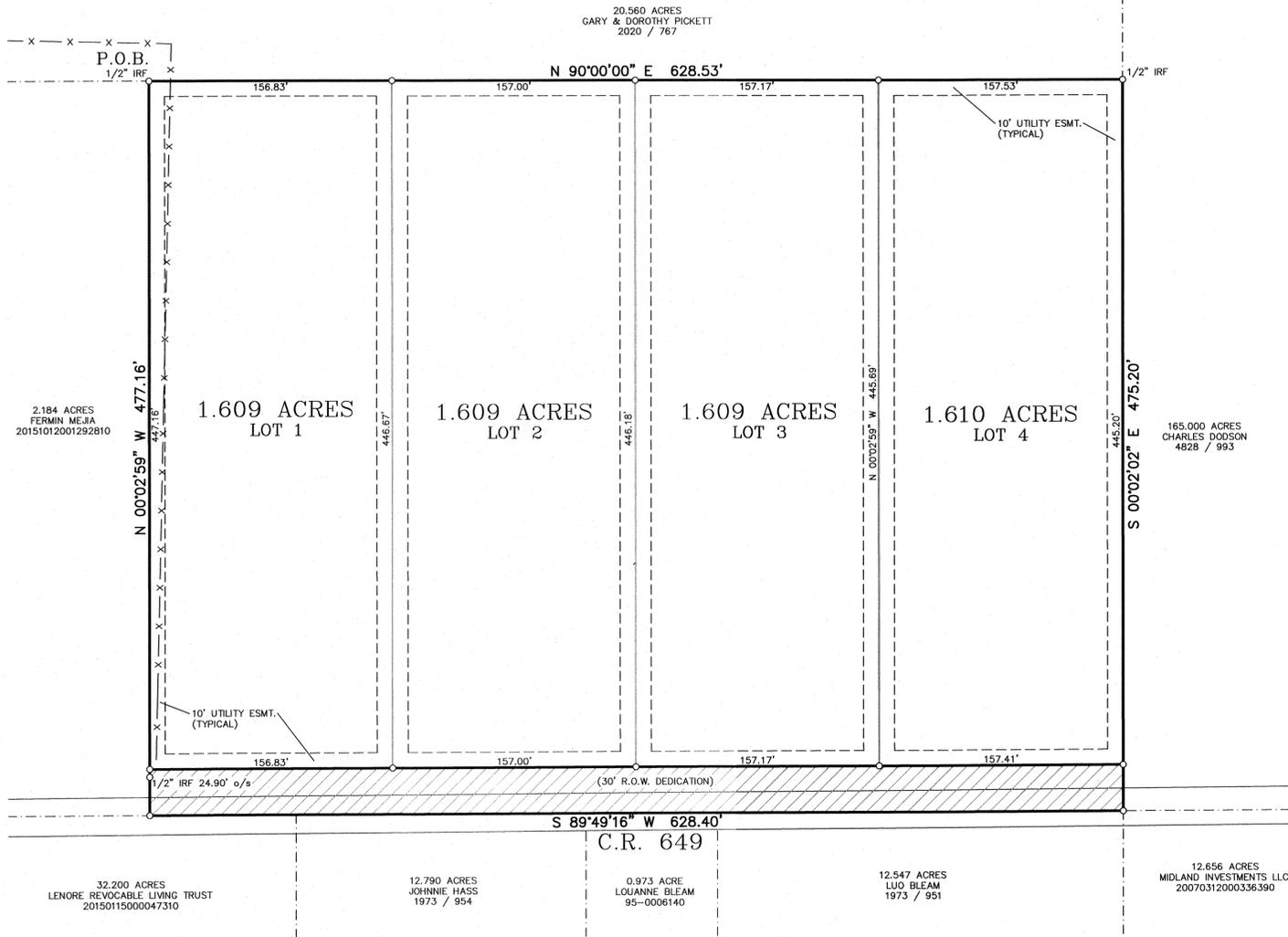


ALL IRON RODS SET UNLESS OTHERWISE NOTED.

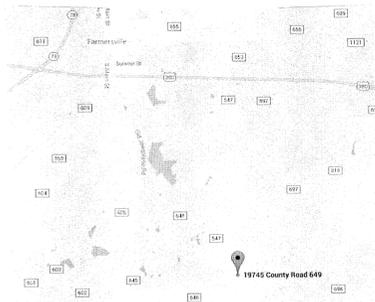


L.B. OUTLAW SURVEY, A - 675

NOTE:

- Bearings are based on the north line of said 19.633 acre tract.
- According to the Flood Insurance Rate Map No. 48085C0455J dated June 2, 2009, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This 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.
- Blocking the flow of water construction improvement 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.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundation and planting, and other obstructions to the operation and maintenance of the drainage facility.
- All lots must utilize alternative type On-Site Sewage Facilities.
- 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.
- Lots 5 & 6 appear to contain private water wells. Those wells must either be abandoned per State regulations or maintain 100' setback of all OSSF components from all well components. (NOTE: Lots with private wells must be a minimum of 1.5 acres in Collin County)
- Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.

VICINITY MAP



OWNER'S CERTIFICATE

WHEREAS CHARLES HUTCHESON, is the owner of a tract or parcel of land situated within the Collin County, Texas, being more particularly described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated within Collin County, being part of the L.B. Outlaw Survey, Abstract No. 675, being part of a called 19.633 acre tract of land as described in a General Warranty Deed from Charles Dodson to Charles T. Hutcheson as recorded in under Clerk's File No. 20160203000128590 of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner, said Point of Beginning being at the existing northeast corner to a 2.184 acre tract of land as conveyed to Fermin Mejia as recorded in under Clerk's File No. 20151012001292810 of Collin County, Texas; THENCE N 90°00'00\"/>

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CHARLES HUTCHESON hereby adopts this plat as the CHARLOTTE ADDITION, an addition to Collin County and dedicates to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS MY HAND this ___ day of _____, 200__.

Charles Hutcheson

STATE OF TEXAS: COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 200__.

Notary Public in and for _____ County, Texas

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this 5th day of April, 2016.

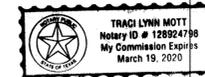
Frank R. Owens
R.P.L.S. No. 5387

STATE OF TEXAS: COUNTY OF Hunt

BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of April, 2016.

Notary Public in and for Hunt County, Texas



CERTIFICATE OF APPROVAL

Approved, this ___ day of _____, 200__, by the Commissioners Court of Collin County, Texas

Keith Self, County Judge

NOTE:

- Bearings are based on the north line of said 19.633 acre tract.
- According to the Flood Insurance Rate Map No. 48085C0455J dated June 2, 2009, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This 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.
- Blocking the flow of water construction improvement 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.
- Collin County permits are required for building construction, on-site sewage facilities and drive/culvert permits.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundation and planting, and other obstructions to the operation and maintenance of the drainage facility.
- All lots must utilize alternative type On-Site Sewage Facilities.
- 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.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an 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 the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

FINAL PLAT
CHARLOTTE ADDITION
 L.B. OUTLAW SURVEY, A-675
 COLLIN COUNTY, TEXAS
 (6.870 ACRES)
 FEBRUARY, 2016

Owner:
Charles Hutcheson
2 Secluded Pond Cove
Princeton, Tx. 75407

Surveyor:
Owens Land Surveying
P.O. Box 1025
2616 Stonewall Street
Greenville, Tx. 75402
(903) 450-9837

6.870 ACRES TOTAL

SCALE: 1" = 50'

- LEGEND
- POWER POLE
 - WATER VALVE
 - WATER METER
 - GAS METER
 - MALBOX
 - CLEAN OUT
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - UNDERGROUND CABLE MARKER
 - WOOD FENCE
 - BARBED WIRE FENCE
 - CHAINLINK FENCE



Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403

DATE: FEB. 15, 2016
DRAWN BY: B. EBERT

SCALE: 1" = 50'
JOB NO.: 2016-015