## The desired re-plat will combine the 1.2 acre parcel, and lots 3A & 3B.

EXISTING 30' INGRESS-EGRESS & UTILITY EASEMENT-VOLUME 1449, PAGE 98 JERRY L. WALLER VOLUME 2360 PAGE 834 JERRY LYNN WALLER SHERRY RUTH WALLER VOLUME 1078 PAGE 776 3/8-INCH IRON PIN FOUND 941.48'--LOT LINE LOT 3A 1.442 ACRE N 00° 14' 15" E 225.721 JACOB MILLER VOLUME 1449 PAGE 95  $\mathbb{N}$ 3/8-INCH IRON PIN FOUND SOUTHWEST CORNER LOT 3 WALLER'S HOLLER ADDITION 214.00' OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF COLLIN WHEREAS , Jo Ann Frankum is the owner of a tract of land situated in Collin County, Texas, in the W.W. Bell Survey, Abstract No. 37, being a survey of Lot 3 of Waller's Holler Addition to Collin County, according to the plat thereof recorded in Volume D, Page 127 of the Collin County Plat Records and being described by metes and bounds as follows: Beginning at a 3/8-inch iron pin found at the southwest corner of said Lot 3; THENCE North 00° 14' 15" East, with the west line of said Lot 3, 225.72 feet to a 3/8-inch iron pin found at the northwest corner of said Lot 3; THENCE South 87° 42' 16" East, with the north line of said Lot 3, 966.49 feet to an 1/2-inch iron pin set at the northeast corner of said Lot 3, in the west right-of-way line of THENCE South 00° 52' 51" West, with the west right-of-way line of said County County Road No. 437; Road No. 437 and with the east line of said Lot 3, 225.44 feet to an ½-inch iron pin set at THENCE North 87° 42' 58" West, with the south line of said Lot 3, 963.95 feet to a the southeast corner of said Lot 3; to the PLACE OF BEGINNING and containing 4.996 acres. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Jo Ann Frankum, does hereby adopt this plat designating the herein above described property as Replat of Lot 3 of Waller's Holler, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown WITNESS my hand at <u>Mc Kinney</u>, Texas, this the <u>19th</u> day of August 2003 2003. Jo Ang Frankum, owner Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Jo Ann Frankum 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 consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office, this the 19<sup>14</sup>day of August 2003. Notary Public in and for the State of Texas SHERRY GEER WILLIAMS Notary Public, State of Texas My Commission Expires June 13, 2004 SURVEYOR'S CERTIFICATE That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate KNOW ALL MEN BY THESE PRESENT: BRUCE GEER survey of the land, and that the corner monuments shown thereon were properly placed o 4117 under my supervision. muce steer Bruce Geer, Registered Professional Land Surveyor, No. 4117 Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office, this the **19<sup>-M</sup>day of August** 2003. SHERRY GEER WILLIAMS Notary Public in and for the State of Texas Notary Public, State of Texas My Commission Expires June 13, 2004 This plat is approved by the Collin County Commissioner's Court on the A day of angust, 2003. Con Ron Harris, County Judge

