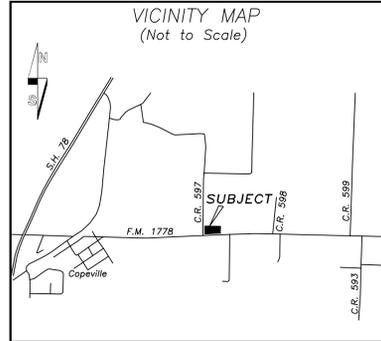


FLOOD NOTE:
 Subject tract is located in Zone 'X' as scaled from F.I.R.M. 48085C0435J, dated June 2, 2009.
 Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."



SRS = STEEL ROD SET
 SRF = STEEL ROD FOUND
 O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

UTILITY SERVICE PROVIDERS:
 Water: Copeville S.U.D.- 972-853-4630
 Electric Providers: FEC- 903-455-1715
 TXU- 888-907-5819
 First Choice- 888-771-3704
 Telephone: AT&T- 888-476-7675

CHARLES DRAKE
 VOL. 1953, PG. 412
 DESCRIBED IN
 CALLED 11.00 ACRES
 VOL. 1147, PG. 640

PROPERTY OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS, Kurt Satter, 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 Lot 1B, Block A of Pham Estates, an Addition to Collin County, Texas, according to the plat thereof recorded in Volume 2018, Page 72 of the Plat Records of Collin County, Texas, and being further described as follows:
 BEGINNING at a 5/8 inch steel rod set on the North line of F.M. Highway No. 1778, and at the Southeast corner of said Lot 1B;
 THENCE South 85 degrees 23 minutes 00 seconds West (Bearing Basis), 455.16 feet along the North line of said F.M. Highway No. 1778 to a 5/8 inch steel rod set at the Southerly most Southwest corner of said Lot 1B, and at the Southeast corner of Lot 1A;
 THENCE North 01 degrees 07 minutes 52 seconds West, 188.00 feet to a 5/8 inch steel rod set at all corner of said Lot 1B, and at the Northeast corner of said Lot 1A;
 THENCE South 88 degrees 26 minutes 28 seconds West, 225.00 feet to a 5/8 inch steel rod set on the East line of County Road No. 597, at the Westerly most Southwest corner of said Lot 1B, and at the Northwest corner of said Lot 1A;
 THENCE North 01 degrees 14 minutes 54 seconds West, 125.83 feet along the East line of said County Road No. 597 to a 5/8 inch steel rod set at the Northwest corner of said Lot 1B;
 THENCE North 88 degrees 45 minutes 06 seconds East, 679.18 feet to a 5/8 inch steel rod set at the Northeast corner of said Lot 1B;
 THENCE South 01 degrees 12 minutes 34 seconds East, 285.87 feet to the POINT OF BEGINNING, containing 3.77 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, Kurt Satter, owner of the above described property and do hereby adopt this plat designating the hereinabove described property as REPLAT LOT 1BA & LOT 1BB, BLOCK A, PHAM ESTATES, BEING A REPLAT OF LOT 1B, BLOCK A OF 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:

Kurt Satter

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 Kurt Satter, 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 REPLAT, this the _____ day of _____, by the County of Collin, Texas.
 County Judge, Keith Self

- 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. Collin County Building Permits are required for building construction, on site sewage facilities, and driveway culverts.
 8. 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.
 9. The purpose of this Plat is to create 2 platted lots.
 10. Verify exact location of underground utilities prior to any digging or construction.
 11. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.

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).
 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 an approved by Collin County for each lot prior to construction of any OSSF system.

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:

REPLAT
LOT 1BA & LOT 1BB, BLOCK A
PHAM ESTATES

Being a replat of Lot 1B, Block A of Pham Estates, an Addition to Collin County, Texas, according to the plat thereof recorded in Volume 2018, Page 72 of the Plat Records of Collin County, Texas.

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

OWNER:
 Kurt Satter
 1014 Lowndes Lane
 Wylie, TX 75098
SURVEYOR:
 Boundary Solutions, Inc.
 116 McKinney Street
 Farmersville, TX 75442

