OWNERS CERTIFICATE

PROPERTY DESCRIPTION (12.456 ACRES)

BEING A 12.456 ACRE TRACT OF LAND SITUATED IN THE S. BURTON SURVEY, ABSTRACT NUMBER 123 AND THE W. SANDERS SURVEY, ABSTRACT NUMBER 867, IN COLLIN COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO KYLE BRIDGEFARMER AND SUSAN BRIDGEFARMER BY DEED RECORDED IN VOLUME 5468, PAGE 3365 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), SAID 12.456 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF COUNTY ROAD 339 (MILLER ROAD) AND COUNTY ROAD 362, SAID POINT BEING ON THE NORTHWEST CORNER OF SUBJECT TRACT;

THENCE S 87°43'51" E, ALONG SAID COUNTY ROAD 362, A DISTANCE OF 657.64 P.K. NAIL SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF DOVE CREEK ADDITION, AN ADDITION IN COLLINS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME F, PAGE 502 OF (D.R.C.C.T.) SAID POINT BEING THE NORTHEAST CORNER OF SUBJECT TRACT;

THENCE, ALONG THE WEST LINE OF SAID ADDITION, THE FOLLOWING COURSES AND DISTANCES: S 00°42'12" E, A DISTANCE OF 529.87 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, THENCE S 00°49'46" E, A DISTANCE OF 169.89 TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT, THENCE S 01°11'29" E, A DISTANCE OF 94.41 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE, THENCE S 00°42'59" E, A DISTANCE OF 39.91 FEET TO A 1/2" IRON ROD FOUND FOR SOUTHEAST CORNER OF SUBJECT TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO EDWARD VICTOR BROWN BY DEED AS RECORDED IN VOLUME 3605, PAGE 391 OF THE (D.R.C.C.T);

THENCE ALONG COMMON LOT LINE N 86°25'09" W A DISTANCE OF 658.97 FEET TO A P.K. NAIL IN THE CENTERLINE OF COUNTY ROAD 339 (MILLER ROAD) FOR THE NORTHWEST CORNER OF SAID BROWN TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT

CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFIES TO CORINTHIAN D. THOMAS ALAMO TITLE INSURANCE IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. ATD-15-6000152000445-JH, EFFECTIVE JULY 24, 2020 THAT, (a) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY; (b) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS DIRECT SUPERVISION; (c) ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (d) THE PLAT HEREON IS A CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY LINES AND THE DIMENSIONS ARE AS INDICATED; (e) THE LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL VISIBLE IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES THE DISTANCES INDICATED AND THERE ARE NO VISIBLE OR APPARENT DISCREPANCIES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR PROTRUSIONS ON THE GROUND. USE OF THIS SURVEY BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED.

DATE: 02/24/22

JOHNNY RAY LEWIS REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6026

TEXAS REGISTRATION FIRM NO. 10068200

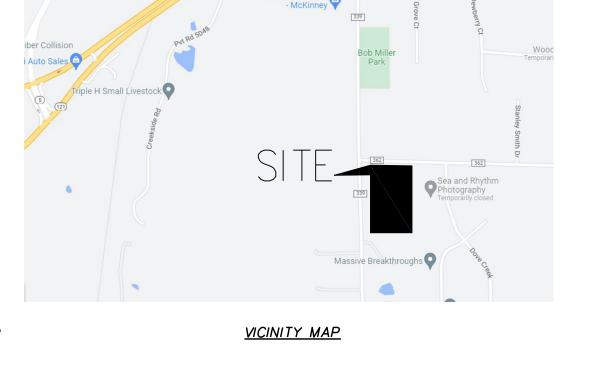
GENERAL NOTES

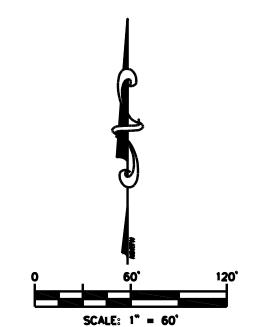
- 1) BEARINGS ARE BASED ON DOVE CREEK SUBDIVISION IN ADDITION TO CITY OF MCKINNEY F PAGE 502 P.R.C.C.T. 2) THE PURPOSE OF THIS PLAT IS TO DIVIDE UP ONE 12.456 ACRE TRACT INTO EIGHT RESIDENTIAL LOTS AND ONE AMENITIES LOT.
- 3) NO STRUCTURE NEW OR EXISTING SHALL EXTEND ACROSS A LOT LINE. 4) ADDITIONAL 11' R.O.W DEDICATION FOR FUTURE RIGHT TURN LANE 100' FULL WIDTH, 100' TRANSITION.

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION DO NOT COMPLY WITH THE SUBDIVISION ORDINANCE.

FLOOD NOTE: NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48085C0165J EFFECTIVE JUNE 2, 2009.

1E	BEARING	DISTANCE
	N 87°43'51" W	657.64'
	N 00°42'12" W	529.87'
	N 00°49'46" W	169.89'
	S 01'11'29" E	94.41'
	S 00°42'59" E	39.91'
	N 86°25'09" W	658.97
	S 00°45'36" E	818.95'
	S 89°14'24" W	49.50'
	S 00°42'12" E	24.06'
0	N 89°17'48" E	6.23'
1	S 89°14'24" W	358.16'
1 2 3	S 89°14'24" W	241.84'
3	S 00°45'00" E	25.09'
4	S 00°45'36" E	236.24'
5	S 00°45'36" E	52.18'
5 6 7	N 00°45'35" W	100.14'
7	S 45°45'17" W	55.13'
8 9	S 87°43'51" E	35.77
9	S 87'43'51" E	103.34'
0	S 00°45'36" E	13.10'
0	S 00°45'36" E	13.09'





B

LA. t CR. IEY

PROJECT No.

<u>7-07-22</u> 1"=60' SCALE: TOT DESIGNED: RRB TOT CHECKED:

SHEET No.:

PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY.

> SMALL COMMUNITY BUILDING, LLC 1312 COTULLA DRIVE ALLEN, TX 75013 (214)869-2354

ENGINEER: THOMAS CALIBER ENGINEERING P.O. BOX 17082 FORT WORTH, TX 76102 (817) 965-3232

SURVEYOR: LANDPOINT 3050 REGENT BLVD IRVING, TX 75063 (6820 350-2912

PRELIMINARY PLAT 1544 COUNTY ROAD 362 DEVELOPMENT LOTS 1-9

COLLIN COUNTY, TEXAS A 12.456 ACRE (542,584 SQ. FT.) TRACT OF LAND OUT OF THE S. BURTON SURVEY, ABSTRACT NO. 123 AND THE W. SANDERS SURVEY ABSTRACT NO. 867