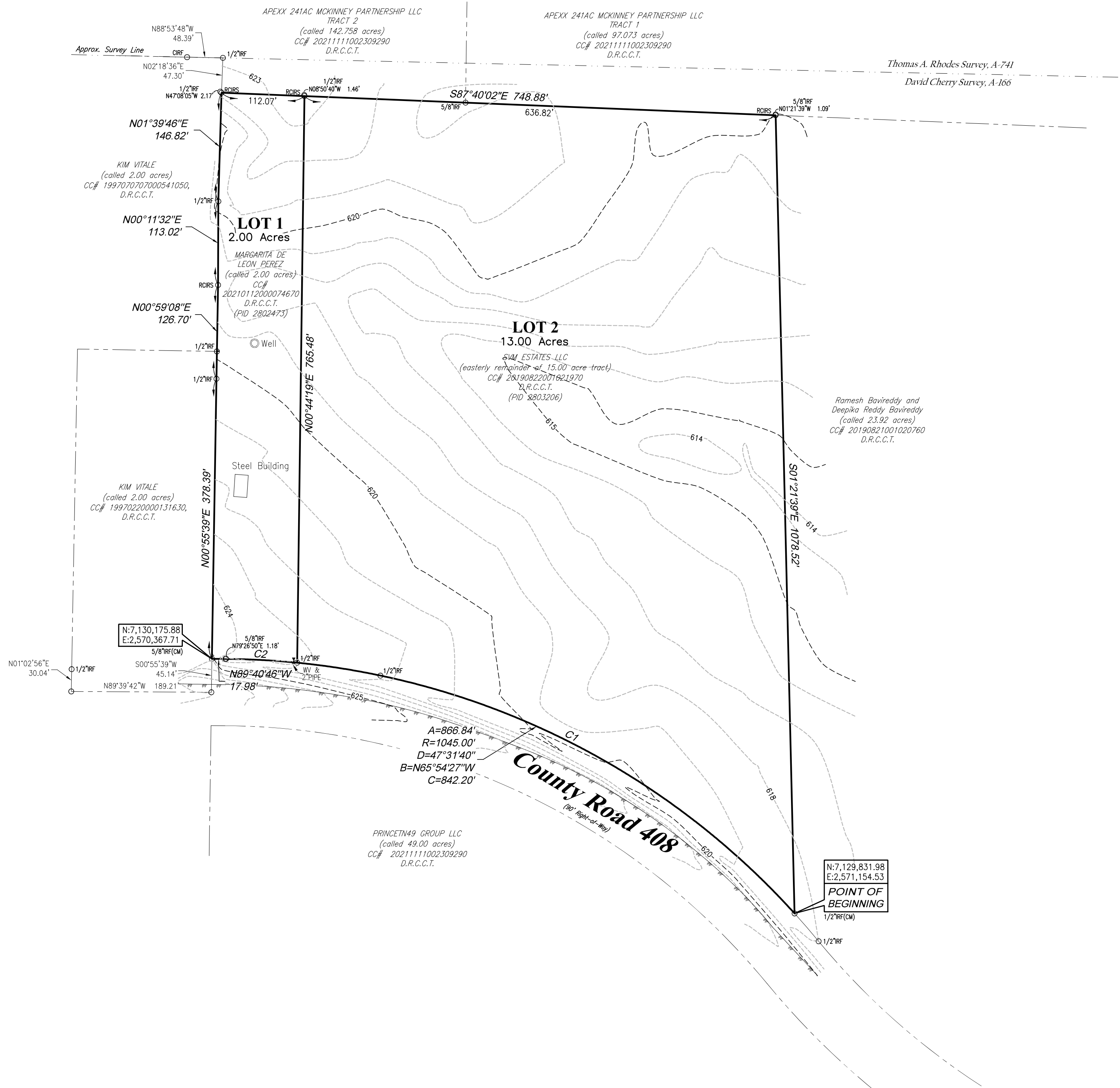


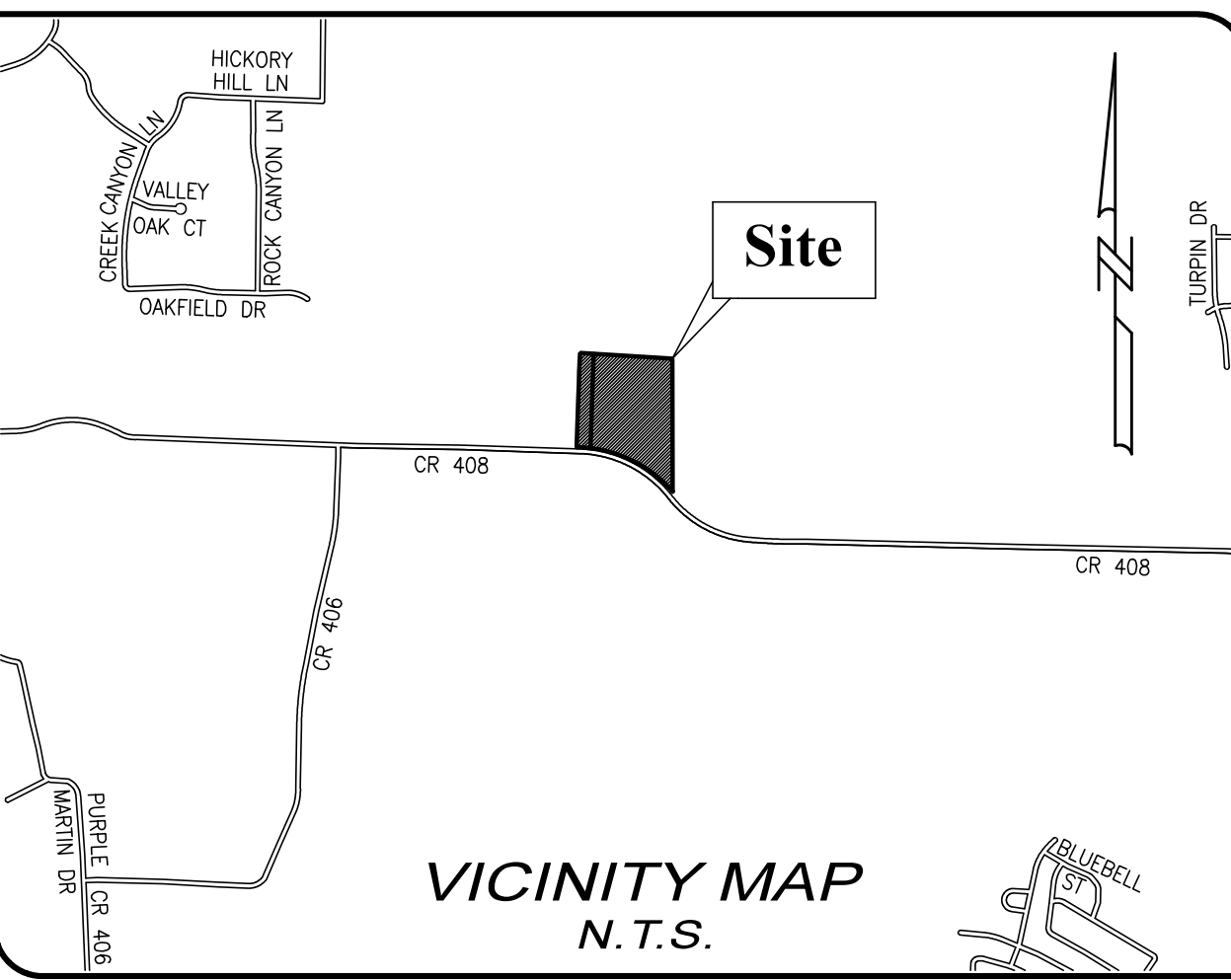
Legend

CM	Controlling Monument
IRF	Iron Rod Found
CRF	Capped Iron Rod Found
RCIRS	Roome Capped Iron Rod Set
D.R.C.C.T.	Deed Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1045.00'	769.61'	752.33'	N63°14'31" W	42°11'47"
C2	1045.00'	97.24'	97.20'	N87°00'21" W	5°19'53"



OSSF NOTES

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do 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.

Designated Representative for Collin County Development Services

- NOTES**
- 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - 2) This survey has been performed without the benefit of a title commitment. There may be easements, or other matters, not shown.
 - 3) CM is a controlling monument.
 - 4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4805C0285J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X).
 - 4) Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System;
 - 5.) All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.

OWNER'S DEDICATION & ACKNOWLEDGMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Margarita De Leon Perez and SVM Estates LLC**, are the owners of the above described property and does hereby adopt this Final Plat designating the hereinabove described property as The Sunshine Addition Lots 1 & 2, Block A, and does hereby dedicate to the public use forever, the streets, 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, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the ____ day of _____

Margarita De Leon Perez (Owner)

SVM Estates LLC (Owner)
Janakiram Mandadi (Signee)

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Margarita De Leon 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2023.

Notary Public for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Janakiram Mandadi**, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2023.

Notary Public for the State of Texas

APPROVED

City Manager
City of McKinney, Texas

Date _____

ATTEST

City Secretary
City of McKinney, Texas

Date _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **Margarita De Leon Perez and SVM Estates LLC**, are the owners of two tracts of land situated in the State of Texas, County of Collin, ETJ of the City of McKinney, being part of the David Cherry Survey, Abstract No. 166, being all of a 2.00 acre tract of land to Margarita De Leon Perez as recorded under Clerk's File No. 20210112000074670 of the Deed Records of Collin County, Texas, and being the easterly remainder of a called 15.00 acre tract of land to SVM Estates LLC, as recorded under Clerk's File No. 20190822001021970 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north right-of-way line of County Road 408 (90' right-of-way), marking the southwest corner of a called 23.92 acre tract of land as recorded under County Clerk's No. 20190821001020760 of the Deed Records of Collin County, Texas, the southeast corner of said 15.00 acre tract, and the southeast corner of the herein described premises;

THENCE with the north right-of-way line of County Road 408, and the south line of the easterly remainder of said 15.00 acre tract as follows: northwesterly along a curve to the left having a central angle of 47°31'40", passing at an arc distance of 759.61 feet a 1/2" iron rod found marking the southeast corner of the aforementioned 2.00 acre tract (20210112000074670), the southwest corner of the easterly remainder of said 15.00 acre tract, and continuing with curving south line of said 2.00 acre tract a total arc distance of 866.84 feet, with said radius of 1,045.00 feet (chord = North 65°54'27" West, 842.20 feet) to a point marking the end of said curve, from which a 5/8" iron rod found bears North 79°26'50" East, 1.18 feet; and continuing North 89°40'46" West, 17.98 feet to a 5/8" iron rod found in the east line of a called 2.00 acre tract of land to Kim Vitale as recorded under County Clerk's No. 19970220000131630 of the Deed Records of Collin County, Texas, and marking the southwest corner of Margarita's 2.00 acre tract and said premises;

THENCE departing said right-of-way with the east line of said 2.00 acre tract to Kim Vitale, the east line of a second 2.00 acre tract of land to Kim Vitale as recorded under County Clerk's No. 19970707000541050 and the west line of Margarita's 2.00 acre tract follows: North 00°55'39" East, 378.39 feet to a 1/2" iron rod found for angle break; North 00°59'08" East, 126.70 feet to a Roome capped iron rod set for angle break; North 00°11'32" East, 113.02 feet to a 1/2" iron rod found for angle break; North 01°39'46" East, 146.82 feet to a Roome capped iron rod set marking a southwest corner of a called 142.758 acre Tract 2 as recorded under County Clerk's No. 2021111002309290 of the Deed Records of Collin County, Texas, the northwest corner of Margarita's 2.00 acre tract and said premises, from which a 1/2" iron rod found bears North 47°08'05" West, 2.17 feet;

THENCE with the south line of said 142.758 acre Tract 2, the south line of a called 97.073 acre Tract 1 as recorded under County Clerk's No. 2021111002309290 of the Deed Records of Collin County, Texas, the north line of Margarita's 2.00 acre tract, the north line of the easterly remainder of said 15.00 acre tract and the north line of said premises as follows: South 87°40'02" East, passing at 112.07 feet a Roome capped iron rod set marking the northeast corner of Margarita's 2.00 acre tract, from which a 1/2" iron rod found bears North 08°50'40" West, 1.46 feet, and continuing with the north line of the easterly remainder of said 15.00 acre tract a total distance of 748.88 feet to a Roome capped iron rod set marking the northwest corner of the aforementioned 23.92 acre tract, the northeast corner of said 15.00 acre tract and said premises, from which a 5/8" iron rod found bears North 01°21'39" West, 1.09 feet;

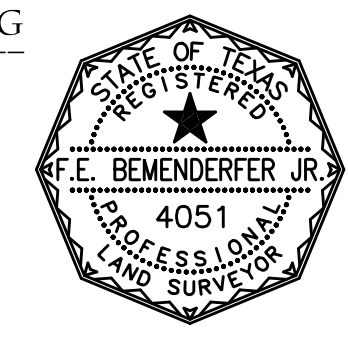
THENCE with the west line of said 23.92 acre tract and the east line of said 15.00 acre tract, South 01°21'39" East, 1,078.52 feet to the place of beginning and containing 15.00 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of McKinney, Texas

NOT FOR RECORDING
F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, 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 and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

Final Plat
The Sunshine Addition
Lots 1 & 2, Block A
15.00 Gross Acres
David Cherry Survey, A-166
ETJ of the City of McKinney,
Collin County, Texas
September 2023

Submitted: Sept. 5, 2023
Revised:

Owner:
Margarita De Leon Perez
606 Seneca Blvd
McKinney, TX 75069
(214) 394-1256
Attn: Margarita Perez
perez21948@hotmail.com

Owner:
SVM Estates LLC
7213 Waters Edge Dr
The Colony, TX 75056
(214) 566-3159
Attn: Janakiram Mandadi
inducrations@gmail.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer
email: fredb@roomeinc.com

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