

LINE TABLE		
LINE #	LENGTH	BEARING
L1	153.43	S88°56'47"E
L2	56.82	S00°44'13"W
L3	120.47	S78°58'28"W
L4	37.20	N88°24'15"W
L5	22.15	N17°23'28"E
L6	39.32	N40°42'10"W
L7	37.64	N35°22'14"E

6.0 Ac.
Alton W. Hopper
Inst. No. 20060407000462250
O.P.R.C.C.T.

79.311 Ac.
Jyoti & Nishi Bhatia Living Trust
Inst. No. 20090601000665250
O.P.R.C.C.T.

Jonathan Douthitt Survey
Abstract No. 251
James Jackson Survey
Abstract No. 474

20.0 Ac.
Michael D. & Molly J. McCord
Inst. No. 20120912001144870
O.P.R.C.C.T.

20.0 Ac.
Royce Schafer
Inst. No. 99-0151869
Vol. 4565, Pg. 1645
O.P.R.C.C.T.

5.0 Ac.
Sherry & Jonathan Varnell
Inst. No. 20100405000322820
O.P.R.C.C.T.

5.0 Ac.
Jason McWilliams
Inst. No. 20131218001656280
O.P.R.C.C.T.

9.9 Ac.
Jose I. & Kelly Leeann Alvarez
Vol. 5548, Pg. 5128
O.P.R.C.C.T.

POINT OF
BEGINNING

COUNTY ROAD 502
(PUBLIC R.O.W.)

- Asphalt Pavement

Asphalt
Pavement

COUNTY ROAD 573
(PUBLIC R.O.W.)

BLOCK A

Set F

NOTES:

- 1.) KNOLL RIDGE 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.
- 3.) IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN APPEARS TO BE CLASSIFIED AS ZONE 'X' WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY--PANEL NUMBER 48085C0190 J, DATED JUNE 6, 2009.
- 4.) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAYS IS PROHIBITED.
- 5.) 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.
- 6.) 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.
- 7.) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
- 8.) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- 9.) ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
- 10.) 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. (PER STATE REGULATIONS).
- 11.) INDIVIDUAL SITE EVALUATIONS AND O.S.S.F. (ON-SITE SEWAGE FACILITY) DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY O.S.S.F. SYSTEM.
- 12.) COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
- 13.) 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 PERMITS.
- 14.) ALL INTERIOR LOT LINES ARE CENTERED ON A 10 FOOT UTILITY EASEMENT UNLESS OTHERWISE SHOWN.
- 15.) TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.
- 16.) VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 17.) ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- 18.) 595.50 IS THE HIGH FLOW ELEVATION OF THE EXISTING POND, THE VERTICAL DATUM IS NAVD 1988.

UTILITY SERVICE PROVIDERS:

WATER: VERONA SPECIAL UTILITY DISTRICT
ELECTRIC: FANNIN COUNTY COOP
TELEPHONE: AT&T

OWNER

ESTATE OF JERRY KEITH BAKER

530 W. F.M. 545, BLUE RIDGE, TEXAS 75424
CONTACT: GLORIA SUE BAKER

ENGINEER/SURVEYOR

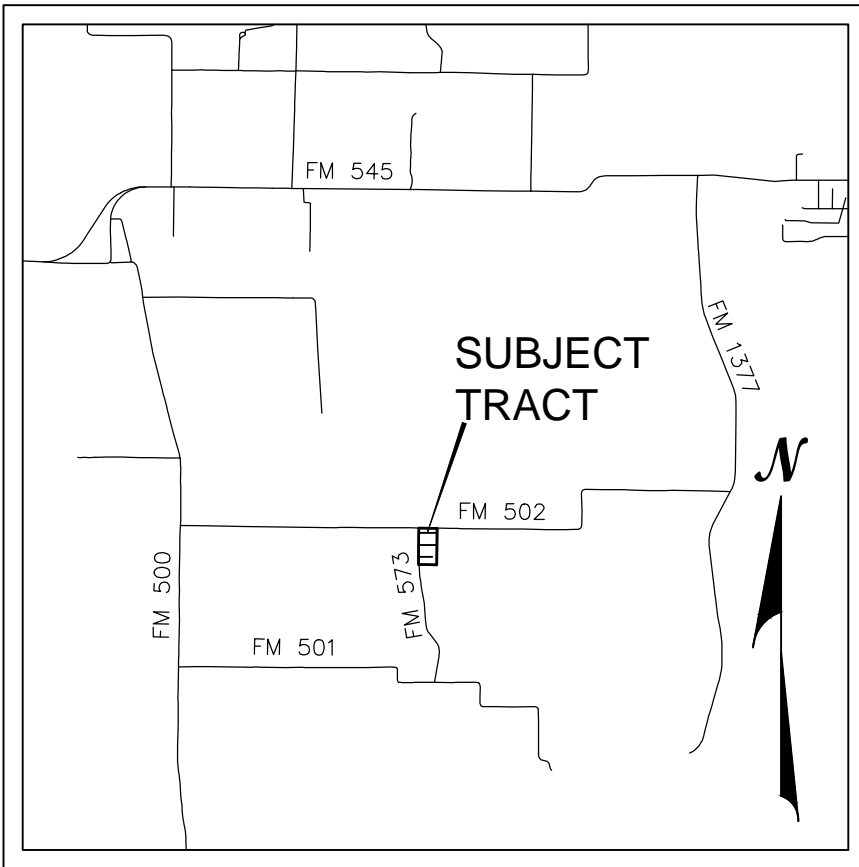
Westwood

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 28
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
Survey Firm Number: 10074301

MAY 19, 2016

#0008661PF



VICINITY MAP
NOT TO SCALE

LEGEND

B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
○ CIRS	5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "WESTWOOD PS"
⊗	IRON ROD FOUND (SURVEYOR)
⊘	IRON ROD FOUND

NOTES)(

The bearings shown hereon are created from actual field surveys, NAD83 Texas North Central Zone (4202), Grid Bearings & Ties to shown control monuments.