

• 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/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.

• There are no easements on any of the lots.

• There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs on lot 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.

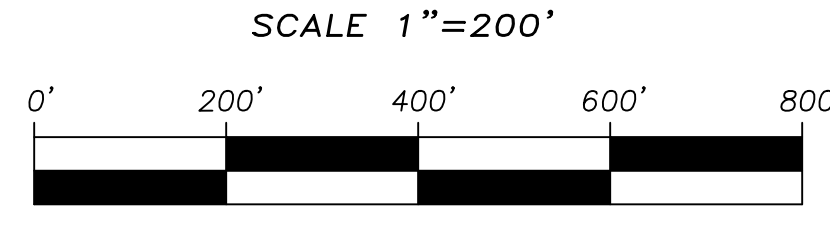
• Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

• 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



UTILITY SERVICE PROVIDERS:

Water: Verona S.U.D. - 972-752-4016

Electric Providers: Grayson County Electric Cooperative - 903-482-7100

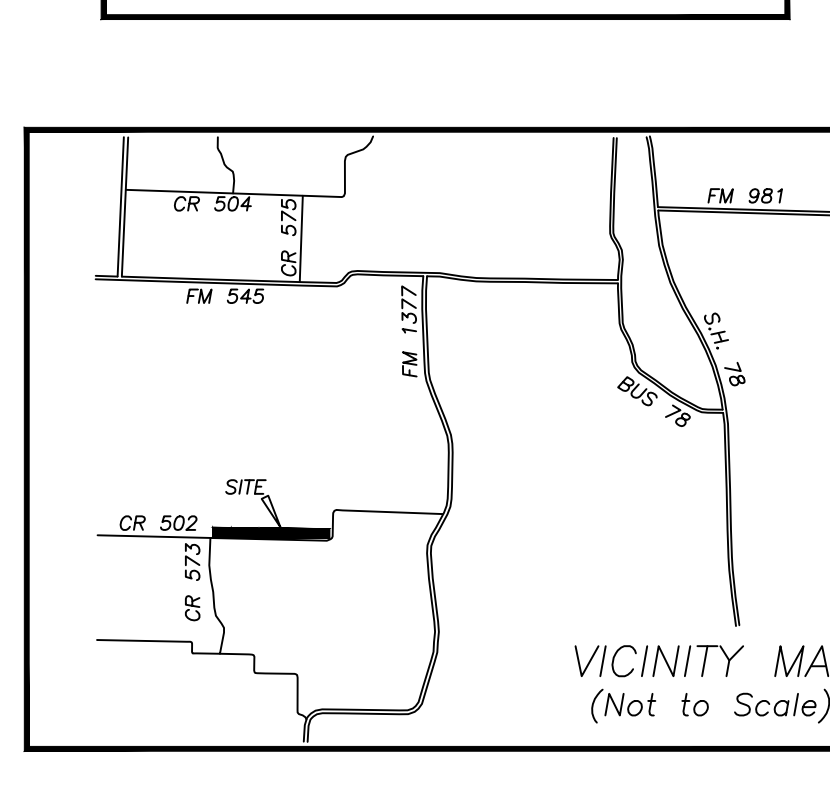
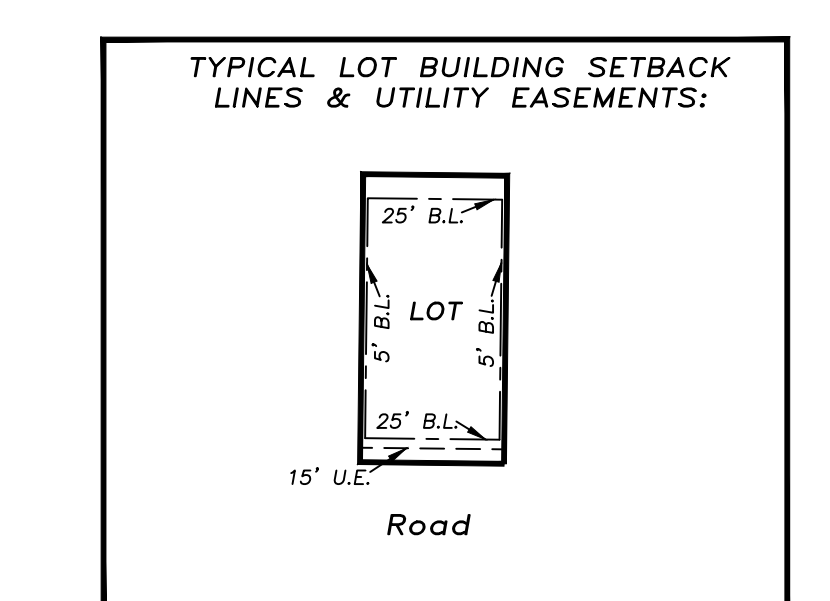
Telephone: AT&T- 888-476-7675

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

FLOOD ZONE DEFINITIONS
F.I.R.M. 4808SC0195J, dated June 2, 2009

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

Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, BR Pioneer Development, is the owner of a tract of land situated in the Jonathan Douthit Survey, Abstract No. 251, Collin County, Texas and being further described as follows:

BEING all that tract of land in Collin County, Texas, out of the Jonathan Douthit Survey, A-251, and being all of that called 30.42 acres of land described in deed to BR Pioneer Development, LP as recorded under CC# 20210329000611400 of the Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCING at a 5/8 inch steel rod found at a turn in County Road No. 502, at the Southeast corner of that called 557.57 acres of land described in deed to BR595 Investments, LP as recorded under CC# 20210326000609850 of the Official Public Records of Collin County, Texas, and at the Southwest corner of that called 10,363 acres of land described in deed to Byron Shelton and Sadie Shelton as recorded under CC# 20190418000415530 of the Official Public Records of Collin County, Texas;

THENCE North 89 degrees 50 minutes 47 seconds West, 99.86 feet to a 5/8 inch steel rod set at the Southeast corner of said 30.42 acres at the POINT OF BEGINNING;

THENCE North 89 degrees 50 minutes 47 seconds West, 3112.47 feet along approximate center of said County Road No. 502 to a 5/8 inch steel rod found at the Northeast corner of that called 9.90 acres of land described in deed to Jose J. Alvarez and Kelly L. Alvarez as recorded in Volume 5548, Page 4128 of the Land Records of Collin County, Texas;

THENCE North 88 degrees 46 minutes 28 seconds West, 932.50 feet along the approximate center of said County Road No. 502 to a 5/8 inch steel rod set;

THENCE North 00 degrees 19 minutes 52 seconds East, 340.05 feet to a 5/8 inch steel rod set;

THENCE South 89 degrees 21 minutes 31 seconds East, 601.65 feet to a 5/8 inch steel rod set;

THENCE South 00 degrees 38 minutes 29 seconds West, 300.00 feet to a 5/8 inch steel rod set;

THENCE South 89 degrees 21 minutes 31 seconds East, 60.00 feet to a 5/8 inch steel rod set;

THENCE North 00 degrees 38 minutes 29 seconds East, 300.00 feet to a 5/8 inch steel rod set;

THENCE South 89 degrees 21 minutes 31 seconds East, 900.00 feet to a 5/8 inch steel rod set;

THENCE South 00 degrees 38 minutes 29 seconds West, 300.00 feet to a 5/8 inch steel rod set;

THENCE South 89 degrees 21 minutes 31 seconds East, 85.00 feet to a 5/8 inch steel rod set;

THENCE North 00 degrees 38 minutes 29 seconds East, 300.00 feet to a 5/8 inch steel rod set;

THENCE South 89 degrees 21 minutes 31 seconds East, 2400.00 feet to a 5/8 inch steel rod set;

THENCE South 00 degrees 38 minutes 29 seconds West, 323.07 feet to the POINT OF BEGINNING, containing 30.42 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, _____, owner of the above described property and do hereby adopt this plat designating the hereinabove described property as FINAL PLAT LOTS 1-26, BLOCK A, PIONEER ESTATES, 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: _____

Authorized Representative

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 _____, 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: _____

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

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NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, _____, owner of the above described property and do hereby adopt this plat designating the hereinabove described property as FINAL PLAT LOTS 1-26, BLOCK A, PIONEER ESTATES, 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: _____

Authorized Representative

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 _____, 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: _____

CERTIFICATE OF APPROVAL

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

County Judge, Chris Hill

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____

FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Matthew Busby
R.P.L.S. No. 5751

WITNESS, my hand this the _____ day of _____, 20____.

BY: _____

Authorized Representative

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 _____, 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:
- Pioneer Estates is not within any Extra-Territorial Jurisdiction of any City or Town.
 - Each Lot purchaser shall provide private on-site sewage facilities for each lot owner's needs.
 - Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - 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.
 - 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.
 - Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
 - Collin County Building Permits are required for building construction, on site sewage facilities, and driveway culverts.
 - 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.
 - The purpose of this Plat is to create 26 platted lots.
 - Verify exact location of underground utilities prior to any digging or construction.
 - All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
 - 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.
 - 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.
 - 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.

FINAL PLAT

LOTS 1-26, BLOCK A

PIONEER ESTATES

Being all of that called 30.42 acres of land described in deed to BR Pioneer Development, LP as recorded under CC# 20210329000611400 of the Official Public Records of Collin County, Texas.

30.42 TOTAL ACRES

JONATHAN DOUTHIT SURVEY, A-251

COLLIN COUNTY, TEXAS

OWNER:
BR Pioneer Development
2727 Routh Street
Dallas, TX 75219

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