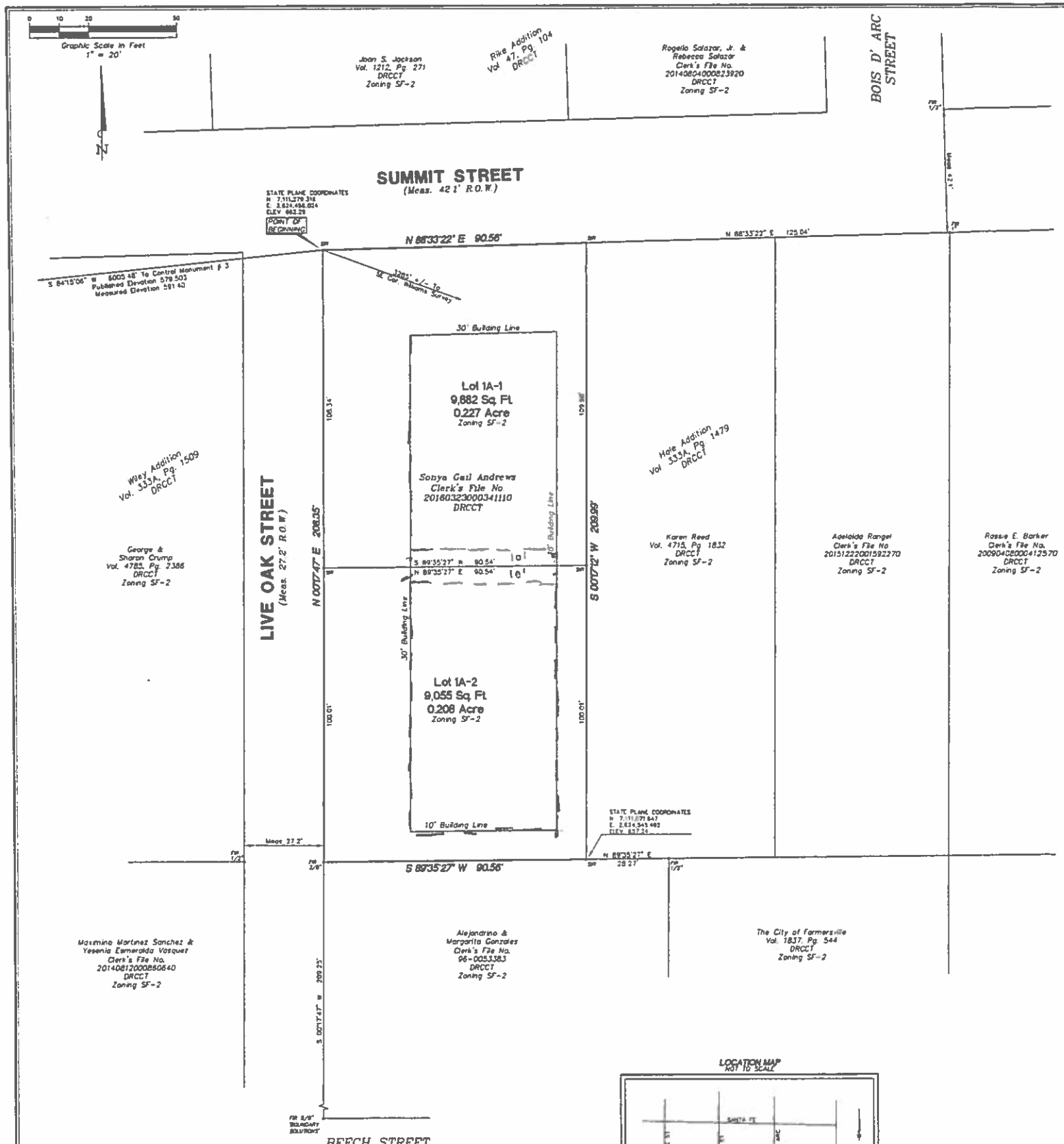

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Sonya Gail Andrews is the owner of a tract of land situated in the William B Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, being a part of Lot 1 of the Hale Addition, an to the City of Farmersville according to the plat thereof recorded in Volume 333A, Page 1479 in the Map Records of Collin County, Texas, being all of that same tract of land as described in General Warranty Deed to Sonya Gail Andrews recorded under Clerk's File No. 20160323000341110 in the Deed Records of Collin County Texas (DRCCT), and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the northwest corner of said Lot 1, at the intersection of the south line of Summit Street (measured 42 1 foot wide right-of-way) with the east line of Live Oak Street (measured 27.2 foot wide right-of-way);

THENCE North 88 degrees 33 minutes 22 seconds East, along the south line of said Summit Street, 90.56 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the northwest corner of a tract of land as described in Warranty Deed to Karen Reed recorded in Volume 4715, Page 1832 DRCCT;

THENCE South 00 degrees 17 minutes 12 seconds West, departing the south line of said Summit Street, along the west line of said Reed tract, 209 99 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the southwest corner of said Reed tract and lying in the north line of a tract of land as described in Warranty Deed with Vendor's Lien to Alejandrino and Margarita Gonzales recorded under Clerk's File No 96-0053383 DRCCT;

THENCE South 89 degrees 35 minutes 27 seconds West, along the north line of said Gonzales tract, 90 56 feet to a 3/8-inch iron rod found at the northwest corner of said Gonzales tract and lying in the east line of said Live Oak Street;

THENCE North 00 degrees 17 minutes 47 seconds East, along the east line of said Live Oak Street, 208 35 feet to the **POINT of BEGINNING** and **CONTAINING** 0 435 acre of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Sonya Gail Andrews, does hereby adopt this plat designating the herein above described property as **LOT 1A-1 AND LOT 1A-2 of THE HALE ADDITION, BEING A REPLAT OF A PART OF LOT 1 OF THE HALE 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 _____, 2016

BY:

_____ _____
Sonya Gail Andrews 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 Sonya Gail Andrews, Owner, 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 purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____
2016.

_____ _____
A Notary Public in and for The State of Texas My Commission Expires On

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT I, Brad Sparr, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the platting rules and regulations of the City of Farmersville, Collin County, Texas

_____
Brad Sparr
Registered Professional
Land Surveyor No. 3701

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 Brad Sparr, a Registered Professional 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 consideration therein stated
Given upon my hand and seal of office this _____ day of _____
2016

_____ _____
A Notary Public in and for The State of Texas My Commission Expires On

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 the Hale Addition to the City of Farmersville was submitted to the City Council on the _____ day of _____, 2016, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public spaces, and water and sewer lines as shown an 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. 2016

_____
City Secretary
City of Farmersville, Texas

NOTES:

1) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD 83, UTILIZING THE WESTERN DATA SYSTEMS VRS.

2) FIR DENOTES A FOUND IRON ROD

3) SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SPARR SURVEYS"

4) "NOTICE" SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

5) THIS PROPERTY IS LOCATED WITH THE FARMERSVILLE INDEPENDENT SCHOOL DISTRICT

6) THIS PROPERTY IS LOCATED WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF FARMERSVILLE, TEXAS.

7) PER THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 48397-0340L WITH AN EFFECTIVE DATE OF JUNE 2, 2009, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

LOCATION MAP
NOT TO SCALE

UTILITY NOTE:

WATER PROVIDER	CITY OF FARMERSVILLE CCN # 13009
SEWER PROVIDER	CITY OF FARMERSVILLE
ELECTRICAL PROVIDER	CITY OF FARMERSVILLE
GAS PROVIDER	ATMOS

OWNER
SONYA GAIL ANDREWS
P.O. BOX 265
FARMERSVILLE, TEXAS 75442
(469) 222-1990

FINAL PLAT
LOT 1A-1 and LOT 1A-2
HALE ADDITION
BEING A REPLAT OF
LOT 1A
HALE ADDITION
SITUATED IN THE
WILLIAM B. WILLIAMS SURVEY
ABSTRACT No. 952
CITY OF FARMERSVILLE
COLLIN COUNTY, TEXAS
COLLIN COUNTY CLERK RECORDING INFORMATION

DRAWN BY BDS /CAD
CHECKED BY BDS
SCALE 1" = 20'
DATE APRIL 20, 2016
JOB NO 17542

Sparr Surveys
2553 I R 720
McKinney, Texas 75071
(214) 544 2297
TBPLS FIRM No. 10059300