



OWNERS CERTIFICATE

STATE OF TEXAS X
COUNTY OF COLLIN X

WHEREAS Gerald W. Weldon is the owner of a tract of land situated in the City of Allen, Collin County, Texas, in the William Perrin survey, abstract no. 708, being a survey of Lot 6, Block 3 and part of Lot 7, Block 3 of Allenwood Estates, according to the map thereof recorded in volume 3, page 83 of the plat records of Collin County, Texas, being a survey of the 294.2 square feet recorded in volume 677, page 115 of the deed records of Collin County, Texas which is a part of Lot 8, Block 3 of Allenwood Estates, Second Installment according to the map thereof recorded in volume 3, page 123 of the plat records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the southeast corner of said Lot 6 and the southwest corner of Lot 5, Block 3 of said Allenwood Estates; same being in the north right-of-way line of Keith Drive;

THENCE North 67°36'40" West, with the south line of said Lot 6 and with the north right-of-way line of said Keith Drive, passing the south corner of said Lot 6 and the southwest corner of said Lot 7 and continuing with the south line of said Lot 7, in all 205.70 feet to a 3/4-inch iron pin found at the southeast corner of the 1.367 acre tract recorded as clerk's file no. 201708200064901;

THENCE North 02°23'23" East, with the east line of said 1.367 acre tract, 331.96 feet to a 1/2-inch iron pin set in the north line of said Lot 7;

THENCE North 77°47'00" East, with the north line of said Lot 7, 5.89 feet to a 1/2-inch iron pin set at the northeast corner of said Lot 7 and the northwest corner of said Lot 6;

THENCE South 69°01'00" East, with the north line of said Lot 6, 148.86 feet to a "x" in concrete set at the west corner of said 294.2 square feet;

THENCE South 78°08'56" East, with the north line of said 294.2 square feet, 59.72 feet to a concrete nail set at the northeast corner of said 294.2 square feet;

THENCE South 02°23'20" West, with the east line of said 294.2 square feet, passing at 10.00 feet the southeast corner of said 294.2 square feet, the northeast corner of said Lot 6 and the northwest corner of said Lot 5 and continuing with the east line of said Lot 6 and the west line of said Lot 5, in all 276.16 feet to the PLACE OF BEGINNING and containing 1.426 acre.

KNOW ALL MEN BY THESE PRESENTS:

That Gerald W. Waldon, through the undersigned authority, does hereby adopt this plat designating the described property as RESIDENTIAL REPLAT OF ALLENWOOD ESTATES, LOT 6R1 & LOT 6R2, BLOCK 3 AND BEING A REPLAT OF LOT 6, BLOCK 2 AND A PART OF LOT 7, BLOCK 3 ALLENWOOD ESTATES AND A PART OF LOT 8, BLOCK 3 OF ALLENWOOD ESTATES, AND BEING A REPLAT, AND BEING A PART OF THE CITY OF ALLEN, TEXAS, and said said hereby dedicating the public use for the streets and alleys therein; 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 to enter upon and cross over the easement strips for the purpose of installing, repairing, maintaining, reconstructing, 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 platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this _____ day of _____, 20_____

Gerald W. Waldon

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Gerald W. Waldon 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 _____ day of _____, 20_____

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESES PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

PRELIMINARY--THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:)
COUNTY OF COLLIN:)

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 _____ day of _____, 20____

Notary Public in and for the State of Texas

OWNER: GERALD W. WALDON, JR. SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
209 KEITH DRIVE 1101 W. UNIVERSITY DRIVE
ALLEN, TEXAS 75002 MCKINNEY, TEXAS 75069
214-475-1413 PHONE 972-562-3959
FAX 972-542-5751

RESIDENTIAL REPLAT
OF
ALLENWOOD ESTATES
LOT 6R1 & LOT 6R2, BLOCK 3

AND A PART OF LOT 7, BLOCK 3
ALLENWOOD ESTATES AND A PART OF LOT 8
BLOCK 3 OF ALLENWOOD ESTATES
SECOND INSTALLMENT
AN ADDITION TO THE CITY OF ALLEN,
COLLIN COUNTY, TEXAS
BEING 1.426 ACRE OF LAND LOCATED IN THE
WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
CITY OF ALLEN, COLLIN COUNTY, TEXAS
2 LOTS