



- LEGEND**
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- SO. FT. = SQUARE FEET
- = 1/2 INCH IRON PIPE FOUND
- ⊕ = POINT FOR CORNER
- = 60D NAIL FOUND
- ⊕ = 3" ALUMINUM MONUMENT FOUND
- ⊗ = WOOD MONUMENT FOUND
- ⊗ = 1/2 INCH IRON ROD SET YELLOW CAP STAMPED "CBG SURVEYING"



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas Webzuma, Inc. is the sole owner of a tract of land situated in the W. Johnson Survey, Abstract No. 476, Collin County, Texas, same being a tract of land conveyed to Webzuma, Inc., by Special Warranty Deed recorded in Instrument No. 20151006001270970, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch aluminum monument found for corner, said corner being on the Southwest line of F.M. Road No. 546 (variable width right-of-way) and the East corner of a called 0.82 acre tract of land conveyed to the United States of America, by deed recorded in Volume 771, Page 301, Official Public Records, Collin County, Texas;

THENCE South 24 degrees 11 minutes 51 seconds East, along the Southwest line of said F.M. Road No. 546, a distance of 459.65 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a tangent curve to the left, having a radius of 681.62 feet, a delta of 31 degrees 11 minutes 03 seconds, and a chord bearing and distance of South 59 degrees 55 minutes 24 seconds East, 586.43 feet;

THENCE continuing along the Southwest line of said F.M. Road No. 546 and said curve to the left, an arc length of 370.99 feet to a wood monument found for corner, said corner being in the intersection on the Southwest line of said F.M. Road No. 546 and the North line of F.M. Road No. 3286 (120 foot right-of-way);

THENCE North 87 degrees 49 minutes 00 seconds West, along the North line of said F.M. Road No. 3286, a distance of 362.03 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a tangent curve to the left, having a radius of 1,205.92 feet, a delta of 11 degrees 00 minutes 28 seconds, and a chord bearing and distance of South 86 degrees 40 minutes 48 seconds West, 231.33 feet;

THENCE continuing along the North line of said F.M. Road No. 3286 and said curve to the left, an arc length of 231.69 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a called 1,814 acre tract of land conveyed to Mohammed Ali and Robba Ali, by deed recorded in Volume 4833, Page 2146, Official Public Records, Collin County, Texas;

THENCE North 14 degrees 00 minutes 16 seconds West, along the East line of said All tract, a distance of 12.73 feet to a 60D nail found for corner;

THENCE North 13 degrees 53 minutes 49 seconds West, continuing along the East line of said All tract, and along an East line of a called 5.33 acre tract of land conveyed to the United States of America, by deed recorded in Volume 766, Page 793, Official Public Records, Collin County, Texas, a distance of 359.82 feet to a point for corner, from which a post bears North 30 degrees 26 minutes 28 seconds West, a distance of 2.56 feet for witness;

THENCE North 87 degrees 48 minutes 17 seconds East, along a South line of said 5.33 acre tract, a distance of 101.30 feet to a 3 inch aluminum monument found for corner, said corner being at an all corner of said 5.33 acre tract;

THENCE North 01 degrees 31 minutes 40 seconds East, along an East line of said 5.33 acre tract, a distance of 192.82 feet to a 3 inch aluminum monument found for corner, said corner being the Southwest corner of said 0.82 acre tract;

THENCE North 54 degrees 48 minutes 11 seconds East, along the Southeast line of said 0.82 acre tract, a distance of 195.17 feet to the POINT OF BEGINNING and containing 240,438 square feet or 5,520 acres of land.

GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTH, RIGHT-OF-WAY LINE OF F.M. ROAD NO. 3286 (100 RIGHT-OF-WAY) RECORDED IN INSTRUMENT NO. 20151006001270970 OFFICIAL PUBLIC RECORDS, STACY KEMP, COUNTY CLERK, COLLIN COUNTY, TEXAS (N67°49'00"W)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENT AND FILLING OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 6) 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.
- 7) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
- 8) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- 9) COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING PERMITS, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
- 10) ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH EXISTING DRIVING SURFACE.
- 11) ALL SURFACE DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 12) LOT 1A IS UNSUITABLE FOR SEPTIC.

OSSE NOTES

- 1) All lots must utilize alternative type On-Site Sewage Facilities.
- 2) 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).
- 3) At the time of review, there was a permitted/approved manufactured home and OSSE on Lot 3A and a manufactured home and OSSE on Lot 2A. Any other existing structures or OSSEs must be reviewed and permitted by Collin County Development Services prior to any use.
- 4) The existing OSSEs on Lots 3A and 2A are alternative systems, suitable for the sites and existing structures. Any changes to the existing structures must be reviewed by CDDs prior to construction for compliance with OSSE regulations.
- 5) The R.S. As-Built submitted with the plat shows all OSSE components for Lots 3A and 2A to be completely within the boundaries of Lots 3A and 2A, respectively. If any of the OSSE components are actually over the any of the lot lines and continue onto another parcel or violate any setback restrictions, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CDDs).
- 6) Lot 1A does not conform to Collin County OSSE requirements and shall not be used for structure construction and/or OSSE.
- 7) Tree removal and/or grading for OSSE may be required on individual lots.
- 8) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- 9) Individual site evaluations and OSSE 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 OSSE system.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Webzuma, Inc., acting by and through its duly authorized officer, Walter Michael Presz III, owner, does hereby adopt this minor plat, designating the herein described property as **WEBZUMA ADDITION**, on addition to Collin County, Texas, and do hereby dedicate, to the public use forever any streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or pass over same. All or any public utility and Collin County shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growth, 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 inspect, maintain, repair, modify, improve, and remove any such structures, systems, or equipment, without the necessity of compliance with any laws, ordinances, rules, regulations or resolutions of Collin County, Texas.

WITNESS, my hand at Collin County, Texas, this the _____ day of _____, 2018.

By: _____
Walter Michael Presz III
(Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Walter Michael Presz III, 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 for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were either found or properly placed under my supervision, in accordance with the Subdivision Regulations of Collin County, Texas.

Dated this the _____ day of _____, 2018.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSE 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 Sanitation or Designated Representative
Collin County Development Services

CERTIFICATE OF APPROVAL
APPROVED AS FINAL PLAT, this the _____ day of _____, 2018,
by the County of Collin County, Texas.

County Judge, Keith Self

CULLEOKA WATER SUPPLY COMPANY
100 E. Pinceon Drive, Pinceon, Texas, 75407

ONCOR COMPANY
972-569-1283

FINAL PLAT
WEBZUMA ADDITION
LOTS 1A, 2A AND 3A
240,438 SQ.FT. / 5,520 ACRES
BEING A TRACT OF LAND IN
JOHNSON SURVEY, ABSTRACT NO. 476
COLLIN COUNTY, TEXAS

OWNER: **WEBZUMA, INC.**
5725 FARMER-13-75082
214-454-6774
E-MAIL: MIREFW@WEBZUMA.COM

