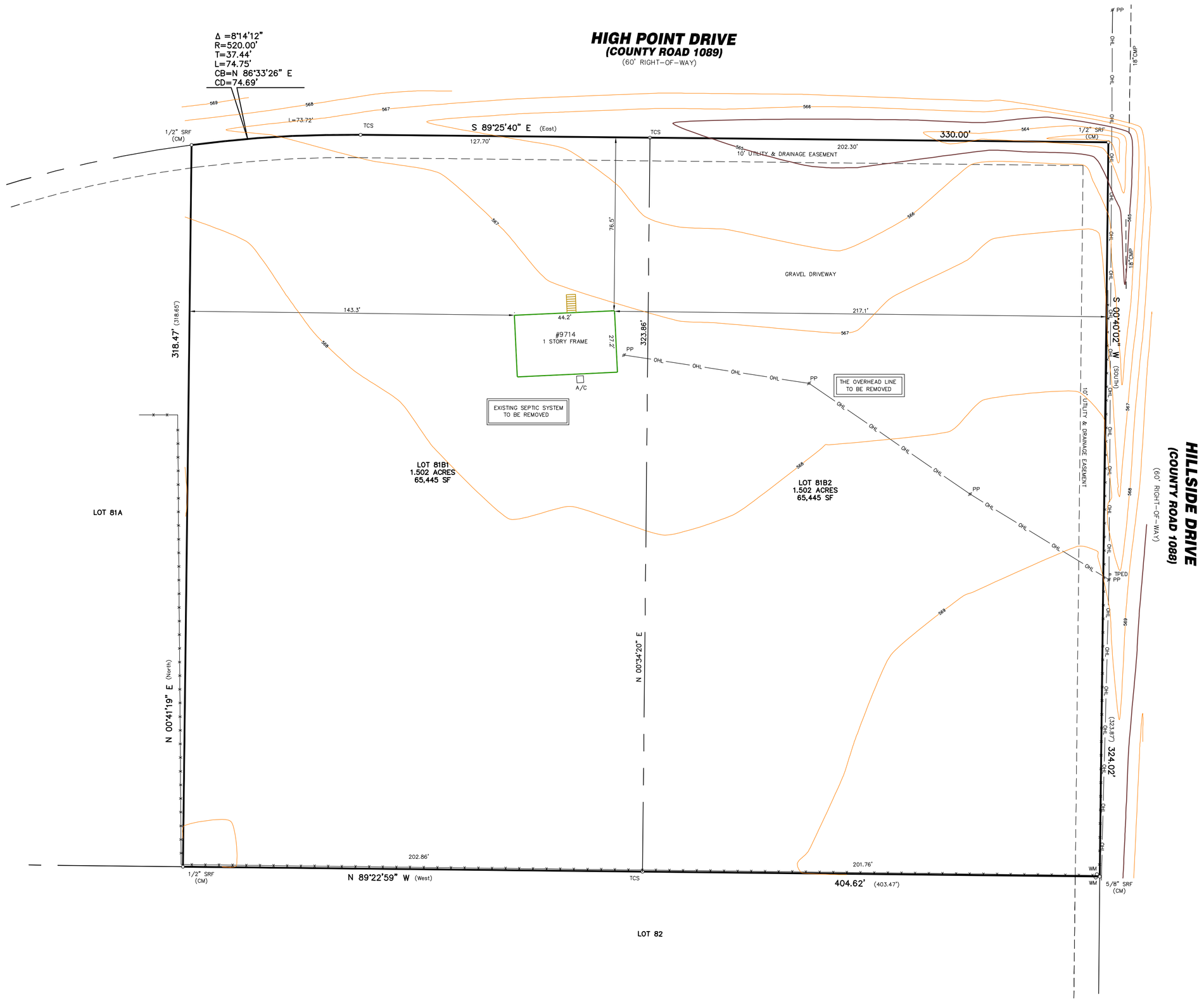

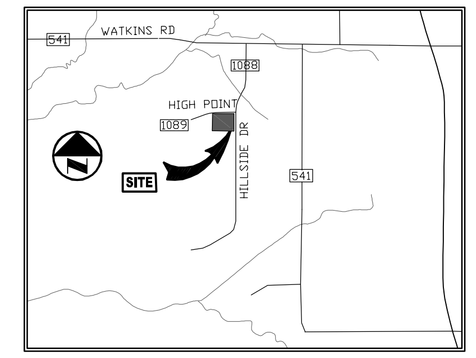

LEGEND

(CM).....CONTROLLING MONUMENT
SRF.....STEEL ROD FOUND
TCS.....5/8-INCH STEEL ROD W/"TERRACORP" CAP SET
( ).....PLAT/DEED CALLS

N

Scale 1" = 30'

Richard Milam, R.S.
Sanitarian Registration #3462
Site Evaluator # OS0011767
McKinney, TX 75071
(214) 310-6961

October 21, 2015

Collin County Development Services
OSSF Program
4690 Community Ave, Suite 200
McKinney, TX 75071

RE: **Lavon Hills**
Lots 81B1 & 81B2
Royse City, TX 75189
On-Site Sewage Facility Subdivision Review

A site evaluation and subdivision review was conducted of the property located at 9714 County Road 1088 in Royse City, TX. The owner of this property is proposing to divide the property into two lots (Lot 81B1 consisting of 1.502 Acres and Lot 81B2 consisting of 1.502 Acres.

Both lots are part of a contiguous 3.004 acre tract of land. The land is generally flat with a very gentle slope from north to south (Approximately 1%). Soil borings on both lots revealed a black/brown clay soil with (See Attached Plat Map). An alternative system such as low pressure dosing or an Aerobic System with Surface Application could be considered for wastewater disposal. There are no existing water wells around the property and none are proposed at this time. There are no creeks, ponds, or flood plain area noted on this lot. There are no real limitations placed on the size of the home that could be built on either lot, 1.502 Acres will provide adequate space for disposal for various types of OSSFs. The owner is proposing to build an approximately 2,000 Sq. Ft. Home with 3 bedrooms on each tract of land. This would be an estimated 240 Gallons per day, or 5,333 sq. ft. of surface application disposal. There is ample room on both lots for the OSSF disposal of this type.

If properly designed and installed, the OSSFs would have little to no impact on the watershed of this area.

Should you have any questions about this OSSF Subdivision Plan Review please feel free to contact me.
Sincerely,

Richard Milam R.S. #3462

Richard Milam R.S.
Richardmilam913@yahoo.com
(214)310-6961

OWNER CERTIFICATE

WHEREAS Canales Rental Property, LLC is the owner of 3.004 acres tract of land in Collin County, Texas, and a part of the D. H. Havens Survey, Abstract No. 388, and being part of that called 313.20 acres conveyed from Mel Delaney, Trustee, to Don Mann on April 19, 1973, recorded in Volume 863, Page 216, of the Collin County Deed Records, and being Lot 81, of Lavon Hills, a Subdivision of Collin County, as recorded in Volume G, Page 376 of the Plat Records of Collin County, Texas, SAVE AND EXCEPT that property conveyed by Warranty Deed executed by Peter Donald Delackner to Michael J. Gullett And Julie R. Lusk, dated January 15, 1997, filed January 28, 1997, recorded under County Clerk's file number 97-0006747, Deed Records, Collin County, Texas and being the same tract conveyed in General Warranty Deed, dated June 15, 2015 by Clinton Stone and Nancy Stone to Canales Rental Property, LLC, recorded in Instrument No. 20150615000712130 of the Official Public Records of Collin County, Texas, the resulting parcel being more fully described as follows:

BEGINNING at a 1/2 inch steel rod found at the intersection of West right-of-way line of Hillside Drive (County Road 1088)(a 60 foot wide right-of-way) with the South right-of-way line of High Point Drive (County Road 1089)(a 60 foot wide right-of-way), said pint being the Northeast corner of said Lot 81;

THENCE South 00°40'02" West (South, deed), with said West right-of-way line for a distance of 324.02 (323.99, deed) feet to a 5/8 inch steel rod found at the Southeast corner of said Lot 81 and being the Northeast corner of Lot 82 of said addition;

THENCE South 89°22'59" West, (Wet, deed) departing said West right-of-way line and along the common line of said Lots 81 and 82 for a distance of 404.82 (404.79, deed) feet to a 1/2 inch steel rod found;

THENCE North 00°41'19" East, (North, deed) departing said common line and across said Lot 81 for a distance of 318.47 feet to a 1/2 inch steel rod found in the said South right-of-way line of High Point Drive, said point being on a curve concave to the South, having a radius of 520.00 feet, a central angle of 08°14'12" and a chord that bears North 86°33'26" East, 74.69 feet;

THENCE Easterly along the said South right-of-way line of High Point Drive, an arc distance of 74.75 feet to a 5/8 inch steel rod with "TERRACORP" cap set;

THENCE North 89°25'40" East (East, deed), continuing with said South right-of-way line for a distance of 330.00 feet to the POINT OF BEGINNING, and containing 130,890 square feet of 3.004 acres of land, more or less

STATE OF TEXAS §
§
COUNTY OF COLLIN §

I the undersigned owner of the land shown on this plat, and designated herein as the Lavon Hills Addition, a subdivision to the City of Royse City, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Lavon Hills Addition subdivision have been notified and signed this plat.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

_____
Owner

_____
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS §
§
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, 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 consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: II Neil D. Culver, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, performed in accordance with the Texas Board of Professional Land Survey "Professional and Technical Standards". The lines and dimensions of said property are as indicated by the plat, as of this date, I the undersigned, have no knowledge of or have been advised of any known or apparent intrusions, protrusions, conflicts, or easements except as shown.

_____
Neil D. Culver RPLS No. 5211
Terracorp and Associates
3960 Broadway, Suite 236
Garland, TX 75043
Tel No. 972-805-4526

STATE OF TEXAS REGISTERED
PRELIMINARY,
NOT TO FILED
FOR ANY PURPOSE
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Neil D. Culver, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ___ day of _____, 2015

_____
Notary Public of Texas

My commission expires:_____

NOTES

1. Directional Control shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNet" RTK GPS Network.
2. Purpose of this plat is to subdivide lot into two lots.
3. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway 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 driveway culverts.
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, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
10. The finish floor elevations of all houses will be at least one foot above the highest elevation of the surrounding ground around the house after final grading.

FLOOD NOTE

According to the F.I.R.M. #48085C0445J this property does lie in "Zone X" and does not lie within the 100-year flood zone.

UTILITY PROVIDERS

Electricity-Oncor -1.888.313.6862, No address listed
Atmos energy. 1-888-286-6700
Collins Propane
1445 E. FM 544
Wylie, TX 75098
972-442-1078
Water-Lavon Sud
16881 CO RD 541,
Lavon, Texas 75166
972-843-2101

This plat approved by the Collin County Commissioners On the _____ day of _____, 2015.

_____
Collin County Judge

OWNER:
Canales Rental Property LLC
9714 County Road 1088
Royse City, TX 75189
Ph.

REPLAT
OF
LAVON HILLS ADDITION
LOT 81B
3.004 ACRES
SITUATED IN THE
D.H. HAVENS SURVEY, ABSTRACT No. 388
ROYSE CITY, COLLIN COUNTY, TEXAS
11/19/2015

TerraCorp Associates LLC
3960 Broadway Blvd. Ste 236
Garland, TX 75043
ph. 972-805-4526, fax 972-805-4526
www.terracorpsurvey.com TBPLS Reg No. 101858-00

DRAWING TX150711-43.dwg