

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, Keith Smith, Rishabh Parmar and Gyan Gupta, are the owners of all that tract of land situated in Collin County, Texas, a part of the John L. Terry Survey, Abstract No. 906, all of the tract of land described in Deed to Keith Smith as recorded in Instrument No. 2019050605093980, of the Deed records of Collin County, Texas, and all of the tract of land being described in Deed to Rishabh Parmar and Gyan Gupta, as recorded in Instrument No. 20190827001050250, of the Deed records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner on the East line of a tract of land conveyed to Jesse Janek and Darrica Lanley, as recorded in Instrument No. 20170825001143510, of the Deed records of Collin County, Texas, being the Southwest corner of a tract of land conveyed to Kironel McGraw, as recorded in Instrument No. 20080729000921380, of the Deed records of Collin County, Texas, and being the Northwest corner of said Smith tract;

THENCE North 89 degrees 00 minutes 54 seconds East, a distance of 747.36 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being the Southeast corner of a tract of land conveyed to Kironel McGraw, as recorded in Instrument No. 1193830, of the Deed records of Collin County, Texas, the Northeast corner of said Parmar tract;

THENCE South 00 degrees 59 minutes 06 seconds East, a distance of 577.85 feet to a 1/2 inch yellow-capped iron rod set for reference, and continuing for a total distance of 597.83 feet to a point for corner in the County Road 1103;

THENCE South 89 degrees 00 minutes 54 seconds West, along said County Road 1103, a distance of 747.36 feet to a point for corner, said point being the Southeast corner of a tract of land conveyed to Janet Winner, as recorded in Volume 5705, Page 5193, of the Deed records of Collin County, Texas;

THENCE North 00 degrees 59 minutes 06 seconds West, passing a 1/2 inch yellow-capped iron rod set for reference at a distance of 20.00 feet, continuing for a total distance of 597.83 feet to the PLACE OF BEGINNING and containing 446,794 square feet or 10.257 acres of land.

GENERAL NOTES:

- COUNTRY ROADS CELEINA IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OF TOWN.
- NOTICE: SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE LINE OF THIS PLAT IS TO DIVIDE 2 UNPLATTED TRACTS OF LAND INTO 5 EQUAL LOTS.
- VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202).
- 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 TRAVELING ALONG OR ACROSS THE ADDITION SHALL REMAIN OPEN AND UNOBTAINED BY ANY ADJACENT 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 OR 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 FOR FLOODING CONDITIONS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
- ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROAD, OR ROAD WITH EXPECTATIONS OF BEING ACCEPTED IN THE COUNTY ROAD INVENTORY, MUST BE EVEN WITH THE EXISTING DRIVEWAY SURFACE.
- 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 DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Keith Smith, Rishabh Parmar and Gyan Gupta, do hereby adopt this plat, designating the herein described property as LOTS 1-5, Country Roads Celina, an addition to the Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon, the easements, as shown, for mutual use and accommodations of Collin County and all public utilities desiring to use or using same. All and any public utility and Collin County shall have the right to remove and keep removed all or part of any building, fences, shrubs, trees, or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or said easements, and Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of at anytime procuring the permission of anyone. This plat subject to all platting ordinances, rules, regulations and resolutions of Collin County.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 20__

By:

Keith Smith _____ Rishabh Parmar _____

Gyan Gupta _____

STATE OF TEXAS:

COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared Keith Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for the State of Texas

My commission expires _____

STATE OF TEXAS:

COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared Rishabh Parmar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for the State of Texas

My commission expires _____

STATE OF TEXAS:

COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared Gyan Gupta, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for the State of Texas

My commission expires _____

5 RESIDENTIAL LOTS - 10.257 ACRES

FINAL PLAT

COUNTRY ROADS CELINA

446,794 S.F. - 10.257 ACRES

JOHN L. TERRY SURVEY, ABSTRACT NO. 906

COLLIN COUNTY, TEXAS

OWNER - KEITH SMITH - KSMTHT@USERALTYTEAM.COM - 469-877-3766

9343 SCAMORNE STREET, FRISCO, TX 75033

OWNER - RISHABH PARMAR & GYAN GUPTA

6440 AYLWORTH DRIVE, FRISCO, TX 75035

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR

7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (972) 475-1841

FIRM NO. 10194052

DATE 1-28-2019

DRAWN BY: MSO - PROJECT NO. 202000604

SHEET 1 OF 1

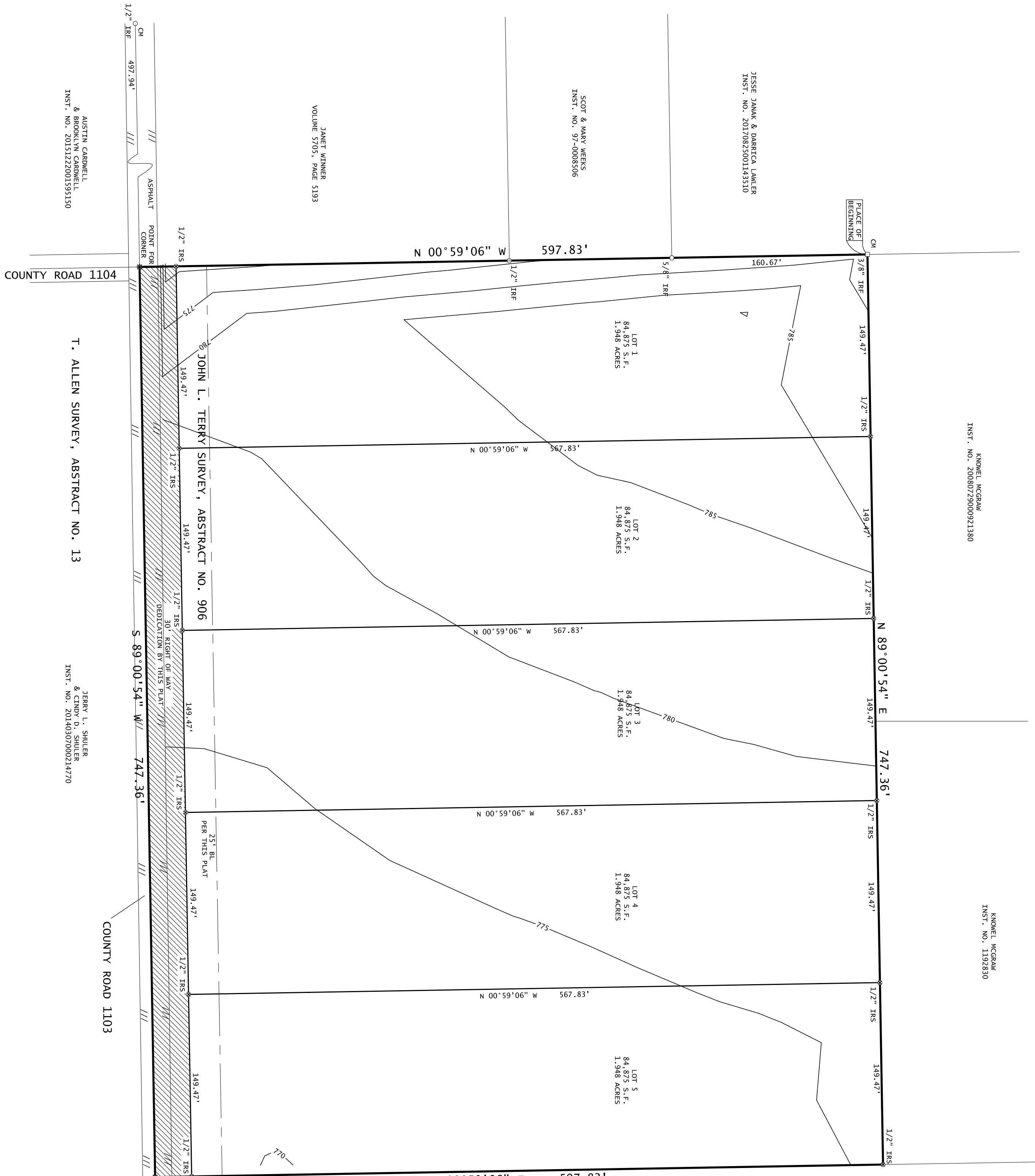
INSTR. NO. 20080729000921380

KIRONEL MCGRAW

INSTR. NO. 1193830



VICINITY MAP- N.T.S.



JANET WINNER

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AUSTIN CARBELL

INSTR. NO. 201212280535310

T. ALLEN SURVEY, ABSTRACT NO. 13

JERRY L. SHULER

INSTR. NO. 20140309000124770

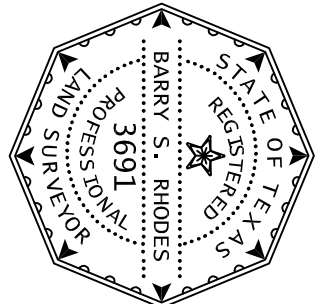
SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BARRY S. RHODES, R.P.L.S. 3691, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Barry S. Rhodes

Registered Professional Land Surveyor No. 3691



STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Brian S. Rhodes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for the State of Texas

My commission expires _____

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT
THIS ____ DAY OF _____, 20__

COLLIN COUNTY JUDGE, CHRIS HILL

- ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
- MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREA, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS)
- THERE WERE NO PERMITTED/APPROVED EXISTING STRUCTURES WITH ASSOCIATES OSS(S) ON THE PROPERTY AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES OR OSS(S) MUST BE REVIEWED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
- THE REMOVAL AND/OR GRADING FOR OSS MAY BE REQUIRED ON INDIVIDUAL LOTS.
- THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- EACH LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
- INDIVIDUAL SITE EVALUATIONS AND OSS 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 OSS SYSTEM.

UTILITY SERVICE PROVIDERS:	
WATER: MARILEE S.U.D.	(972) 382-3222
ELECTRIC PROVIDERS: GCEC	(903) 482-7100
TXU FIRST CHOICE	(844) 283-9277