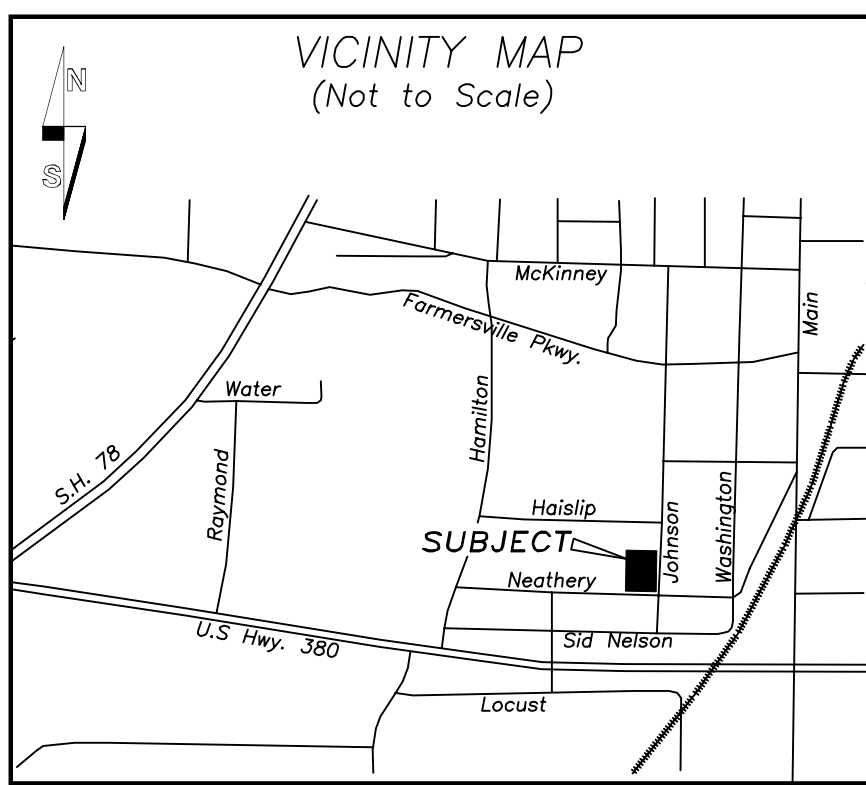


UTILITIES TO BE PROVIDED BY:
 WATER: City of Farmersville, CCN# 13009
 ELECTRIC: Farmersville Electric
 SEWER: City of Farmersville
 GAS: Atmos

SRS = STEEL ROD SET
 SRF = STEEL ROD FOUND

O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

Notes:
 1) Purpose of this plat is to create 3 plated lots.
 2) Subdivision is located in Farmersville ISD.
 3) Subject tract located within Zone X as scaled from F.I.R.M. Panel 48085C0340J, dated June 2, 2009. Zone X being defined as "areas determined to be outside the 0.2% annual chance floodplain."
 4) Verify exact location of underground utilities prior to construction.
 5) Bearings based on East line of Gray tract (CC# 20150507000529830).



Subject tract is located within the Farmersville Independent School District (F.I.S.D.).
 Property is located in City of Farmersville, Texas.
 Current Zoning of subject tract is SF2.

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, Cody L. Gray, is the owner of a tract of land situated in the W.B. Williams Survey, A-952, City of Farmersville, Collin County, Texas and being further described as follows:

BEING all that tract of land in the City of Farmersville, Collin County, Texas, out of the W.B. Williams Survey, A-952, and being all that tract of land described in a deed to Cody Gray as recorded under CC# 20150507000529830 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found capped "RSCI" on the North line of said Neathery Street, and at the Southeast corner of that called 0.24 acres of land described in a deed to Betty Luke, Trustee of Luke Revocable Living Trust as recorded under CC# 20100331000301910 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 05 minutes 03 seconds East, 211.55 feet to a 1/2 inch steel rod found capped "RSCI" at the Northeast corner of said 0.24 acres, and on the South line of Lot 1, Block 5 of Johnson Street Addition as recorded in Volume 2007, Page 84 of the Plat Records of Collin County, Texas;

THENCE North 89 degrees 36 minutes 14 seconds East, 159.79 feet to a point on the West line of S. Johnson Street, and at the Southeast corner of said Lot 1;

THENCE South 00 degrees 00 minutes 00 seconds East (Bearing Basis), 211.55 feet along the West line of said S. Johnson Street to a point at the intersection of the West line of said S. Johnson Street with the North line of said Neathery Street;

THENCE South 89 degrees 36 minutes 14 seconds West, 160.10 feet along the North line of said Neathery Street to the POINT OF BEGINNING, containing 0.78 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Cody Gray, does hereby adopt this plat designating the herein above described property as Final Plat of Lots 1, 2, & 3, Block 1 of Neathery Johnson Addition, an addition to the City of Farmersville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements—shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Farmersville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

The City of Farmersville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Farmersville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Farmersville, Texas.

WITNESS, my hand this the _____ day of _____, 20____.

BY: _____
 Cody L. Gray
 Printed Name

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 Cody Gray, Owner, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Farmersville.

_____, 20____

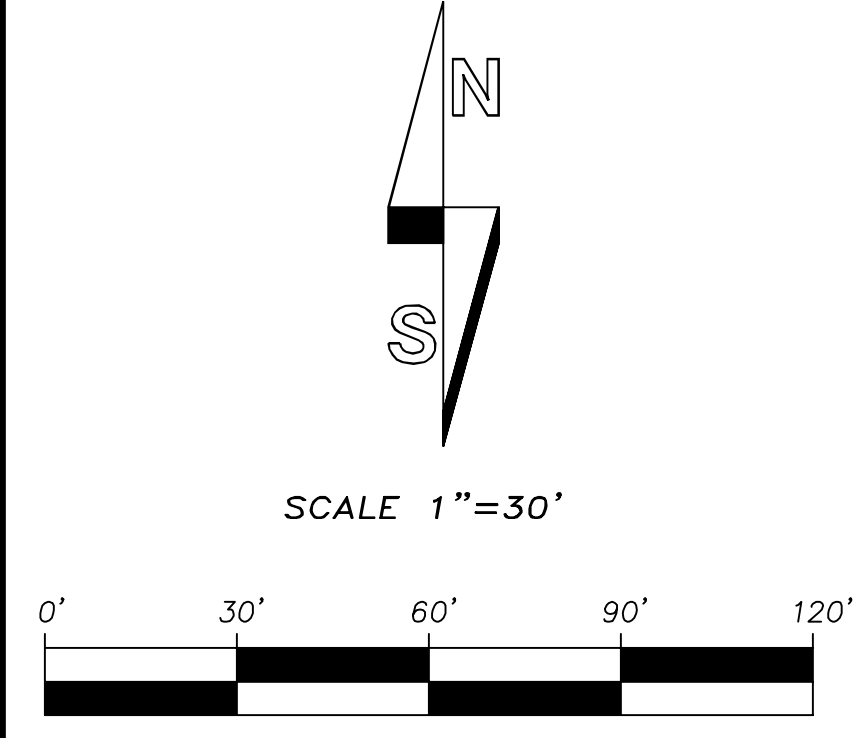
PRELIMINARY AND FOR REVIEW ONLY.
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 Matthew Busby
 R.P.L.S. No. 5751

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 Matthew Busby, Land Surveyor, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires On: _____



NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

APPROVAL BLOCK:
 "RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission _____ Date _____
 City of Farmersville, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Farmersville, Texas _____ Date _____

"ACCEPTED"

Mayor, City of Farmersville, Texas _____ Date _____

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing Final Plat of Lots 1, 2, & 3, Block 1 of Neathery Johnson Addition, an addition to the City of Farmersville, Texas was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20____.

City Secretary
 City of Farmersville, Texas

FINAL PLAT

LOTS 1, 2, & 3, BLOCK 1
 NEATHERY JOHNSON ADDITION
 W.B. WILLIAMS SURVEY, A-952
 CITY OF FARMERSVILLE
 COLLIN COUNTY, TEXAS

(Being all of that tract of land described in a deed to Cody Gray as recorded under CC# 20150507000529830 of the Official Public Records of Collin County, Texas.)

P.O. BOX 250
 CADDO MILLS, TX 75135

Boundary Solutions Inc.
Professional Land Surveyors

OFFICE: 214-499-8472
 FAX: 972-782-7611
 EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
 BOUNDARY, TOPOGRAPHIC, &
 ALTA/ACSM LAND TITLE
 SURVEYS

OWNER:

Cody Gray
 17155 C.R. 605
 Farmersville, TX
 75442

SURVEYOR:

Boundary Solutions
 P.O. Box 250
 Caddo Mills, TX
 75135
 972-782-8082

Drawn by: mjb
 B.S.I. Job# 1505-012
 Date: 3-14-16