

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Chris Easterling and Juliana Easterling are the owners of a tract of land situated in the State of Texas and the County of Collin, being part of the Polly Boone Survey, Abstract No. 1048, part of the Phillip Smith Survey, Abstract No. 851 and being part of a called 10.26 acre tract conveyed to Chris Easterling and Juliana Easterling by deed recorded in Document No. 20070309000322370 of the Deed Records of Collin County, Texas and and part of a called 10.117 acre tract conveyed to Chris Easterling and Juliana Easterling by deed recorded in Document No. 20070309000322370 of the Deed Records of Collin County, Texas being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod capped "Roome" found for corner in a gravel road (Private Raod 5042) in the north line of a called 3.90 acre tract conveyed to Rellis E. Worley by deed recorded in Document No. 20110909000953330 of the Deed Records of Collin County, Texas and marking the southeast corner of a called 10.255 acre tract conveyed to Scott Gressett and Jennifer Gressett by deed recorded in Document No. 20110527000546590 of the Deed Records of Collin County, Texas and the southwest corner of said 10.26

THENCE with the east line of said 10.255 acre tract and the west line of said 10.26 acre tract, North 02°47'28" East, 979.32 feet to a 1/2 inch iron rod found for corner in the south line of a called 10.169 acre tract conveyed to Christopher C. Easterling by deed recorded in Document No. 96-0017991 of the Deed Records of Collin County, Texas and marking the northeast corner of said 10.255 acre tract and the northwest corner of said 10.26 acre tract;

THENCE with the south line of said 10.169 acre tract, the south line of a tract of land conveyed to Bypass Trust by deed recorded in Document No. 201111115001240670 of the Deed Records of Collin County, Texas and the north line of said 10.26 acre tract, North 89°12'06" East, 457.26 feet to a 1/2 inch iron rod found for corner marking the northwest corner of said 10.117 acre tract and the northeast corner of said 10.26 acre tract;

THENCE with the south line of said Bypass Trust tract, the south lin eo fa called 10.2 acre tract conveyed to Christopher C. Easterling by deed recorded in Document No. 95—0093740 of the Deed Records of Collin County, Texas an the north lin eo fsaid 10.117 acre tract, North 88°56'35" East, 724.40 feet to a railroad spike found for corner in the curving west right—of—way line of the Dallas Area Rapid Transit Railway as conveyed in Volume 5443, Page 5532 of the Deed Records of Collin County, Texas and marking the southeast corner of said 10.2 acre tract and the northeast corner of said 10.117 acre tract;

THENCE southwesterly with said curve (to the right) having a radius of 1896.00 feet, a central angle of 28°59'35", an arc length of 959.43 feet and a chord bearing and distance of South 33°39" West, 949.22 feet to 1/2 inch iron rod capped "Roome" set for

THENCE with said west right—of—way line and the east line of said 10.117 acre tract, South 44°30'13" West, 281.51 feet to 1/2 inch iron rod capped "Roome" set for corner marking the northeast corner of said 3.90 acre tract and the southeast corner of said 10.117

THENCE with the north line of said 3.90 acre tract and the south line of said 10.117 acre tract, South 89°12'06" West, 48.51 feet to a 1/2 inch iron rod found for corner marking the southeast corner of a called 5.000 acre tract conveued to the Saggese Revocable Trust by deed recorded in Document No. 20150629000787620 of the Deed Records of Collin County, Texas and the southwest corner of said 10.117 acre tract:

THENCE with the east line of siad 5.000 acre tract and the west line of said 10.117 acre tract, North 02°47'28" East, 504.91 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the northeast corner of said 5.000 acre tract;

THENCE with the north line of said 5.000 acre tract, South 89°12'06" West, 378.26 feet to a 1/2 inch iron rod found for corner marking the northwest corner of said 5.000 acre tract;

THENCE with the west line of said 5.000 acre tract, South 02\*47'28" West, 504.91 feet to a 1/2 inch iron rod capped "Roome" found for corner in a gravel road, in the north line of said 3.90 acre tract, in the south line o fsaid 10.26 acre tract and marking the southwest corner of said 5.000 acre tract;

THENCE with said road, the north line of said 3.90 acre tract and the south line of said 10.26 acre tract, South 89°12'06" West, 25.05 feet to the Point of Beginning and containing 670,277 square feet or 15.387 acres of land, more or less.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS \$
COUNTY OF COLLIN \$

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Chris Easterling and Juliana Easterling, do hereby adopt this plat designating the hereinabove described property as Easterling Addition, Lots 1, 2 & 3, Block A, and does hereby dedicate to the public use forever, the streets and alleys and public use areas 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, fence, shrubs, trees, shrubs or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems without the necessity at any time procuring the permission from anyone.

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

WITNESS, MY HAND, this \_\_\_\_\_\_, 2017.

Chris Easterling Juliana Easterling

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Chris Easterling**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and

for the State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Juliana Easterling**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS § COUNTY OF COLLIN §

THAT I, Michael Cuzzo, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat 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, For Review Purposes Only.

Michael Cuzzo

R.P.L.S. No. 5693

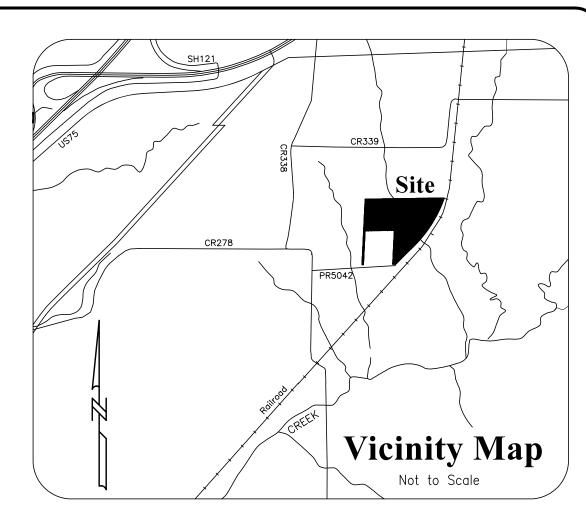
ACKNOWLEDGEMENT

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned authority, on this day personally appeared **Michael Cuzzo**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for The State of Texas



The purpose of this plat is to create three residential lots.

Flood Note: No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community—Panel No. 48085C0165 J, effective date of map June 2, 2009, herein property situated within Zone X. The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man—made or natural causes. This flood statement shall not create liability on the part of the surveyor.

## Notes

1) CM= Controlling monuments.

2) Survey was performed without the benefit of a title commitment.
3) Subject property affected by any or all easements of record.

4) Source bearing is based on the deed to Chris Easterling and Juliana Easterling recorded in Document No. 20070309000322370 of the Deed Records of Collin County, Texas.

5) All proposed lots situated entirely outside the City's corporate limits and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
6) State Plane Coordinates established from City of McKinney Monuments CM40 &

Preliminary Final Plat

Easterling Addition

Lots 1, 2 & 3, Block A

being a 15.387 Acre Tract recorded in Doc. No. 20070309000322370 DRCCT Phillip Smith Survey, Abstract No. 851 Polly Boone Survey, Abstract No. 1048 Collin County, Texas

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Owner: Chris & Juliana Easterling 305 Stonebridge Drive Richardson, Texas 75080

