

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That, **Salvatore A. Rossano, III, Kelsey L. Rossano, Don Flora, Jr., and Betty Flora,** through the undersigned authority, do hereby adopt this plat designating the described property as **Residential Replat of Lots 7R-1 & 7R-2, Block 2 of Green Meadow Estates, First Section**, an addition to the City of Allen, Texas and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

WITNESS, MY HAND, this ____ day of _____, 2021.

Salvatore A. Rossano, III (Owner)

Kelsey L. Rossano (Owner)

Don Flora, Jr. (Owner)

Betty Flora (Owner)

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Salvatore A. Rossano, III**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and
for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Kelsey L. Rossano**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and
for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Don Flora, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and
for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Betty Flora**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and
for the State of Texas

The purpose of this replat is to
create two lots from one lot

Legend

IRF Iron Rod Found
RCIRS Roome Capped Iron Rod Set
CIRF Capped Iron Rod Found
CCMR Collin County Map Records
CCLR Collin County Land Records
MNS Mag Nail Set
CM Controlling Monument

Attest

Secretary, Planning & Zoning Commission

Date

Approved

Chairperson, Planning & Zoning Commission

Date

Executed Pro-forma

Mayor

The undersigned, The City Secretary of the City of Allen, Texas, hereby certifies that the foregoing **Residential Replat of Lots 7R-1 & 7R-2, Block 2 of Green Meadow Estates, First Section**, to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ____ day of _____, 2021.

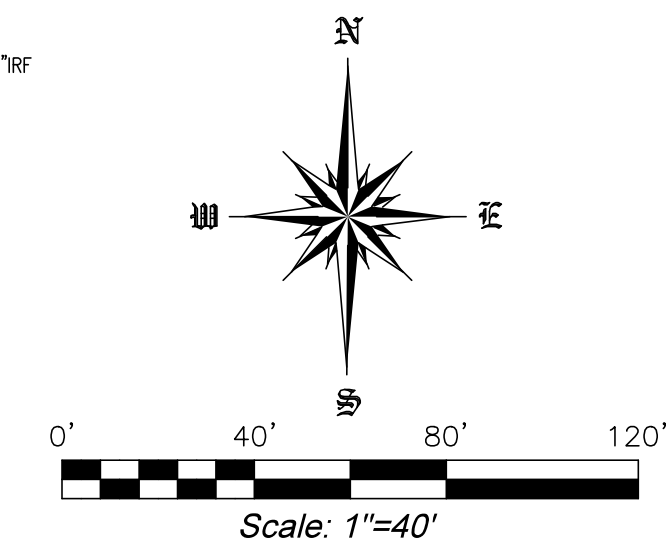
City Secretary, City of Allen

Lot 9, Block 2
Green Meadow Estates,
Third Section
Vol. B, Pg. 264, CCMR

Lot 8A, Block 2
Green Meadow Estates,
Third Section
Vol. B, Pg. 264, CCMR
(CC# 19940216000156090, CCLR)

Lot 8B, Block 2
Green Meadow Estates,
Third Section
Vol. B, Pg. 264, CCMR
(CC# 19940216000156070, CCLR)

Lot 8C, Block 2
Green Meadow Estates,
Third Section
Vol. B, Pg. 264, CCMR
(CC# 19940216000156170, CCLR)



Flood Note: No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 48085C0405 J, present effective date of map June 2, 2009, herein property situated within Zone X (unshaded). The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notes: 1) Survey was performed without the benefit of a title commitment. 2) Subject property affected by any or all easements of record. 3) Bearings based on Green Meadow Estates, First Section, Volume B, Page 254 of the Collin County Map Records. 4) State Plane Coordinates, Texas North Central Zone, Zone 4202, Datum: NAD83, based off City of Allen Control Monument No. 1.) Elevations based on City of Allen Control Monument No. 1, Datum: NAVD88.

Lot 6, Block 2
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR

Lot 7R-2
102,820 Sq. Ft.
2.360 Acres

Lot 7, Block 2
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR
CC# 20210210000287390, CCLR

Lot 7R-1
87,120 Sq. Ft.
2.000 Acres

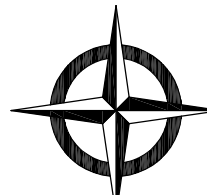
Lot 8A, Block 3
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR
(CC# 19920507000300950, CCLR)

Lot 8B, Block 3
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR
(CC# 20190128030002300, CCLR)

Owners/Developers: Lot 7
Salvatore A. Rossano, III &
Kelsey Rossano
26621 Verbeno
Mission Viejo, CA 92691
Attn: Don Flora
(949-370-9770)
email:torre.rossano@gmail.com

Owners/Developers: Lot 7
Don Flora, Jr. &
Betty Flora
28052 Cresta Verde
Mission Viejo, CA 92691
Attn: Fred Bemenderfer
(972) 423-4372
fredbemenderfer@aol.com

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, TX 75074
Attn: Fred Bemenderfer
(972) 423-4372
fredbemenderfer@aol.com



Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **Salvatore A. Rossano, III, Kelsey L. Rossano, Don Flora, Jr., and Betty Flora**, are the owners of **Lot 7, Block 2 of Green Meadow Estates, First Section**, as recorded in **Volume B, Page 254** of the Collin County Map Records, being the same tract of land described under County Clerk No. 20210210000287390 of the Collin County Land Records situated in the State of Texas, County of Collin, and the E.T.J of the City of Allen, being part of the George Fitzhugh Survey, Abstract No. 320 and with said premises being more particularly described as follows:

BEGINNING at a P.K. Nail found marking the southeast corner of said Lot 7, the southwest corner of Lot 8, Block 3, the northwest corner of Lot 18, Block 3, and the northeast corner of Lot 1, Block 1 of said Green Meadow Estates, First Section, said corner also being in the centerline intersection of Meadow Lane (60' wide street & utility easement) with Rock Ridge Road (100' wide street & utility easement), and the southeast corner of the herein described with premises;

THENCE with the north line of Lot 1, the south line of Lot 7, and said premises, some being the centerline of Meadow Lane 60' wide street & utility easement as follows: North 78°00'00" West, 50.00 feet to a P.K. Nail found marking the beginning of curve to the left; northwesterly along said curve having a central angle of 12°00'00", for an arc distance of 92.04 feet, with a radius of 439.47 feet (chord = North 84°00'00" West, 91.87 feet) to a point marking the end of curve, from which a P.K. Nail found bears North 17°20'53" East, 0.76 feet, North 90°00'00" West, 139.86 feet to a Mag Nail set marking the southwest corner of Lot 7, said premises, and the southeast corner of Lot 8, Block 2 of Green Meadow Estates, Third Section as recorded in Volume B, Page 254 of the Collin County Map Records;

THENCE crossing through Meadow Lane 30' street & Utility Easement, and with east line of Lot 8, the west line of Lot 7, and said premises, North 00°00'00" West, passing at 29.65 feet a 3/8" iron rod found for reference, and continuing for a total distance of 592.98 feet to a 3/8" iron rod found marking the northwest corner of Lot 7, said premises, and the southwest corner of Lot 6, Block 2 of said Green Meadow Estates, First Section;

THENCE with the common line between Lots 6 & 7, same being the north line of said premises, South 78°00'00" East, 401.47 feet to a Mag Nail set in the center of a 100' wide street & utility easement for Rock Ridge Road, marking the southeast corner of Lot 6, the northeast corner of Lot 7, and said premises;

THENCE with the centerline of a 100' wide street & utility easement for Rock Ridge Road, same being the west line of Lot 7, Block 3 of said Green Meadow Estates, First Section, the aforementioned Lot 8, the east line Lot 7, Block 2, and said premises, South 12°00'00" West (basis of bearings), passing at 47.56 feet a P.K. Nail found marking the southwest corner of Lot 7, Block 3, the northwest corner of Lot 8, and continuing for a total distance of 541.34 feet to the place of beginning and containing 189,940 square feet or 4.360 acres of land.

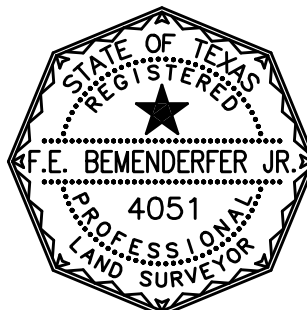
SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, **F. E. Bemenderfer, Jr.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

NOT FOR RECORDING

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051



ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F.E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for
The State of Texas

Residential Replat
Lots 7R-1 & 7R-2, Block 2
Green Meadow Estates, First Section
189,940 Sq.Ft. / 4.360 Acres
2 - Residential Lots

Being a Replat of Lot 7, Block 2
Green Meadow Estates, First Section
recorded in Volume B, Page 254, C.C.M.R.

George Fitzhugh Survey, Abstract No. 320
ETJ of the City of Allen, Collin County, Texas
April, 2021

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