

SURVEYORS CERTIFICATE

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the

AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ground and under my direct supervision. All the corner monuments shown hereon actually

PRELIMINARY-THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE

Before me, the undersigned authority, a notary public in and for the state, on this day

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.

personally appeared Bruce Geer known to me to be the person whose name is subscribed to

Given under my hand and seal of office, this the _____ day of ______,2018.

exist, and that their location, size and material are correctly shown.

Bruce Geer, Registered Professional Land Surveyor No. 4117

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

FLOOD CERTIFICATION

According to Flood Insurance Rate Map No. 48085C0170 J, dated June 2, 2009, the 5.004 acre tract shown hereon is not in the 100 year flood plain.

BEARING BASE: EAST LINE OF 14,677 ACRE TRACT IN CLERK'S FILE ND. 20150413000406880

CONTROLLING MONUMENTS: 5/8-INCH IRON PIN FOUND ON EAST LINE OF SAID 14.677 ACRE TRACT AND BEING 12.0 FEET SOUTHERLY FROM NORTHEAST CORNER OF SAID 14.677 ACRE TRACT AND 1/2-INCH IRON PIN FOUND AT SOUTHEAST CORNER OF SAID 14.677 ACRE TRACT; PURPOSE OF PLAT: TO CREATE TWO LOTS.

IT IS APPROXIMATELY S 89°08'09" E 1191,49' FROM THE NORTHEAST CORNER OF THIS 5.000 ACRE TRACT TO THE NORTHEAST CORNER

OF THE W. F. FOSTER SURVEY, ABSTRACT NO. 335

O 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

STATE OF TEXAS:

COUNTY OF COLLIN:)(

KNOW ALL MEN BY THESES PRESENTS:

Health Department Certification: I hereby certify that the on—site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on—site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative Collin County Development Services

FIRM: BRUCE GEER, SURVEYOR

FIRM REGISTRATION # 10150700

OWNER: EDUARDO PEREZ 2514 COUNTY ROAD 341 MCKINNEY, TEXAS 75071

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

OWNERS CERTIFICATE

STATE OF TEXAS: COUNTY OF COLLIN:

> WHEREAS Eduardo Perez is the owner of a tract of land situated in Collin County, Texas, in the W. F. Foster survey, abstract no. 335, being survey of the 5.0 acre tract described in a deed from Fannie Mae A/K/A Federal National Mortgage Association to Eduardo Perez, dated May 19, 2017, recorded as clerk's file no. 20170522000656110 of the Collin County deed records, being described by metes and

BEGINNING at a 1/2-inch iron pin found at the southwest corner of said 5.0 acre tract and the southeast corner of the 14.677 acre tract recorded as clerk's file no. 20150413000406880;

THENCE North 00°07'48" West, with the west line of said 5.0 acre tract and the east line of said 14.677 acre tract, passing a 5/8—inch iron pin found at 854.11 feet and continuing in all, 866.11 feet to a point at the northwest corner of said 5.0 acre tract and the northeast corner of said 14.677 acre tract; same being in Road 341(east-west paved road);

THENCE South 89°16'47" East, with said Road 341, 99.59 feet to a mag nail found at the southwest corner of Doss Addition recorded in volume 2016, page 774 of the Collin County plat records; THENCE South 89.08.09" East, with said Road 341 and with the south line of said Doss Addition, 152.34 feet to a mag nail set;

THENCE South 00°09'58" East, with the east line of said 5.0 acre tract, passing a ½—inch iron pin set at 30.0 feet and continuing in all, 862.83 feet to a 3/8-inch iron pin found at the southeast corner of said 5.0 acre tract;

THENCE North 89°56'25" West, with the south line of said 5.0 acre tract, 252.45 feet to the PLACE OF BEGINNING and containing 5.004 acres.

COUNTY OF COLLIN STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESES PRESENTS:

That Eduardo Perez does hereby adopt this Record Plat designating the hereinabove described property as PEREZ ADDITION, LOT 1 & 2, BLOCK A, 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 it's 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 Eduardo Perez, Owner STATE OF TEXAS: COUNTY OF COLLIN:)(Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Eduardo Perez 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 purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office, this the _____ day of _____,2018.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT

PEREZ ADDITION

LOT 1 & 2, BLOCK A AN ADDITION TO COLLIN COUNTY

BEING 5.004 ACRES OF LAND LOCATED IN THE W. F. FOSTER SURVEY, ABSTRACT NO. 335, COLLIN COUNTY, TEXAS OCTOBER 9, 2017 2 LOTS

Notary Public in and for the State of Texas