

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

I, KEITH SELF, COUNTY JUDGE OF COLLIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS FINAL PLAT, WITH FIELD NOTES, HEREON, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND THE PLAT AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF COLLIN COUNTY, TEXAS.

CHRIS HILL, COUNTY JUDGE  
COLLIN COUNTY, TEXAS

DATE

HEALTH DEPARTMENT CERTIFICATE:

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 STATE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES

#### GENERAL NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING OF THE FLOODWAY IS PROHIBITED.
2. ANY EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
3. 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.
4. NEITHER COLLIN COUNTY NOR THE UNDERSIGNED SURVEYOR WILL BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
6. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINING ROADWAY MUST BE EVEN WITH EXISTING DRIVING CULVERTS.
7. 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.
8. THE OWNERS AND BUILDERS MUST COMPLY WITH ALL OTHER LOCAL, STATE AND FEDERAL REGULATIONS REGARDING DEVELOPMENTS OF THIS TYPE.
9. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON NOVEMBER 8, 2018.
10. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480330 DASS J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING AN EFFECTIVE DATE OF JUNE 2, 2009.
11. WATER SUPPLY TO BE PROVIDED BY COPEVILLE SPECIAL UTILITY DISTRICT, 16120 FM 1778, NEVADA, TX 75173, (972) 853-4630
12. SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS (OSSF) PERMITTED AND APPROVED BY COLLIN COUNTY. OSSF EVALUATIONS, REPORTS AND PERMITS MUST BE OBTAINED AND SUBMITTED TO THE COUNTY FOR EACH LOT TO REGARD THE SUITABILITY OF THE SYSTEM BASED ON USER AND SITE DEVELOPMENT.
13. ELECTRICAL SERVICE IS PROVIDED BY ONCOR ELECTRIC DELIVERY COMPANY, 310 HIGHWAY 205, TERRILL, TX, 75160, (972) 551-7233.
14. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
15. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
16. ALL LOTS MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FORM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
17. THERE WERE NO PERMITTED/PROPOSED EXISTING STRUCTURES OR OSSF ON THE PROPERTY AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURE OR OSSF MUST BE REVIEWED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
18. TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
19. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
20. 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.
21. ELECTRIC SERVICE IS TO BE SUPPLIED BY GRAYSON-COLLIN ELECTRIC CO-OP  
14568 FM 121, VAN ALSTINE, TX 75495  
(903) 482-7100
22. WATER IS TO BE SUPPLIED BY NORTH COLLIN WATER SUPPLY CORPORATION  
2333 SAM RAYBURN HWY, MELISSA, TX 75454  
(972) 837-2331
23. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS:  
A.) 30' STEERING HYDROCARBON PIPELINE EASEMENT VOL. 1331 PG. 228, O.P.R.C.C.T. (BLANKET EASEMENT 1980 - NO PIPELINE MARKERS FOUND)  
B.) 20' INGRESS/EGRESS EASEMENT VOL. 2343, PG. 835 O.P.R.C.C.T. (SHOWN TO BE ABANDONED BY SEPARATE INSTRUMENT)  
C.) BETHENEM, INC. 20' INGRESS/EGRESS EASEMENT VOL. 6037, PG. 2103 (SHOWN TO BE RELOCATED BY SEPARATE INSTRUMENT)  
D.) COUNTY OF COLLIN 30' EASEMENT VOL. 4010, PG. 605 O.P.R.C.C.T. (SHOWN)  
E.) FANNIN COUNTY ELECTRIC COOPERATIVE, INC. VOL. 4837, PG. 717 O.P.R.C.C.T. (SHOWN)
24. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
25. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
26. THERE IS AN EXISTING STRUCTURE AND OSSF ON LOT 1/BLK 1. THE EXISTING OSSF ON LOT 1/BLK 1 IS AN ALTERNATIVE SYSTEM, SUITABLE FOR THE SITE AND EXISTING STRUCTURE. ANY CHANGES TO THE EXISTING STRUCTURE MUST BE REVIEWED BY CCDS PRIOR TO CONSTRUCTION FOR COMPLIANCE WITH OSSF REGULATIONS.  
A.) THE RS AS-BUILTS SUBMITTED WITH THE PLAT SHOWS ALL OSSF COMPONENTS FOR LOT 1/BLK 1 TO BE COMPLETELY WITHIN THE BOUNDARIES OF LOT 1/BLK 1. IF ANY OF THE OSSF COMPONENTS ARE ACTUALLY OVER ANY OF THE LOT LINES AND CONTINUE ONTO ANOTHER PARCEL, REPAIRS MUST BE MADE IMMEDIATELY WITH AN APPROVED ALTERNATIVE SYSTEM (AFTER REVIEW AND PERMITTING THROUGH CCDS.)
27. THERE ARE CURRENTLY NO APPROVED STRUCTURES/OSSFS ON LOTS 2/BLK 1 OR 3/BLK 1.
28. A PORTION OF LOT 3/BLK 1 IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN:  
A.) ANY OSSF THAT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS.  
B.) ALL ELECTRICAL/MECHANICAL APPURTENANCES LOCATED WITHIN THE 100-YEAR FLOOD PLAIN MUST BE ELEVATED AT LEAST 2' ABOVE BASE FLOOD ELEVATION.  
C.) A CERTIFICATE OF ELEVATION ESTABLISHING BASE FLOOD ELEVATION AND PROVING THAT THE FINISHED FLOOR WILL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION MUST ACCOMPANY ANY PERMIT APPLICATION FOR A STRUCTURE THAT IS PROPOSED TO BE LOCATED WITHIN THE CURVILINEAR LINE OF THE 100-YEAR FLOOD PLAIN.
29. TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
30. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
31. 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.

#### SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

THAT I, Daniel L. Jackson, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

**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

DANIEL L. JACKSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577  
FIRM REGISTRATION NO. 10129300

#### ACKNOWLEDGEMENT

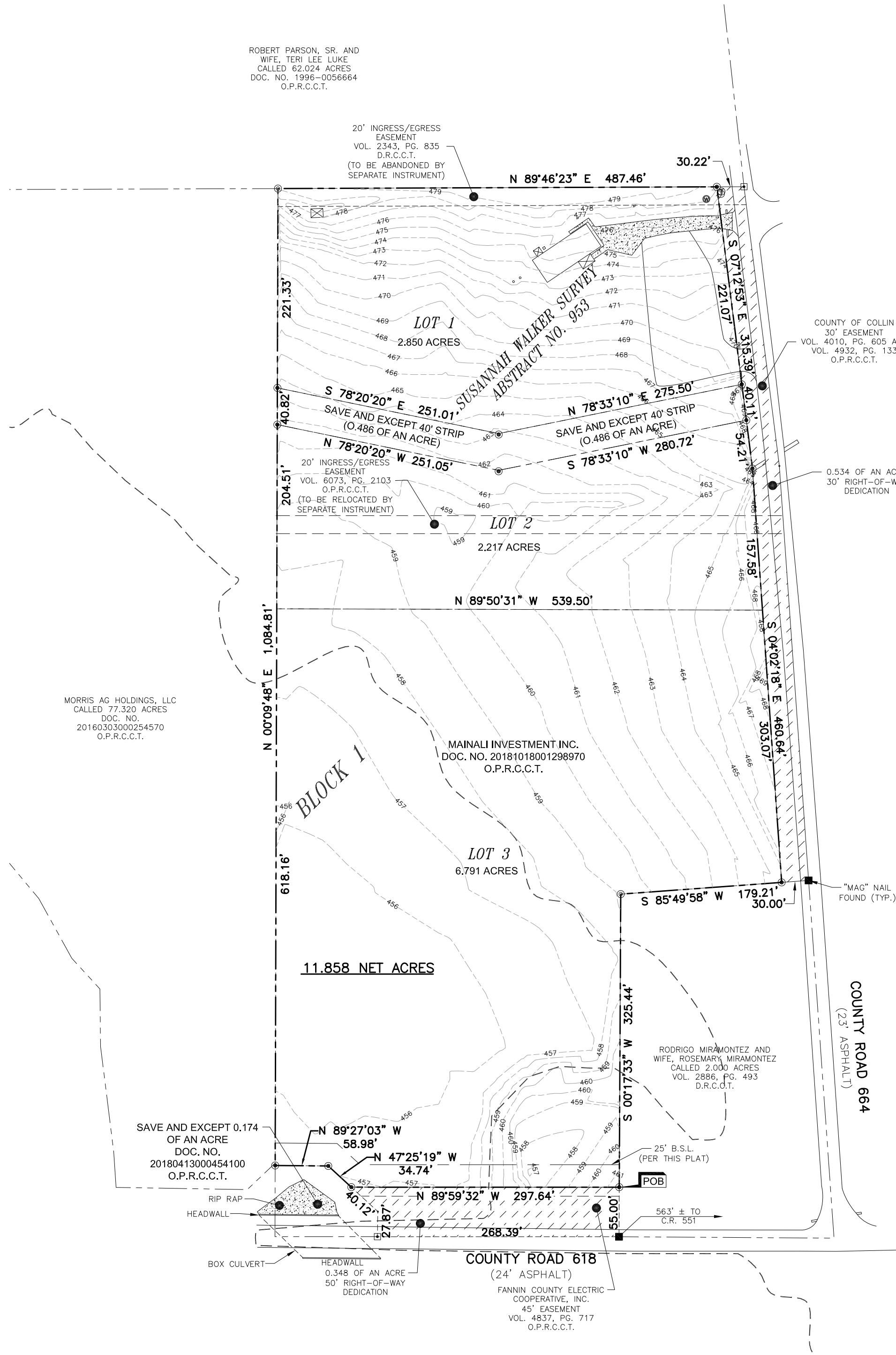
STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Daniel L. Jackson, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for  
the State of Texas

## COLLIN COUNTY, TEXAS



#### NOTE:

THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS WILL BE AT LEAST 18" ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.

#### OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS **Mainali Investment Inc.** is the owner of that tract of land situated in the Susannah Walker Survey, Abstract No. 953, Collin County, Texas, being of a called 2,000 acres tract of land described in Deed to Rodrthot same tract of land described in Deed to Mainali Investments, in Document No. 20181018001298970 Official Public Records, Collin County, Texas and being more particularly described herein as follows:

**BEGINNING** at 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) set for the Southerly Southeast corner of the herein described tract in the West line of a called 2,000 acre tract of land described in Deed to Rodrigo Miramontez and wife, Rosemary Miramontez recorded in Volume 2886, Page 493, Deed Records of said County, said point also being in the dedicated North line of County Road 618 (a public road);

THENCE North 89 degrees 59 minutes 32 seconds West, with the said dedicated North line of County Road 618, a distance of 297.64 feet to a 5/8 inch iron rod set for the most Southerly Southwest corner of the herein described tract;

THENCE North 47 degrees 25 minutes 19 seconds West, a distance of 34.74 feet to a 5/8 inch iron rod set;

THENCE North 89 degrees 27 minutes 03 seconds West, a distance of 58.98 feet to 5/8 inch iron rod set for the Most Westerly Southwest corner of the herein described tract and being the most Easterly Southeast corner of a called 77.320 acres tract described in Deed to Morris AG Holdings, LLC recorded in Document No. 20160303000254570, said Official Public Records;

THENCE North 00 degrees 09 minutes 48 seconds East, with the East line of said 77.320 acres tract, a distance of 1,084.81 feet to a 1/2 inch iron rod found for the Northwest corner of the herein described tract and being the most Easterly Northeast corner of said 77.320 acre tract said point also being in the South line of a called 62.024 acres tract described in Deed to Robert Parson, Sr. and wife, Teri Lee Luke as recorded in Document No. 1996-0056664, said Official Public Records;

THENCE North 89 degrees 46 minutes 23 seconds East, with the South line of said 62.024 acres tract, a distance of 487.46 feet to a 5/8 inch iron rod set for the Northeast corner in the dedicated West line of County Road 664 (a public road);

THENCE South 07 degrees 12 minutes 53 seconds East, with the dedicated West line of said County Road 664, a distance of 315.39 feet to a 5/8 inch iron rod set for corner in the East line of the herein described tract being in the West line of said County Road 664;

THENCE South 04 degrees 02 minutes 18 seconds East, with the dedicated West line of said County Road 664, a distance of 460.64 feet to a 5/8 inch iron rod set for the most Easterly Southeast corner of the herein described tract in the North line of said 2,000 acre tract;

THENCE South 85 degrees 49 minutes 58 seconds West, with the North line of said 2,000 acres tract, a distance of 179.21 feet to a 3/8 inch iron rod found for a re-entrant corner of the herein described tract and being the Northwest corner of said 2,000 acres tract;

THENCE South 00 degrees 17 minutes 33 seconds West, a distance of 325.44 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 12.344 acres of land, more or less.

SAVE AND EXCEPT a 0.486 of an acre tract of land being a part of the property described herein:

**BEGINNING** at a 5/8 inch iron rod set for the Northwest corner of said SAVE AND EXCEPT tract from which a 1/2 inch iron rod with cap found at the Northwest corner of said Mainali Investment tract and Northeast corner of said 77.320 acres tract described in Deed to Morris AG Holdings, LLC, bears North 00 degrees 09 minutes 48 seconds East a distance of 221.33 feet;

THENCE over and across said Mainali Investment tract the following courses and distances:

South 78 degrees 20 minutes 20 seconds East, a distance of 251.01 feet to a 5/8 inch iron rod set for corner;

North 78 degrees 33 minutes 10 seconds East, a distance of 275.50 feet to a 5/8 inch iron rod set for corner in the West line of County Road 664;

THENCE South 07 degrees 12 minutes 53 seconds East, with the West line of said County Road 664, a distance of 40.11 feet to a 5/8 inch iron rod set for corner;

Continuing over and across said Mainali Investment tract the following courses and distances:

South 78 degrees 33 minutes 10 seconds West, a distance of 280.72 feet to a 5/8 inch iron rod set for corner;

North 78 degrees 20 minutes 20 seconds West, a distance of 251.05 feet to a 5/8 inch iron rod set for corner in the East line of said 77.320 acres tract;

THENCE North 00 degrees 09 minutes 48 seconds East, along said common line, a distance of 40.82 feet to the **POINT OF BEGINNING**, and containing, within the metes and bounds herein recited, 0.486 of an acre of land, more or less.

LEAVING A NET acreage of 11.858 acres of land, more or less.

#### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

THAT I, **Kavi Mainali** do hereby adopt this plat designating the Herein above described property as **LOT 1, 2 & 3, BLOCK 1 LAXMI ADDITION**, an addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities and the County desiring to use or using same. Any public utility and the County shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any to these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or patrolling, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of Collin County, Texas.

WITNESS MY HAND on this \_\_\_\_ day of \_\_\_\_ 2019

Kavi Mainali -- Owner  
Mainali Investment Inc.

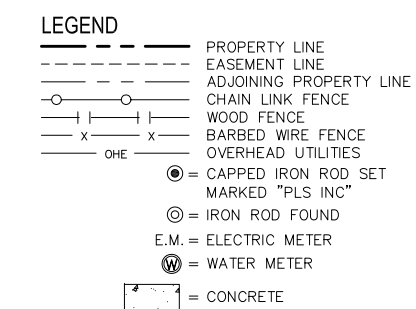
#### ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Kavi Mainali, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for  
the State of Texas



NOTE:  
LEGEND IS TYPICAL, NOT ALL ITEMS IN LEGEND  
APPEAR IN DRAWING.



**FINAL PLAT**  
**LOTS 1, 2 & 3, BLOCK 1**  
**LAXMI ADDITION**  
AN ADDITION TO  
COLLIN COUNTY, TEXAS  
BEING A 11.858 ACRE TRACT ON C.R. 618  
COLLIN COUNTY, TEXAS  
SUSANNAH WALKER SURVEY, ABSTRACT NO. 953



PIPELINE LAND SERVICES, INC. (940) 808 - 1191  
1200 S. WOODROW LN. #200  
DENTON, TX 76205  
FIRM REGISTRATION NO: 10129300