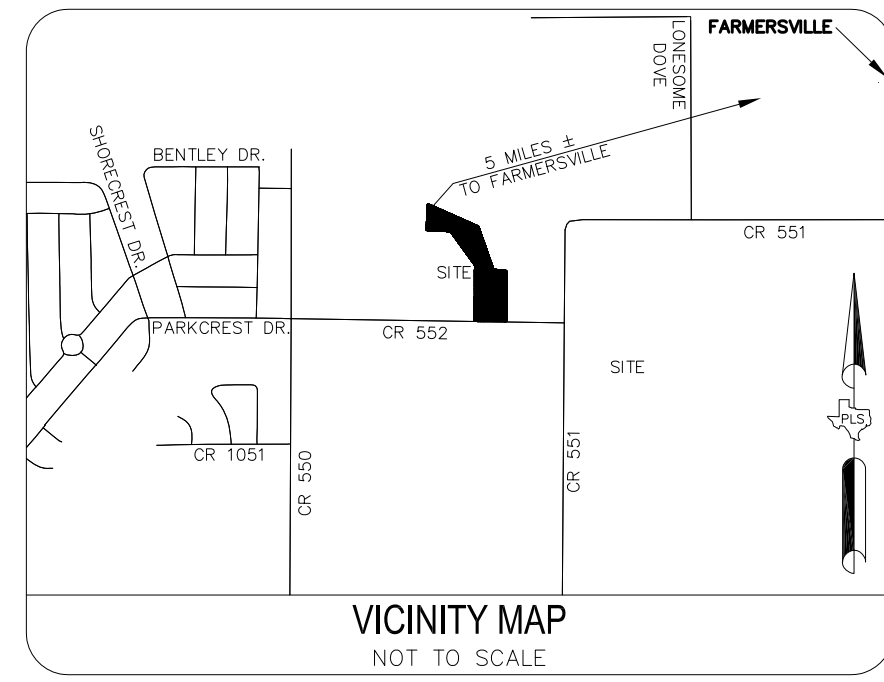


# COLLIN COUNTY, TEXAS



STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

I, KETH SELF, COUNTY JUDGE OF COLLIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS FINAL PLAT, WITH FIELD NOTES, HEREON, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND THE PLAT AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF COLLIN COUNTY, TEXAS.

KETH SELF, COUNTY JUDGE  
COLLIN COUNTY, TEXAS

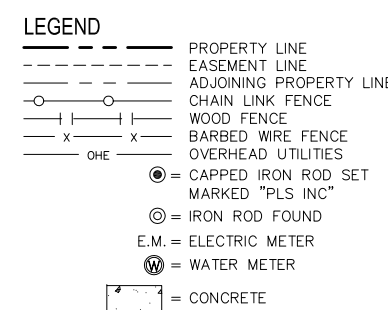
HEALTH DEPARTMENT CERTIFICATE:

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 STATE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

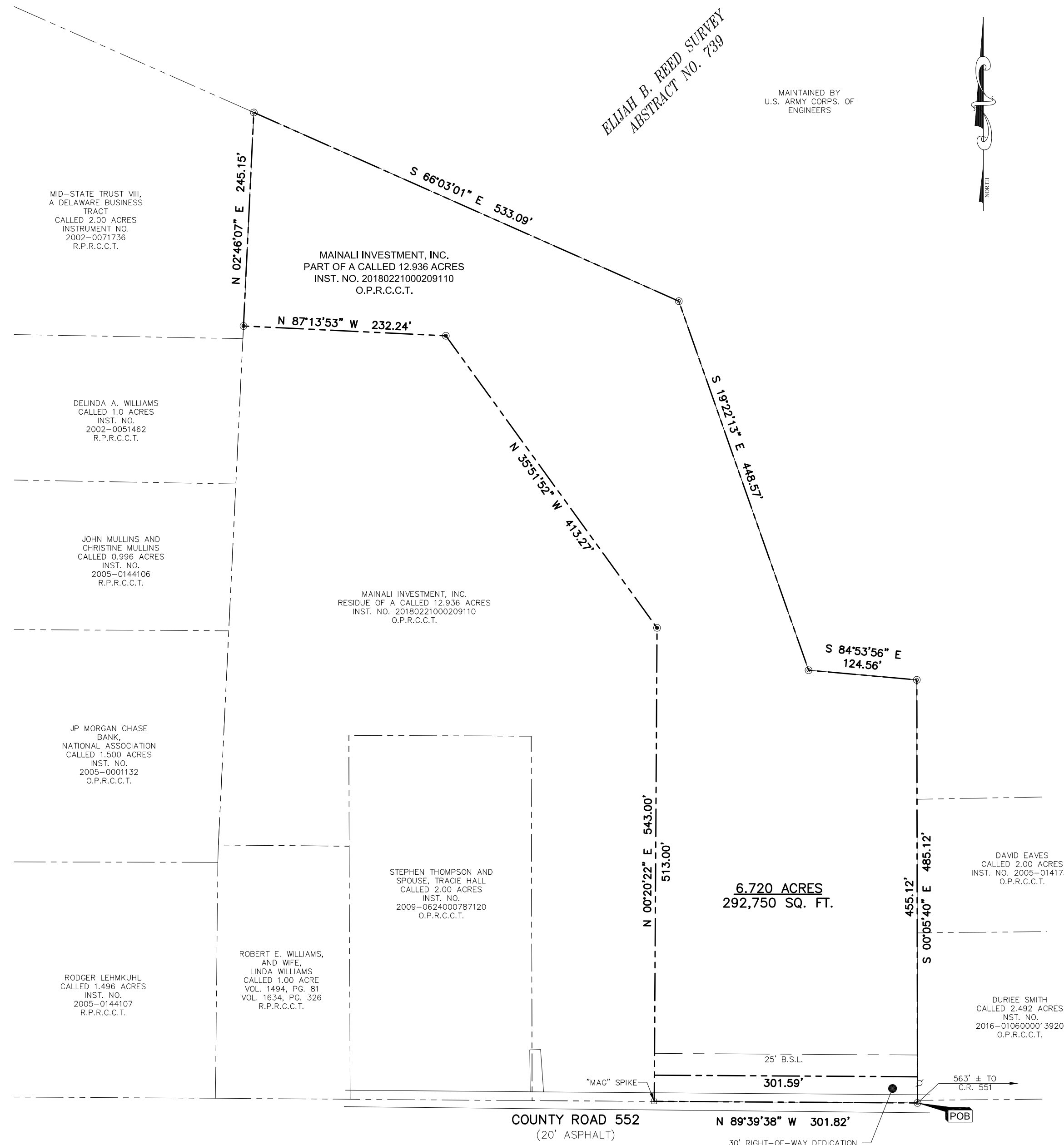
REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES

## GENERAL NOTES

- BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING OF THE FLOODWAY IS PROHIBITED.
- ANY EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES 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.
- NEITHER COLLIN COUNTY NOR THE UNDERSIGNED SURVEYOR WILL 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 MAINTAINING ROADWAY MUST BE EVEN WITH EXISTING DRIVING CULVERTS.
- 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.
- THE OWNERS AND BUILDERS MUST COMPLY WITH ALL OTHER LOCAL, STATE AND FEDERAL REGULATIONS REGARDING DEVELOPMENTS OF THIS TYPE.
- ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MARCH 14, 2018.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 44030 0430 J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING AN EFFECTIVE DATE OF JUNE 2, 2009.
- WATER SUPPLY TO BE PROVIDED BY COPEVILLE SPECIAL UTILITY DISTRICT, 16120 FM 1778, NEVADA, TX 75173, (972) 853-4630.
- SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS (OSSF) PERMITTED AND APPROVED BY COLLIN COUNTY. OSSF EVALUATIONS, REPORTS AND PERMITS MUST BE OBTAINED AND SUBMITTED TO THE COUNTY FOR EACH LOT TO REGARD THE SUITABILITY OF THE SYSTEM BASED ON USER AND TYPE OF DEVELOPMENT.
- ELECTRICAL SERVICE IS PROVIDED BY ONCOR ELECTRIC DELIVERY COMPANY, 310 HIGHWAY 205, TERRILL, TX, 75160, (972) 551-7233.
- ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
- ALL 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 WERE NO PERMITTED/APPROVED EXISTING STRUCTURES OR OSSF ON THE PROPERTY AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURE OR OSSF MUST BE REVISED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.  
THERE IS AN EXISTING STRUCTURE AT 13517 CR 552 WITH AN EXISTING OSSF. THE EXISTING OSSF COMPONENT LOCATIONS COULD NOT BE DETERMINED. IF ANY COMPONENTS ARE FOUND TO BE OVER THE PROPERTY LINE ONTO THE MAINALI ADDITION, THE LINES MUST BE IMMEDIATELY AND LEGALLY ABANDONED AND REMOVED FROM THE PROPERTY.
- 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.
- ELECTRIC SERVICE IS TO BE SUPPLIED BY GRAYSON-COLLIN ELECTRIC CO-OP  
14568 FM 121, VAN ALSTINE, TX 75495  
(937) 482-7100
- WATER IS TO BE SUPPLIED BY NORTH COLLIN WATER SUPPLY CORPORATION  
2333 SAM RAYBURN HWY, MELISSA, TX 75454  
(972) 837-2331



NOTE:  
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.



MAINTAINED BY  
U.S. ARMY CORPS OF  
ENGINEERS

## OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS **Kavi Mainali** is the owner of that certain 6.928 acre part of a tract of land situated in the Eljah B. Reed Survey, Abstract No. 739, Collin County, Texas, and being part of a called 12.936 acre tract of land as described in Deed to Mainali Investment, Inc. recorded in Document No. 20180221000209110, Official Public Records, Collin County, Texas, and being more particularly described herein as follows:

BEGINNING at "Mag\*Spike set in the centerline of County Road 552 (a public road) for the Southeast corner of said 6.928 acre tract and in the South line of said Mainali tract;

THENCE North 89 degrees 39 minutes 38 seconds West, with the South line of said 6.928 acre tract and along the centerline of said County Road 552, a distance of 301.82 feet to a "Mag\*Spike set for the Southwest corner of said 6.928 acre tract;

THENCE over and across said 6.928 acre tract the following courses and distances.

North 00 degrees 20 minutes 22 seconds East, a distance of 543.00 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) set for corner;

North 35 degrees 51 minutes 52 seconds West, a distance of 413.27 feet to a 5/8 inch iron rod set;

North 87 degrees 13 minutes 53 seconds West, a distance of 232.24 feet to 5/8 inch iron rod set in the East line of a called 2.00 acre tract of land as described in Deed to Mid-State Trust VII, a Delaware Business Tract recorded in Instrument Number 2002-0071736, Real Property Records, Collin County, Texas;

THENCE North 02 degrees 46 minutes 07 seconds East, with the East line of said 2.00 acres tract, a distance of 245.15 feet to a 1/2 inch iron rod found for the Northwest corner of said 2.00 acre tract and being in a Southerly line of a U.S. Army Corps of Engineers tract;

THENCE South 66 degrees 03 minutes 01 seconds East, with the Southerly line of said Army Corps of Engineers tract, a distance of 533.09 feet to a U.S. Army Corps. of Engineers concrete monument found for corner in the Southerly line thereof;

THENCE South 19 degrees 22 minutes 13 seconds East, with the Southeasterly line of said Army Corps of Engineers tract, a distance of 448.57 feet to a U.S. Army Corps. of Engineers concrete monument found for corner in the Southeasterly line thereof;

THENCE South 84 degrees 53 minutes 56 seconds East, with the Southerly line of said Army Corps of Engineers tract, a distance of 124.56 feet to a U.S. Army Corps. of Engineers concrete monument found for corner in the Southerly line thereof;

THENCE South 00 degrees 05 minutes 40 seconds East, a distance of 458.12 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 6.928 acres of land, more or less.

## OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

THAT I, **Kavi Mainali** do hereby adopt this plat designating the Herein above described property as **Mainali Addition**, an addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities and the County desiring to use or using same. Any public utility and the County shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any to these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or patrolling, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of Collin County, Texas.

WITNESS MY HAND on this \_\_\_\_\_ day of \_\_\_\_\_ 2018

Kavi Mainali

## SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

THAT I, Daniel L. Jackson, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

DANIEL L. JACKSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577  
APRIL 23, 2018  
FIRM REGISTRATION NO. 10129300

## ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Daniel L. Jackson, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public in and for  
the State of Texas

OWNER  
KAVI MAINALI  
383 TIMBERCREEK LANE  
FRISCO, TEXAS 75068  
(402) 598-9383

SURVEYOR  
DANIEL L. JACKSON  
1200 S. WOODROW LN., SITE 200  
DENTON, TEXAS  
(940) 808-1191



FINAL PLAT  
**MAINALI ADDITION**  
AN ADDITION TO  
COLLIN COUNTY, TEXAS  
6.928 ACRE TRACT ON CR 552  
COLLIN COUNTY, TEXAS  
ELIJAH B. REED SURVEY, ABSTRACT NO. 739



PIPELINE LAND SERVICES, INC. (940) 808-1191  
1200 S. WOODROW LN., #200  
DENTON, TX, 76205  
FIRM REGISTRATION NO: 10129300