



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS, 4MC Investments LLC is the owner of a 2.841 acre (123,772 square foot) tract of land situated in the Witsual Fisher Survey, Abstract No. 323, in the City of Allen, Collin County, Texas; said tract being the same tract of land described in Special Warranty Deed with Vendor's Lien to 4MC Investments LLC as recorded in Instrument No. 20190402000347290 of the Official Public Records of Collin County, Texas; said 2.841 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "DAA" cap found for corner in the north line of said 4MC Investments tract and in the east line of N. Malone Road (a variable width right-of-way, 60-feet wide at this point); said point being the southwest corner of Lot 31, Block M, Auburn Springs Phase Three, an addition to the City of Allen as recorded in Cabinet O, Slide 131 of the Plat Records of Collin County, Texas;

THENCE, departing the east line of said N. Malone Road, and with the north line of said 4MC Investments tract and the south line of said Block M, the following four (4) courses and distances:

North 89 degrees 01 minutes 58 seconds East, a distance of 215.24 feet to a 1/2 inch iron rod found for corner;

South 01 degrees 02 minutes 34 seconds East, a distance of 95.00 feet to a 5/8-inch iron rod with "BGE" yellow cap set for corner;

South 45 degrees 56 minutes 49 seconds East, a distance of 64.00 feet to a 5/8-inch iron rod with "BGE" yellow cap set for corner;

North 89 degrees 40 minutes 09 seconds East, a distance of 178.19 feet to a PK nail set at the most easterly northeast corner of said 4MC Investments tract,

THENCE, South 00 degrees 19 minutes 23 seconds East, with the east line of said 4MC Investments tract and a west line of said Block M, a distance of 214.64 feet to a 5/8-inch iron rod with illegible cap found for corner in the north line of E. Main Street (a variable width right-of-way, 109-feet wide at this point);

THENCE, with the north line of said E. Main Street, the following three (3) courses and distances:

South 89 degrees 40 minutes 02 seconds West, a distance of 91.98 feet to a 5/8-inch iron rod with "BGE" yellow cap set for corner;

North 89 degrees 58 minutes 43 seconds West, a distance of 310.14 feet to a 5/8-inch iron rod with "BGE" yellow cap set for corner at the southeast end of a right-of-way corner clip;

North 45 degrees 49 minutes 21 seconds West, with said corner clip, a distance of 48.09 feet to a 5/8-inch iron rod with "BGE" yellow cap set for corner at the northwest end of a right-of-way corner clip; said point being in the east line of said N. Malone Road;

THENCE, North 01 degrees 02 minutes 15 seconds West, with the east line of said N. Malone Road, a distance of 316.42 feet to the POINT OF BEGINNING and containing an area of 2.841 acres or 123,772 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

THAT I, Gregory Mark Peace, 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.

PRELIMINARY - NOT FOR RECORDING

Gregory Mark Peace
Registered Professional Land Surveyor
License No. 6608



STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day appeared Gregory Mark Peace, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019

Notary Public in and for the State of Texas

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That 4MC Investments LLC, through the undersigned authority, does hereby adopt this plat designating the described property as "CHILDREN'S LIGHTHOUSE", 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 platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this ____ day of _____, 2019

Name: Isam Habboush
Title: Owner

Name: Nadene Habboush
Title: Owner

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day appeared Isam Habboush, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019

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 day appeared Nadene Habboush, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019

Notary Public in and for the State of Texas

CITY CERTIFICATE

Approved

Attest

Chairperson
Planning & Zoning Commission

Secretary
Planning & Zoning Commission

Date

Date

Executed Pro-forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Combination Plat of LOT 1, BLOCK A, CHILDREN'S LIGHTHOUSE Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ____ day of _____, 2019.

City Secretary, City of Allen

COMBINATION PLAT
LOT 1, BLOCK A
CHILDREN'S LIGHTHOUSE
BEING 2.841 ACRES (123,772 SF)
LOCATED IN THE CITY OF ALLEN, TEXAS
AND BEING OUT OF THE
WITSAUL FISHER SURVEY, ABSTRACT NO. 323
COLLIN COUNTY, TEXAS
APRIL 2019
SHEET 2 OF 2

OWNER
4MC Investments LLC
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Richardson, Texas 75082
781-640-0492

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