

- STANDARD PLAT NOTES:**
1. Mail boxes shall meet USPS specifications.
 2. Driveway connections must meet Collin County specifications.
 3. All roadway signs shall meet Collin County specifications.
 4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
 5. Collin County does not, and will not accept street lights for maintenance or operation.
 6. A road dedicated to the public may not be obstructed, including by means of a gate.
 7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 8. The existing creeks or drainage channels traversing along or across the subdivision 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.
 9. 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.
 10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 11. All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
 12. Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
 13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
 14. All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
 15. The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
 16. Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
 17. Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
 18. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.

- 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/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - Lot 10 - due to a creek that forms the eastern property line, a pond on a neighboring property, a transecting electrical easement, an undetermined width Community Service Easement and possible unusable slopes on the lot, location and/or type of OSSF may be limited as well as size of structure(s) and placement of outbuildings or swimming pools on lot 10. Careful pre-planning will be required. A pre-planning meeting with DS and RS/PE is recommended for lot 10.
 - Lot 9 - due to a pond on the property, location and/or type of OSSF may be limited as well as size of structure(s) and placement of outbuildings on lot 9. Careful pre-planning will be required. A pre-planning meeting with DS and RS/PE is recommended for lot 9.
 - Lot 1 - due to a transecting electrical easement and a large pond on a neighboring property just over the southern property line, location and/or type of OSSF may be limited as well as size of structure(s) and placement of outbuildings on lot 1. Careful pre-planning will be required. A pre-planning meeting with DS and RS/PE is recommended for lot 1.
- There are no easements other than those shown on the filed plat. With the exception of the transecting electrical easement on lots 1 and 10, a large Community Public Service Easement on lot 10 and a slightly irregular electrical easement segment on lot 2, all easements run parallel to the lot lines and do not exceed 22'.
- There were no permitted/approved existing structures with associated OSSF(s) on the property at the time of approval. Any existing structures or OSSF(s) 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 approved, legal water wells 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.

NUMBER	DIRECTION	DISTANCE
L1	N 11°36'57" W	41.89'
L2	N 51°18'27" W	52.61'
L3	N 04°45'48" W	66.38'
L4	N 25°03'25" W	99.68'
L5	N 14°09'58" W	14.65'
L6	N 59°57'29" W	15.07'
L7	N 36°56'08" W	35.21'
L8	N 16°04'54" E	38.87'
L9	N 43°18'07" W	13.46'
L10	N 27°40'16" W	50.07'
L11	S 27°40'16" E	23.02'
L12	S 43°18'07" E	53.04'
L13	S 57°44'26" W	28.81'
L14	S 16°04'54" W	8.87'
L15	S 36°56'08" E	7.11'
L16	S 59°57'29" E	23.82'
L17	S 14°09'58" E	26.43'
L19	S 25°03'25" E	108.12'
L20	S 04°45'48" E	56.33'
L21	S 51°18'27" E	49.84'
L22	S 11°36'57" E	64.95'
L23	S 28°44'10" E	19.36'
L24	N 28°44'10" W	23.19'
L25	S 11°10'22" W	37.37'
L26	N 78°49'38" W	30.00'
L27	N 11°10'22" E	25.36'

COUNTY OF COLLIN
STATE OF TEXAS

OWNERS CERTIFICATE

WHEREAS Executive Asset Holding LLC is the owner of a tract of land situated in Collin County, Texas, in the David Van Winkle survey, abstract no. 936, being a survey of the 13.276 acre tract described in a deed from Capital Asset Holding LLC to Executive Asset Holding LLC, dated April 16, 2020, recorded as Clerk's File No. 20200421000570450 of the Collin County deed records, being described by metes and bounds as follows:
 BEGINNING at a 3/8-inch iron pin found at the northwest corner of said 13.276 acre tract, in the center of County Road 496 (east-west paved road at this point); same being in the south line of the 10.298 acre tract recorded as clerk's file no. 20200129000126810;
 THENCE South 89°20'57" East, with the south line of said 10.298 acre tract and with said County Road 496, 203.70 feet to a mag nail found at the southeast corner of said 10.298 acre tract; same being at the intersection of County Road 564 to the north and with said County Road 496;
 THENCE South 89°28'16" East, with said County Road 496, passing at 1139.11 feet a 1/2-inch iron pin found at the south-southeast corner of the 7.840 acre tract recorded as clerk's file no. 20091207001467420 and continuing in all, 1162.59 feet to a 1/2-inch iron pin set; same being where County Road 496 turns to the south;
 THENCE South 00°23'25" West, with the east line of said 13.276 acre tract and with said County Road 496, 419.90 feet to a point; a 1/2-inch iron pin set bears North 89°27'04" West, 30.00 feet;
 THENCE North 89°27'04" West, with the south line of said 13.276 acre tract, passing said 1/2-inch iron pin set at 30.00 feet and continuing in all, 1315.90 feet to a 3/8-inch iron pin found;
 THENCE North 88°54'59" West, with the south line of said 13.276 acre tract, 54.58 feet to a 5/8-inch copper pin found at the southwest corner of said 13.276 acre tract and the southeast corner of the 2.904 acre tract recorded in volume 594, page 578;
 THENCE North 00°57'37" East, with the west line of said 13.276 acre tract, 420.04 feet to the PLACE OF BEGINNING and containing 13.196 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That Executive Asset Holding LLC, does hereby adopt this plat designating the herein above described property as FALCON LANDING, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.
 WITNESS my hand at _____, Texas, this _____ day of _____, 20____.

Christopher D'Addario, Manager

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Christopher D'Addario 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 purposes and consideration therein expressed, and in the capacity therein stated.
 Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:
 That I, Bruce Geer, 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 supervision.

PRELIMINARY—THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas



CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

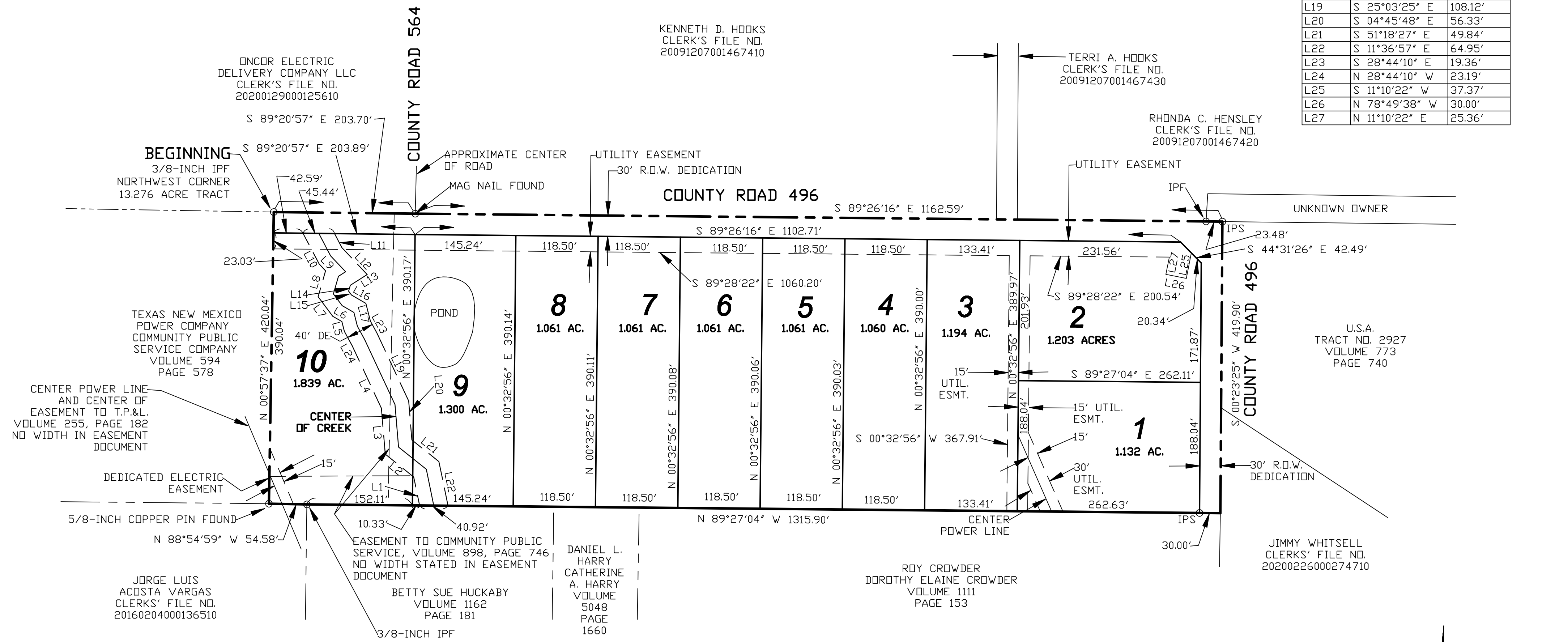
I hereby certify that the attached and foregoing Final Plat of FALCON LANDING to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 20____ at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

Chrie Hill
Collin County Judge

OWNER: EXECUTIVE ASSET HOLDING LLC
1616 PECAN POINT DRIVE
MCKINNEY, TEXAS 75072

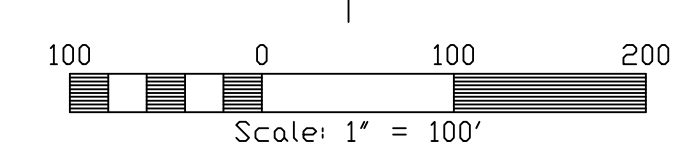
SURVEYOR: BRUCE GEER
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 4117
1101 W. UNIVERSITY (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
972-562-3959
972-542-5751-FAX

FINAL PLAT
FALCON LANDING
 AN ADDITION TO COLLIN COUNTY, TEXAS
 13.196 ACRES IN THE
 DAVID VAN WINKLE SURVEY, ABSTRACT NO. 936
 COLLIN COUNTY, TEXAS
 DATE: DECEMBER 16, 2020



LEGEND

- IPS 1/2" IRON PIN SET
- IPF 1/2" IRON PIN FOUND
- DE DRAINAGE EASEMENT



FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

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.

ACCORDING TO FEMA MAP NO. 48085C0310J, DATED 6-2-2009
 THE 13.196 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.
 BEARING BASE: GRID NORTH USING ALLTERRA GPS NETWORK

Designated Representative for Collin County Development Services