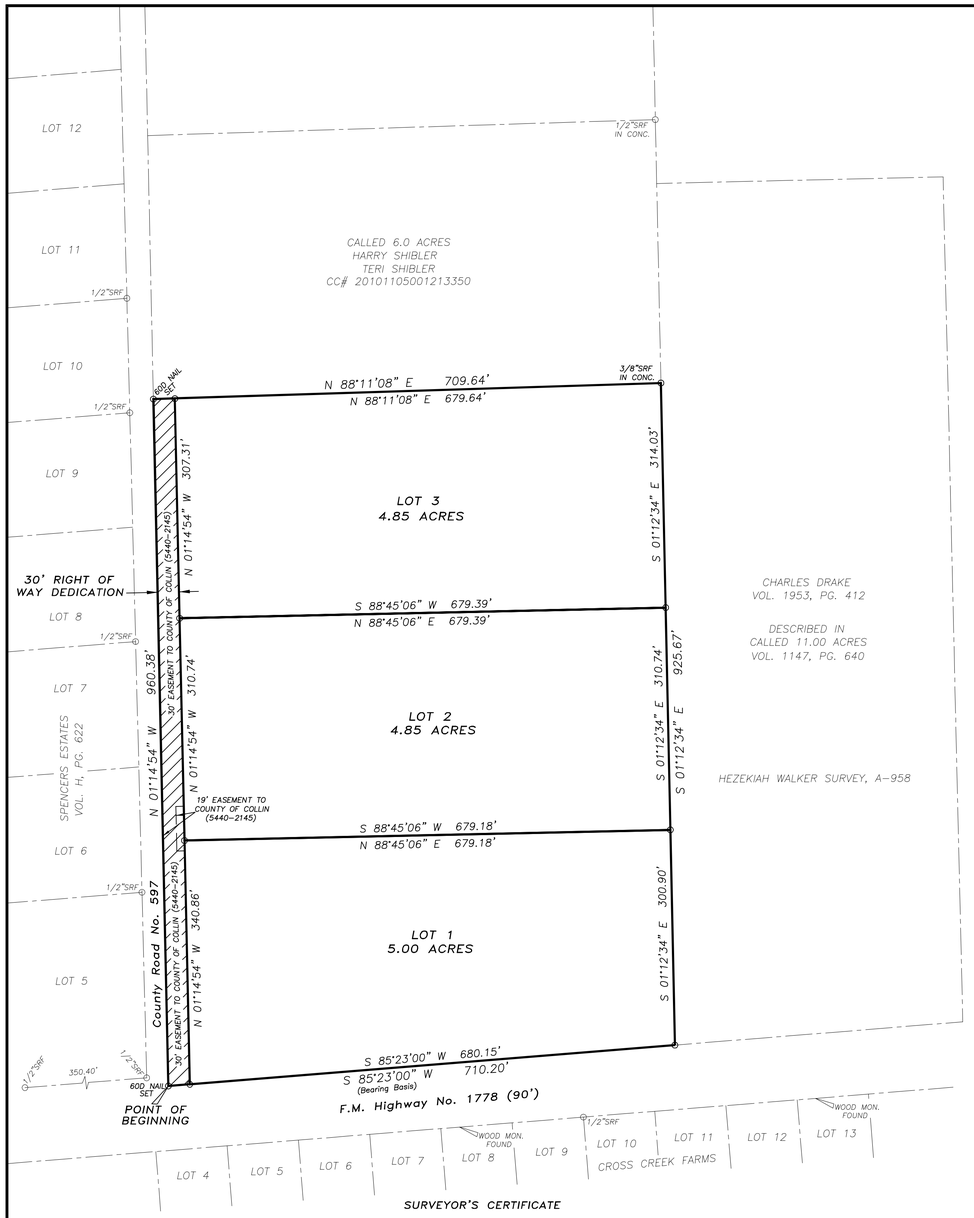

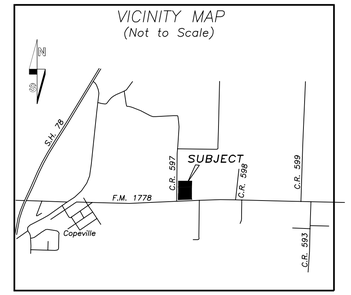

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

○ DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

UTILITY SERVICE PROVIDERS:

Water: Copeville S.U.D.

Electric Providers: FEC, TXU, First Choice

Telephone: AT&T

FLOOD NOTE:

Subject tract is located in Zone 'X' as scaled from F.I.R.M. 48085C0435J, dated June 2, 2009.

Zone 'X' – "Areas determined to be outside the 0.2% annual chance floodplain."

NOTES:

1. Pham Estates is not within any Extra-Territorial Jurisdiction of any City or Town.
2. Each Lot purchaser shall provide private on-site sewage facilities for each lot owner's needs.
3. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
4. 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.
5. 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.
6. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
7. All lots must utilize alternative type on-site sewage facilities.
8. Must maintain State-mandated setback of all one-site sewage facility components from any/all easements and drainage areas, sharp breaks and/or creeks/rivers/ponds, etc. (per State Regulations).
9. Individual site evaluations and OSSF design plans (meeting all State and County Requirements) must be submitted and approved by Collin County for each lot prior to construction of any OSSF System.
10. Collin County Building Permits are required for building construction, on site sewage facilities, and driveway culverts.
11. Notice: Selling a portion of this addition by metes and bound is a violation of County Ordinance and State law and is subject to fines and withholding of utilities and building permits.
12. The purpose of this Plat is to create 3 platted lots.
13. Tree removal and lot grading may be required on individual lots for on-site sewage facility installation and/or operation.
14. Verify exact location of underground utilities prior to any digging or construction.
15. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Vinh Pham, is the owner of a tract of land situated in the Hezekiah Walker Survey, Abstract No. 958, Collin County, Texas and being further described as follows:

BEING all that tract of land in Collin County, Texas, out of the Hezekiah Walker Survey, A-958, and being all of that called 15.355 acres of land described in a deed to Vinh Pham as recorded under CC# 20071114001544210 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 60d nail set at the intersection of the North line of F.M. Highway No. 1778 and the center of County Road No. 597, same being the Southwest corner of said 15.355 acres;

THENCE North 01 degrees 14 minutes 54 seconds West, 960.38 feet along the center of County Road to a 60d nail set at the Northwest corner of said 15.355 acres, and at the Southwest corner of that called 6.0 acres of land described in a deed to Larry Murray and Cindy Murray as recorded under CC# 20060407000458340 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set capped "Boundary Solutions" bears North 88 degrees 11 minutes 08 seconds East, 30.00 feet for witness;

THENCE North 88 degrees 11 minutes 08 seconds East, 709.64 feet to a 3/8 inch steel rod found in concrete at the Northeast corner of said 15.355 acres, at the Southeast corner of said 6.0 acres, and on the West line of that called 11.00 acres of land described in a deed to Herschel L. Swindell as recorded in Volume 1147, Page 640 of the Deed Records of Collin County, Texas;

THENCE South 01 degrees 12 minutes 34 seconds East, 925.67 feet to a 5/8 inch steel rod set capped "Boundary Solutions" on the North line of said F.M. Highway No. 1778, at the Southeast corner of said 15.355 acres, and at the Southwest corner of said 11.00 acres;

THENCE South 85 degrees 23 minutes 00 seconds West (Bearing Basis), 710.20 feet along said highway to the POINT OF BEGINNING, containing 15.355 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Vinh Pham, owner of of the above described property and do hereby adopt this plat designating the hereinabove described property as FINAL PLAT OF LOTS 1-3, BLOCK A, PHAM ESTATES, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements, as shown, for mutual use and accommodations of Collin County and all public utilities desiring to use or using same. All and any public utility and Collin County shall have the right to remove and keep removed all or part of any building, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat subject to all platting ordinances, rules, regulations and resolutions of Collin County.

WITNESS, my hand this the _____ day of _____, 20___.

BY:

_____
Vinh Pham

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Vinh Pham, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

CERTIFICATE OF APPROVAL

APPROVED AS FINAL PLAT, this the _____ day of _____, 2016, by the County of Collin, Texas.

_____
County Judge, Keith Self

HEALTH DEPARTMENT CERTIFICATION:

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my supervision.

_____, 20___

PRELIMINARY AND FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

_____
Matthew Busby
R.P.L.S. No. 5751

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Busby, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

N
S

SCALE 1"=100'

0' 100' 200' 300' 400'

FINAL PLAT

LOTS 1-3, BLOCK A
PHAM ESTATES

Being all of that called 15.355 acres of land described in a deed to Vinh Pham as recorded under CC# 20071114001544210 of the Official Public Records of Collin County, Texas

15.355 TOTAL ACRES
HEZEKIAH WALKER SURVEY, A-958
COLLIN COUNTY, TEXAS

OWNER:

Vinh Pham
5691 C.R. 597
Farmersville, TX
75442

Boundary Solutions Inc.
Professional Land Surveyors
107 McKinney Street
Farmersville, TX
OFFICE: 214-499-8472
FAX: 972-782-7611
mbusby_bsi@yahoo.com

Date: 3-9-16
B.S.I.Job# 1602-013