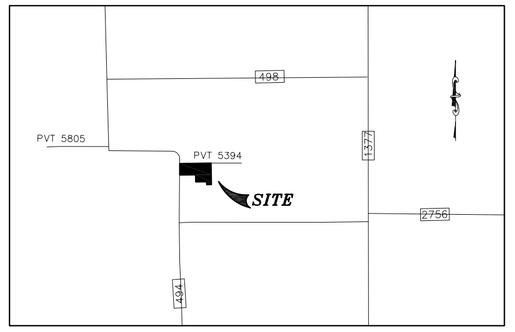


LOCATION MAP
N.T.S.

LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
— — — —	EASEMENT LINE
—x—x—	WIRE FENCE
—||—||—	WOOD FENCE
—E—E—	OVERHEAD ELECTRIC
●	FND. I.R. (FOUND IRON ROD)
⊕	FOUND PK NAIL
◎	SET IRON ROD
⊗	POWER POLE
⊗	METER POLE
●	P.O.B. (POINT OF BEGINNING)
(R.O.W.)	RIGHT OF WAY
(N.T.S)	NOT TO SCALE
(SQ. FT.)	SQUARE FEET

GRAPHIC SCALE

0' 50' 100'

1 Inch = 50 Feet

Notes:

1) The purpose of this RePlat is to divided the 4.300 acres tract into three lots.

ZONED: OUTSIDE CITY LIMITS
PROPOSED USE: RESIDENTIAL
3 LOTS TOTAL

OSSF NOTES:

1. All lots must utilize alternative type On-Site Sewage Facilities.

2. All lots must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage res, water distribution lines, sharp breaks and/or creeks/rivers/ ponds, etc. (Per State Regulations).

3. There were no permitted/approved existing structures or OSSFs on Lots 2 or 3, at the time of approval. Any existing structures or OSSFs on Lots 2 or 3 must be reviewed and permitted by Collin County Development Services prior to any use.

4. There is an existing structure (dwelling) and an existing OSSF on Lot 1. The existing OSSF on Lot 1 is an alternative system, suitable for the site and existing residential dwelling. Any changes to the existing structures must be reviewed by CCDS prior to construction for compliance with OSSF and development regulations.
   The RS statement/drawing submitted with the plat indicates that all OSSF components for Lot 1 are completely within the boundaries of Lot 1. If any of the OSSF components are actually over any lot lines and continue onto any other parcel(s) or fail to meet setbacks, repairs must be made immediately with an approved alternative system (after review and permitting through CCDS).

5. Tree removal and/or grading for OSSF may be required in individual lots.

6. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

7. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

8. 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.

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

LEGAL DESCRIPTION
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Cesar Arana and Aracely Arana, the owners of a tract of land in the County of COLLIN, State of Texas, said tract being described as follows:

BEING 4.29 (called 4.3000) acres of land lying and being situated in the J. Burk Survey, Abstract No. 116, Collin County, Texas, and being part of a react as described in a deed to Estaban Molina and wife, Elizabeth Molina recorded in Volume 4689, Page 14, Deed Records of Collin County, Texas, being the same tract as described in a Special Warranty Deed from Estaban Molina nad Elizabeth Molina to Cesar Arana and Aracely Arana recorded in Document No. 20110511000485940, Official Public Records of Collin County, Texas, said Tract being more particularly described as follows:

BEGINNING at a ½" iron rod found at the intersection of the centerline of County Road 494 and the centerline of Private Road 5394 for the northwest corner of the herein described tract, the southwest corner of a tract known as the Remaining Portion of a called 5.000 acre tract as described in a deed to Juan F. Molina and Paulina R. Molina in Vol. 2318, Pg. 757, Deed Records of Collin County, Texas;

Thence along the centerline of said Private Road 5394, same being the north line of the herein described tract, S 89°37'35" E, 616.82 feet to a ½" iron rod with orange cap found for the northeast corner of the herein described tract, the northwest corner of a called 2.000 acre tract as described in a deed to Luciano Molina and Antonia Molina in Doc. No. 20110104000016780, Official Public Records of Collin County, Texas;

Thence along the west line of said Molina 2.000 Acre Tract, same being the east line of the herein described tract, S 00°22'36" W, 422.90 feet to a ½" iron rod with red cap found for the southeast corner of the herein described tract, a point in the north line of a called 9.8666 acre tract as described in a deed to Charles Wayne Day and Ruby Ann Day recorded in Vol. 1863, Pg. 409, Deed Records of Collin County, Texas;

Thence along said line, same being the most easterly south line of the herein described tract, N 89°29'44" W, 91.58 feet to a fence corner post found for the most southerly southwest corner of the herein described tract, a point in the east line of a called 1.024 acre tract as deeded to Charles Wayne Day and Ruby Ann Day in Doc. No. 20010322000299980, Official Public Records of Collin County, Texas;

Thence along the east line of said 1.024 Acre Day Tract, N 00°06'39" W, 57.00 feet to a fence corner post found for an ell of the herein described tract, the northeast corner of said 1.024 Acre Day Tract, the northeast corner of a called 4.215 acre tract as deeded to Lesley Danielle Hall and Jensen Thomas Hall in Doc. No. 20180500052830O, Official Public Records of Collin County, Texas;

Thence along the north line of said Hall Tract, same being the most westerly south line of the herein described tract, N 89°30'24" W, 215.53 feet to a ½" iron pipe with orange cap found for an ell of the herein described tract, the southeast corner of a called 1.000 acre tract as described in a deed to Maribel Coronel recorded in Doc. No. 20110104000016800, Official Public Records of Collin County, Texas;

Thence along the east line of said Coronel Tract, N 00°38'22" E, 140.00 feet to a fence corner post found for an interior ell of the herein described tract, the northeast corner of said Coronel Tract;

Thence along the north line of said Coronel Tract, N 89°28'19" W, 310.90 feet to a 60d nail found in the centerline of said County Road 494 for the most northerly southwest corner of the herein described tract;

Thence along the centerline of said County Road 494, same being the west line of the herein described tract, N 00°38'22" E, 224.41 feet to the POINT OF BEGINNING and containing 4.29 acres, more or less.

PLAT NOTES:

1. Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.

2. 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.

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. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

5. 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.

6. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.

7. Culvert permits are required at all existing county road tie-ins.

8. All private driveway tie-ins to a county maintained road, or road with expectations of being accepted into the county road inventory, must be even with the existing driveway surface.

9. 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.

Owners: Cesar Arana and Aracely Arana
6712 Longmeadow Dr.
Sachse, Tx. 75048-3044

Water Service Provider:
Verona Special Utility District
408 W. FM 545, Ste. 400
Blue Ridge, Tx. 75424
972.752.4016
Fax 972.752.4029

Electric Service Provider:
FCEC, Fannin County Electric COOP
Fannin County Electric Co.
1530 Silo Rd.
Bonham, TX, 75418
903.583.2117

STATE OF TEXAS
COUNTY OF COLLIN
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Cesar Arana and Aracely Arana, Owners, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

_____
Notary Public in and for
the State of Texas.

Witness my hand this _____ day of _____ 2019,

_____
Cesar Arana (Owner)

_____
Aracely Arana (Owner)

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, Cesar Arana and Aracely Arana, do hereby adopt this palt designating the herein described property as ARJ ADDITION, an addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon 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 growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress or egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting or patrolling, without the necessity of at any time procuring the permission of anyone.

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

Witness my hand this _____ day of _____ 2019,

_____
Cesar Arana (Owner)

_____
Aracely Arana (Owner)

Approved:

_____
Chris Hill
County Judge Date
Collin County, Texas

Witness my hand this the _____ day of _____, 2019.

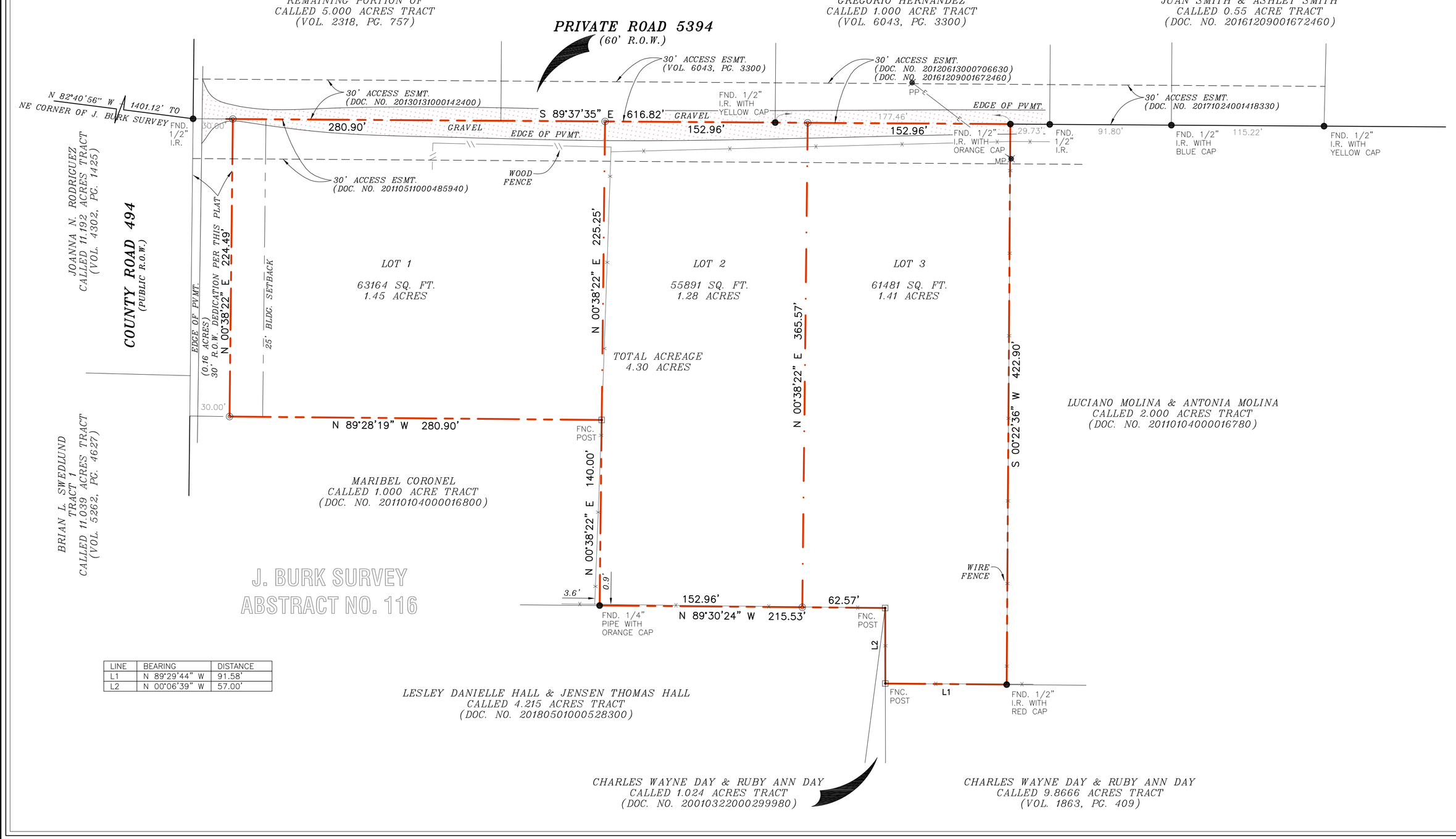
_____
County Clerk
County of Collin, Texas

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:

That I, Donald Edward Smith Sr., do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Collin County Commisioner's Court.

STATE OF TEXAS · REGISTERED · DONALD EDWARD SMITH SR. · 2465 · PROFESSIONAL LAND SURVEYOR

_____
Donald Edward Smith Sr.
Registered Professional Surveyor No. 2465



LINE	BEARING	DISTANCE
L1	N 89°29'44" W	91.58'
L2	N 00°06'39" W	57.00'

FINAL PLAT
ARJ ADDITION
(A REPLAT OF 4.300 ACRES TRACT)

BEING A 4.300 ACRE TRACT OF LAND IN THE
J. BURK SURVEY, ABSTRACT NO. 116
IN
COLLIN COUNTY, TEXAS.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48085C 0305 J effective date of JUNE 02, 2009
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

Surveyor: Donald Edward Smith Sr.

NO.: 1902060183
DATE: 04/13/19

AMERISURVEYORS LLC
101 W. McDermott Dr. Suite 115 Allen, Texas 75013
Phone: (214) 872-4960 Email: order@amerisurveyors.com