



OWNERS CERTIFICATE

STATE OF TEXAS: _____
COUNTY OF COLLIN: _____

WHEREAS Michael Pose is the owner of a tract of land situated in Collin County, Texas, in the Samuel Burton survey, abstract no. 123, being a survey of the 3.35 acre tract described in a deed from Jennifer Theford and Michael Theford to Michael Pose, recorded as clerk's file no. 20170302000272410 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the southeast corner of said 3.35 acre tract and in the west right-of-way line of Farm Road 2933; same being the northeast corner of Sanner Addition recorded in volume 2011, page 180 of the Collin County plat records;

THENCE South 89°13'53" West, with the south line of said 3.35 acre tract and the north line of said Sanner Addition, 558.86 feet to a 1/2-inch iron pin found at the southwest corner of said 3.35 acre tract and the northwest corner of said Sanner Addition;

THENCE North 00°32'33" East, with the west line of said 3.35 acre tract, 271.56 feet to a mag nail set at the northwest corner of said 3.35 acre tract, near the center of County Road 1217(east-west paved road);

THENCE South 88°53'22" East, with the north line of said 3.35 acre tract and with said road, 530.88 feet to a mag nail set at the north-northeast corner of said 3.35 acre tract; same being in the west right-of-way line of said Farm Road 2933;

THENCE southerly with the western right-of-way line of said Farm Road 2933 and the eastern line of said 3.35 acre tract as follows:

South 01°01'31" West, 20.00 feet to a 60d nail set;

South 43°18'29" East, 42.92 feet to a 1/2-inch iron pin found;

South 01°01'31" West, 202.56 feet to the PLACE OF BEGINNING and containing 3.347 acres.

COUNTY OF COLLIN)
STATE OF TEXAS)(

NOW, THEREFORE, KNOW ALL MEN BY THESES PRESENTS:

That Michael Pose does hereby adopt this Preliminary-Final Plat designating the hereinabove described property as GRACE ACRES, 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 _____, 2019.

Michael Pose, 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 Michael Pose 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 _____, 2019.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESES PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

PRELIMINARY--THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS: _____
COUNTY OF COLLIN: _____

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 _____, 2019.

Notary Public in and for the State of Texas

50 0 50 100
Scale: 1" = 50'

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

OWNER: MICHAEL POSE
1421 MILRANY LANE
MELISSA, TEXAS 75454

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

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
OF
GRACE ACRES
LOT 1 & 2, BLOCK A
AN ADDITION TO THE CITY OF MCKINNEY
BEING 3.347 ACRES OF LAND LOCATED IN THE
SAMUEL BURTON SURVEY, ABSTRACT NO. 123,
COLLIN COUNTY, TEXAS
OCTOBER 14, 2019
2 LOTS

LEGEND

CCPR COLLIN COUNTY PLAT RECORDS
D & UE DRAINAGE AND UTILITY EASEMENT

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

FLOOD CERTIFICATION
According to Flood Insurance Rate Map No. 48085C0170 J, dated June 2, 2009, the 3.347 acre tract shown hereon is not within the 100 year flood plain.

BEARING BASE: GRID NORTH USING WESTERN DATA
GPS NETWORK

PURPOSE OF PLAT: TO CREATE TWO LOTS.

* DENOTES ITEM SEEN ON PLAT OF SANNER ADDITION RECORDED IN VOLUME 2011, PAGE 180 COLLIN COUNTY PLAT RECORDS

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