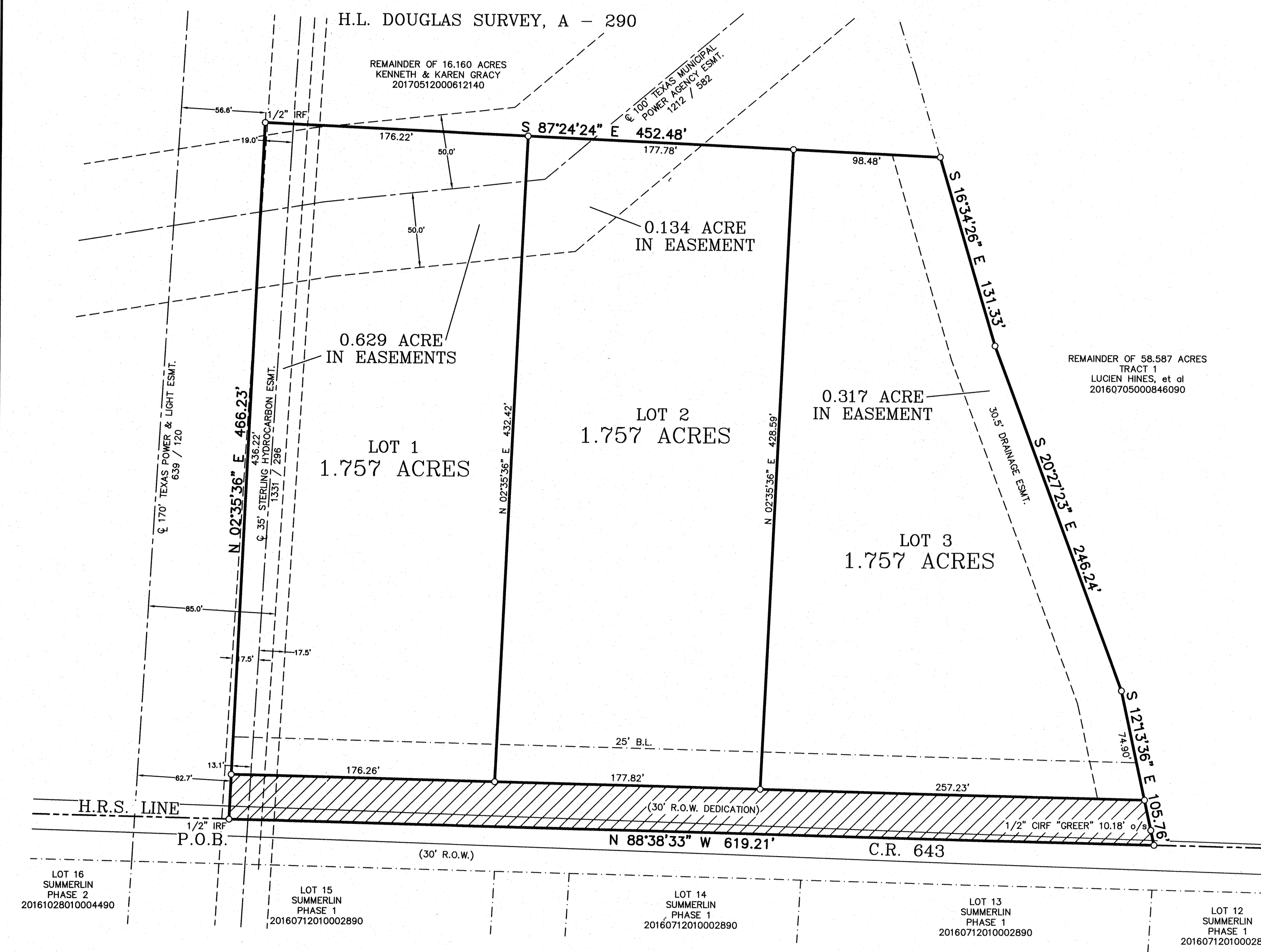
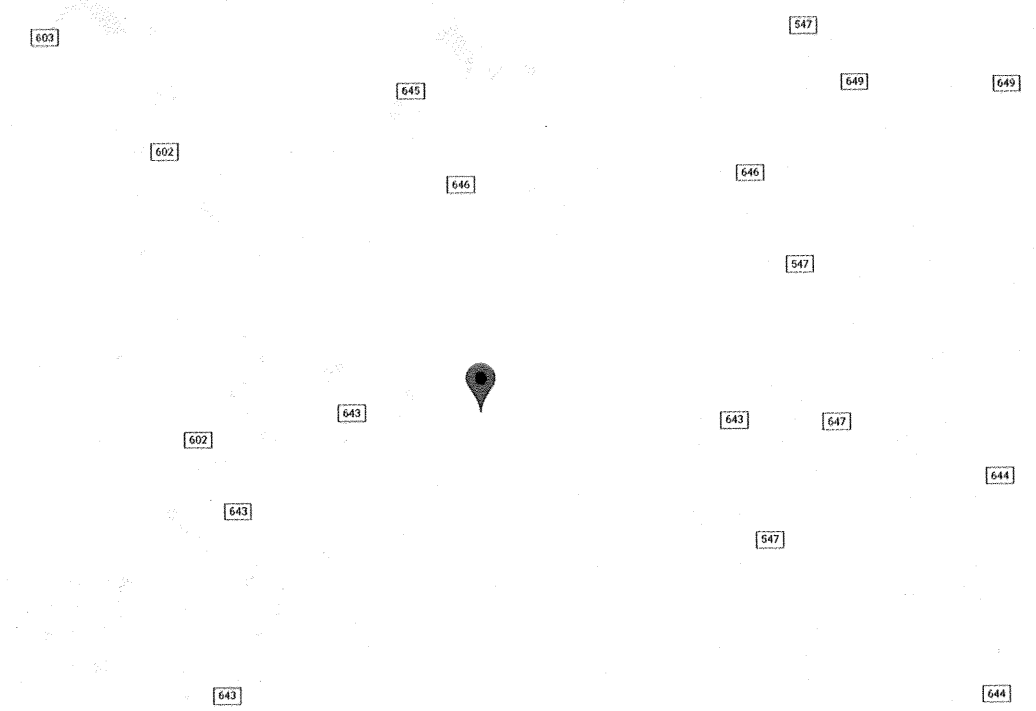


ALL IRON ROD SET UNLESS OTHERWISE NOTED.



ABNER LEE SURVEY, A - 516

VICINITY MAP



SCALE: 1" = 50'

- LEGEND
- POWER POLE
 - WATER METER
 - GAS METER
 - WATER VALVE
 - FIRE HYDRANT
 - ELECTRIC METER
 - MAILBOX
 - CLEAN OUT
 - TELEPHONE PEDESTAL
 - UNDERGROUND CABLE MARKER
 - WOOD FENCE
 - BARBED WIRE FENCE
 - CHAINLINK FENCE

OWNER'S CERTIFICATE

WHEREAS KENNETH and KAREN GRACY, are the owners of a tract or parcel of land situated within the Collin County, Texas, being more particularly described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated Collin County, Texas, being part of the H.L. Douglas Survey, Abstract No. 290, being part of a 16.16 acre tract of land as described in a Warranty Deed from Lucien Hines and Bradley McClellan to Kenneth and Karen Gracy as recorded in/under Clerk's File No. 20170512000612140 of the Official Records of Collin County, Texas, being further described in as part of a 58.587 acre tract in a deed from Lucien and Wanda Hines and Bradley McClellan to Lucien Hines and Bradley McClellan as recorded in/under Clerk's File No. 20160705000846090 of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner in the center of Collin County Road No. 643, said Point of Beginning being further marked by a 1/2 inch iron rod set at the southwest corner of said 16.16 acre tract bearing N 88°38'33" W at a distance of 150.03 feet; THENCE N 02°35'36" E a distance of 466.23 feet to a point in the center of a creek; THENCE S 87°24'24" E a distance of 452.48 feet to a point in the center of a creek; THENCE S 16°34'26" E along the center of said creek, a distance of 131.33 feet to a point; THENCE S 20°27'23" E along the center of said creek, a distance of 246.24 feet to a point; THENCE S 12°13'36" E along the center of said creek, a distance of 105.76 feet to a point in the center of Collin County Road No. 643, said corner being further marked by a capped "GREER" 1/2 inch iron rod found on the north side of Collin County Road No. 643 bearing N 12°13'36" W at a distance of 10.18 feet; THENCE N 88°38'33" W along the south line of said 16.16 acre tract and the center of Collin County Road No. 643, a distance of 619.21 feet returning to the Point of Beginning and containing 5.271 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KENNETH and KAREN GRACY hereby adopt this plat as GRACY ESTATES, an addition to Collin County and dedicates 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 ___ day of ___, 20__.

Kenneth Gracy

STATE OF TEXAS: COUNTY OF: _____

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for _____ County, Texas

WITNESS MY HAND this ___ day of ___, 20__.

Karen Gracy

STATE OF TEXAS: COUNTY OF: _____

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for _____ County, Texas

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Frank R. Owens R.P.L.S. No. 5387

STATE OF TEXAS: COUNTY OF: _____

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for _____ County, Texas

CERTIFICATE OF APPROVAL

Approved, this ___ day of ___, 20__ by the Commissioners Court of Collin County, Texas

County Judge

NOTE:

1. Bearings are based on the north line of said 58.587 acre tract.
2. According to the Flood Insurance Rate Map No. 48085C04553 dated June 2, 2009, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. Blocking the flow of water construction improvement in drainage easements, and filling or obstruction of the roadway 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 or flooding conditions.
7. Collin County permits are required for building construction, on-site sewage facilities and drive/culvert permits.
8. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
9. All surface drainage easements shall be kept clear of fences, buildings, foundation and planting, and other obstructions to the operation and maintenance of the drainage facility.
10. All lots must utilize alternative type On-Site Sewage Facilities.
11. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp breaks and/or creeks/rivers/ponds/etc.
12. Due to the presence of a large easement across Lots 1 and 2 and a drainage easement and drainage feature on lot 3, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to lot design/development/improvement on lots 1, 2 or 3.
13. There are no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Service prior to any use.
14. Tree removal and/or grading for OSSF may be required on individual lots.
15. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
16. 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.
17. Water is Caddo Basin SUD (903-527-3504) 156 CR 1118 Greenville, Texas 75401.
18. Electric is Farmers Electric Co-op (800-541-2662) 2000 East 1-30 Greenville, Texas 75402.

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.

Registered Sanitarian or Designated Representative Collin County Development Services

GRACY ESTATES
COLLIN COUNTY, TEXAS
(5.271 ACRES)
APRIL, 2018

Owner:
Kenneth & Karen Gracy
2520 CR 4920
Leonard, Tx. 75452

Surveyor:
Owens Land Surveying
P.O. Box 1025
2616 Stonewall Street
Greenville, Tx. 75402
(903) 450-9837

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1115
GREENVILLE, TX 75403

DATE: JUNE 13, 2018

DRAWN BY: B. EBERT

SCALE: 1" = 50'

JOB NO.: 2018-104