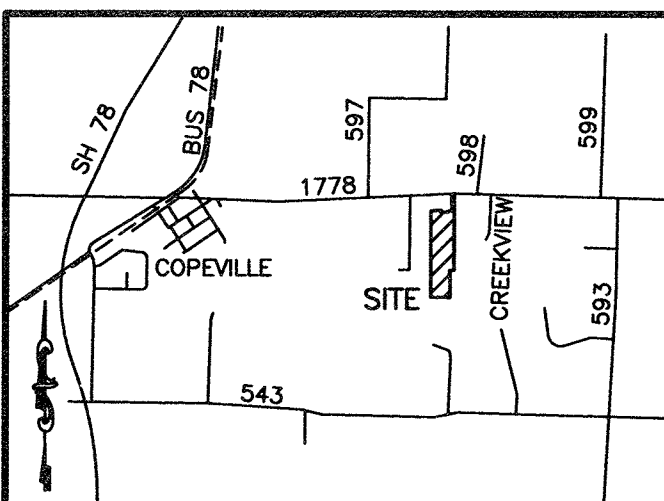
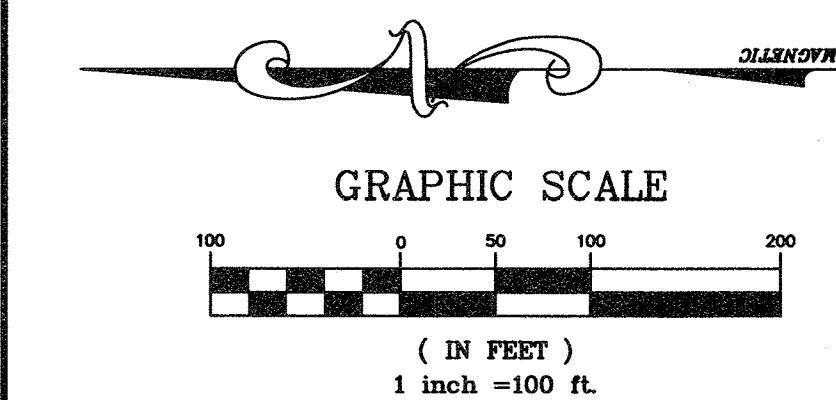


11190



D.E. - DRAINAGE EASEMENT  
W.E. - WATER EASEMENT  
I.P.F. - IRON PIN FOUND  
Y.C.I.P.S. - YELLOW CAPPED IRON PIN SET  
STAMPED "CCG INC RPLS 5129"  
D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS  
M.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF COLLIN

Being a tract of land situated in the DENTON HELMSTETTLER Survey, Abstract No. 378, Collin County, Texas, and being all of a 25.537 acre tract of land as conveyed to Jose Luis Canales by deed recorded in Volume 5500 Page 4892, Deed Records of Collin County, Texas, and being more particularly described as follows:

Beginning at the intersection of the south line of Farm Market Road 1778 with east line of the said Helmstettler Survey being the west line of the J McMinn Survey Abstract No. 554, said intersection corner being the northeast corner of the said Canales tract, a 1/2" iron pin found for corner;

THENCE, South 00°07'57" West, along the east line and generally along an existing fence, a distance of 1805.88 feet to a point for corner;

THENCE, S 89°39'14" West and generally along an existing fence, a distance of 100.09 feet to a 1/2" yellow capped iron pin set for corner stamped "CCG INC RPLS 5129";

THENCE, South 00°17'17" East, continuing along the east line of the said Canales tract, a distance of 655.68 feet to a 1/2" iron pin found for corner;

THENCE, North 88°16'48" West, along the south line of said Canales tract and generally along an existing fence, and being the north line of Park Meadows Addition as recorded in Cabinet J, Slide 137 of the Map Records of Collin County, Texas, a distance of 462.90' feet to a 1/2" iron pin found for corner;

THENCE, North 00°02'18" East, along the west line of said Canales tract and generally along an existing fence and being the east line of a tract of land conveyed to J.A. Whitson recorded in County Clerk Instrument No. 93--0046157, a distance of 2062.68 feet to a fence corner post with a 1/2" yellow capped iron pin set for corner stamped "CCG INC RPLS 5129" and being the southwest corner of a tract of land conveyed to Bradley W. Waldrop recorded in County Clerk File No. 20130409000395980 of the Official Public Records of Collin County, Texas;

THENCE, North 86°32'48" East, along the south line of said Waldrop tract and passing at 119.86' feet the southeast corner of the Waldrop tract, said point also being the southwest corner of a tract of land conveyed to Mary Denney as recorded in County Clerk File No. 20100419000374160 of the Official Public Records of Collin County, Texas, and along the south line of the Denney tract for a total distance of 240.95 to a 1/2" yellow capped iron pin set for corner stamped "CCG INC RPLS 5129", said point also being in the west line of a tract of land conveyed to Ray & Gloria Burgan recorded in County Clerk File No. 20110826000903620 of the Official Public Records of Collin County, Texas;

THENCE, South 00°40'58" East, along the west line of the Burgan tract, a distance of 50.64 feet 1/2" iron pin found for corner at the southwest corner of the Burgan tract;

THENCE, South 89°59'19" East, along said south line of the Burgan tract, a distance of 155.67 feet to a 1/2" yellow capped iron pin set for corner stamped "CCG INC RPLS 5129", said point also being the southwest corner of the Burgan tract;

THENCE, North 00°40'58" West, along the east line of the said Burgan tract, a distance of 30.45' feet to a 1/2" yellow capped iron pin set for corner stamped "CCG INC RPLS 5129" at the southwest corner of a tract of land conveyed to Jesus & Gregoria Canales recorded in Volume 4770, Page 0614 of the Deed Records of Collin County, Texas;

THENCE, South 89°59'00" East, along the south line of said Canales tract, a distance of 111.75' feet to a 1/2" yellow capped iron pin set for corner stamped "CCG INC RPLS 5129", said point also being the southeast corner of the Canales tract;

THENCE, North 00°57'54" West, along the east line of said Canales tract, a distance of 391.14' feet to the south line of Farm Market Road No. 1778, a red capped 1/2" iron pin found for corner;

THENCE, North 89°46'37" East, along the south line of Farm Market Road No. 1778, a distance of 60.69 feet to the Point of Beginning and containing 25.537 acres of land more or less.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Jose Luis Canales, does hereby adopt this plat as CANALES TRAILS ADDITION, an Addition to Collin County, Texas and does hereby dedicate to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS my hand this 20 day of January, 2017.

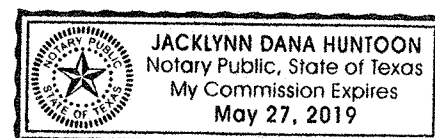
*Jose Luis Canales*  
Jose Luis Canales, Owner

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Jose Luis Canales, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20 DAY OF January, 2017.

*Jacklynn Dana Huntoon*  
Notary Public for the State of Texas  
My Commission expires 5-27-19



POINT OF BEGINNING

F.M. HIGHWAY NO. 1778  
(90' R.O.W.)

LEGAL DESCRIPTION

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	196.09'	125.00'	89°52'44"	S45°04'19"W, 176.59'
C2	124.19'	300.00'	23°43'04"	S11°51'32"W, 123.30'
C3	124.20'	300.00'	23°43'11"	S11°51'29"W, 123.31'

Health Department Certificate:

I hereby certify that the on-site sewage facilities described on this plat conform to applicable health laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the areas in which on-site sewage facilities are planned to be used.

*M. R. S. 4377*  
Registered Sanitarian/Designated Representative  
Collin County Development Services

*4/26/17*  
Date

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0435J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES:

- 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.
- 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 areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds/etc. (Per State regulations).
- 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.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Bearings based on the south line of deed conveyed to Jose Luis Canales, recorded in Volume 5500, Page 4889, Deed Records, Collin County, Texas. (N88°16'48"W)
- Unless the Finished Floor is noted on the plat, the finish floor elevations of all houses will be at least one foot above the highest elevation of the surrounding ground around the house after final grading.
- A portion of Lots 11, 12 and 13 are located within the 100-year flood plain:
  - Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
  - All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 2' above base flood elevation.
  - 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.
  - Due to the amount of flood plain on Lots 11, 12 and 13, a pre-planning meeting with Development Services is recommended prior to any planning for the aforementioned lots.

This Plat approved by Collin County Commissioners Court on the 20 day of September, 2016.

*Keith Self*  
Keith Self, County Judge

*2/3/17*  
Date

NOTES:

Building permits, OSSF and Culvert permits are required prior to construction or set up of home.

Water Provider:  
Copeville Special Utility District  
P.O. BOX 135  
16120 FM 1778  
Nevada, TX 75173  
(972) 853-4630

Electric Provider:  
Oncor Electric  
310 Highway 205  
Terrell, TX 75160  
972-551-7233

FROM:  
R-6378-000-0060-1 / 25.537 AC  
FOR TAX YEAR 2017

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

*James Bart Carroll*  
James Bart Carroll

Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

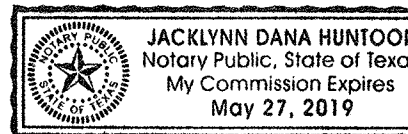
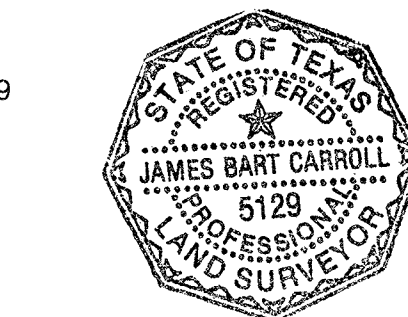
STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this 25th day of January, 2017.

Notary Public in and for the State of Texas.

My commission expires: 5-27-19



Filed and Recorded  
Official Public Records  
Stacey Kane, County Clerk  
Collin County, Texas  
02/08/2017 01:36:18 PM  
\$31.00 SCALED  
2017020801000550

2017-86



*Stacey Kane*

S11190

FINAL PLAT

CANALES TRAILS ADDITION

25.537 ACRES OF LAND

DENTON HELMSTETTLER SURVEY, ABSTRACT NO. 378

COLLIN COUNTY, TEXAS

OWNER:

JOSE LUIS CANALES  
P.O. BOX 255  
LAVON, TEXAS 75166

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11  
LAVON, TEXAS 75166

972-742-4411

TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2339-16	1"=100'	SEPTEMBER 9, 2016	CP