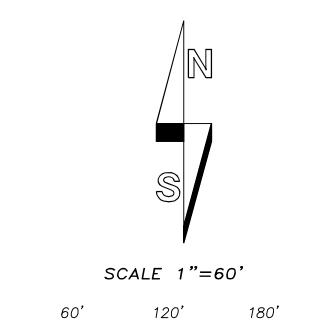
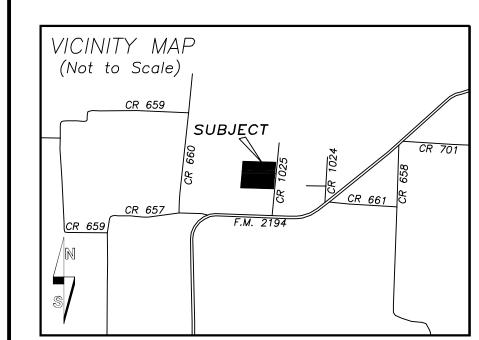
UTILITY SERVICE PROVIDERS:

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

_____, 20____

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.

> 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:

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:

PROPERTY OWNER'S CERTIFICATE

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 rémoved all or part of any building, fences, shrubs, trees or other ímprovements 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___. Fernando Salas Ana Rosa Salas STATE OF TEXAS STATE OF TEXAS COUNTY OF COLLIN COUNTY OF COLLIN BEFORE me, the undersigned authority, a Notary Public in and BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared for the State of Texas, on this day personally appeared Ana Fernando Salas, known to me to be the person whose name is Rosa Salas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and me that she executed the same for the purpose and considerations therein expressed. considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20____. of _____, 20____. Notary Public in and for the State of Texas Notary Public in and for the State of Texas My Commission Expires On: My Commission Expires On: CERTIFICATE OF APPROVAL APPROVED AS FINAL PLAT, this the ____ day of _____, by the County of County Judge, Chris Hill

LOT 3A & LOT 3B LITTLE RANCH ACRES

REPLAT

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

structures or OSSFs must be reviewed and permitted by

Collin County Development Services prior to any use.

associated, alternative OSSF suitable for site conditions

structures or OSSFs on either must be reviewed and

on lot 3/A at the time of approval. Any other existing

permitted by Collin County Development Services prior to

The P.E. As—Builts submitted with the plat

shows all OSSF components for lot 3/A to be

over the any of the lot lines and continue onto

completely within the boundaries of lot 3/A.

If any of the OSSF components are actually

another parcel or if setbacks are not met, repairs/installation of a timer must be

performed immediately (after review and

Tree removal and/or grading for OSSF may be required

There are no water wells noted in this subdivision and

no water wells are allowed without prior approval from

Each lot is limited to a maximum of 5,000 gallons of

(meeting all State and County requirements) must be

I hereby certify that the on—site sewage facilities

Registered Sanitarian or Designated Representative

submitted to and approved by Collin County for each lot

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

Individual site evaluations and OSSF design plans

There was an existing structure/dwelling and an

permitting through CCDS).

Collin County Development Services.

treated/disposed sewage each day.

prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

Collin County Development Services

any use.

on individual lots.

be used.

- 1. Little Ranch Acres 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. Blocking the flow of water or construction improvements in
- drainage easements, and filling or obstruction of the floodway 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.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding
- Collin County Building Permits are required for building construction, on site sewage facilities, and driveway culverts.
- 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
- 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.
- 12. 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. 13. 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
- 14. The finish floor elevations of all house pads will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.
- 15. Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.