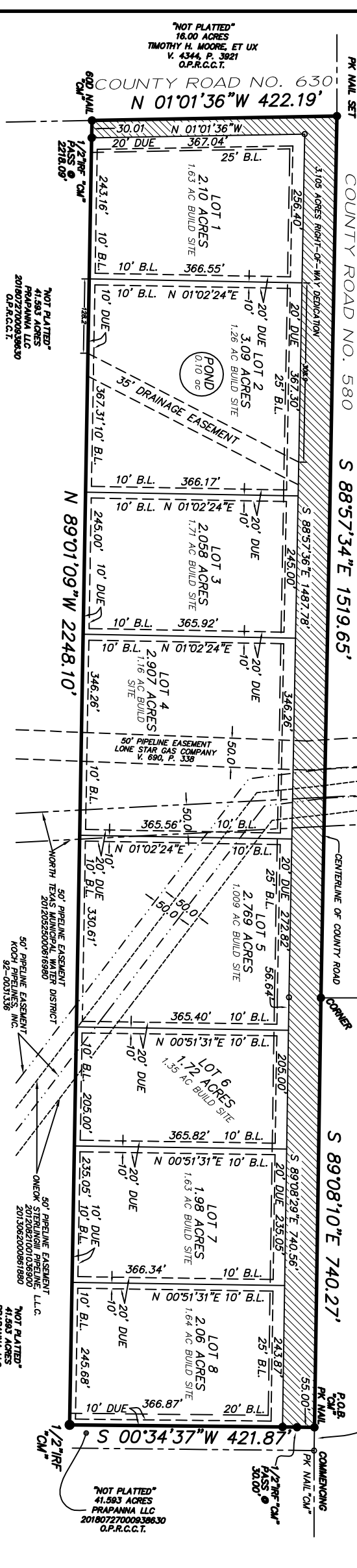


"NOT PLATTED"
AKSHARA, LLC
2018021400054330
O.P.R.C.C.T.

50' PIPELINE EASEMENT
L.L.C.
ONEOK
201206210010135900
2013062000861890

"NOT PLATTED"
AKSHARA, LLC
2018021400054330
O.P.R.C.C.T.

"NOT PLATTED"
23.00 ACRES
CHARLES DUMM, ET AL
V. 3370
B.A.C.C.T.



NOTES

- 1) BEARING SOURCE: NORTH LINE OF 41.593 ACRE TRACT, DOC. NO. 2018072000939630
- 2) ALL IRON ROOS SET ARE 1/2" IRON ROOS WITH CAPS STAMPED "THE 5837."
- 3) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 4) WATER SERVICE PROVIDER: Fagnot, W.S.C., 408 W. FM 545, Suite #3 Blue Ridge, TX 75424, (972) 752-4100
- 5) ELECTRIC SERVICE PROVIDER: Fannin County Electric Cooperative, P.O. Box 250, Bingham, TX 75418, (903) 563-2117
- 6) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 7) The existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels, and will be maintained by the owner. No structures or improvements are to be placed adjacent to the creeks or drainage channels.
- 8) Collin County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.
- 9) Collin County will not be responsible for any damage, person injury, or loss of life or property occasioned by flooding or flooding conditions.
- 10) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 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 planting, and other obstructions to the operation and maintenance of the drainage facility.
- 13) According to F.E.M.A., Flood Insurance Rate Map, Community Panel No. 48065C01654, dated June 2, 2009, this property lies in Zone X. None of this property does appear to lie within a 100-year flood plain.
- 14) NO STRUCTURE SHALL BE PLACED OR BUILT ANY CLOSER THAN 10 FEET FROM THE OUTSIDE EDGE OF ANY PIPELINE RIGHT-OF-WAY EASEMENT CROSSING THROUGH THIS SUBDIVISION. IT IS THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO HAVE EACH PIPELINE, THAT MAY AFFECT A LOT IN THIS SUBDIVISION, PHYSICALLY LOCATED ON THE GROUND BY THE FRANCHISE ENTITY PRIOR TO THE CONSTRUCTION OF A RESIDENCE OR OTHER STRUCTURE.
- 15) The finish floor elevations of all house pods will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.

- 15) All lots must utilize alternative type On-Site Sewage Facilities. Must maintain state-mandated setback of all On-Site Sewage Facility components from any property boundary, easement, or other subdivision lines, sharp breaks and/or creeks/streams/pools, etc. (Per State regulations).
- 16) Due to the presence of a large drainage easements/creeks/pools/drainage features on lot 2, it is required that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lot 2 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
- 17) Due to the presence of a large pipeline easement on/bisecting lots 4 and 5, it is required that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lot 4 or 5, without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
- 18) No OSSF components may cross the pipeline easement. All improvements connected to an OSSF and all OSSF components must be on the same side of the easement.
- 19) Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
- 20) There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use. Tree removal and/or grading for OSSF may be required on individual lots.
- 21) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

CERTIFICATE OF APPROVAL
APPROVED AS FINAL PLAT, this the _____ day of _____
2019, by the County of Collin, Texas.

COUNTY JUDGE, CHRIS HILL _____

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

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat herein was made from measurements taken on the ground, and that the lines and dimensions of said property being indicated by the plat.

David W. Fite, R.P.L.S. No. 5837 _____

OWNER'S CERTIFICATE

WHEREAS, Akshara LLC is the owner of a tract of land situated in the Lucy Slayton Survey, Abstract No. 855, Collin County, Texas, and being part of that tract of land described in a Deed to AKSHARA, LLC as recorded in Document No. 2018051400054330 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the Lucy Slayton Survey, Abstract No. 855, Collin County, Texas, and being part of that tract of land described in a Deed to AKSHARA, LLC as recorded in Document No. 2018051400054330 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:
COMMENCING at a PK nail found for corner in the centerline of County Road No. 580 at the Northwest corner of said AKSHARA tract, said point also being the Northwest corner of a called 41.593 acre tract in a Deed from AKSHARA, LLC to PRAPANNA, LLC as recorded in Doc. No. 2018072000939630 of the O.P.R.C.C.T.;

THENCE N. 89 deg. 08 min. 10 sec. W. along the centerline of said road, a distance of 40.00 feet to a PK nail found for corner at the True POINT OF BEGINNING of the herein described tract, said point being the most Northerly Northwest corner of said 41.593 acre tract;

THENCE S. 00 deg. 34 min. 37 sec. W. with the most Northerly West line of said 41.593 acre tract, passing a 1/2" iron rod found at a distance of 30.00 feet and continuing for a total distance of 421.87 feet to a 1/2" iron rod found for corner at an interior corner of said 41.593 acre tract;

THENCE N. 89 deg. 01 min. 09 sec. W. with the most Westerly North line of said 41.593 acre tract, passing a 1/2" iron rod found at a distance of 2218.09 feet and continuing for a total distance of 2248.10 feet to a 60d nail found for corner in the centerline of County Road No. 630 and being at the most Westerly Northwest corner of said 41.593 acre tract and in the most Southerly West line of said AKSHARA tract and being in the East line of a called 16.00 acre tract described in a Deed to Timothy H. Moore, et ux, as recorded in Vol. 4344, Pg. 3921 of the O.P.R.C.C.T.;

THENCE N. 01 deg. 01 min. 36 sec. W. along the centerline of said road and the most Southerly West line of said AKSHARA tract and the East line of said 16.00 acre tract, a distance of 422.19 feet to a PK nail set for corner at the centerline intersection of County Road No. 630 and County Road No. 580 and being an interior corner of said AKSHARA tract and at the Northeast corner of said 16.00 acre tract;

THENCE S. 88 deg. 57 min. 34 sec. E. along the centerline of County Road No. 580, a distance of 1519.65 feet to a point for corner at an interior corner of said AKSHARA tract and being at the Southwest corner of a tract of land described in a Deed to Charles D. Dumm, et al, as recorded in Vol. 3910, Pg. 1940 of the D.R.C.C.T.;

THENCE S. 89 deg. 08 min. 10 sec. E. along the centerline of said road and the North line of said AKSHARA tract and the South line of said Dumm tract, a distance of 740.27 feet to the POINT OF BEGINNING and containing 21,791 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Akshara LLC, does hereby adopt this plat designating the herein above described property as MCCARLEY ACRES, an addition to Collin County, and dedicates to the public use forever the streets or roads and easements shown herein, (if any) for the use and accommodation of any public utility desiring to use, or using some for the purpose of constructing, maintaining, adding to removing any or all their respective systems located therein.

WITNESS MY HAND, this the _____ day of _____ 2019.

Achana Reddy (Owner/Manager) _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day appeared _____ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2019.

Notary Public

FINAL PLAT
MCCARLEY ACRES
LUCY SLAYTON SURVEY, ABSTRACT NO. 855
COLLIN COUNTY, TEXAS
21,791 ACRES TOTAL

DAVID FITE SURVEYING

DEVELOPER: Akshara LLC
6333 East 85th Court
Tulsa, OK 74147
(918) 406-2660

3480 COUNTY ROAD 3307
GREENVILLE, TX 75402

DATE: 1-5-2019
JOB NO. DFI80380
DRAWN: D.W.F.
CHECK: D.W.F.
PH. NO. 903-355-8178
FAX NO. 903-454-7478