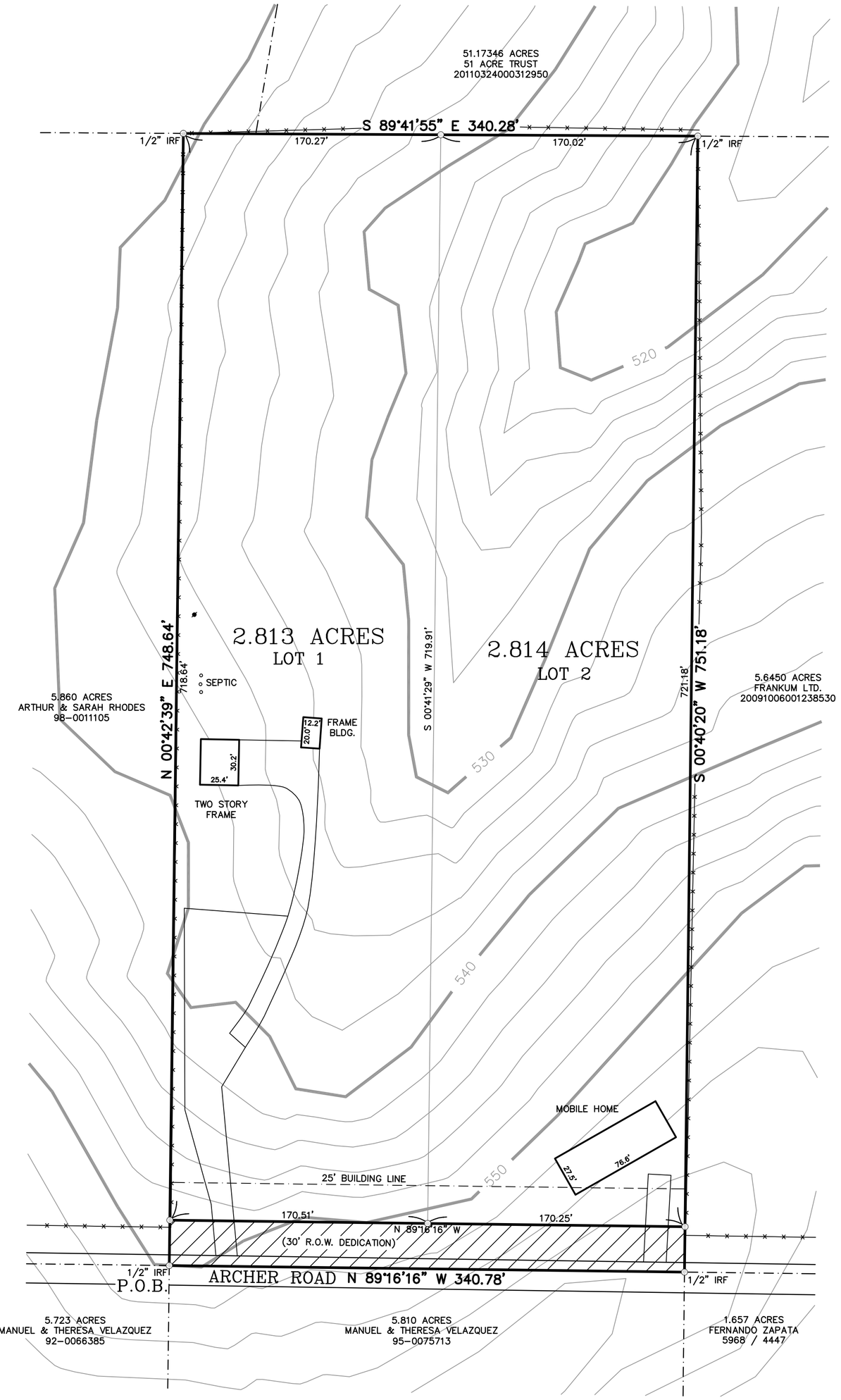
ALL IRON RODS SET UNLESS OTHERWISE NOTED.



SCALE: 1" = 50'

LEGEND

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

OWNER'S CERTIFICATE

WHEREAS BRANCH ACRES LTD, is the owner of a tract or parcel of land situated in Collin County, Texas, being more particularly described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Collin County, Texas, being a part of the Sarah D. Terry Survey, Abstract No. 890, being all of a 5.872 acre tract of land as described in a Warranty Deed from Ginger Kathleen Goodman Spohn to Branch Acres LTD as recorded in Volume 3983 at Page 142 (ccf# 97-0069820) of the Official Records of Collin County, Texas, said tract being further described in a Warranty Deed from Wallace J. Fair to Ginger Kathleen Goodman Spohn as recorded under Clerk's File No. 96-0099566 of Collin County, Texas and being further described as follows:

Beginning at a 1/2 inch iron rod found for a corner at the southwest corner of said 5.872 acre tract in the center of Archer Road;
THENCE N 00°42'39" E along the west line of said 5.872 acre tract, a distance of 748.64 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 5.872 acre tract;
THENCE S 89°41'55" E along the north line of said 5.872 acre tract, a distance of 340.28 feet to a 1/2 inch iron rod found for a corner at the northeast corner of said 5.872 acre tract;
THENCE S 00°40'20" W along the east line of said 5.872 acre tract, a distance of 751.18 feet to a 1/2 inch iron rod found for a corner at the southeast corner of said 5.872 acre tract in the center of Archer Road;
THENCE N 89°16'16" W along the south line of said 5.872 acre tract and the center of Archer Road, a distance of 340.78 feet returning to the Point of Beginning and containing 5.862 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRANCH ACRES LTD hereby adopts this plat as , 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____.

_____

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 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 _____, 20____.

_____
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

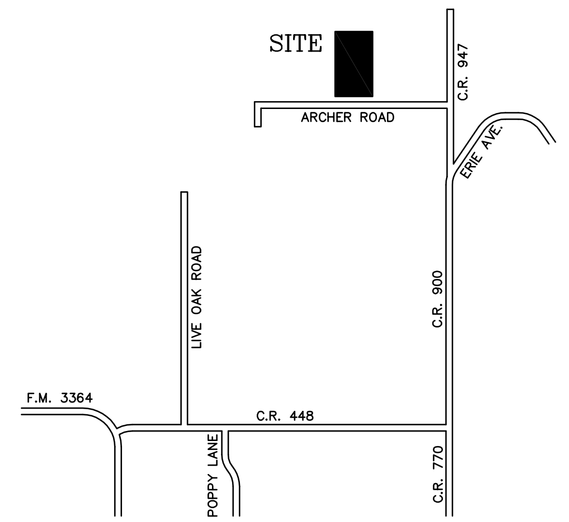
_____
County Judge

HEALTH DEPARTMENT CERITFICATE

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

NOTE:
1 Bearings recited herein are based on the North Central Texas Zone NAD 83.
2 According to the Flood Insurance Rate Map No. 48085C0315J 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 (Due to the site evaluators determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.
4 Must maintain state-mandated setback of all On-Site Sewage Facilities from any/all easement.
5 Individual site evaluations and OSSF design plans must be submitted for each lot prior to construction of any OSSF system.
6 Lot must utilize alternative type On-Site Sewage Facilities.
7 The existing OSSF on the new lot is a Conventional OSSF - if the existing system ever fails or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
8 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.
9 Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
10 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.
11 Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
12 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.
13 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.
14 Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
15 Permits are required for all construction in unincorporated Collin County.
16 The P.E. As-Builts submitted with the plat shows all OSSF components for Lots 1 and 2 to be completely within the boundaries of Lots 1 and 2, respectively. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
17 The existing OSSF on Lot 2 is a Conventional OSSF - if the existing system ever fails or if changes are ever made to the existing structure, repairs and/or upgrades to the existing systems will NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
18 The existing OSSF on Lot 1 is a partially-installed alternative system, designed as suitable for the site and existing structure. The installation of the system must be permitted and inspected prior to inhabiting any structure on the lot. Any changes to the existing structure must be review by CCDS prior to construction for compliance with OSSF regulations.
19 Water - Culleoka Water Supply - 972-736-2592
20 Electric - Reliant Energy - 1-866-222-7100



VICINITY MAP

ARCHERS PLACE # 2
COLLIN COUNTY, TEXAS
(5.862 ACRES)
JULY, 2012

Owners:
Branch Acres
10721 CR 903
Princeton, Tx. 75407-5244

Surveyor:
Owens Land Surveying
2616 Stonewall Street,
PO Box 1025
Greenville, Texas 75403-1025
(903) 450-9837

5.862 TOTAL ACRES

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875
P.O. BOX 1025
GREENVILLE, TX 75403

DATE: JULY 3, 2012	SCALE: 1" = 50'
DRAWN BY: B. EBERT	JOB NO.: 2012-175