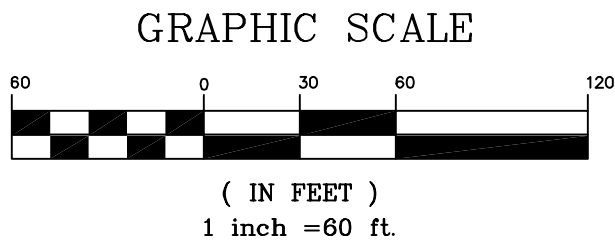


D.&U.E. - DRAINAGE & UTILITY EASEMENT
I.P.F. - IRON PIN FOUND
D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	157.08'	50.00'	180°00'00"	N04°28'10"E, 100.00'

DRIVEWAY CULVERT TABLE	
LOTS 1-4	SINGLE 15" C.M.P.
LOTS 5-6	SINGLE 18" C.M.P.
LOTS 7-11	SINGLE 15" C.M.P.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, LJ HOMES, LLC, is the owner of a tract of land situated in the Sylvester Williams Survey, Abstract No. 956, Collin County, Texas and being all of a 6.95 acre tract of land as conveyed to LJ Homes, LLC by deed recorded in Instrument No. 20160804001012950, Official Public Records, Collin County, Texas and all of a 7.017 acre tract of land as conveyed to Canales Rental Property, LLC by deed recorded in Instrument No. 20180806000983930, Official Public Records, Collin County, Texas being more particularly described as follows:

Beginning at a 1/2" iron pin found in County Road No. 598 for the southwest corner of said 7.017 acre tract and the northwest corner of a 1.50 acre tract of land conveyed to Dennis R. Butler by deed recorded in County Clerk's File No. 92-0082567, Official Public Records, Collin County, Texas and being on the east line of a 3.00 acre tract of land conveyed to Dewey E. Hargrove and Sheila Hargrove by deed recorded in Volume 3066, Page 857, Deed Records, Collin County, Texas;

Thence, North 04°32'08" East, along County Road No. 598, the west line of said 7.017 acre tract, the east line of said 3.00 acre tract, the east line of a 2.52 acre tract of land conveyed to John Hillborn by deed recorded in Volume 5551, Page 562, Deed Records, Collin County, Texas and the west line of said 6.95 acre tract, a distance of 294.94 feet to a 1/2" iron pin found for the northwest corner of said 6.95 acre tract, the northeast corner of said 15.306 acre tract, the southeast corner of a 41.65 acre tract of land conveyed to Dale W. Williams and Charla G. Williams by deed recorded in Instrument No. 2016052400629120, Official Public Records, Collin County, Texas and the southwest corner of a 16.483 acre tract of land conveyed to Randall V. Anderson by deed recorded in Instrument No. 20060421000535520, Official Public Records, Collin County, Texas;

Thence, North 04°28'10" East, along County Road No. 598, the east line of said 1.00 acre tract, the east line of a 15.306 acre tract of land conveyed to Tommy S. Partridge and Shelby L. Partridge by deed recorded in Volume 1933, Page 56, Deed Records, Collin County, Texas and the west line of said 6.95 acre tract, a distance of 294.94 feet to a 1/2" iron pin found for the northwest corner of said 6.95 acre tract, the northeast corner of said 15.306 acre tract, the southeast corner of a 41.65 acre tract of land conveyed to Dale W. Williams and Charla G. Williams by deed recorded in Instrument No. 2016052400629120, Official Public Records, Collin County, Texas and the southwest corner of a 16.483 acre tract of land conveyed to Randall V. Anderson by deed recorded in Instrument No. 20060421000535520, Official Public Records, Collin County, Texas;

Thence, South 89°55'38" East, along the north line of said 6.95 acre tract and the south line of said 16.483 acre tract, at a distance of 20.03 feet a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RLS 5034" for reference and continuing for a total distance of 1018.13 feet to a 5/8" iron pin found with red cap stamped "BOUNDARY SOLUTIONS" on the west line of an 11.6216 acre tract of land conveyed to Erik Owen Busload by deed recorded in County Clerk's File Number 97-0008803, Deed Records, Collin County, Texas and for the northeast corner of said 6.95 acre tract and the southeast corner of said 16.483 acre tract;

Thence, South 00°01'48" East, along the east line of said 6.95 acre tract, the west line of said 11.6216 acre tract and the west line of a 13.6216 acre tract of land conveyed to Ann H. Loe by deed recorded in Volume 2692, Page 921, Deed Records, Collin County, Texas, a distance of 294.27 feet to a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RLS 5034" for the southeast corner of said 6.95 acre tract and the northeast corner of said 7.017 acre tract;

Thence, South 00°29'20" East, along the east line of said 7.017 acre tract and the west line of said 13.6216 acre tract, a distance of 55.42 feet to a 1/2" iron pin found for the southwest corner of said 13.6216 acre tract and the northwest corner of a 20.00 acre tract of land conveyed to William Howell Rushing by deed recorded in Volume 5723, Page 3407, Deed Records, Collin County, Texas;

Thence, South 00°02'05" West, along the east line of said 7.017 acre tract and the west line of said 20.00 acre tract, a distance of 233.84 feet to a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RLS 5034" for the southeast corner of said 7.017 acre tract and the northeast corner of a 10.00 acre tract of land conveyed to Gerald R. Huber and Teresa Huber by deed recorded in Volume 917, Page 140, Deed Records, Collin County, Texas;

Thence, South 89°55'10" West, along the south line of said 7.017 acre tract and the north line of said 10.00 acre tract, a distance of 628.36 feet to a 2" post found for the northwest corner of said 10.00 acre tract and the northeast corner of said 1.50 acre tract;

Thence, North 89°43'18" West, along the south line of said 7.017 acre tract and the north line of said 1.50 acre tract, at a distance of 416.53 feet to a 1/2" iron pin found for reference and continuing for a total distance of 436.21 feet to the Point of Beginning and containing 608,557 square feet or 13.971 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, LJ Homes, LLC and Canales Rental Property, LLC, do hereby adopt this plat as FLATLAND 598 ADDITION, an Addition to Collin County, Texas and do 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 and traffic control signs located therein.

WITNESS My hand this the ____ day of _____, 2020.

LJ Homes, LLC &
Canales Rental Property, LLC
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 ____ DAY OF _____, 2020.

Notary Public for the State of Texas
My Commission expires _____

DALE W. WILLIAMS
& CHARLA G. WILLIAMS
41.65 ACRES
INST.# 2016052400629120
O.P.R.C.C.T.

TOMMY S. PARTRIDGE
& SHELBY L. PARTRIDGE
15.306 ACRES
VOL. 1933, PG. 56
D.R.C.C.T.

JOSHUA NICHOLS
1.00 ACRES
INST.# 20181015001285230
O.P.R.C.C.T.

JOHN HILLBORN
2.52 ACRES
VOL. 5551, PG. 562
D.R.C.C.T.

DEWEY E. HARGROVE
SHEILA HARGROVE
3.00 ACRES
VOL. 3066, PG. 857
D.R.C.C.T.

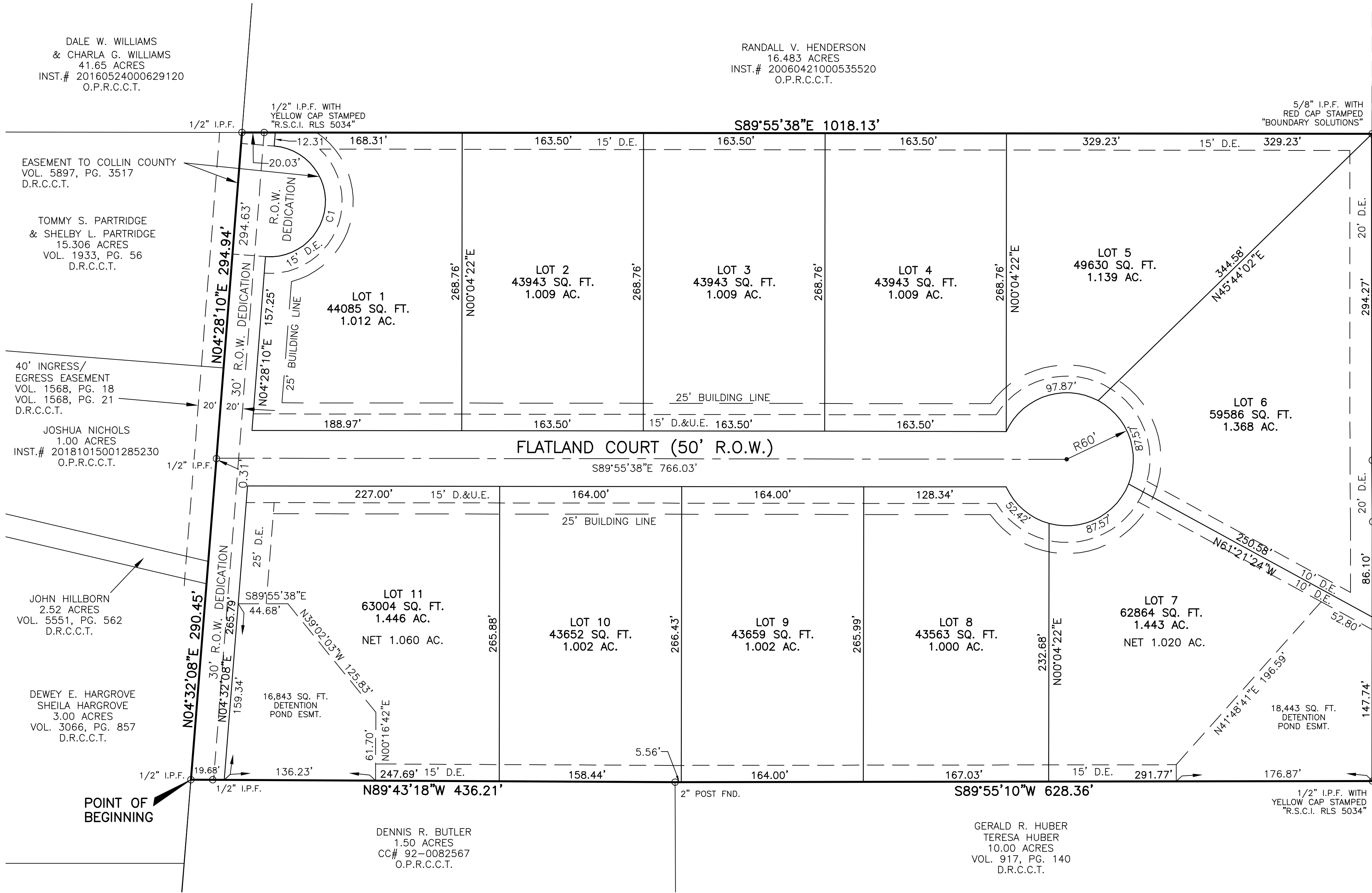
DENNIS R. BUTLER
1.50 ACRES
CC# 92-0082567
O.P.R.C.C.T.

RANDALL V. HENDERSON
16.483 ACRES
INST.# 20060421000535520
O.P.R.C.C.T.

ERIK OWEN BUSHLAND
11.6216 ACRES
CC# 97-0008803
D.R.C.C.T.

ANN H. LOE
13.6216 ACRES
VOL. 2692, PG. 921
D.R.C.C.T.

WILLIAM HOWELL RUSHING
20.00 ACRES
VOL. 5723, PG. 3407
D.R.C.C.T.



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
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 ____ day of _____, 2020.

Notary Public in and for the State of Texas.
My commission expires: _____

This Plat approved by Collin County Commissioners Court on the ____ day of _____, 20____.

Chris Hill, County Judge

Date

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.

Registered Sanitarian/Designated Representative
Collin County Development Services

Date

FINAL PLAT

FLATLAND 598 ADDITION

13.971 ACRES OF LAND

SYLVESTER WILLIAMS SURVEY, ABSTRACT NO. 956
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 972-742-4411
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2344-16	1"=60'	SEPTEMBER 14, 2020	CP

OWNER:
LJ HOMES, LLC &
CANALES RENTAL PROPERTIES, LLC
9251 COUNTY ROAD 589
NEVADA, TEXAS 75173