat is to create
three (3) residential lots for development.

MINOR PLAT

**CALVIN BOLES ESTATES
LOTS 1-3, BLOCK A**

5.003 Acres / 217,940 Square Feet
Calvin Boles Survey
Abstract Number 28
City of McKinney, Collin County, Texas
January 2022

DEVELOPER:
Metric Construction, LLC
1100 Business Pkwy, Suite 195
Richardson, TX 75081

OWNER/APPLICANT:
Mohammad Farooq
811 S. Central Expwy, Suite 349
Richardson, TX