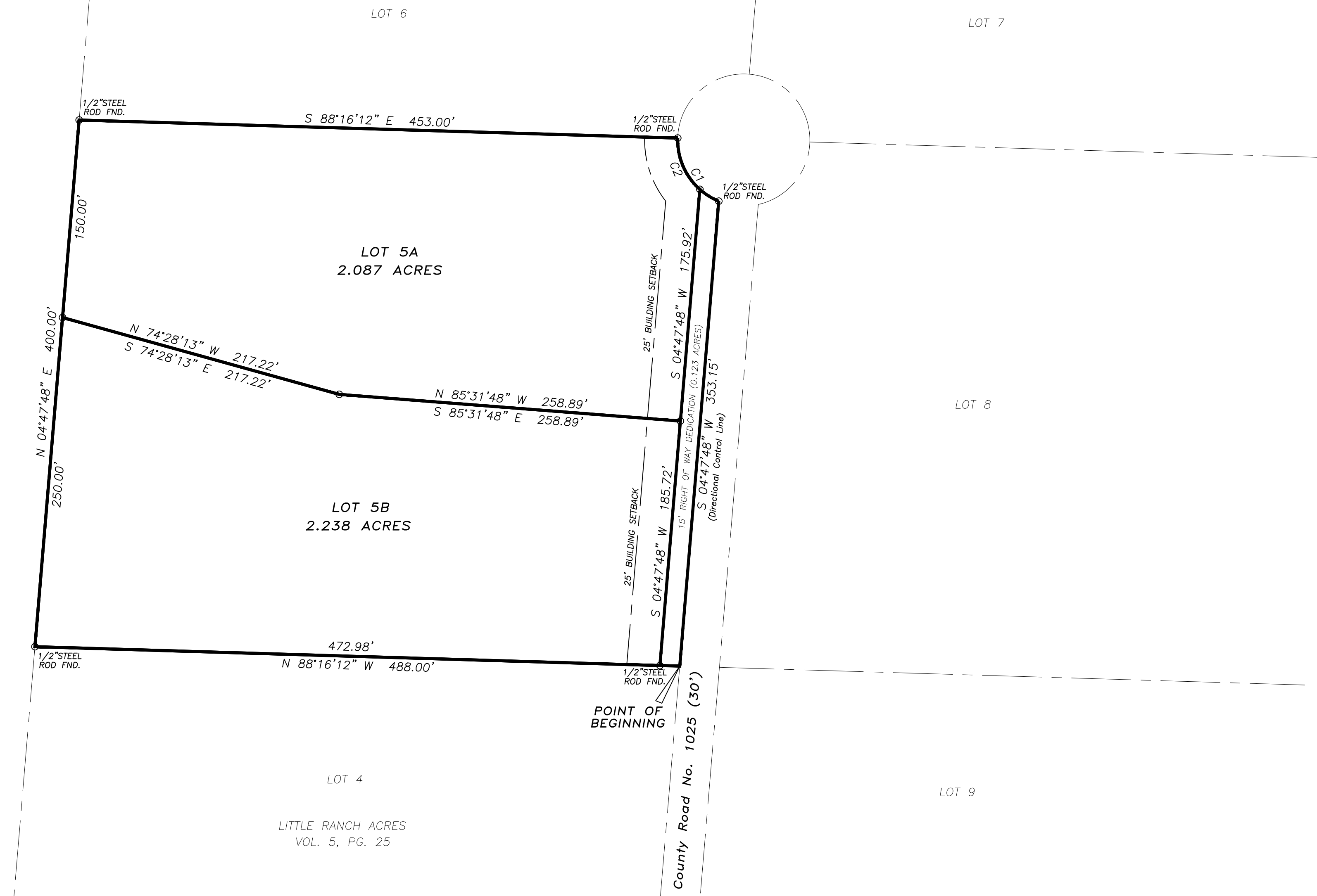


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.60'	50.00'	69°26'42"	S 33°03'09" E	56.96'
C2	43.67'	50.00'	50°02'18"	S 23°20'57" E	42.29'

PROPERTY OWNER'S CERTIFICATE



JOHNNIE D. OWENS  
CC# 20190207000131490

UTILITY SERVICE PROVIDERS:  
Water: Caddo Basin S.U.D. - 903-527-3510  
156 C.R. 1118  
Greenville, TX 75401  
Electric Provider: Reliant Engery - 877-711-2943

O DENOTES 5/8" STEEL ROD SET CAPPED  
"BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

FLOOD NOTE:

Subject tract is located in Zone 'X', as scaled from F.I.R.M. 48085C0330J, dated June 2, 2009.

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

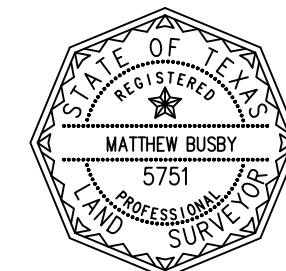
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my supervision.

\_\_\_\_\_ 20\_\_\_\_

Matthew Busby  
R.P.L.S. No. 5751



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 Matthew Busby, Land Surveyor, 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 considerations therein expressed.

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires On:

- 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/ponds, etc. (Per State regulations).

- There are no easements on either lot 5A or 5B.  
- There were several, existing structures/dwelling and an associated OSSF on Lot 5A at the time of approval. The P.E. As-Builts submitted with the plat shows all OSSF components for Lot 5A to be completely within the boundaries of Lot 5A. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).

- The existing OSSF on Lot 1 is an alternative system, suitable for the site and existing structure. Any changes to the existing structure must be reviewed by CCDS prior to construction for compliance with OSSF regulations.

- There were no permitted/approved existing structures with associated OSSF(s) on Lot 5B at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.

- Tree removal and/or grading for OSSF 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 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.

HEALTH DEPARTMENT CERTIFICATION:

I, as a representative of Collin County Development Services, do 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.

\_\_\_\_\_  
Designated Representative for Collin County  
Development Services

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, James Buckley, is the owner of a tract of land situated in the W.F. Weeks Survey, Abstract No. 1010, Collin County, Texas and being further described as follows:

BEING all that tract of land in Collin County, Texas, out of the W.F. Weeks Survey, A-1010, and being all of Lot 5 of Little Ranch Acres, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 5, Page 25 of the Plat Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the West line of County Road No. 1025, at the Southeast corner of said Lot 5, and at the Northeast corner of Lot 4;

THENCE North 88 degrees 16 minutes 12 seconds West, 488.00 feet to a 1/2 inch steel rod found at the Southwest corner of said Lot 5, and at the Northwest corner of said Lot 4;

THENCE North 04 degrees 47 minutes 48 seconds East, 400.00 feet to a 1/2 inch steel rod found at the Northwest corner of said Lot 5, and at the Southwest corner of Lot 6;

THENCE South 88 degrees 16 minutes 12 seconds East, 453.00 feet to a 1/2 inch steel rod found on the West line of cul-de-sac of said County Road No. 1025, and at the common front corner of said Lot 5 and said Lot 6;

THENCE Southeasterly, 60.60 feet along said cul-de-sac and curve to the left having a radius of 50.00 feet and a central angle of 69 degrees 26 minutes 42 seconds (chord bears South 33 degrees 03 minutes 09 seconds East, 56.96 feet) to a 1/2 inch steel rod found;

THENCE South 04 degrees 47 minutes 48 seconds West (Directional Control Line), 353.15 feet along the West line of said County Road No. 1025 to the POINT OF BEGINNING, containing 4.448 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, James Buckley, owner of of the above described property and do hereby adopt this plat designating the hereinabove described property as REPLAT LOT 5A AND LOT 5B, LITTLE RANCH ACRES, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, 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 on 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 this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY:

\_\_\_\_\_  
James Buckley

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 Buckley, 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 considerations therein expressed.

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires On:

NOTES:

1. Little Ranch Acres is not within any Extra-Territorial Jurisdiction of any City or Town.
2. Each Lot purchaser shall provide private on-site sewage facilities for each lot owner's needs.
3. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
4. 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.
5. 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.
6. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
7. Collin County Building Permits are required for building construction, on site sewage facilities, and driveway culverts.
8. Notice: Selling a portion of this addition by metes and bound is a violation of County Ordinance and State law and is subject to fines and withholding of utilities and building permits.
9. The purpose of this Plat is to create 2 platted lots.
10. Verify exact location of underground utilities prior to any digging or construction.
11. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
12. 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.
13. Contractor shall take appropriate measures to prevent tracking of mud and /or soils onto existing and /or new pavement. Any tracking that occurs shall be removed immediately by the contractor.
14. 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.
15. Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.

CERTIFICATE OF APPROVAL

APPROVED AS FINAL PLAT, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the County of Collin, Texas.

\_\_\_\_\_  
County Judge, Chris Hill

# REPLAT

## LOT 5A & LOT 5B

### LITTLE RANCH ACRES

Being a replat of Lot 5 of Little Ranch Acres, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 5, Page 25 of the Plat Records of Collin County, Texas

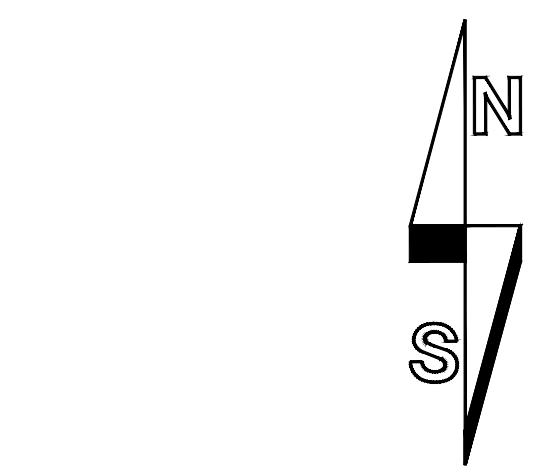
4.448 TOTAL ACRES  
W.F. WEEKS SURVEY, A-1010  
COLLIN COUNTY, TEXAS

OWNER:

James Buckley  
3253 C.R. 1025  
Farmersville, TX 75442

SURVEYOR:

Boundary Solutions, Inc.  
116 McKinney Street  
Farmersville, TX 75442



SCALE 1"=60'

