

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Fernando Salas and Ana Rosa Salas, are the owners of a tract of land situated in the W.F. Weeks Survey, Abstract No. 1010, Collin County, Texas and being further described as follows:

BEING all that tract of land in Collin County, Texas, out of the W.F. Weeks Survey, A-1010, and being all of Lot 3 of Little Ranch Acres, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 5, Page 25 of the Plat Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the West line of County Road No. 1025, at the Northeast corner of said Lot 3, and at the Southeast corner of Lot 4;

THENCE South 04 degrees 47 minutes 48 seconds West (Directional Control Line), 400.00 feet along the West line of said County Road No. 1025 to a 1/2 inch steel rod found at the Southeast corner of said Lot 3, and at the Northeast corner of Lot 2;

THENCE North 88 degrees 16 minutes 12 seconds West, 488.00 feet to a 5/8 inch steel rod set at the Southwest corner of said Lot 3, and at the Northwest corner of said Lot 2;

THENCE North 04 degrees 47 minutes 48 seconds East, 400.00 feet to a 5/8 inch steel rod set at the Northwest corner of said Lot 3, and at the Southwest corner of said Lot 4;

THENCE South 88 degrees 16 minutes 12 seconds East, 488.00 feet to the POINT OF BEGINNING, containing 4.475 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Fernando Salas and Ana Rosa Salas, owners of of the above described property and do hereby adopt this plat designating the hereinabove described property as REPLAT LOT 3A AND LOT 3B, LITTLE RANCH ACRES, 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:

Fernando Salas

Ana Rosa Salas

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 Fernando Salas, 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:

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 Ana Rosa Salas, 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 FINAL PLAT, this the _____ day of _____, _____, by the County of Collin, Texas.

County Judge, Chris Hill

REPLAT

LOT 3A & LOT 3B LITTLE RANCH ACRES

Being a replat of Lot 3 of Little Ranch Acres, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 5, Page 25 of the Plat Records of Collin County, Texas

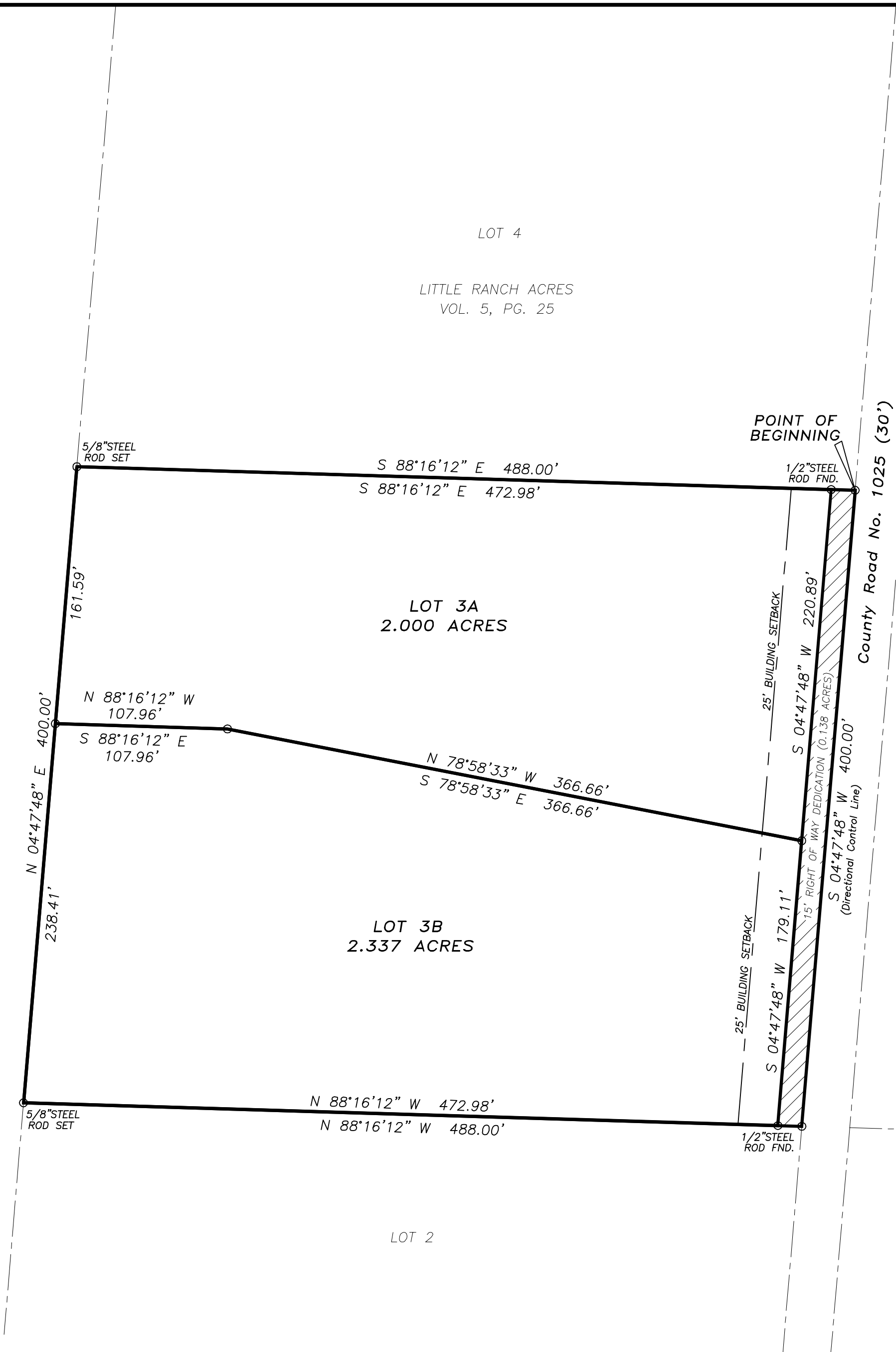
4.475 TOTAL ACRES
W.F. WEEKS SURVEY, A-1010
COLLIN COUNTY, TEXAS

OWNER:

Fernando Salas
Ana Rosa Salas
3141 C.R. 1025
Farmersville, TX 75442

SURVEYOR:

Boundary Solutions, Inc.
116 McKinney Street
Farmersville, TX 75442



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).

Due to the presence of a large pond on Lot 3/B, it is recommended that there be no surface improvements, impervious cover, outbuildings, swimming pools, etc. planned on lot 3/B without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.

There were no permitted/approved existing structures or OSSFs on lot 3/B at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.

There was an existing structure/dwelling and an associated, alternative OSSF suitable for site conditions on lot 3/A at the time of approval. Any other existing structures or OSSFs on either must be reviewed and permitted by Collin County Development Services prior to any use.

The P.E. As-Built's submitted with the plat shows all OSSF components for lot 3/A to be completely within the boundaries of lot 3/A. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel or if setbacks are not met, repairs/installation of a timer must be performed immediately (after review and permitting through CCDS).

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.

Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

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.

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

UTILITY SERVICE PROVIDERS:
Water: Caddo Basin S.U.D. — 903-527-3510
156 C.R. 1118
Greenville, TX 75401
Electric Provider: Reliant Engery — 877-711-2943

O DENOTES 5/8" STEEL ROD SET CAPPED
"BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

FLOOD NOTE:

Subject tract is located in Zone 'X' as scaled from F.I.R.M. 48085C0330J, dated June 2, 2009.

Zone 'X' — "Areas determined to be outside the 0.2% annual chance floodplain."

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 & 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:

