

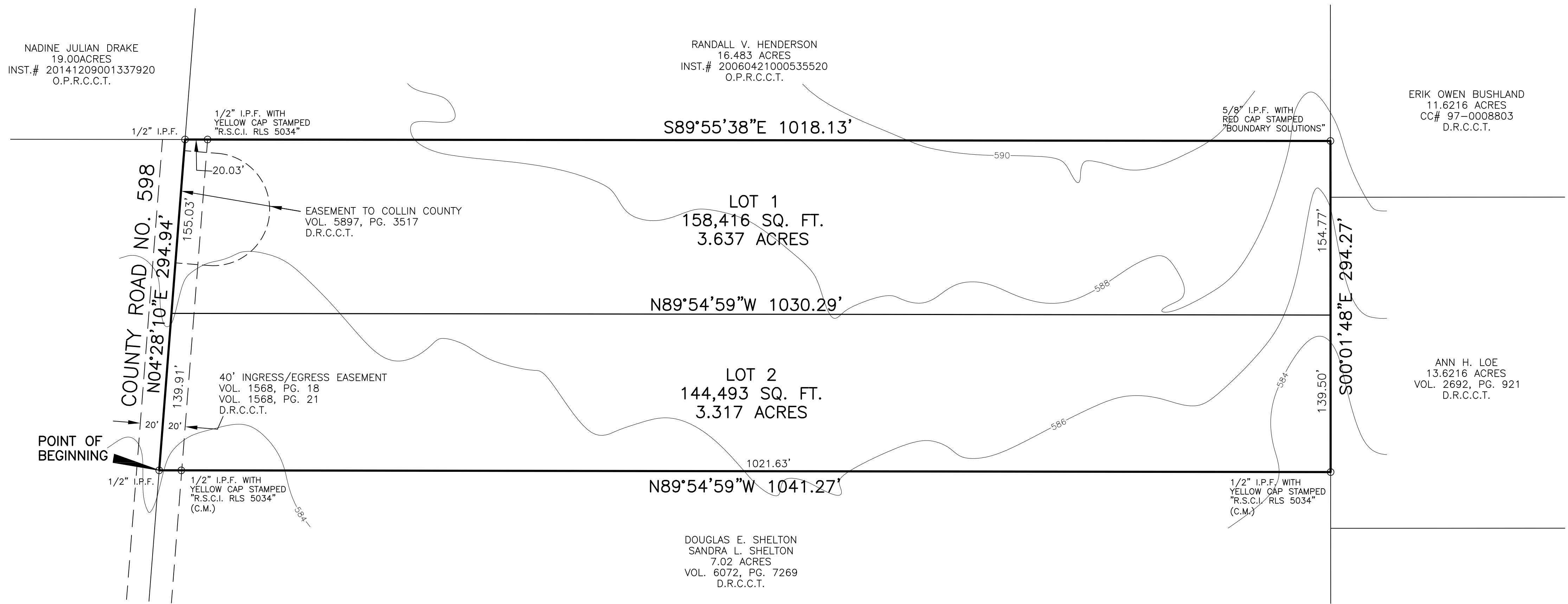
LOCATION MAP (N.T.S.)

I.P.F. - IRON PIN FOUND
 D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



GRAPHIC SCALE

(IN FEET)
 1 inch = 60 ft.



LEGAL DESCRIPTION

STATE OF TEXAS
 COUNTY OF COLLIN

Whereas, LJ HOMES, LLC, is the owner of a tract of land situated in the Sylvester Williams Survey, Abstract No. 956, Collin County, Texas and being the same 6.95 acre tract of land as conveyed to LJ Homes, LLC by deed recorded in Instrument No. 20160804001012950, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found in County Road No. 598 for the southwest corner of said 6.95 acre tract and for the northwest corner of a 7.02 acre tract of land conveyed to Douglas E. Shelton and Sandra L. Shelton by deed recorded in Volume 6072, Page 7269, Deed Records, Collin County, Texas;

Thence, North 04°28'10" East, along County Road No. 598 and the west line of said 6.95 acre tract, a distance of 294.94 feet to a 1/2" iron pin found for the northwest corner of said 6.95 acre tract and the southwest corner of a 16.483 acre tract of land conveyed to Randall V. Anderson by deed recorded in Instrument No. 20060421000535520, Official Public Records, Collin County, Texas;

Thence, South 89°55'38" East, along the north line of said 6.95 acre tract and the south line of said 16.483 acre tract, at a distance of 20.03 feet a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RLS 5034" for reference and continuing for a total distance of 1018.13 feet to a 5/8" iron pin found with red cap stamped "BOUNDARY SOLUTIONS" on the west line of a 11.6216 acre tract of land conveyed to Erik Owen Busload by deed recorded in County Clerk's File Number 97-0008803, Deed Records, Collin County, Texas and for the northeast corner of said 6.95 acre tract and the southeast corner of said 16.483 acre tract;

Thence, South 00°01'48" East, along the east line of said 6.95 acre tract, the west line of said 11.6216 acre tract and the west line of a 13.6216 acre tract of land conveyed to Ann H. Lowe by deed recorded in Volume 2692, Page 921, Deed Records, Collin County, Texas, a distance of 294.27 feet to a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RLS 5034" for the southeast corner of said 6.95 acre tract and the northeast corner of said 7.02 acre tract;

Thence, North 89°54'59" West, along the south line of said 6.95 acre tract and the north line of said 7.02 acre tract, at a distance of 1021.63 feet to a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RLS 5034" for reference and continuing for a total distance of 1041.27 feet to the Point of Beginning and containing 302,909 square feet or 6.954 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, LJ Homes, LLC, does hereby adopt this plat as FLATLAND 598 ADDITION, an Addition to Collin County, Texas and does hereby dedicate 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 the ____ day of _____, 2016.

 LJ HOMES, LLC
 Jose Luis Canales, Owner

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Jose Luis Canales, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2016.

 Notary Public for the State of Texas
 My Commission expires _____

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 site evaluations have been submitted representing the site conditions in the areas in which on-site sewage facilities are planned to be used.

 Registered Sanitarian/Designated Representative Date
 Collin County Development Services

This Plat approved by Collin County Commissioners Court on the ____ day of _____, 20____.

 Keith Self, County Judge Date

NOTES:

Building permits, OSSF and Culvert permits are required prior to construction or set up of home.

Water Provider:
 Copeville Special Utility District
 P.O. BOX 135
 16120 FM 1778
 Nevada, TX 75173
 (972) 853-4630

Electric Provider:
 Oncor Electric
 310 Highway 205
 Terrell, TX 75160
 972-551-7233

NOTES:

- Blocking the flow of water or construction 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.
- 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, foundations and plantings, 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, water distribution lines, sharp breaks and/or creeks/rivers/ponds/etc. (Per State regulations).
- 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.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Bearings based on the south line of deed conveyed to LJ Homes, LLC, recorded in Instrument No. 20160804001012950, Official Deed Records, Collin County, Texas. (N89°54'59"W)

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

 James Bart Carroll
 Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

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 James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2016.

 Notary Public in and for the State of Texas.
 My commission expires: _____

FINAL PLAT

FLATLAND 598 ADDITION

6.954 ACRES OF LAND

SYLVESTER WILLIAMS SURVEY, ABSTRACT NO. 956

COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 972-742-4411
 LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2344-16	1"=60'	AUGUST 22, 2016	CP

OWNER:
 LJ HOMES, LLC
 9251 COUNTY ROAD 589
 NEVADA, TEXAS 75173