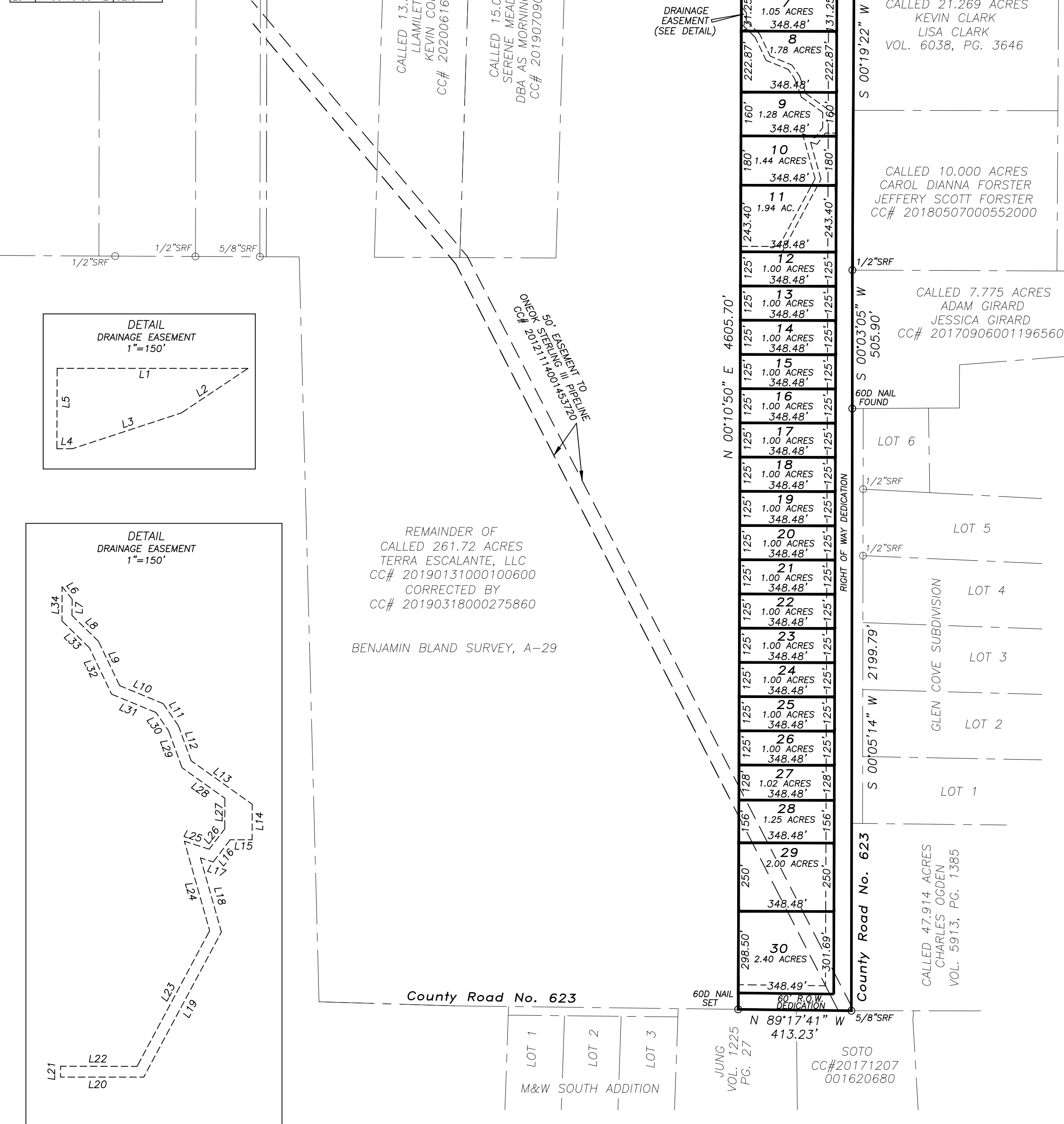
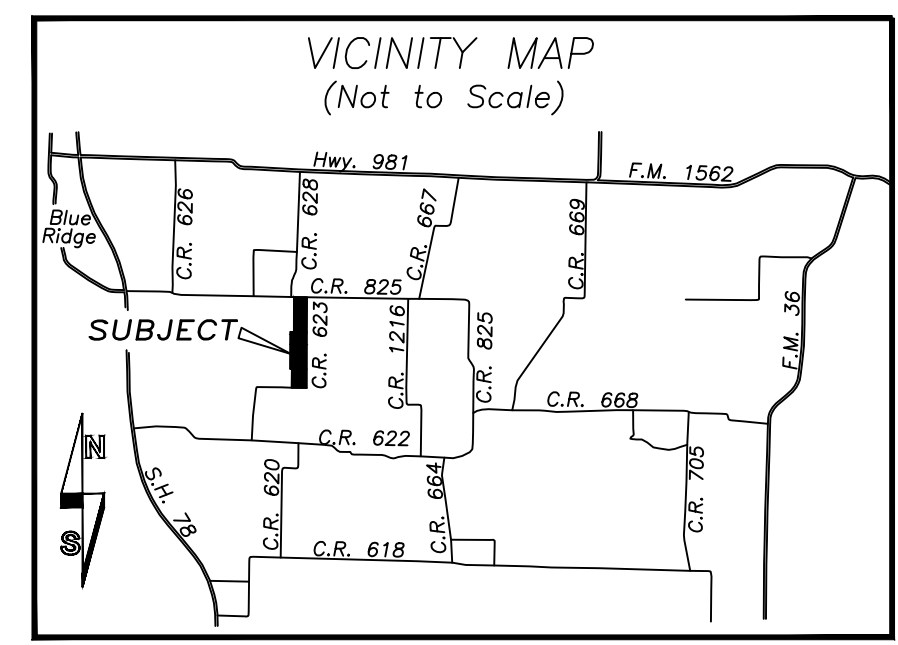
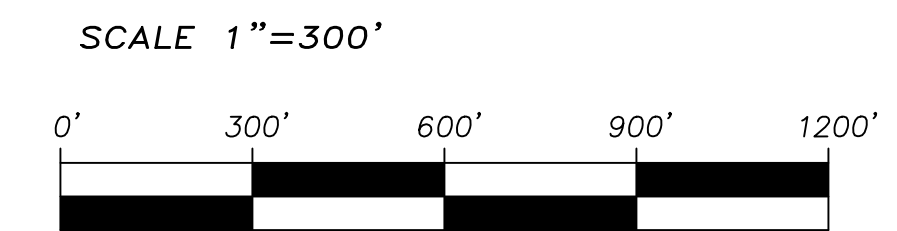


LINE	BEARING	DISTANCE
L1	S 89°59'46" E	348.48'
L2	S 56°13'49" W	146.40'
L3	S 71°48'51" W	229.64'
L4	N 90°00'00" W	28.08'
L5	N 00°10'50" E	146.63'
L6	S 38°29'19" E	29.64'
L7	S 00°52'15" W	29.48'
L8	S 45°41'41" E	67.64'
L9	S 25°35'09" E	89.95'
L10	S 67°35'30" E	85.79'
L11	S 34°29'56" E	49.39'
L12	S 19°59'59" E	67.88'
L13	S 54°31'39" E	136.89'
L14	S 00°10'50" W	64.87'
L15	N 89°49'10" W	40.01'
L16	S 37°28'42" W	151.26'
L17	N 72°04'45" W	24.36'
L18	S 15°48'19" E	140.67'
L19	S 28°08'39" E	130.60'
L20	N 90°00'00" W	151.94'
L21	N 00°10'50" E	20.00'
L22	S 89°49'10" E	139.68'
L23	S 28°08'39" E	281.06'
L24	S 15°48'19" E	169.98'
L25	S 72°04'45" E	47.60'
L26	N 37°26'42" E	46.92'
L27	N 00°10'50" E	55.85'
L28	N 54°31'39" W	96.00'
L29	N 19°59'59" W	71.56'
L30	S 34°29'56" W	40.90'
L31	N 87°35'30" W	87.52'
L32	N 25°35'09" W	94.08'
L33	S 45°41'41" W	70.00'
L34	N 00°10'50" E	62.87'

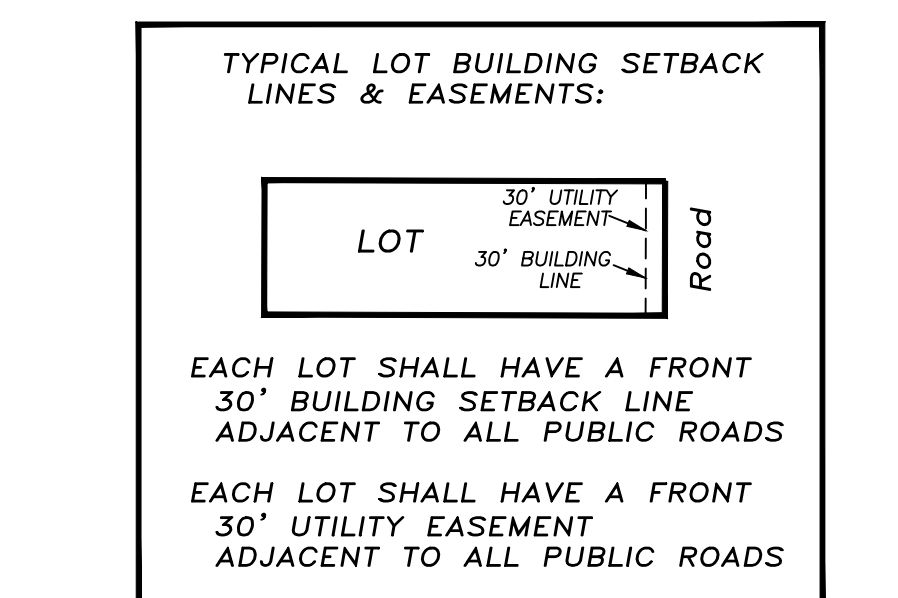


**SURVEYOR'S CERTIFICATE**  
 KNOW ALL MEN BY THESE PRESENTS:  
 That I, Matthew Busby, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my supervision.  
 \_\_\_\_\_, 20\_\_\_\_  
 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
 Matthew Busby  
 R.P.L.S. No. 5751

**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: \_\_\_\_\_



SRS = STEEL ROD SET  
 SRF = STEEL ROD FOUND  
 O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.



**UTILITY SERVICE PROVIDERS:**  
 Water: Fagnot W.S.C. - 972-752-4100  
 Electric Providers: Fannin County Electric Cooperative - 903-583-2117  
 Telephone: AT&T- 888-476-7675

**FLOOD NOTE:**  
 Subject tract is located in Zone 'X' as scaled from F.I.R.M. 48085C0215J, dated June 2, 2009.  
 Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

- 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). No variances will be granted for setbacks or for OSSF reduction.
- There is a large drainage easement on lot 1 to which setbacks will apply.
- There is a bisecting drainage easement lots 7 (small portion of lot 7), 8, 9, 10 and 11 to which setbacks will apply.
- There is a bisecting pipeline easement on lots 27 (small portion of lot 27), 28, 29 and 30 to which setbacks will apply.
- Careful pre-planning will be required on lots 1, 8, 9, 10, 28, 29 and 30. A pre-planning meeting with RS/PE and Development Services is recommended for those lots. A bisecting easement cannot be crossed by OSSF lines so all structures connected to an OSSF and all OSSF components must be on the same side of the easement.
- There are no easements on the plat other than the drainage, utility, and pipeline easements noted above.
- 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/dispensed 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.

**PROPERTY OWNER'S CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF COLLIN  
 WHEREAS, Terra Escalante, LLC, is the owner of a tract of land situated in the Benjamin Bland Survey, Abstract No. 29, Collin County, Texas and being further described as follows:  
 BEING all that tract of land in Collin County, Texas, out of the Benjamin Bland Survey, A-29, and being part of that called 261.72 acres of land described in deed to Terra Escalante, LLC as recorded under CC# 20190318000275860 of the Official Public Records of Collin County, Texas, and being further described as follows:  
 BEGINNING at the centerline intersection of said County Road No. 825 with County Road No. 623, same being the Northeast corner of said 261.72 acres, from which a 60d nail found bears South 00 degrees 19 seconds 22 seconds West, 10.60 feet for witness;  
 THENCE along the center of said County Road No. 623 as follows:  
 South 00 degrees 19 seconds 22 seconds West, 1905.08 feet to a 1/2 inch steel rod found;  
 South 00 degrees 03 minutes 05 seconds West, 505.90 feet to a 60d nail found;  
 South 00 degrees 05 minutes 14 seconds West, 2199.79 feet to a point at the centerline intersection of a turn in said County Road No. 623; North 89 degrees 17 minutes 41 seconds West, 413.23 feet to a 60d nail set for corner;  
 THENCE North 00 degrees 10 minutes 50 seconds East, 4605.70 feet to a 60d nail set for corner in the center of said County Road No. 825;  
 THENCE South 89 degrees 59 minutes 46 seconds East, 413.21 feet along the center of said County Road No. 825 to the POINT OF BEGINNING, containing 43.471 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That, Terra Escalante, LLC, owner of of the above described property and do hereby adopt this plat designating the hereinabove described property as FINAL PLAT LOTS 1-30, BLOCK A, TERRA ESCALANTE 623 ADDITION, as shown 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 addition, 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:  
 Terra Escalante, LLC  
 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

**FINAL PLAT**  
**LOTS 1-30, BLOCK A**  
**TERRA ESCALANTE 623 ADDITION**

Being part of that called 261.72 acres of land described in deed to Terra Escalante, LLC as recorded under CC# 20190318000275860 of the Official Public Records of Collin County, Texas.

**43.471 TOTAL ACRES**  
**BENJAMIN BLAND SURVEY, A-29**  
**COLLIN COUNTY, TEXAS**

**OWNER:** Terra Escalante, LLC  
 18380 Clemons Avenue  
 Saratoga, CA 95070  
**SURVEYOR:** Boundary Solutions, Inc.  
 116 McKinney Street  
 Farmersville, TX 75442

- NOTES:**
- TERRA ESCALANTE 623 Addition 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 floodway 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 17 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.
  - 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.
  - Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.