

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C4	23.91	40.00	34°14'53"	S17°25'00"W	23.56'
C5	16.96	20.00	48°35'25"	N24°35'16"E	16.46'
C6	23.98	40.00	34°20'31"	N16°52'42"W	23.62'

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.58	N89°37'00"W
L2	369.28	S00°17'33"W
L3	36.77	N89°42'27"W
L4	354.29	N00°17'33"E
L5	43.91	S89°37'00"E

JC & B ENTERPRISES LLC
INST. NO. 20060315000346370

OGER-ROULEAU LIVING TRUST
INST. NO. 20100215000146530

PAUL & APRIL JOHNSON
DOC. NO. 98-40244

JOHNNY DUB & LINDA ROBERTSON
INST. NO. 20120613000701860

JIMMY R. COPP AND REBECCA J. COPP
INST. NO. 20060901001265880

KAREN L. WALKER
INST. NO. 20100914000977940

RICHARD AKERS
VOL. 1233, PG. 391

NANCY MONKS
VOL. 5119, PG. 1204

WAYNE E. NEU & PATRICIA NEU
VOL. 2149, PG. 469

JASON C. & LAURA J. LOKEY
INST. NO. 20090605000694620

ERIC & DEBI LOKEY, JASON CARROLL & LAURA JANE LOKEY, CARROLL RAY & MARY JANE LOKEY
INST. NO.19960903000747840

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. BENCH MARK: TEXAS NORTH CENTRAL ZONE 4202 TIED WITH RTK GPS AND PART OF GEOSHACK GPS NETWORK
4. BASIS OF BEARING: GRID NORTH CENTRAL ZONE 4202 TIED WITH RTK GPS AND PART OF GEOSHACK GPS NETWORK
5. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited
6. 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.
7. 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
8. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions
9. Collin County permits are required for building construction, on-site sewage facilities and driveways/culverts
10. All private drive-ties-in to a county maintained roadway must be even with the existing driving surface
11. All utility providers' names, addresses and phone numbers.
12. All surface drainage easements shall be kept clear of fences, building, foundations and platings, and other obstructions to the operations and maintenance of the drainage facility.
13. P.O.B - Point of Beginning.
14. Sewage to be provided by private on-site sewage disposal system
15. Water service to be provided by Verona Special Utility District, 972-782-7111
16. All lots must utilize alternative type On-Site Sewage Facilities
17. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp break and/or creeks/ponds/streams, etc.
18. Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation
19. 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.
20. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, TEXAS-NEW MEXICO POWER COMPANY, a Texas corporation, is the owner of a 12.067 acre tract situated in the David Van Winkle Survey, Abstract No. 936, and being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, River Rock Ranch, an Addition to the Collin County, Texas, according to the deed thereof recorded in Instrument Number 20140502000433480, Official Public Records, Collin County, Texas,

LEGAL DESCRIPTION:

Being all that 12.067 acre tract of land situated in the David Van Winkle Survey, Abstract No. 936, Collin County, Texas and being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, River Rock Ranch, an Addition to the Collin County, Texas, according to the plot thereof recorded in Volume 2006, Page 709, Map Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "PEISER & MANKIN SURV." red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the northwest corner of the herein described tract, same being the northwest corner of said River Rock Ranch, same being in the southeast intersection of County Road 496 (variable width right of way) and County Road 561 (variable width right of way)

THENCE South 89 deg. 37 min. 00 sec. East, along the common line of said River Rock Ranch and said County Road 496, a distance of 328.63 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being the northeast corner of said River Rock Ranch, same being in the west line of that certain tract of land conveyed to Texas-New Mexico Power Company (no recording information found);

THENCE South 00 deg. 10 min. 16 sec. West, along the common line of said River Rock Ranch and said Texas-New Mexico Power Company, a distance of 391.70 feet to a 1/2 inch iron rod found for an angle point of the herein described tract, same being an angle point of said River Rock Ranch, same being the southwest corner of said Texas-New Mexico Power Company, same being the northwest corner of that certain tract of land conveyed to Karen L. Walker according to the deed recorded in Instrument Number 20100914000977940, Official Public Records, Collin County, Texas;

THENCE along the common line of said River Rock Ranch and said Walker tract, passing a 1/2 inch iron rod found that bears 1.9 feet East for the southwest corner of said Walker tract, same being the northwest corner of that certain tract of land conveyed to Richard Akers by deed recorded in Volume 1233, Page 391, Deed Records, Collin County, Texas and continuing along the common line of said River Rock Ranch and said Akers tract, passing the southwest corner of said Akers tract, same being the northwest corner of that certain tract of land conveyed to Nancy Monk by deed recorded in Volume 5119, Page 1204, said Deed Records, and continuing along the common line of said River Rock Ranch and said Monks tract, passing southwest corner of said Monks, same being the northwest corner of that certain tract of land conveyed to Wayne E. Neu & Patricia Neu by deed recorded in Volume 2149, Page 469, said Deed Records, and continuing along the common line of said River Rock Ranch and Neu tract, passing a 1/2 inch iron rod that bears 1.2 feet east, for the southwest corner of said Neu tract, same being the northwest corner of that certain tract of land conveyed to Jason C. & Laura J. Lokey by deed recorded in Instrument Number 20090605000694620, said Official Public Records, and continuing along the common line of said River Rock Ranch and said Lokey tract, a total distance of 1204.46 to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being in the west line of said Lokey tract, same being in the north right of way line of County Road 563 (variable width right of way);

THENCE along the common line of said River Rock Ranch and said County Road 563, a distance of 330.25 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract, same being the southwest corner of said River Rock Ranch, same being in the northeast intersection of said County Road 563 and aforesaid County Road 561;

THENCE North 00 deg. 17 min. 33 sec. East, along the common line of said River Rock Ranch and said County Road 496, a distance of 1601.59 feet to the POINT OF BEGINNING and containing 525,623 square feet or 12.067 feet, more or less.

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the Collin County, Texas.

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

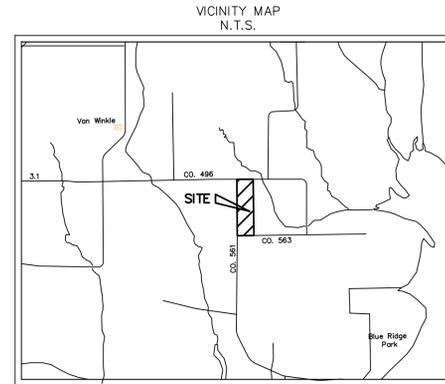
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2016.

Notary Public in and for Tarrant County, Texas

OWNER:
TEXAS-NEW MEXICO POWER COMPANY
414 SILVER AVE SW
ALBUQUERQUE, NM 87102

SURVEYOR:
PEISER & MANKIN SURVEYING, LLC
623 E. DALLAS ROAD
GRAPEVINE, TX 76051
CONTACT: TIMOTHY R. MANKIN

ENGINEER:
VASQUEZ ENGINEERING, LLC
1919 S. SHILOH ROAD
SUITE 440
GARLAND, TEXAS 75042
CONTACT: JUAN VASQUEZ



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

WHEREAS, TEXAS-NEW MEXICO POWER COMPANY, do hereby adopt this plat, designating the herein above described property as LOTS 1R & 2R, RIVER ROCK RANCH ADDITION, an addition to Collin County, Texas. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police, fire and police units, garage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements 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 full right to remove and keep removed all or parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, and efficiency of its respective system on the easements and all public utility shall at all times have the full right of ingress and egress to or from and upon said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system 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 and service required or ordinarily performed by that utility and do dedicate to the public's use forever the right-of-way and easements shown hereon.

TEXAS-NEW MEXICO POWER COMPANY, a Texas corporation.

By: _____
OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2016.

Notary Public in and for _____ County, Texas

CERTIFICATION OF APPROVAL

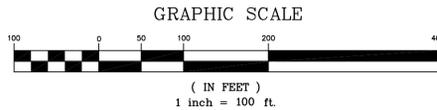
This plat approved by the Collin County Commissioners on ____ day of _____, 2016

Collin County Judge

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2016.

Notary Public in and for _____ County, Texas



LINETYPE TABLE	
—	BOUNDARY LINE
—	ADJOINER LINE
—	500
—	CONTOUR LINE
—	WATER LINE
—	OVERHEAD SERVICE LINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELEC. LINE
—	EASEMENT LINE
—	BUILDING LINE
—	STREET CENTERLINE

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 06/02/2009 Community Panel No. 48085C03051 subject lot is located in Zone "X".
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

JOB NO:	15-0511	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		SHEET
DATE:	07/07/2015			1
REV:	01/13/2016			OF
SCALE:	1" = 100'			1
FIELD:	A.R.M.	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DRAWN:	M.C.M.	817-481-1806 (O) 817-481-1809 (F)		
CHECKED:	T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977