

Collin County Permit Notes:
 1. COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.

Collin County Drainage Notes:
 1. The applicant shall be responsible for construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 2. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
 3. Collin County will not be responsible for the maintenance of any existing drainage ways or for the control of erosion in said drainage ways.
 4. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

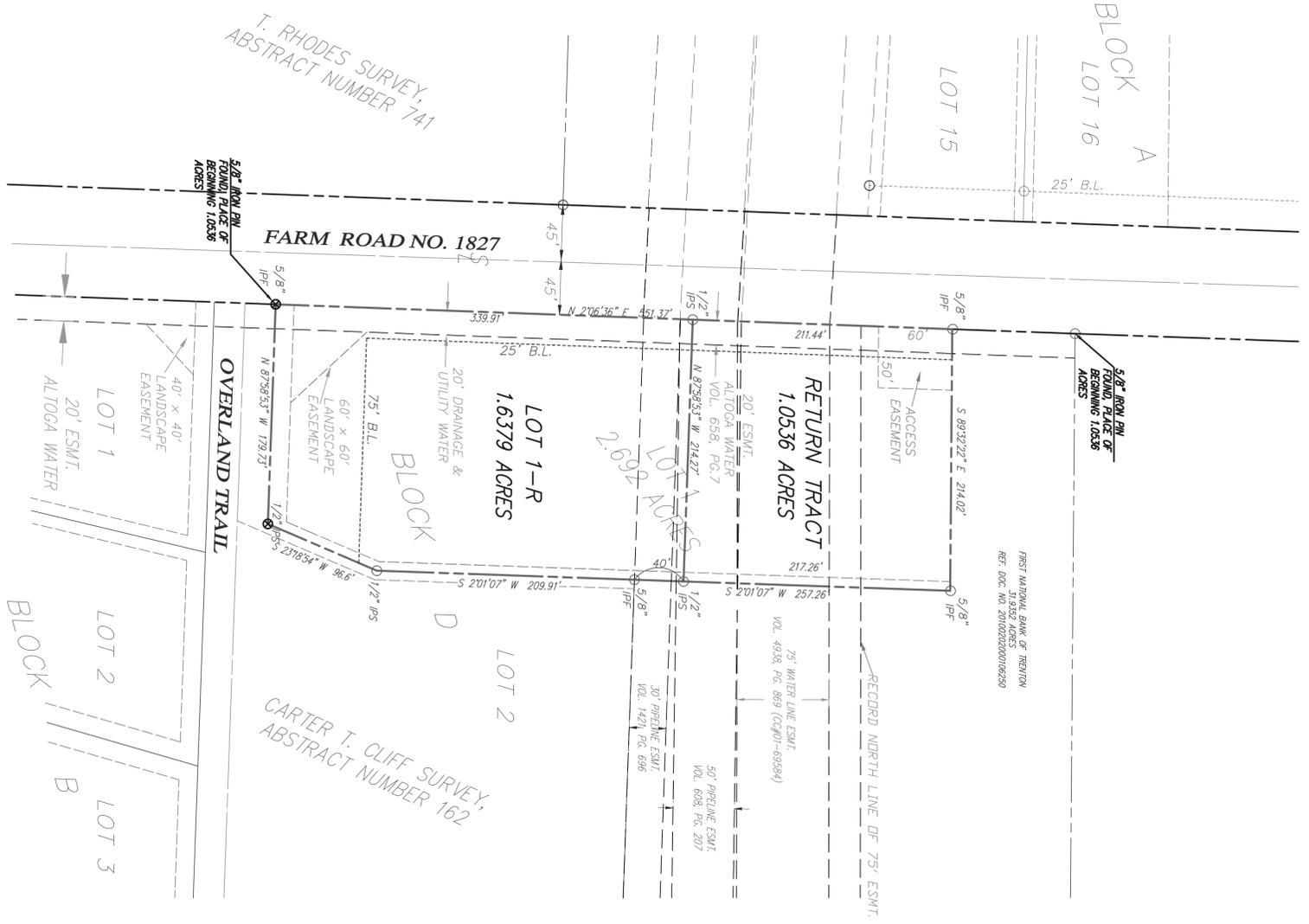
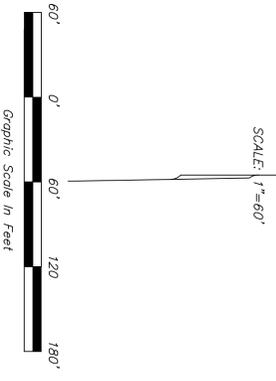
Collin County OSSF Notes:
 1. All lots must utilize alternative the On-Site Sewage facilities.
 2. All lots must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, subject to the following:
 3. Individual site evaluations and OSSF design plans prepared by a Registered Sanitarian or Professional Engineer must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATE:
 I hereby certify that the On-Site Sewage facilities described on this plat conform to applicable health laws of the State of Texas, that the site evaluations have been performed and submitted representing the areas in which on-site sewage facilities will be utilized.
 EXCEPTIONS/RESTRICTIONS ARE NOTED ON THE PLAT.

Registered Sanitarian - Development Services
 Collin County, Texas

DIRECTIONAL CONTROL: S1, Lot 1, Blk. D, Trails of 1827 ref. official public records of Collin County Texas, Doc. No. 2008082601003010.
 CONTROLLING MONUMENTS: 3/8" I.P.F. of the S.W.C. of Lot 1, Blk. D & 1/2" I.P.F. of the S.E.C. of Lot 1, Blk. D.

LEGEND
 * I.P.S. IRON PIN SET
 * I.P.F. IRON PIN FOUND
 --- BOUNDARY LINE
 --- EASEMENT
 --- RIGHT-OF-WAY
 --- LOT LINES
 --- SURVEY LINE



OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS the FIRST NATIONAL BANK OF TRENTON is the owner of a tract of land in Collin County, Texas, being described as follows:
 LOT 1, BLOCK D DESCRIPTION 2.692 Acres of Land SITUATED in Collin County, Texas, in the Carter T. Cliff Survey, Abstract No. 162, being a survey of Lot 1, Block D of Tract No. of TRAILS OF 1827 ADDITION, SECTION ONE as recorded in Document No. 2008082601003010 of the official records of Collin County, Texas.

RETURN TRACT DESCRIPTION 1.0336 Acres of Land SITUATED in Collin County, Texas, in the Carter T. Cliff Survey, Abstract No. 162, being a survey of a part of Lot 1, Block D of Tract No. of TRAILS OF 1827 ADDITION, SECTION ONE as recorded in Document No. 2008082601003010 of the official records of Collin County, Texas, being described by metes and bounds as follows:
 BEGINNING at an iron pin found at the northwest corner of said Lot 1, Block D, in the east R.O.W. line of Farm Road No. 1827.
 Thence south 89°32'22" east, 214.02 feet with the north line of said Lot 1, Block D to an iron pin found at the northeast corner of said Lot 1, Block D.
 Thence south 201°07' west, 217.26 feet with the east line of said Lot 1, Block D to an iron pin set in said east line.
 Thence north 87°56'53" west, 339.91 feet to an iron pin set in the west line of said Lot 1, Block D, in said east line of R.O.W. line.
 Thence north 270°57' east, 214.27 feet with said west line and east R.O.W. line to the PLACE OF BEGINNING and containing 1.0336 acres of land.

LOT 1-R, BLOCK D DESCRIPTION 1.6379 Acres of Land SITUATED in Collin County, Texas, in the Carter T. Cliff Survey, Abstract No. 162, being a survey of a part of Lot 1, Block D of Tract No. of TRAILS OF 1827 ADDITION, SECTION ONE as recorded in Document No. 2008082601003010 of the official records of Collin County, Texas, being described by metes and bounds as follows:
 BEGINNING at an iron pin found at the southwest corner of said Lot 1, Block D the north R.O.W. line of Overland Trail with the east R.O.W. line of Farm Road No. 1827.
 Thence north 270°57' east, 339.91 feet with said west line and said east R.O.W. line to an iron pin set in said line.
 Thence south 87°56'53" east, 214.27 feet to an iron pin set in the east line of said Lot 1, Block D.
 Thence south 201°07' west, 249.91 feet with said east line to an iron pin set at the north, southeast corner of said Lot 1, Block D.
 Thence south 89°32'22" east, 630 feet with said east line to an iron pin set in the south R.O.W. line of Overland Trail at the south, southeast corner of said Lot 1, Block D.
 Thence north 87°56'53" west, 179.73 feet with the south line of said Lot 1, Block D and with said north R.O.W. line to the PLACE OF BEGINNING and containing 1.6379 acres of land.

NOTICE TO ALL MEN BY THESE PRESENTS:
 That FIRST NATIONAL BANK OF TRENTON, does hereby adopt this plat designating the remainder described property as REPLAT LOT 1-R, BLOCK D AND RETURN TRACT, TRAILS OF 1827, a subdivision in Collin County, Texas and does hereby dedicate to the public use (over the streets/roads and easements as shown thereon).
 WITNESS my hand at _____ Texas, this the _____ day of _____, 2012

SCOTT DRISCOLL, EXECUTIVE VICE PRESIDENT
 FIRST NATIONAL BANK OF TRENTON, OWNER
 Before me, a notary public, on this day personally appeared Scott S. Driscoll, known to me to be the person whose name is subscribed to the foregoing document.
 Notary Public _____
 SURETOR'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:
 That I, G. M. Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision regulations of Collin County Texas.
 WITNESS my hand at _____ Texas, this the _____ day of _____, 2012

G. M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR
 1218 STATE HIGHWAY NO. 121
 MEISSA, TEXAS 75454
 BEFORE ME, a notary public, on this day personally appeared G. M. Geer, known to me to be the person whose name is subscribed to the foregoing document.
 Notary Public _____
 THIS PLAT APPROVED BY
 THE COLLIN COUNTY COMMISSIONER'S COURT
 ON _____ DAY OF _____, 2012
 Collin County Judge

1 RESIDENTIAL LOT & 1 RETURN TRACT
 REPLAT
 LOT 1-R, BLOCK D AND RETURN TRACT
 TRAILS OF 1827
 BEING A REPLAT OF LOT 1, BLOCK D,
 2.692 ACRES IN THE CARTER CLIFF SURVEY, ABSTRACT
 NO. 162 COLLIN COUNTY, TEXAS
 FIRST NATIONAL BANK OF TRENTON
 1218 STATE HIGHWAY NO. 121
 MEISSA, TEXAS 75454
 SCOTT DRISCOLL
 PHONE: 972-837-2800
 SURETOR:
 G. M. GEER
 1514 NORTH MCDONALD STREET
 MCKINNEY, TEXAS 75071
 PHONE: 972-562-3959