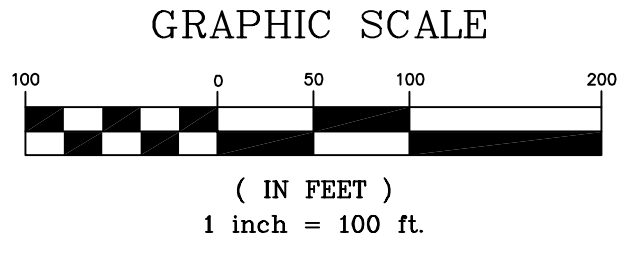


LEGEND
M.N.S. - MAG NAIL SET
P.F.C. - POINT FOR CORNER
DR.&U.E. - DRAINAGE & UTILITY EASEMENT
I.P.F. - IRON PIN FOUND
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- 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 and City of Nevada 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 or flooding conditions.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 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.
- Mail boxes shall meet USPS specifications.
- Collin County will only maintain street signs and poles with current county materials.
- 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.
- Collin County do not, and will not accept street lights for maintenance or operation.



- 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 portion of a large pond on or adjacent to lots 3, 4, 5, 6, 7, 8 to which OSSF setbacks apply.
 - All lots within the division have drainage/utility easements along each property line to which OSSF setbacks will apply: 5' lot-to-lot drainage/utility easements (lot 8 has a 10' drainage/utility easement on the southern property line) and 15' drainage/utility easements along the western and the eastern property lines.
 - All lots within the division have flood plain/drainage easements (of varying sizes) along the rear/eastern portions of each lot to which OSSF setbacks may apply.
 - Careful pre-planning will be required on lots 1-8 as site conditions and easement restrictions may limit usable area for OSSF installation. A pre-planning meeting with RS/PE and Development Services is recommended for lots 1-8.
- There are no easements on lots 1-8 other than those noted above.
- A portion of lots 1-8 is located within the 100-year flood plain:
 - Any OSSF that is located within the 100-year flood plain may be subject to special planning requirements or may be restricted from being within the flood plain.
 - Any future structures and OSSFs must follow Collin County Flood Plain regulations in effect at the time of permitting.
 - A pre-planning meeting with RS/PE and Development Services is recommended prior to any development planning.
- There were no permitted/approved existing structures with associated OSSF(s) on lots 1-8 at the time of approval. Any existing structures or OSSFs on lots 1-8 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/discharged 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 Certificate:

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

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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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 _____, 2021.

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Burnside Organization, LLC, is the owner of a tract of land situated in the Asa Blankenship Survey, Abstract No. 139, Collin County, Texas, and being the same 21.981 acre tract of land conveyed to Burnside Organization, LLC by deed recorded in Instrument No. 20210225000373590, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a mag nail found in the intersection of the center of County Road No. 676 and the center of County Road No. 707 and being the north corner of said 21.981 acre tract and the northwest corner of a 45.162 acre tract of land conveyed to Ernest James Hale, Jr. and Julia Mennette Hale by deed recorded in Instrument No. 20170822001124930, Official Public Records, Collin County, Texas;

Thence, South 38°03'11" East, along the northeast line of said 21.981 acre tract and the southwesterly line of said 45.162 acre tract, at a distance of 38.32 feet passing a 1/2" iron pin found with red cap stamped "OWENS" for reference and for a total distance of 1436.62 feet to a point for corner in pond;

Thence, South 29°44'54" East, along the northeast line of said 21.981 acre tract and the southwesterly line of said 45.162 acre tract, at a distance of 270.61 feet to a point for corner in pond for the southeast corner of said 21.981 acre tract and the northeast corner of a 13.373 acre tract of land conveyed to Robert Kirk Bratton and Pamela Whately Bratton by deed recorded in Instrument No. 20140422000385810, Official Public Records, Collin County, Texas;

Thence, South 68°29'04" West, along the south line of said 21.981 acre tract and the north line of said 13.373 acre tract, at a distance of 1136.27 feet to a 1/2" iron pin found in the center of County Road No. 707 and for the southwest corner of said 21.981 acre tract and the northwest corner of said 13.373 acre tract;

Thence, North 00°18'35" East, along the center of County Road No. 707 and the west line of said 21.981 acre tract, at a distance of 154.06 feet to a mag nail set for corner;

Thence, North 01°44'45" East, along the center of County Road No. 707 and the west line of said 21.981 acre tract, at a distance of 1111.10 feet to a mag nail set for corner;

Thence, North 00°17'21" East, along the center of County Road No. 707 and the west line of said 21.981 acre tract, at a distance of 518.30 feet to the Point of Beginning and containing 957,476 square feet or 21.981 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Burnside Organization, LLC, does hereby adopt this plat as JACKSON LAKE ESTATES, an Addition to Collin County, Texas and does 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 _____, 2021.

BURNSIDE ORGANIZATION, LLC, Owner
By: _____

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 _____, 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 _____, 2021.

Notary Public 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

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

JACKSON LAKE ESTATES

21.981 ACRES OF LAND
ASA BLANKENSHIP SURVEY, ABSTRACT NO. 139
COLLIN COUNTY, TEXAS

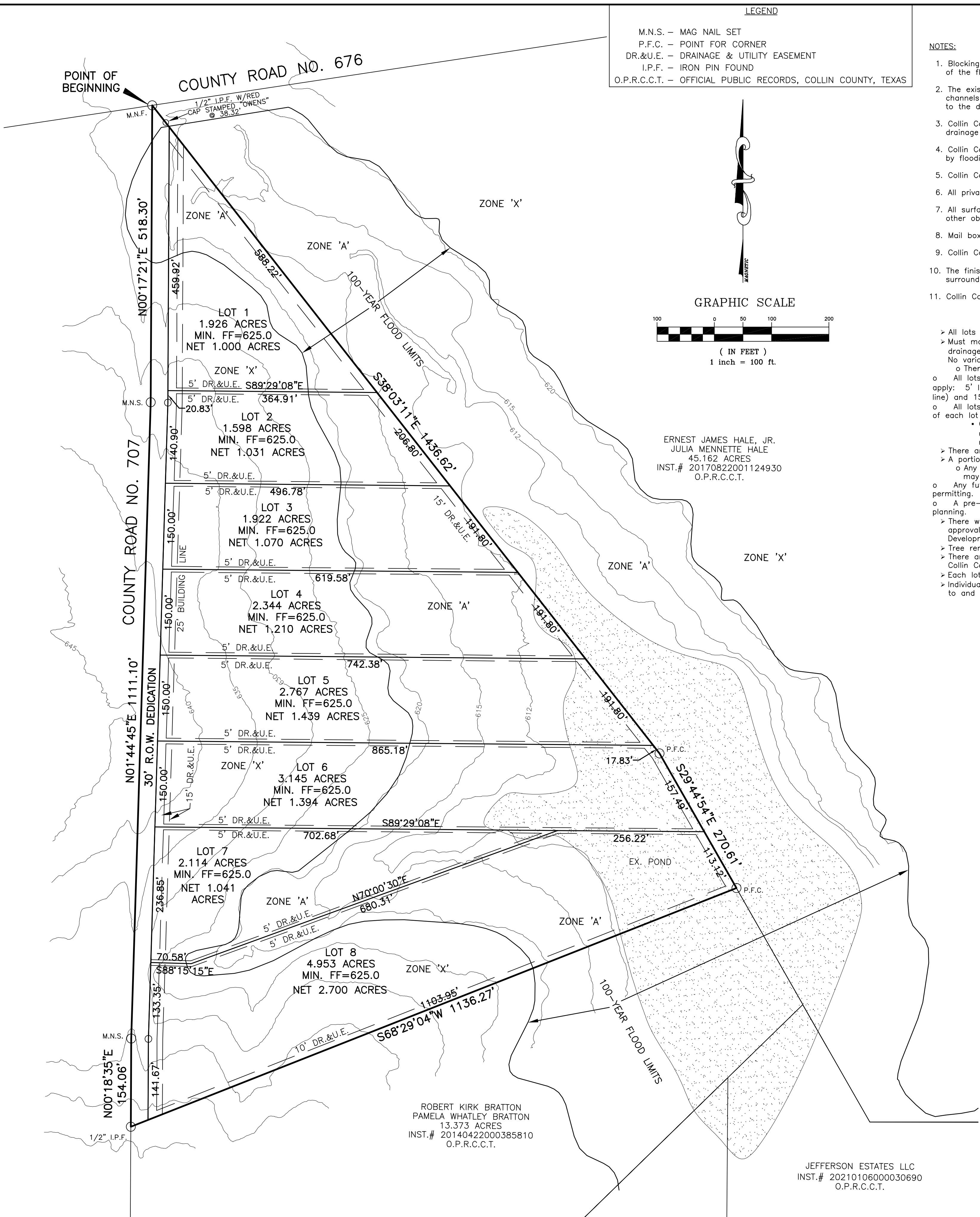
CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11	LAVON, TEXAS 75166		972-742-4411
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2787-21	1"=100'	MAY 19, 2021	CP

OWNER:
BURNSIDE ORGANIZATION, LLC
2445 CHAPEL OAKS DRIVE
MCKINNEY, TEXAS 75071
PHONE: (214) 406-3724

"Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits."

Bearings based on deed recorded in Instrument No. 20210225000373590, Official Public Records, Collin County, Texas.

FLOOD NOTE:
ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0205J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



ROBERT KIRK BRATTON
PAMELA WHATLEY BRATTON
13.373 ACRES
INST.# 20140422000385810
O.P.R.C.C.T.

JEFFERSON ESTATES LLC
INST.# 2021010600030690
O.P.R.C.C.T.

ERNEST JAMES HALE, JR.
JULIA MENNETTE HALE
45.162 ACRES
INST.# 20170822001124930
O.P.R.C.C.T.