11221 **FARMERSVILLE** C.R. 655 RAILWAY FROM: LOUISIANA & R-6448-001-0640-1 / 21.8136 AC R-6448-001-0850-1 / .2858 AC **FOR TAX YEAR 2017** LOCATION MAP IRON PIN FOUND, PLACE OF BEGINNING **GROUTED** ROCK (8") FOR HEADWALL REF. 20090210010000290 10' D&UE -10' D&UE -10' D&UE S 8911'12" E 580.07' 35' B.L. 20' D.&U.E. REF. 200902100100002 10' D&UE 6 REF. 20090210010000290 OWNER'S CERTIFICATE 1.000 ACRE STATE OF TEXAS N 0'02'05" E 1050.54' COUNTY OF COLLIN 2. N 0°02'05" E 30.45' 3. N 8073'20" E 112.34' WHEREAS, JENERETTE, CAPITAL LLC - SERIES I is the owner of a 4. N 84*28'10" E 136.63' S 8916'59" E tract of land in the William Hemphill Survey, Abstract No. 448, Collin REF. 2009021001000000 222.02 County, Texas, being described as follows: 6. N 74°50'07" E 133.66' R=60.00' L=72.24' SITUATED in Collin County, Texas, in the William Hemphill Survey, Abstract 7. N 54°34′03″ E 75.76′ R=60.00' L=78.18' No. 448, being a resurvey of part of the 19.427 acre "Tract Four" and a resurvey B. N 3'35'18" E 38.80' 1 36'34'16" W 72.77' 8). N 8171'40" E 24.04' part of the 19.000 acre "Tract Five" described in a deed from T G K Services and 10. N 8073'20" E 116.41' KBS, Inc. to JFC Holdings, LLC, dated December 20, 2006, recorded document 11. N 84°28'10" E 134.66' number 20061226001806870 and of the 0.2858 acre described in deed from 12. N 87'45'05" E 119.20' Reginald and Barbara York to Jenerette Capital, LLC - Series 1 dated April 6, 15' EASEMENT 13. N 74°50'07" E 142.42 2016, recorded in document number 20160406000410230 all deeds of the Collin 7.5' WATER S 8976'59" E 14. N 54°34°03" E 73.48' LINE & DRN. ESMT. County deed records, being described by metes and bounds as follows: S 8976'59" L 264.64 14A. E 15' 265.58 BEGINNING at a 1/2-inch iron pin set at the inside corner of South Gate, S 8976'59" E - 7.5' D&UE 15. S 0'00'59" W 146.48' Phase II, recorded in volume 2009, page 46 of the Collin County plat records; 265.46 20' _ B.L. (12) 16. S 3677'45" W 116.28' THENCE South 00'01'45" West, with a west line of said South Gate, Phase II, 17. S 42°44'23" W 57.90' 910.13 feet to a 1/2-inch iron pin found at the south-southwest corner of said 1.0601 ACRES 18. S 37°05'02" W 80.43' TYPICAL BUILDING SETBACK LINES South Gate, Phase II; same being the northwest corner of South Gate, recorded in UNLESS OTHERWISE NOTED ON PLAT. volume Q, page 523 of the Collin County plat records; 20. S 3677'45" W 104.00 21. S 42°44'23" W 57.83' THENCE South 0000'59" West, with the west line of said South Gate, 22. S 37°05'02" W 81.80' 748.96 feet to a ½-inch iron pin set for a corner; from which the northeast 23. S 27'03'05" W 22.04' corner of the Reginald York 5.723 acres, Ref. V. 4990, P. 1382 lies North S 8976'59" E 24. S 18°46'18" W 49.95' COURT 88°57'55" west, 39.99 feet; 264.59 25. S 88*57*55" E 12.39* S 8976'59" E Thence North 88°57'55" West, 365.7 feet to an iron pin found; 26. N 18'46'18" E 44.70' 265.52 THENCE North 89°55'38" West, 149.7 feet with the north line of said 5.723 COLLIN COUNTY NOTES: acre tract to an iron pin set in said north line; 35' B.L. 1. Must utilize alternative type On-Site Sewage Facilities. 20' B.L. $\overline{(13)}$ THENCE South 00°02'05" West, 498.11 feet to a point in the north R.O.W. 6) line of County Road 655; 2. Must maintain state-mandated setback of all On-Site Facility components from 1.0601 20' B.LACRES THENCE North 88°57'50" West, 65.01 feet with said north R.O.W. line to an any/all easements and drainage areas, sharp breaks and/or creek/river/ponds, etc. 1.0599 ACRES ATE iron pin found at the southeast corner of the 47.50 acre tract recorded as clerk's (Per State regulations). file no. 20130822001190620; S 8976'59" E THENCE North 00°02'05" East, with the east line of said 47.50 acre tract, 3. COLLIN COUNTY PERMITS ARE REQUIRED FOR ALL ON SITE SEWAGE FACILITY AND \mathcal{G} passing a 5/8-inch iron pin found at 30.0 feet and continuing in all, 2157.46 feet DRIVEWAY CULVERTS*. S 8976'59" E 20' B.L. to a 1/2-inch iron pin found in a south line of said South Gate II; *Public Works (972-548-3700, Tony Cook) driveway culverts. 265.58 $\overline{(14)}$ SOUTH THENCE South 89'11'12" East, with a south line of said South Gate Phase II, 580.07 feet to the PLACE OF BEGINNING and containing 22.8322 acres. of land. 4. Blocking the flow of water or construction improvements in drainage easements, 1.0601 ACRES and filing or obstruction of the floodway is prohibited. 5 5. 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 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: 1.0599 ACRES That JENERETTE CAPITAL LLP - Series 1 does hereby adopt this plat designating or lots that are traversed by or adjacent to the drainage course along or across the hereinabove described property as FINAL PLAT OF SOUTH GATE PHASE III, a S 8976'59" E 264.51' said lots. 40' D.E. (REF. subdivision in Collin County, Texas and does hereby dedicate to the public use 2009-46) |\(\triangle = 130 \cdot 45 \cdot 05'\)
\(R = 60.00'\)
\(\triangle L = 136.92'\)
\(CHORD:\) forever the streets/roads and easements as shown thereon. S 8976'59" E 265.72' 6. Collin County will not be responsible for the maintenance and operation of said WITNESS my hand at McKinney, Texas, this the 6 drainage ways or for the control of erosion in said drainage ways. Collin County will not be responsible for any damages, personal injury or loss of life or property △=130'45'05" R=60.00' L=136.92' CHORD: N 0'00'53" E 109.09' day of Norch occasioned by flooding or flooding conditions. 7. All private driveway tie-ins to a county maintained roadway must be even with 4 the existing driving surface. Jenerette Capital LDP - Series 1, Justin Jinright, Owner 1.2522 ACRES (7) Before me, a notary public, on this day personally appeared Justin Jinright, 8. All surface drainage easements shall be kept clear of fences, buildings, known to me to be the person whose name is subscribed to the foregoing foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility. 30' D.E. REF.(Q-523 S 89'59'07" E L:10 — S 8976'59" E 9. The finished floor elevations of all houses will be at least one foot above the Notary Public() 8・1・20 SHERRY GEER WILLIAMS highest elevation of the immediately surrounding ground around the house after final Notery Public, State of Texas grading. 15' DE Comm. Expires 08-01-2020 Commission Expires Notary ID 12002469 10. Lots 4,15,17&18 are each bisected by a drainage ONLY easement. State Law (16) allows for solid OSSF sprinkler line to cross a drainage easement (if sleeved) and 3 6 SURVEYOR'S CERTIFICATE allows for surface irrigation to be sprayed into a drainage easement. However, no 1.1280 ACRES 1.0650 ACRES other OSSF components (i.e. spray heads) are allowed in the drainage easement. KNOW ALL MEN BY THESE PRESENT: That I, G. M. Geer, do hereby certify that I prepared this 11. Due to setback restrictions, no surface improvements, impervious cover, plat from an actual and accurate survey of the land, and S 89°59'07" E outbuildings, swimming pools, etc. on lots 4,15,17&18 without pre-construction that the corner monuments shown thereon were properly 264.53 planning meeting with Registered Sanitarian/Professional Engineer and Collin county S 8976'59" E placed under my supervision, in accordance with the subdivision regulations of Collin County Texas. Development Services. 265.71 Δ=39'09'14" 17 |R=42.50' 17 |L=29.04' 1.2787 |CHORD 1.2787 |S 19'35'30" W ACRES N 000'53" E the day of Mekinney 12. Tree removal and/or grading for OSSF may be required on individual lots. Texas, this 35.22 G. M. GEER 13. Individual site evaluations and OSSF design plans (meeting all state and County 1.2205 ACRES requirements) must be submitted to and approved by Collin county for each lot prior 20' B.L. G. M. GEER. REGISTERED PROFESSIONAL LAND SURVEYOR to construction of and OSSF system. SURVEY TEX. REG. NO. 3258 S 3970'07" W 10' B.L. GEER SURVEYING & ENGINEERING FIRM REG. NO. 10082100 FLOOD NOTE: THE LAND DESCRIBED AND PLATTED HEREON LIES IN ZONE X (OUTSIDE THE 500 YEAR FLOOD PLAIN) AND IS LOCATED IN THE BOUNDS OF F.E.M.A. FIRM PANEL 48085CO340 J DATED JUNE 2, Before me, a notary public, on this day personally 2009 AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN. appeared G. M. Geer, known to me to be the person whose name is subscribed to the foregoing document. 4 UTILITY SERVICE PROVIDERS: Thirty Deer Williams WATER: SHARYLAND UTILITIES 903-455-5574 SHEHRY GEER WILLIAMS utary Public, State of Texas Notary Public Comm. Expires 06-01-2020 — *35' B.L*. Notary ID 12002469 **⊗** CONTROLLING MONUMENTS: IPF at the SEC of lot 2 & IPF at the SWC of lot 2. DIRECTIONAL CONTROL: S.L. of Lot 2 of South Gate Ref. Cab. Q. *39.99*' Sht. 523 CCMPR. 15' D&UE 3 7.5' WATER LEGEND LINE & DRN. ESMT. 1/2" IRON PIN SET o 1/2" IPS 7.5' D&UE ÍRON PIN FOUND BOUNDARY LINE ROAD RIGHT-OF-WAY 50' R.O.W. -DRAINAGE & UTILITY EASEMENT **S11221** DRAINAGE EASEMENT LOT LINE BUILDING SETBACK LINE ----- *BL* REGINALD and BARBARA YORK 5.723 ACRES remainder REF. V. 4990, P. 1382 2 G.M. GEER, REGISTERED PROFESSIONAL ENGINEER, TEX. REG. NO. 6653
TEX. ENGR. FIRM NO. F-12913
1101 WEST UNIVERSITY DRIVE
McKINNEY, TEXAS 75069
Phono: 072, 562, 2050 15-41 18820 **PROPOSED** OFF SITE 10' WATER LINE EASEMENT W/5' **PRESCRIPTIVE** Phone: 972-562-3959 EMAIL: gmgeer1@sbcglobal.net www.geersurveyingandengineering.com TEMP. CONSTRUCTION EASEMENT 126.15 140.04 N 88°42'44 COUNTY ROAD NO. 655 30' R.O.W. _ DEDICATION S 89°21'30" W N 88°57'50" W FINAL PLAT **R001** CAROL ANN BRANNUM 9.448 ACRES SOUTH GATE, PHASE III REF. DOC. NO. HEALTH DEPARTMENT CERTIFICATE: 22.274 ACRES IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 448, I hereby certify that the On-Site Sewage facilities 22.0994 COLLIN COUNTY TEXAS described on this plat conform to applicable OSSF laws of THIS PLAT APPROVED BY the State of Texas, that site evaluations have been THE COLLIN COUNTY COMMISSIONER'S COURT submitted representing the site conditions in the area in OWNER: SURVEYOR/ENGINEER: which on-site Sewage facilities are planned to be used. SCALE: 1"=100' JENERETTE CAPITAL, LLC G. M. GEER 1101 WEST UNIVERSITY DRIVE RS#3727 5644 FAIRFAX DRIVE FRISCO, TEXAS 75034 300' MCKINNEY, TEXAS 75069 Registered Sanitarian - Designated Representative PHONE: 214-543-6211 PHONE: 972-562-3959 Collin County Development Services Kieth Self, County Judge Graphic Scale In Feet www.geersurveyingandengineering.com DATE: DECEMBER 21, 2014 2026 REV 05222015 REV 09142015 rev 12102015 3-9-2016REV11092016 - AB-1-17-2017 AR 11479 IN 3408 EP - LCB-PLAT main dwg G6 H: \DWG08\LCB-MAIN. 07222008DWG rev01162015-01262015rev07132015rev09102015 D.B. SKGW