



CURVE TABLES

No.	DELTA	RADIUS	ARC	CHORD
CRV 1	09°48'58"	450.00'	77.10'	N 05°36'49" W 77.00'
CRV 2	41°11'01"	55.00'	39.53'	N 10°04'13" E 38.69'
CRV 3	27°12'24"	60.00'	284.15'	S 74°59'31" W 83.85'
CRV 4	52°14'41"	55.00'	50.15'	S 34°33'20" E 48.43'
CRV 5	07°43'40"	400.00'	53.95'	S 04°34'10" E 53.91'

NOTES

- HORIZONTAL AND VERTICAL CONTROL BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, NAVD88.
- FIR DENOTES A FOUND IRON ROD.
- SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SPARR SURVEYS".
- UNLESS NOTED OTHERWISE, A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SPARR SURVEYS" HAS BEEN PLACED AT EACH LOT CORNER, POINT OF CURVATURE AND POINT OF TANGENCY.
- THE 10' GUNTER WATER SUPPLY CORPORATION EASEMENT RECORDED IN Vol. 817, Pg. 404 DRCCCT IS A BLANKET EASEMENT HAVING NO DEFINED LOCATION OTHER THAN THE WATER LINE AS INSTALLED, THE LOCATION SHOWN ON THIS PLAT IS BASED ON THE WATERLINE AS FLAGGED BY GUNTER WATER SUPPLY. THIS PLAT HEREBY ABANDONS THAT PORTION OF THE EASEMENT CROSSING LOT 3 AND 4 AND REDEFINES THE EASEMENT TO THE 25' WIDE EASEMENT ALONG THE SOUTH LINE OF COUNTY ROAD No. 138.
- 25' BUILDING SETBACK LINE AS SHOWN.
- THE 100-YEAR FLOOD AREA SHOWN ON THIS PLAT IS A GRAPHIC REPRESENTATION OF THE FLOOD AREA SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480130-00403, WITH AN EFFECTIVE PRELIMINARY DATE OF DECEMBER 29, 2006, SPARR SURVEYS MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THIS INFORMATION.
- ALL LOTS MUST UTILIZE ALTERNATIVE TYPE OF ON-SITE SEWAGE FACILITIES.
- ALL LOTS MUST MAINTAIN STATE MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS/ETC.
- A PORTION OF LOTS 3R3 AND 4R4 ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN:
 - ANY OSSF THAT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS.
 - A CERTIFICATE OF ELEVATION PROVING THAT THE FINISHED FLOOR WILL BE AT LEAST 1' ABOVE BASE FLOOD ELEVATION MUST ACCOMPANY ANY PERMIT APPLICATION FOR A STRUCTURE THAT IS PROPOSED TO BE LOCATED WITHIN THE CURVILINEAR LINE OF THE 100-YEAR FLOOD PLAIN.
 - ALL ELECTRICAL/MECHANICAL APPURTENANCES LOCATED WITHIN THE 100-YEAR FLOOD PLAIN MUST BE ELEVATED AT LEAST 1' ABOVE BASE FLOOD ELEVATION.
- TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION OND/OR OPERATION.
- INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 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.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- EACH RESIDENCE CONSTRUCTED WITHIN THIS DEVELOPMENT SHALL HAVE INSTALLED AN APPROVED NFPA 13D FIRE SUPPRESSION SYSTEM.
- COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR, ON SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.

REPLAT
HONEY CREEK FARMS ADDITION
 A REPLAT OF
LOT 3 and LOT 4
HONEY CREEK FARMS ADDITION
 JOHN H. WILSON SURVEY, ABSTRACT NO. 964
 COLLIN COUNTY, TEXAS

DRAWN BY: B.D.S./CAD
 CHECKED BY: B.D.S.
 SCALE: 1" = 60'
 DATE: OCTOBER, 2007
 REVISED: 04-01-2009
 SHEET 1 OF 2
 JOB NO. 16988

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 Vol. 5953, Pg. 5612
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