OWNERS CERTIFICATE STATE OF TEXAS CALLED 1.000 ACRES STEVEN & KRISTIE COLE VOLUME 5363, PAGE 4384 D.R.C.C.T. COUNTY OF COLLIN CALLED 7.494 ACRES DUSTY JAY OTTS C.C. NO. 20070730001050060 CALLED 1.048 ACRES DUSTY JAY OTTS C.C. NO. 20111130001291600 O.P.R.C.C.T. WHEREAS, Amy Kirkland and A.J. Stailey are the owners of a 3.024 acre tract of land situated in the Phillip Smith Survey, Abstract No. 851, Collin County, Texas and being part of called 4.040 acre tract of land conveyed to Amy PARADISE RANCH Kirkland as recorded in County Clerks No. 20151002001256130 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2" iron rod with plastic cap stamped "4613" found for the northwest corner of the called PRIVATE ROAD 5499 4.040 acre tract of land and said iron rod also being in the east line of a called 1.038 acre tract of land conveyed S 86°31'49" E to Pratt Fam Properties, LLC. as recorded in County Clerk No. 20210331000641540 of the Official Public Records of 5' UTILITY EASEMENT THENCÉ'S 86°31'49" E with the north line of the called 4.040 acre tract of land, passing an iron rod with 5' UTILITY EASEMENT plastic cap stamped "APPLE" at a distance of 137.38', and continuing for a total distance of 283.38' to a 1/2" iron —rod with plastic cap stamped "4613" set for the northeast corner of the hereto described tract of land; NORTHING = 7143308.643 POINT OF **BEGINNING** THENCE S 04°51'01" W a distance of 403.34' to a 1/2" iron rod with plastic cap stamped "4613" set for THENCE S 89°18'28" E a distance of 110.25' to a 1/2" iron rod with plastic cap stamped "4613" set for corner; THENCE S 04°51'01" W a distance of 409.90' to a 1/2" iron rod found for the southeast corner of the called VICINITY MAP 4.04 acre tract of land and said iron rod being in the centerline of County Road 1029; THENCE N 89°16'48" W in County Road 1029 a distance of 30.08' to a Mag Nail with shiner set for corner; NOT TO SCALE CALLED 1.038 ACRES PRATT FAM PROPERTIES, LLC THENCE N 04°51'01" E a distance of 242.07' to an iron rod with plastic cap stamped "COLLIS" found for corner; THENCE N 75°24'04" W a distance of 165.52' to a 1/2" iron rod found for corner; THENCE N 00°47'31" W a distance of 208.91' to a 1/2" iron rod with plastic cap stamped "4613" set for C.C. NO. 20210331000641540 O.P.R.C.C.T. LOT 1 BLOCK A CALLED 2.885 ACRES AMY KIRKLAND 43,561 SQ. FT. C.C. NO. 20171229001716560 O.P.R.C.C.T. THENCE N 88°59'05" W a distance of 97.40' to an iron rod with plastic cap stamped "APPLE" found for corner; CALLED 18.890 ACRES TIMOTHY J. SPENCER C.C. NO. 20151130001494380 O.P.R.C.C.T. 1.000 ACRES THENCE N 00°47'37" W a distance of 25.00' to an iron rod with plastic cap stamped "APPLE" found for corner; CALLED 4.04 ACRES AMY KIRKLAND THENCE N 88°59'05" W a distance of 50.06' to a 1/2" iron rod found for corner; C.C. NO. 20151002001256130 O.P.R.C.C.T. THENCE N 00°43'08" W a distance of 309.04' to the POINT OF BEGINNING and containing 131,717 Square Feet or 3.024 acres of land. ACCESS AND UTILITY EASEMENT VOLUME 5363, PAGE 4384 D.R.C.C.T. OWNERS DEDICATION NORTH ----5' UTILITY EASEMENT--5' UTILITY EASEMENT GRAPHIC SCALE NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: RIGHT-OF-WAY EASEMENT_ DOC. NO. 95-0077582 O.P.R.C.C.T. That I, Amy Kirkland and A.J. Stailey do hereby adopt this Record Plat designating the herein described property as CALLED 1.00 ACRES AMY KIRKLAND THE PRATT FAM ADDITION, LOT 1 & LOT 2, BLÓCK Á, an addition to Collin County, Texas, and do hereby dedicate to C. NO. 20210409000715510 O.P.R.C.C.T. the public use forever the road along County Road 1029. All other streets have not been dedicated to the public for SCALE 1" = 60'public access nor been accepted by the City as public improvements, and the streets shall be maintained by the property owners. The streets shall always be open to emergency vehicles, public and private utility service personnel, the U.S. Postal Service and governmental employees in pursuit of their official duties. "APPLE" N 88°59'05" NORTHING = 7142982.100 97.40' EASTING = 2559325.876 Witness my hand, this the _____ day of _____, 2022. AMY KIRKLAND SOUTHEAST CORNER PHILLIP SMITH SURVEY ABSTRACT NO. 851 OWNER S 89°18'28" E [—]110.25' A.J. STAILEY ACCESS AND UTILITY EASEMENT LIEN HOLDER VOLUME 5363, PAGE 4384 D.R.C.C.T. RIGHT-OF-WAY EASEMENT BLOCK A STATE OF TEXAS 2.000 ACRES CALLED 4.04 ACRES COUNTY OF COLLIN AMY KIRKLAND C.C. NO. 20151002001256130 O.P.R.C.C.T. BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared AMY KIRKLAND, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed CALLED 1.01 ACRES DAVID & CAROLYN PRATT and in the capacity therein stated. CALLED 1.00 ACRES LINDA GALE WIGINGTON C.C. NO. 2012001001233230 O.P.R.C.C.T. C.C. NO. 20160531000672640 O.P.R.C.C.T. GIVEN under my hand and seal of office this the ___ day of _____, 2022. Notary Public in and for the State of Texas CALLED 0.09 ACRES LARRY & PATSY OTTS My Commission Expires_ C.C. NO. 20150722000906240 O.P.R.C.C.T. 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 A.J. STAILEY, known to me to be the person CALLED 1.062 ACRES STACEY & RICKY RANKIN, II whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. C.C. NO. 201712070001618960 O.P.R.C.C.T. GIVEN under my hand and seal of office this the ___ day of _____, 2022. CERTIFICATE OF APPROVAL Notary Public in and for Approved and Accepted the State of Texas My Commission Expires__ 35' RIGHT-OF-WAY_ DEDICATION 1,053 SQ. FT. 0.24 ACRES City Manager 950' to F.M. No. 2933 City of McKinney CENTERLINE OF CENTERLINE OF COUNTY ROAD 1029 1/2" IRF COUNTY ROAD 1029 VARIABLE WIDTH RIGHT-OF-WAY VARIABLE WIDTH RIGHT-OF-WAY SURVEYOR'S CERTIFICATE NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: City Secretary City of McKinney CALLED 20.502 ACRES LILLIAN A. SCALF FAMILY TRUST CALLED 20.502 ACRES LILLIAN A. SCALF FAMILY TRUST C.C. NO. 20160531000672640 C.C. NO. 20150305000242400 O.P.R.C.C.T. I, DAVID J. SURDUKAN, Registered Professional Land Surveyor, 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 Platting Rules and Regulations of the division regulations of the City Planning and Zoning Commission of the City of McKinney, Texas. DAVID J. SURDUKAN R.P.L.S. NO. 4613 PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY THE PRATT FAM ADDITION LOT 1 & LOT 2, BLOCK A AN ADDITION TO COLLIN COUNTY IN THE CITY OF McKINNEY'S ETJ STATE OF TEXAS BEING 3.024 ACRES SITUATED IN THE COUNTY OF COLLIN PHILLIP SMITH SURVEY, ABSTRACT NO. 851 COLLIN COUNTY, TEXAS BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, 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 considerations therein expressed and in the capacity therein stated. PLAT NOTE: **BASIS OF BEARINGS:** GIVEN under my hand and seal of office this the 6 day of May, 2022. All proposed lots situated entirely outside the city's corporate limits and within the The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, LEGEND Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch city's extraterritorial jurisdiction comply with the subdivision ordinance. LIEN HOLDER OWNER **SURVEYOR**

C.M. = CONTROLLING MONUMENT CIRF = CAPPED 1/2" IRON ROD FOUND STAMPED (APPLE)

CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)

IRF = IRON ROD FOUND

FLOODPLAIN NOTE:

This tract of land is designated to fall within Zone X (unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0165 J, dated June 2, 2009, and FIRM Map No. 48085C0280 J, dated June 2, 2009 and prepared by Federa Emergency Management Agency (FEMA) for Collin County, Texas.

2002.0, Vertical position are referenced to NAVD88 using (GEIOD03).

The purpose of this Final Plat is to create 2 Lots out of a called 4.04 acre tract of land.

Notary Public in and for the State of Texas

My Commission Expires: 12/11/2024

AMY KIRKLAND 1027 C.R. NO. 1029 McKINNEY, TEXAS 75071 (214) 842-1896

A.J. STAILEY 1600 N WADDILL ST McKINNEY, TEXAS 75069 000-000-0000

SURDUKAN SURVEYING, INC. P.O. BOX 126 ANNA, TEXAS 75409 (972) 924-8200 FIRM NO. 10069500