

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, Lanco Enterprises, LLC, is the owner of a tract of land, situated in the Isaac Walters Survey, Abstract No. 950, in Collin County, Texas, and a portion of that called 13.717 acre tract of land described by deed to Lanco Enterprises, LLC (Lanco tract), as recorded under Document No. 20150327000337560, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for corner in the southerly monumented line of F.M. Highway No. 1377, said corner being in the northerly line of said Lanco tract, same also being the northeasterly corner of that tract of land described by deed to Joe Cruz, as recorded under Document No. 20170131000136140, O.P.R.C.C.T.;

THENCE South 89°59'57" East, along the southerly monumented line of F.M. Highway No. 1377, a distance of 539.03' to a point for corner, being the northeasterly corner of said Lanco tract, same being in County Road No. 493, said corner also being in the westerly line of that tract of land, described by deed to Patrick W. Jones, as recorded under Document No. 20071203001608860, O.P.R.C.C.T., from which a 5/8" iron rod found bears, North 00°30'00" West, a distance of 4.00';

THENCE South 00°30'00" East, along the common line between said Lanco and Jones tracts, a distance of 607.21' to a 1/2" iron rod found for an "el" corner of said Lanco tract, same being the northeasterly corner of a tract of land, described by deed to Ronald Rounsaville and Arlinda Rounsaville, as recorded in Volume 928, Page 523, D.R.C.C.T.;

THENCE North 89°55'33" West, along the northerly line of said Rounsaville tract, a distance of 164.18' to a 1/2" iron rod found for the northwesterly corner of said Rounsaville tract, same being the northeasterly corner of a tract of land described by deed to Ronald Rounsaville and Arlinda Rounsaville, as recorded in Volume 5414, Page 3810, D.R.C.C.T.;

THENCE South 89°25'00" West, along the northerly line of said Rounsaville tract (Vol. 5514, Pg. 3810), a distance of 171.90' to a 1/2" iron rod found for the northwesterly corner of said Rounsaville tract (Vol. 5514, Pg. 3810), said corner being an "el" corner of said Lanco tract;

THENCE South 00°40'10" East, along the westerly line of said Rounsaville tract (Vol. 5514, Pg. 3810), a distance of 344.86' to a steel post found for the southwesterly corner of said Rounsaville tract (Vol. 5514, Pg. 3810), same being the most southerly southeast corner of said Lanco tract, said corner also being in the northerly line of a tract of land, described by deed to James Starr and Kimberly Starr, as recorded under Document No. 20071113001539780, O.P.R.C.C.T.;

THENCE South 88°23'10" West, along the common line between said Lanco and Starr tracts, a distance of 213.49' to a 1/2" iron rod with a plastic cap stamped "RPLS 5686" found for the southeasterly corner of said Cruz tract;

THENCE North 00°04'00" East, along the easterly line of said Cruz tract, a distance of 959.58' to the **POINT OF BEGINNING** and containing 9.252 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Lanco Enterprises, LLC, is the sole owner of the above described property and does hereby adopt this replat designating the hereinabove described property as **RPWR FOWLER ADDITION LOTS 1-3, BLOCK A**, an addition to Collin County, Texas, 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 Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County 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 Collin County 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 Collin County.

WITNESS, my hand at Collin County, Texas, this _____ day of _____, 2017.

Lanco Enterprises, LLC

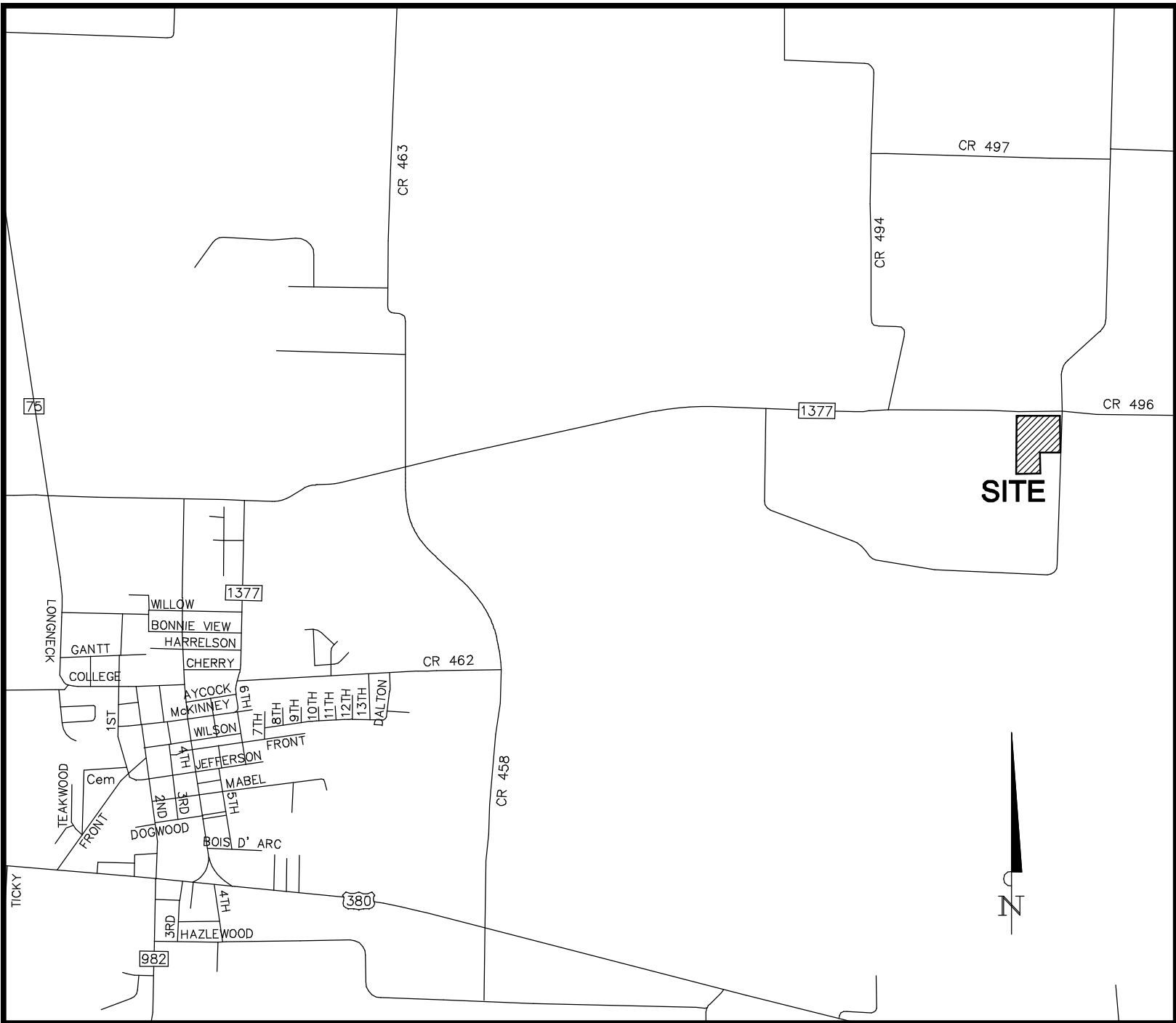
By: _____
Mike Fowler

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mike Fowler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas



VICINITY MAP
(not to scale)

Health Department Certification:

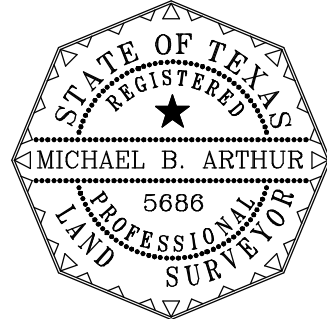
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

Surveyor's Certificate

I, Michael B. Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a actual on the ground survey of the land, and the monuments shown hereon were found and or placed under my personal supervision.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

This plat approved by the Collin County, Commissioners
On _____ day of _____, 2017.

Keith Self, Collin County Judge

FINAL PLAT
PWR FOWLER ADDITION
LOTS 1-3, BLOCK A
9.252 ACRES IN THE
ISAAC WALTERS SURVEY
ABSTRACT NO. 950
COLLIN COUNTY, TEXAS

OWNER:
Lanco Enterprises
P.O. Box 1514
McKinney, Texas 75070
Ph.: (214) 926-9664
Contact: Mike Fowler

SURVEYOR:
North Texas Surveying, LLC
1010 West University Drive
McKinney, Tx. 75069
Ph. (469) 424-2074
Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200

Scale: 1" = 60'

Date: December, 2016

DATE: 12/06/2016	SCALE: 1" = 60'	DRAWN BY: C.S.H.	CHK'D BY: M.B.A.	JOB NO.: 2016-0179
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