

BEARING BASIS: SOUTH LINE OF 90.345 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20170308000302820.

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT SOUTHWEST CORNER AND SOUTH-SOUTHEAST CORNER OF SAID 90.345 ACRE TRACT.

ACCORDING TO FEMA MAP NO. 48085C0330J, DATED 6-2-2009, THIS 3.017 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

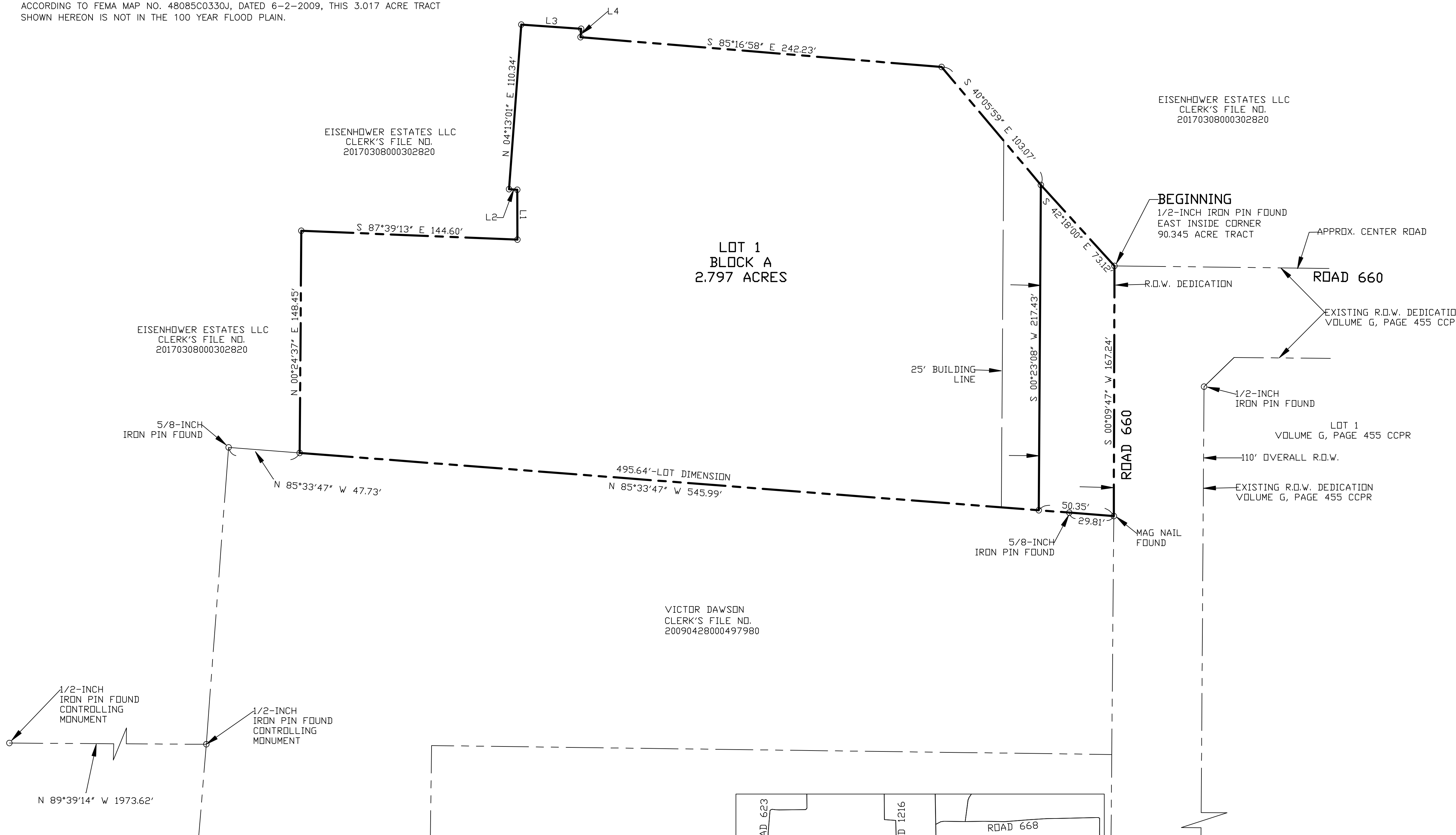
EISENHOWER ESTATES LLC  
CLERK'S FILE NO.  
20170308000302820

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VICTOR DAWSON  
CLERK'S FILE NO.  
20090428000497980

NUMBER	DIRECTION	DISTANCE
L1	N 00°10'34" W	33.36'
L2	N 86°02'56" W	5.44'
L3	S 85°57'52" E	40.19'
L4	S 04°06'53" W	5.64'



STATE OF TEXAS  
COUNTY OF COLLIN

OWNERS CERTIFICATE

WHEREAS Eisenhower Estates LLC is the owner of a tract of land situated in Collin County, Texas, in the John Leewright survey, abstract no. 518, being a survey of part of the 90.345 acre tract described in a deed from Georgia Land & Cattle Company L.L.C. to Eisenhower Estates LLC, recorded as clerk's file no. 20170308000302820 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the east inside corner of said 90.345 acre tract, at the extension of Road 660 from the east and south;

THENCE South 00°09'47" West, with an east line of said 90.345 acre tract and with said Road 660, 167.24 feet to a mag nail found at a southeast corner of said 90.345 acre tract; same being the northeast corner of the 100.00 acre tract recorded as clerk's file no. 20090428000497980;

THENCE North 85°33'47" West, with a south line of said 90.345 acre tract and the north line of said 100.00 acre tract, passing a 5/8-inch iron pin found at 29.81 feet and continuing in all, 545.99 feet to a 1/2-inch iron pin set;

THENCE North 00°24'37" East, 148.45 feet to a 1/2-inch iron pin set;

THENCE South 87°39'13" East, 144.60 feet to a 1/2-inch iron pin set;

THENCE North 00°10'34" West, 33.36 feet to a 1/2-inch iron pin set;

THENCE North 86°02'56" West, 5.44 feet to a 1/2-inch iron pin set;

THENCE North 04°13'01" East, 110.34 feet to a 1/2-inch iron pin set;

THENCE South 85°57'52" East, 40.19 feet to a 1/2-inch iron pin set;

THENCE South 04°06'53" West, 5.64 feet to a 1/2-inch iron pin set;

THENCE South 85°16'58" East, 242.23 feet to a 1/2-inch iron pin set;

THENCE South 40°05'59" East, 103.07 feet to a 1/2-inch iron pin set;

THENCE South 42°18'00" East, 73.12 feet to the PLACE OF BEGINNING and containing 3.017 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Eisenhower Estates LLC does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, EISENHOWER ESTATES, an addition in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

WITNESS my hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Eisenhower Estates LLC, Owner  
Amy Burnside, Managing Member

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Amy Burnside 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 purposes and consideration therein expressed, and in the capacity therein stated.  
Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

This plat is approved by the Collin County Commissioner's Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

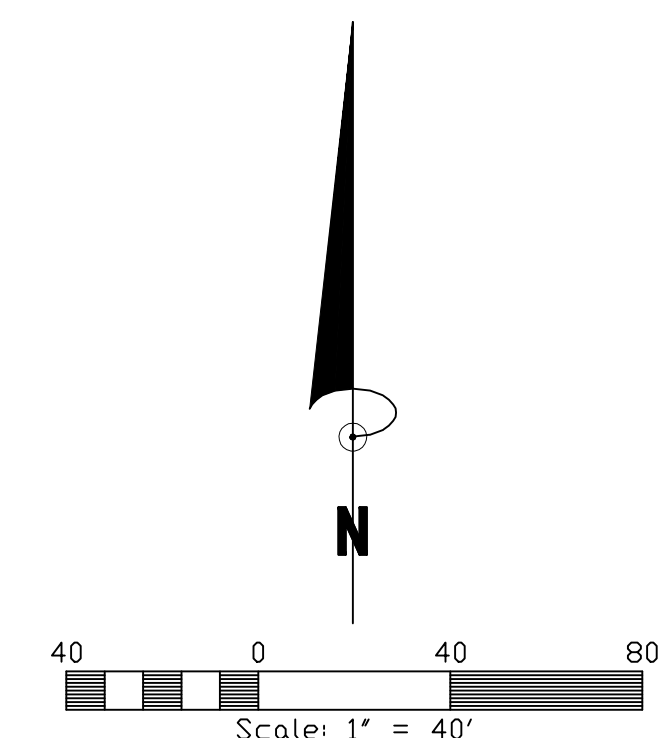
Notary Public in and for the State of Texas

Keith Self, County Judge

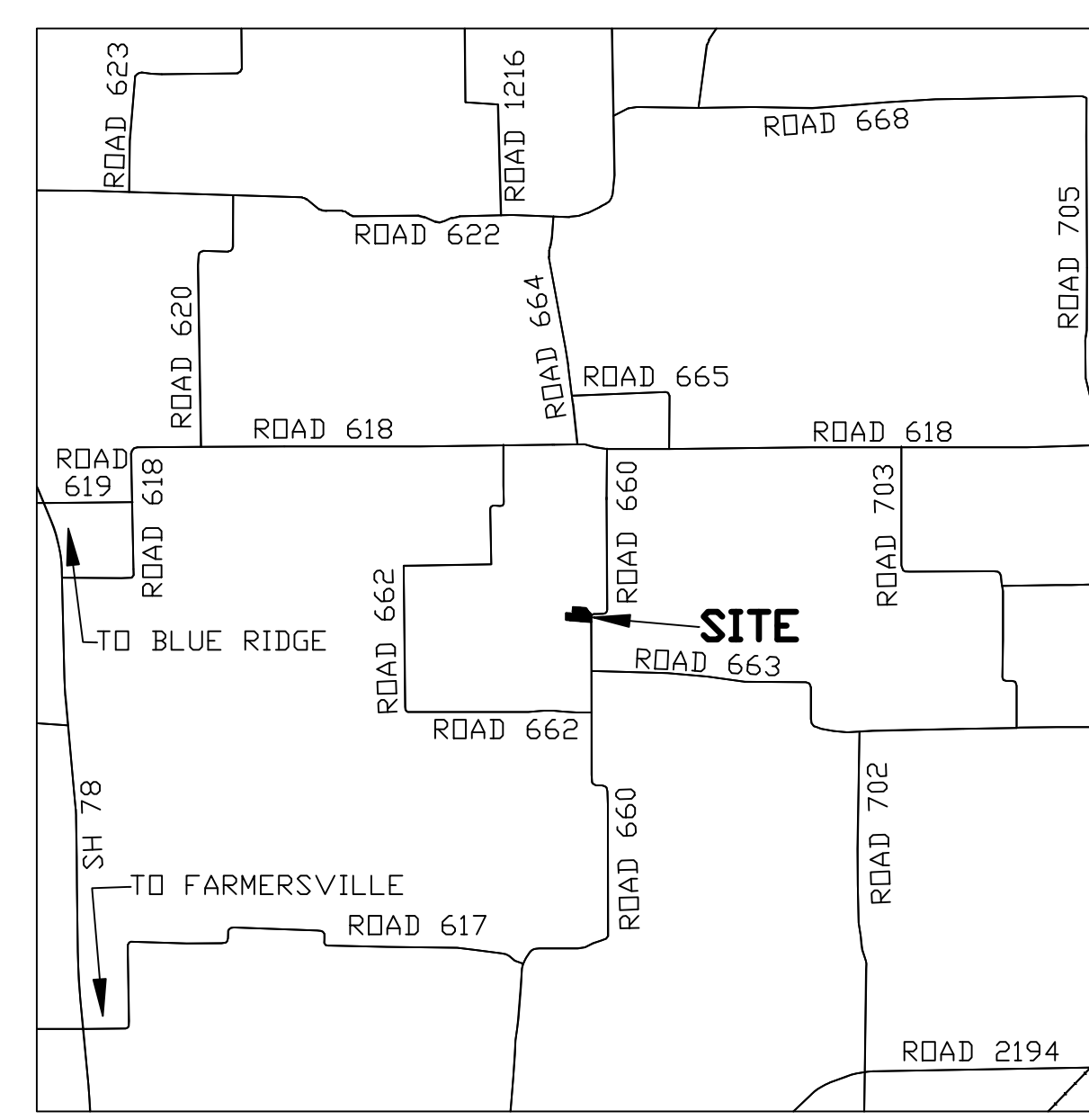
Keith Self, County Judge

OWNER NAME: EISENHOWER ESTATES LLC  
1221 N JEFFERSON AVE  
MT. PLEASANT TEXAS 75455

FINAL PLAT  
LOT 1, BLOCK A  
**EISENHOWER  
ESTATES**  
AN ADDITION TO COLLIN COUNTY, TEXAS  
3.017 ACRES IN THE  
JOHN LEEWRIGHT SURVEY, ABSTRACT NO. 518  
COLLIN COUNTY, TEXAS  
DATE: OCTOBER 18, 2017



SURVEYOR:  
BRUCE GEER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 4117  
1101 W. UNIVERSITY (U.S. HIGHWAY 380)  
MCKINNEY, TEXAS 75069  
972-562-3959  
972-542-5751-FAX



VICINITY MAP  
1" = 4000'

- > All lots must utilize alternative type On-Site Sewage Facilities. Presence of rock throughout a portion of the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- > 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).
- > There are 3 existing structures on the property. There are no permitted/approved existing OSSFs associated with any of the structures.
- > Tree removal and/or grading for OSSF may be required on individual lots.
- > There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- > 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.
- > 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/culverts.

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.

LEGEND

- CCPR COLLIN COUNTY PLAT RECORDS
- 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES