

Harlin G. Lynn and wife, Betty F. Lynn
V.1077, P. 724
Called 25.155 Acres

STATE OF TEXAS
COLLIN COUNTY

WHEREAS, Corey and Morgan Dyer are the owner of a tract of land situated in Collin County, Texas, in the Martin Moore Survey, Abstract No. 646, and being part of a 20.12 acre tract of land conveyed to Corey and Morgan Dyer described in a deed recorded in document number 20180301000251210 Official Public Records of Collin County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a PK Nail found for the northwest corner of said 20.12 acre tract and being near the center of Collin County Road No. 674;

THENCE South 89 degrees 54 minutes 48 seconds East with the north line of said 20.12 acre tract, passing a half inch iron rod found with a blue cap stamped APPLE 5932 on the west side of a corner post at 33.20 feet, in all a total distance of 688.70 feet to a half inch iron rod found with a blue cap stamped APPLE 5932 for the northeast corner of said 20.12 acre tract;

THENCE South 0 degrees 19 minutes 10 seconds West with the east line of said 20.12 acre tract a distance of 474.60 feet to a half inch iron rod set with a blue cap stamped APPLE 5932 for the southeast corner of herein described tract;

THENCE North 89 degrees 54 minutes 48 seconds West passing a half inch iron rod set with a blue cap stamped APPLE 5932 at 653.06 feet, in all a total distance of 688.06 feet to PK nail set for the southwest corner of herein described tract, being the west line of said 20.12 acre tract and being near the center of said county road;

THENCE North 0 degrees 14 minutes 32 seconds East, with said west line and said county road a distance of 474.60 feet to the PLACE OF BEGINNING and containing 7.50 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we Corey and Morgan Dyer, hereby adopt this plat as 'C-M ACRES', an addition to the Collin, Texas, and dedicates to the public use forever the streets 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, and further, that the Owner(s) do hereby acknowledge the requirement of completion of all water and sewage collection systems (if any) and all street, curb and gutter and drainage improvements (if any) and the expense to the Owner(s) and guarantee(s) the performance of same.

WITNESS MY HAND this ___ day of _____, 2018.

Corey Dyer Morgan Dyer

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for Collin 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 _____, 2018.

Notary Public in and for Collin County, Texas

SURVEYOR'S CERTIFICATE

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this ___ day of _____, 2018, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

David Apple R.P.L.S. No. 5932

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for Collin 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 _____, 2018.

Notary Public in and for Collin County, Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT
this the ___ day of _____, 2018.

County Judge
Keith Self
Collin County

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

OWNER:
Corey Dyer and
Morgan Dyer
11723 Makin Do Lane
Blue Ridge, Texas 75424
972-814-5818

SURVEYOR:
David Apple, RPLS 5932
402 South Morrow
Blue Ridge, Texas 75424
469-667-3430

FINAL PLAT
C-M ACRES
AN ADDITION TO
COLLIN COUNTY, TEXAS
BEING 7.50 ACRES OF LAND, IN THE
MARTIN MOORE SURVEY, ABSTRACT NO. 646
COLLIN COUNTY, TEXAS

PLACE OF BEGINNING
S89°54'48"E ~ 688.70'

653.70'

LOT 1
2.373 Acres

653.48'
S89°54'48"E

LOT 2
2.373 Acres

653.27'
S89°54'48"E

LOT 3
2.373 Acres

653.06'
N89°54'48"W ~ 688.06'

APPROXIMATE ABSTRACT LINE

NOTES:

Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.

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.

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.

Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

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.

Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.

All private driveway tie-ins to a county maintained road, or road with expectations of being accepted into the county road inventory, must be even with the existing driving surface.

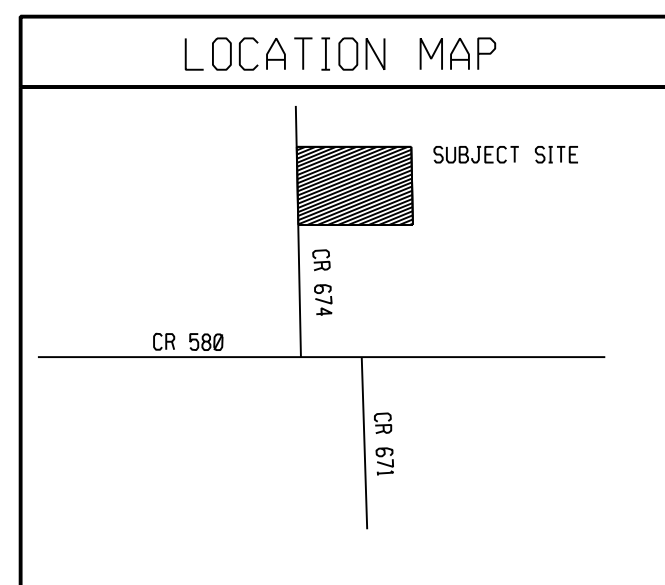
Contractor shall take appropriate measures to prevent tracking of mud and /or soils onto existing and /or new pavement. Any tracking that occurs shall be removed immediately by the contractor.

Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

SCALE 1" = 50'

GRAPHIC SCALE
50 0 50

NOTE: Bearings are based on NAD 83
North Texas Zone 4202 Grid.
CORNERS SET 5/6/2018
with Blue Caps Stamped
"APPLE 5932"



SUBJECT UTILITIES:

Fannin County Electric
Cooperative, Inc.
1530 Sita Rd.
Bonham, Texas
75418
903-583-2117

Frognot Water
Supply Corporation
P.O. Box 400
Blue Ridge, Texas
75424
972-752-4100

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0205J DATED June 2, 2009.

PK Nail Found
CONTROLLING
MONUMENT

Judy K. Salnem
Dec. No. 20170526000682740
Official Public Records Collin County, Texas
SOUTH TRACT, called 18.49 Acres

Felix Salinas
Dec. No. 2009100100353090
Called 25.00 Acres

N0°14'32"E ~ 474.60'

35' Road Dedication (0.381 ACRES)

158.15'
158.20'
158.25'

25' Building Line

Half Inch Iron Rod Found
w/ Blue Cap Stamped
"APPLE 5932"
by 60' Wall Found
at Corner Post
Controlling
Monument

Jinggang Cao and Chun Bao
Dec. No. 2012050900054090
Called 40.19 Acres

Half Inch Iron Rod Set
w/ Blue Cap Stamped
"APPLE 5932"

COLLIN COUNTY ROAD No. 674 (asphalt)

BENJAMIN CLARK SURVEY
ABSTRACT No. 163