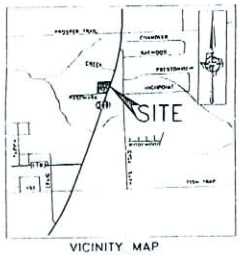
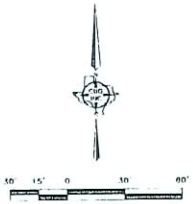


VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE
2) THE REASON FOR THIS CONVEYANCE PLAT IS TO CREATE 2 LOTS.
3) ALL BUILDINGS TO REMAIN
4) NO LOT TO LOT DRAINAGE WILL BE ALLOWED
5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES
6) BENCHMARK IS A 3 1/2" ALUMINUM ALLOY DISC FOUND FROM SH 289 AND FM 1461 GO EAST ALONG FM 1461 1.6 MILES TO CR 84, LOCATED 550' EAST ON FM 1461, SET IN THE BAR DITCH ALONG THE SOUTH SIDE OF FM 1461, 10' SOUTH OF SOUTH EDGE OF FM 1461, 800' WEST OF BRIDGE CROSSING WILSON CREEK. (ELEV.=712.96')

OWNER'S CERTIFICATE

WHEREAS Dan Christie is the owner of a tract of land situated in J.P. Tinney Survey, Abstract No. [illegible] in the Town of Prosper, Collin County, Texas, and being the same tract of land conveyed to Dan Christie, by deed recorded [illegible] of the Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the East line of Preston Road (variable width right-of-way) and lying in the North line of Paseward Circle (50 foot private road)

Thence North 89 degrees 28 minutes 37 seconds West, along the North line of said Paseward Circle, a distance of [illegible] feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed to G & W Investments, a Texas General Partnership, by deed recorded in Instrument No. 20060516000076880, of the Official Public Records, Collin County, Texas;

Thence North 00 degrees 41 minutes 44 seconds East, along the East line of said G & W Investments tract, a distance of [illegible] feet to a 1/2 inch iron rod found for corner, said corner lying in the South line of a tract of land conveyed to Prosper, LLC, a Texas Limited Liability Company, by deed recorded in Instrument No. 20060606001133920, of the Official Public Records, Collin County, Texas;

Thence South 89 degrees 27 minutes 37 seconds East, along the South line of said Prosper tract, a distance of [illegible] feet to a 1/2 inch iron rod found for corner, said corner lying in the West line of said Preston Road

Thence South 16 degrees 38 minutes 58 seconds West, along the West line of said Preston Road, a distance of [illegible] feet to a aluminum monument found for corner;

Thence South 21 degrees 29 minutes 41 seconds West, continuing along the West line of said Preston Road, a distance of [illegible] feet to the POINT OF BEGINNING and containing 146,579 square feet or 3.36 acres of land

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Dan Christie, do hereby adopt this plat, designating the herein above described property as BOUERI ADDITION, an addition to the Town of Prosper, Collin County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and easements shown thereon. The easements shown thereon are hereby reserved for the purpose indicated. The utility and the fire easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for their particular use. The maintenance of paving on the utility and the drainage easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

WITNESS, my hand at Collin County, Texas, this the _____ day of _____, 2012

BY: _____
Dan Christie

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appeared Dan Christie known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2012

_____
Notary Public in and for Collin County, Texas

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other available documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the_____ day of _____, 2012

RELEASED 01/03/12 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5511

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared [illegible] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing instrument are true to the [illegible]

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2012

_____
Notary Public in and for the State of Texas

OWNER: DAN CHRISTIE
PO BOX 610
PROSPER, TX 75078

OWNER: ISSA BOUERI
1350 BRIDGE WOODS
ROCKWALL, TX 75087
P 214-304-4488

CONVEYANCE PLAT
BOUERI ADDITION
LOT 1 AND 2
146,579 SQ. FT. / 3.36 ACRES
J.P. TINNEY SURVEY, ABSTRACT NO. 915
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CBG Surveying, Inc.
PLANNING SURVEYING
[illegible]

SCALE: 1" = 30' / DATE: [illegible]