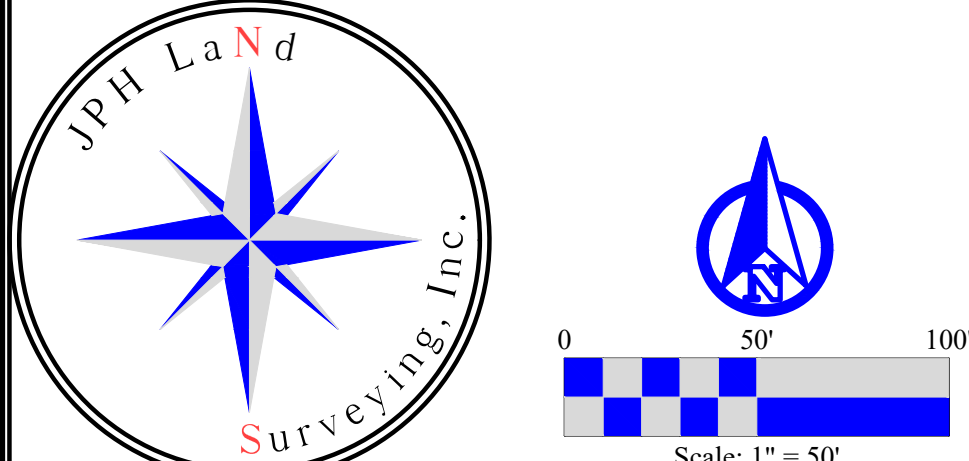


DEVELOPER
Vaquero Ventures Management, LLC
2900 Wingate St., Suite 200
Fort Worth, Texas 76107

OWNER
David R. Pinkus
148 Spanish Trail
Gun Barrel City, Texas 75156



JPH Job/Drawing No. (see below)
2018.022.013 1.5 Ac. North Of 6465 South Hwy 78, Collin Co., TX - FINAL PLAT.dwg
© 2018 JPH Land Surveying, Inc. - All Rights Reserved
807 Bluebonnet Drive, Suite C Keller, Texas 76248
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

GENERAL NOTES:

- This survey was performed with the benefit of a title commitment provided by Chicago Title Insurance Company, GF# CTBW43-8000341800080-AS, Commitment# 8000341800080, effective March 14, 2018, and issued April 18, 2018. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set in concrete curb approximately 784 feet northwesterly from the intersection of U.S. Highway No. 78 and County Road 543 and approximately 90 feet northeasterly from the center line of U.S. Highway No. 78. Benchmark Elevation = 558.20' (NAVD'88). See vicinity map for general location.
- Field work was completed on June 13, 2018.
- Water supply by Copeville SUD (972) 853-4630 - 16120 FM 1778 Nevada, TX 75173
- Contours south of elevation 558, were provided by: <https://coordinates.com/layer/18656>-contours.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 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.
- 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 or flooding conditions.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface
- 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.

UTILITY PROVIDERS:

Oncor Electric Delivery Company LLC -
1545 Highpoint Drive, Mesquite, TX

Atmos Energy -
PO Box 650205, Dallas TX 75265

Copeville SUD -
16120 FM 1778 Nevada, TX 75173

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS **David R. Pinkus** is the owner to that certain tract of land situated in the Drury Anglin Survey, Abstract No. 3, Collin County, Texas, being a portion of "Tract One" previously described from Ralph Pinkus and wife, Muriel V. Pinkus to David R. Pinkus by Gift Deed recorded in Instrument Number 20060208000167850 of the Official Public Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a Texas Department of Transportation monument found for the southernmost corner of said Tract One and being at the intersection of the west right-of-way line of Business State Highway 78 (a 100-foot right-of-way per Texas Department of Transportation "Right-of- Way Map State Highway No. 78" dated July 1939) and the east right-of-way line of re-aligned State Highway 78 (a 100-foot right-of-way at this point);
THENCE NORTH 61 degrees 41 minutes 01 seconds WEST, with the common west line of said Tract One and said easterly right-of-way line, a distance of 67.80 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at angle point in said common line;
THENCE NORTH 15 degrees 18 minutes 01 seconds WEST, continuing with said common line, a distance of 968.26 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set for the northwest corner of the herein described tract, from which a 5/8-inch rebar found at an angle point in said common line bears NORTH 15 degrees 18 minutes 01 seconds WEST, a distance of 405.94 feet;
THENCE NORTH 88 degrees 36 minutes 43 seconds EAST, crossing said Tract One, a distance of 323.22 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set for the northeast corner of the herein described tract in the common east line of said Tract One and the aforementioned west right-of-way line of Business State Highway 78, from which 1/2-inch rebar found at an angle point in said east line of Tract One bears NORTH 00 degrees 28 minutes 01 seconds EAST, a distance of 1878.31 feet;
THENCE SOUTH 00 degrees 28 minutes 01 seconds WEST, along said common line, a distance of 973.97 feet to the POINT OF BEGINNING and CONTAINING a GROSS AREA of 181,085 square feet or 4.157 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **David R. Pinkus** does hereby adopt this plat designating the herein above described property as **Pinkus Addition**, an addition in Collin County, Texas, and do hereby dedicate the rights of way and easements shown herein to the public's use unless otherwise noted.

Witness under my hand at Collin County, Texas.

By: _____ Date _____
David R. Pinkus

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared **David R. Pinkus**, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION:

I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
-RELEASED FOR REVIEW TO COLLIN COUNTY ON JULY 16, 2018.
-RELEASED FOR REVIEW TO COLLIN COUNTY ON AUGUST 09, 2018.
-RELEASED FOR REVIEW TO COLLIN COUNTY ON OCTOBER 04, 2018.
-RELEASED FOR REVIEW TO COLLIN COUNTY ON OCTOBER 25, 2018.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Email: jewel@jphls.com
Date: TBD

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL:

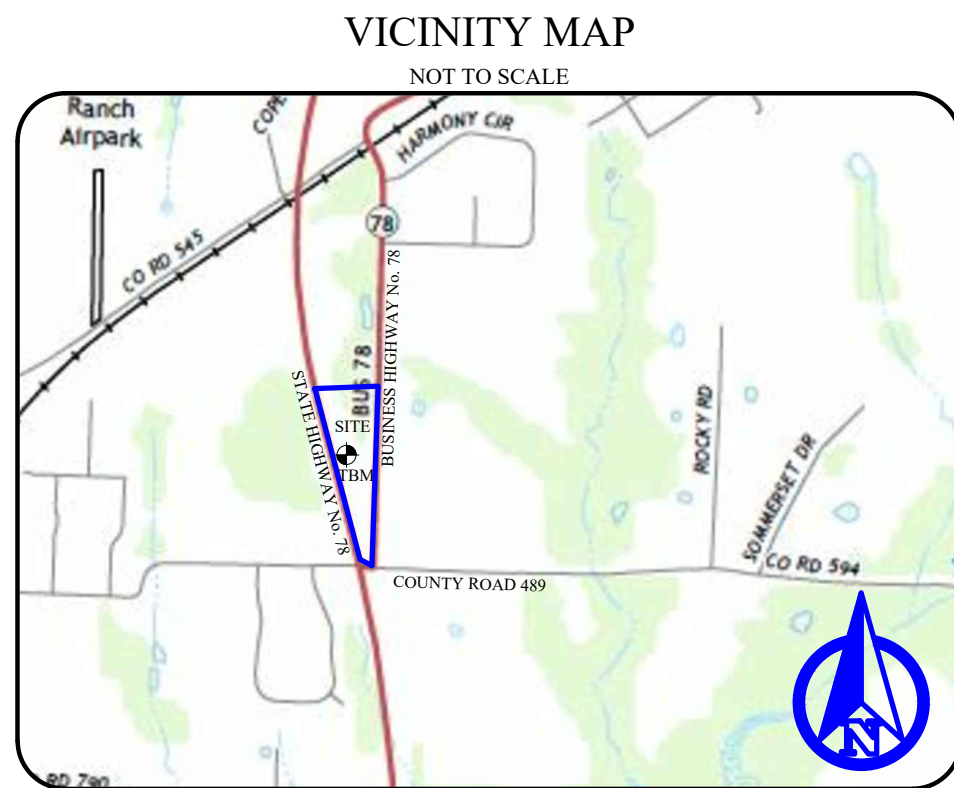
APPROVED AS FINAL PLAT, this the _____ day of _____, 2018, by the County of Collin, Texas.

County Judge, Keith Self

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



**FINAL PLAT
PINKUS ADDITION
LOT 1 & LOT 2, BLOCK A**

BEING
4.157 ACRES
SITUATED IN

**DRURY ANGLIN SURVEY
ABSTRACT NO. 3**
COLLIN COUNTY, TEXAS

Instrument Number _____ Date _____

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ♣ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are U.S.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,NCZ)
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
P.R.C.C.T. Plat Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas
D.R.C.C.T. Deed Records of Collin County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
PVC Polyvinyl Chloride
SQ. FT. Square Feet

Drafter: PL
Revision: MM | 2018-10-25
Revision:
Revision:

UTILITY WARNING
811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, item 11 *(if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.iv, to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

FLOOD ZONE CLASSIFICATION
This property lies within (Non-Shaded) ZONE(S) X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C04351, dated 2009/06/02, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.