

LINE	BEARING	DISTANCE
L1	N 58°40'53" E	56.99'
L2	N 54°55'56" E	103.45'
L3	S 83°32'33" E	32.81'
L4	N 32°28'43" E	31.61'
L5	N 68°12'36" E	39.74'
L6	S 31°47'10" E	93.76'
L7	S 49°13'05" E	31.90'
L8	N 45°45'47" E	42.95'
L9	S 25°53'20" E	100.46'
L10	N 40°07'45" E	56.60'
L11	N 82°00'40" E	43.82'
L12	N 18°16'08" E	47.48'
L13	N 05°36'07" W	25.00'
L14	N 84°18'32" E	50.43'
L15	S 00°33'14" E	37.82'
L16	N 58°40'53" E	77.40'
L17	S 54°55'56" E	92.19'
L18	S 83°32'33" E	40.79'
L19	N 32°28'43" E	41.43'
L20	N 68°12'36" E	1.99'
L21	S 31°47'10" E	71.47'
L22	S 49°13'05" E	66.67'
L23	N 45°45'47" E	27.72'
L24	S 25°53'20" E	80.90'
L25	N 77°58'18" E	168.70'
L26	N 40°07'45" E	55.30'
L27	N 82°00'40" E	42.54'
L28	N 00°30'53" W	75.72'

BYRON C. NELSON &  
LIZA F. NELSON  
1337/545

MIKE CLARK  
1489/467

LOT 12B  
2.000 ACRES

LOT 12A  
6.396 ACRES

POND

#### OWNER'S CERTIFICATE

WHEREAS BOBBY & BARBARA WILCOX, are the owners of a tract or parcel of land situated within the Collin County, Texas, being more particularly described as follows:

#### LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land situated within Collin County, Texas, being all of Lot 12 of COTTAGE HILL ESTATES, an addition to Collin County, Texas, according to the Plat thereof recorded in Cabinet G on Slide 419 of the Map and Plat Records of Collin County, Texas, also being all of an 8.423 acre tract of land as described in a Warranty Deed with Vendor's Lien from Dan Christie to Bobby J. Wilcox and wife, Barbara J. Wilcox as recorded in Volume 1396 at Page 180 of the Land Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner at the southeast corner of said 8.423 acre tract in the center of Cottage Hill Lane, said Point of Beginning being further marked by a fence post on the north line of Cottage Hill Road bearing N 00°30'53" W at a distance of 27.16 feet;  
THENCE S 84°18'32" W along the south line of said 8.423 acre tract and the center of Cottage Hill Lane, a distance of 329.82 feet to a 1/2 inch iron rod set for a corner;  
THENCE S 83°46'07" W along the south line of said 8.423 acre tract and the center of Cottage Hill Lane, a distance of 265.16 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 8.423 acre tract, said corner being further marked by a 1/2 inch iron rod set on the north line of Cottage Hill Road bearing N 00°33'14" W a distance of 25.12 feet;  
THENCE N 00°33'14" W along the west line of said 8.423 acre tract, a distance of 613.18 feet to a point for a corner in a creek at the northwest corner of said 8.423 acre tract;  
THENCE N 58°40'53" E along said creek, a distance of 56.99 feet to a point for a corner;  
THENCE N 54°55'56" E along said creek, a distance of 103.45 feet to a point for a corner;  
THENCE S 83°32'33" E along said creek, a distance of 32.81 feet to a point for a corner;  
THENCE N 32°28'43" E along said creek, a distance of 31.61 feet to a point for a corner;  
THENCE N 68°12'36" E along said creek, a distance of 39.74 feet to a point for a corner;  
THENCE S 31°47'10" E along said creek, a distance of 93.76 feet to a point for a corner;  
THENCE S 49°13'05" E along said creek, a distance of 31.90 feet to a point for a corner;  
THENCE N 45°45'47" E along said creek, a distance of 42.95 feet to a point for a corner;  
THENCE S 25°53'20" E along said creek, a distance of 100.46 feet to a point for a corner;  
THENCE N 77°58'18" E along said creek, a distance of 168.70 feet to a point for a corner;  
THENCE N 40°07'45" E along said creek, a distance of 56.60 feet to a point for a corner;  
THENCE N 82°00'40" E along said creek, a distance of 47.48 feet to a point for a corner at the northeast corner of said 8.423 acre tract;  
THENCE S 00°30'53" E along the east line of said 8.423 acre tract, a distance of 639.51 feet returning to the Point of Beginning and containing 8.396 acres of land.

#### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BOBBY & BARBARA WILCOX hereby adopt this plat as REPLAT OF LOT 12 OF COTTAGE HILL ESTATES, an addition to Collin County and dedicates 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Bobby Wilcox

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, a Notary Public in and for \_\_\_\_\_ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for \_\_\_\_\_ County, Texas

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Barbara Wilcox

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, a Notary Public in and for \_\_\_\_\_ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for \_\_\_\_\_ County, Texas

#### SURVEYOR'S CERTIFICATE

#### KNOW ALL MEN BY THESE PRESENTS:

THAT, DONALD S. HOLDER do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Melissa, Texas.

Donald S. Holder  
Donald S. Holder  
R.P.L.S. No. 5266

STATE OF TEXAS:  
COUNTY OF Hunt:

BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of August, 2020.

Traci Mott  
Notary Public in and for Hunt County, Texas

#### CERTIFICATE OF APPROVAL

THE PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Collin County Judge, Chris Hill

#### 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 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

REPLAT OF LOT 12 OF  
COTTAGE HILL ESTATES  
COLLIN COUNTY, TEXAS  
THOMAS CALWELL SURVEY,  
ABSTRACT NO. 207  
(8.396 ACRES)  
JUNE, 2020

Owner:  
Bobby & Barbara Wilcox  
6604 Cottage Hill Ln.  
Celina, Tx. 75009

Surveyor:  
Owens Land Surveying  
P.O. Box 1025  
2616 Stonewall Street  
Greenville, Tx. 75402  
(903) 450-9837

SCALE: 1" = 50'

#### LEGEND

■ POWER POLE    ● WATER VALVE    ○ MAILBOX    ▽ UNDERGROUND CABLE MARKER  
⊗ WATER METER    ◆ FIRE HYDRANT    ◆ CLEAN OUT    ✕ BARBED WIRE FENCE  
□ GAS METER    ■ ELECTRIC METER    △ TELEPHONE PEDISTAL    —○—○— CHAINLINK FENCE

— — — WOOD FENCE  
✕ — — — BARBED WIRE FENCE  
—○—○— CHAINLINK FENCE



**Owens Land Surveying**  
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400  
P.O. BOX 1115  
GREENVILLE, TX 75403



DATE: JULY 10, 2020  
DRAWN BY: S. HOLDER

SCALE: 1" = 50'  
JOB NO.: 2020-108PLATB