

11442

BOYCE CREEK ESTATES PARTNERSHIP
VOLUME 5574, PAGE 7602

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VOLUME 5574, PAGE 7602

1/2-INCH IRON PIN SET
BY CORNER POST

BOYCE CREEK ESTATES PARTNERSHIP
CLERK'S FILE NO. 20101124001291140

N 88°35'51" W 39.08'

LOT 1

KATE'S CROSSING
VOLUME 2014, PAGE 92
COLLIN COUNTY PLAT RECORDS
20' DRAIN. ESMT.
S 01°54'17" E 443.18'

BOYCE CREEK
ESTATES PARTNERSHIP
VOLUME 5574, PAGE 7602
CLERK'S FILE NO. 20101124001291140

1. ANY OSSF THAT IS TO BE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN WILL REQUIRE SPECIAL PLANNING MATERIALS PRIOR TO PERMIT APPROVAL.
2. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS PREPARED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
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 TRAVELING 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 OR FLOODING CONDITIONS.
7. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. ADDITIONALLY (PER THE REGISTERED SANITARIAN THAT PERFORMED THE SUBDIVISION EVALUATION) THE MAJORITY OF THE LOTS MAY BE SUITABLE ONLY FOR AEROBIC TREATMENT WITH SURFACE IRRIGATION OSSFS ONLY.
8. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENT AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS). NOTE: NO OSSF COMPONENT (WATER-TIGHT SEWER PIPE INCLUDED) MAY CROSS AN EASEMENT. ALL OSSF COMPONENTS AND STRUCTURES MUST BE CONSTRUCTED ON ONE SIDE OF AN EASEMENT ONLY.
9. TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION. 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.
10. THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST (ONE FOOT) ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.
11. SURFACE WATER RUNOFF MAY AFFECT LOTS BORDERING THE CREEK AND LOTS WITH A WATER IMPOUNDMENT. GOOD SITE PREPARATION SHOULD RESOLVE ANY POTENTIAL ISSUES. CAREFUL SITE PLANNING PRIOR TO CONSTRUCTION IS ESSENTIAL.
12. DUE TO PRESENCE OF LARGE PONDS ON PORTIONS OF LOTS 45, 50, 51, 52 AND 53, IT IS RECOMMENDED THAT NO SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. SHOULD BE PLANNED ON LOTS 45, 50, 51, 52 AND 53 WITHOUT PRECONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES.

FROM:
R-6889-002-0590-1 / 60.833 AC
R-6889-002-0580-1 / 64 AC
R-6290-000-0090-1 / 1.067 AC
R-6290-000-0020-1 / 10.57 AC
R-6290-000-0080-1 / 4.73 AC
FOR TAX YEAR 2018

13. SANITARY TREATMENT ON SITE
14. MUST OBTAIN BUILDING PERMIT PRIOR TO CONSTRUCTION OF HOUSE
15. EACH LOT OWNER MUST OBTAIN PERMIT FROM COUNTY PRIOR TO PLACEMENT OF ENTRANCE CULVERT
16. COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
17. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY-MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING ROAD SURFACE.
18. 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.
19. LOT USE: RESIDENTIAL
20. EXISTING IMPROVEMENTS AND FENCES ON THE LAND PLATTED HEREON ARE NOT SHOWN ON THIS SURVEY PLAT
21. DIRECTIONAL CONTROL LINE: EASTERN NORTH LINE OF 367.73 ACRE TRACT RECORDED IN VOLUME 5574, PAGE 7602 CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT EACH END OF SAID DIRECTIONAL CONTROL LINE.
22. SL., DR. & UE = SLOPE, DRAINAGE AND UTILITY EASEMENT
23. NOTE: ALL SIDE AND REAR LOT LINES SHALL HAVE A DRAINAGE DITCH TO PREVENT LOT TO LOT DRAINAGE
24. 1/2-INCH IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE STATED
25. O DENOTES AN 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED
26. SETBACK LINES:
10' BUILDING SETBACK LINES ON ALL SIDE AND REAR LOT LINES EXCEPT AS SHOWN HEREON.
27. ACCORDING TO FEMA MAP NO. 48085C0455 J, DATED 6-2-2009 COLINA CREEK ESTATES, PHASE 2 IS NOT IN THE 100 YEAR FLOOD PLAIN.
28. DR. & UE = DRAINAGE & UTILITY EASEMENT

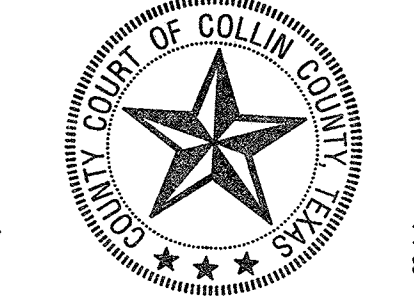
HEALTH DEPARTMENT CERTIFICATE:
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO APPLICABLE HEALTH LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREAS IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

2017-1020
[Signature]

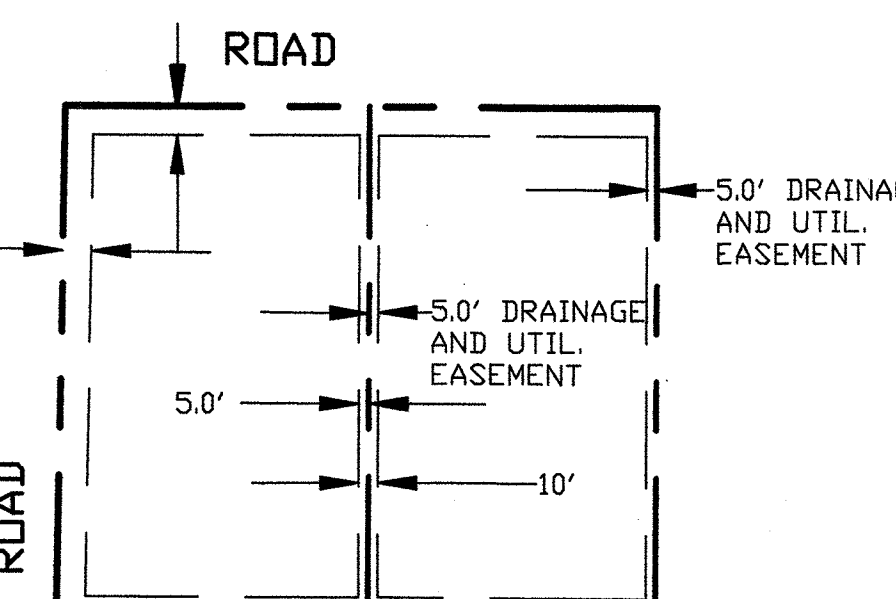
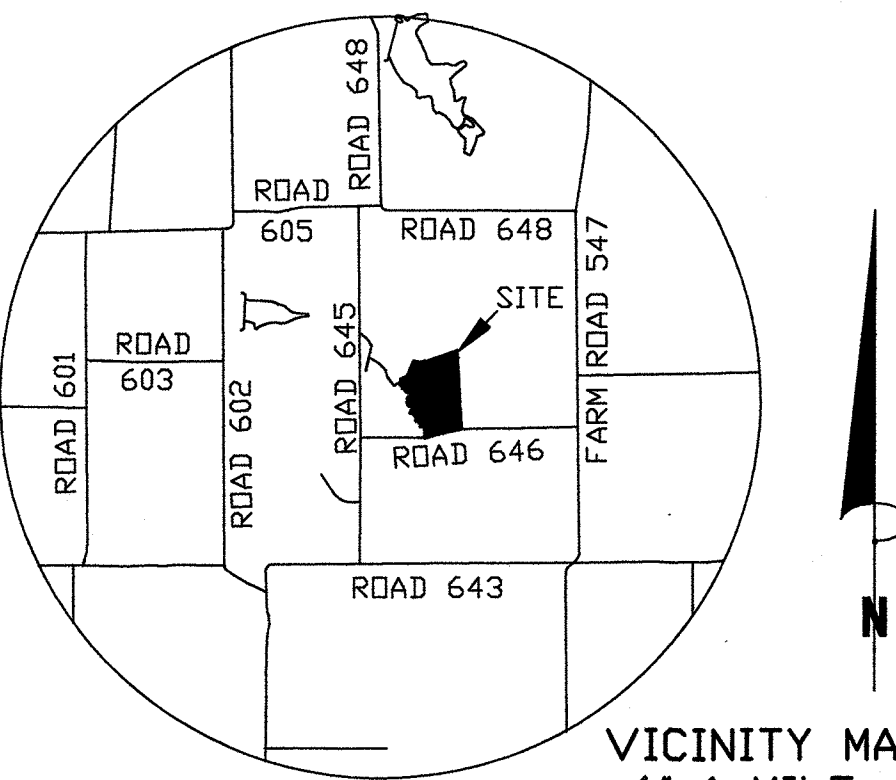
REGISTERED SANITARIAN/DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

UTILITY SERVICE PROVIDERS:
WATER SUPPLY: CADD BASIN WATER SUPPLY
156 COUNTY ROAD 1118
GREENVILLE, TEXAS 75401
903-527-3504
ELECTRIC SUPPLY: ONCOR ELECTRIC
310 HIGHWAY 205
TERRELL, TEXAS 75160
972-551-7233

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700



Scale 1" = 100'



FINAL PLAT
COLINA CREEK ESTATES
PHASE 2
AN ADDITION TO COLLIN COUNTY, TEXAS
76.83 ACRES IN THE
R. TRAMMELL SURVEY, ABSTRACT NO. 889
H. L. DOUGLASS SURVEY, ABSTRACT NO. 290
COLLIN COUNTY, TEXAS
DATE: JUNE 27, 2016

S11442

50 LOTS SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Lackland Land Developer, LTD., is the owner of a tract of land situated in Collin County, Texas, in the Robert Trammell survey, abstract no. 889 and in the H. L. Douglas survey, abstract no. 290, being a survey of part of the 367.73 acre tract described in a deed from Ecom Real Estate Management, Inc., Trustee to Boyce Creek Estates Partnership, dated December 24, 2003, recorded in volume 5574, page 7602 and a part of the 77.191 acre tract described in a deed from Robert G. Gantt, et al to Boyce Creek Estates Partnership, dated November 23, 2004 and recorded in volume 5803, page 109 and being a survey of part of the 100.421 acre tract of land described in a deed from James G. Stanford to Boyce Creek Estates Partnership, recorded as Clerk's File No. 20101124001291140, all deeds of the Collin County deed records, being described by metes and bounds as follows:

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Contains survey data points L119 through L127.

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Contains survey data points L60 through L118.

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Contains survey data points L1 through L59.

BEGINNING at an 1/8-inch iron pin set by a corner post at an inside corner of said 367.73 acre tract and the west-northwest corner of said 100.421 acre tract; THENCE South 01°13'28" East, with an east line of said 367.73 acre tract and with the west line of said 100.421 acre tract, 74.50 feet to an 5/8-inch iron pin found;

THENCE North 88°25'29" East, 42.0 feet to a 1/2-inch iron pin set; THENCE South 01°13'28" East, 774.93 feet to a 1/2-inch iron pin set in the north line of Lot 1 of Kate's Crossing Addition recorded in volume 2014, page 92 of the Collin County plat records;

THENCE North 88°35'51" West, 39.08 feet to a 1/2-inch iron pin set at the northwest corner of said Lot 1;

THENCE South 01°54'17" East, with the west line of said Lot 1, passing an 1/2-inch iron pin set at the southwest corner of said Lot 1 at 370.68 feet and continuing in all, 443.18 feet to a point on the south right-of-way line of County Road No. 646; a 1/2-inch iron pin set bears North 82°59'21" East, 40.15 feet;

THENCE westerly with the south right-of-way line of said County Road No. 646 as follows:

South 82°59'21" West, 114.24 feet to an 1/2-inch iron pin set; South 78°32'43" West, passing at 42.33 feet a 1/2-inch iron pin set at the northeast corner of the 34.53 acre tract recorded as clerk's file no. 20151208001531630 and continuing with the north line of said 34.53 acre tract, in all 566.44 feet to an iron post found;

South 76°51'17" West, with the north line of said 34.53 acre tract, 385.08 feet to an 1/2-inch iron pin set at the northwest corner of said 34.53 acre tract, in a west line of said 77.191 acre tract;

THENCE North 01°52'02" East, with a west line of said 77.191 acre tract, 16.50 feet to a point at an inside corner of said 77.191 acre tract; a 1/2-inch iron pin found bears South 01°51'26" West, 1669.79 feet;

THENCE North 82°04'31" West, with a south line of said 77.191 acre tract, 18.42 feet to a point at the southeast corner of Colina Creek Estates, Phase 1, recorded in volume Q, slide 668 & 669 of the Collin County plat records; a 1/2-inch iron pin set bears North 02°08'02" East, 30.0 feet;

THENCE North 02°08'02" East, with the west line of said 77.191 acre tract, the east line of said Colina Creek Estates, passing said 1/2-inch iron pin set at the southeast corner of Lot 1 of said Colina Creek Estates at 30.0 feet and continuing in all, 287.30 feet to an 1/2-inch iron pin set by a corner post at the northwest corner of said 77.191 acre tract and the northeast corner of said Lot 1;

THENCE North 83°03'27" West, with the north line of said Lot 1, passing an 1/2-inch iron pin set at 75.83 feet and continuing in all, 125.83 feet to a point in a creek at an inside corner of said Colina Creek Estates;

THENCE northerly with the east line of said Colina Creek Estates and generally with center of a creek as follows:

North 54°58'33" East, 29.18 feet; North 31°23'45" West, 20.29 feet; North 12°36'22" West, 61.10 feet; North 32°50'51" West, 15.29 feet; South 74°35'02" West, 15.78 feet; North 48°56'36" West, 24.54 feet; North 24°01'26" East, 27.37 feet; North 22°03'31" West, 14.29 feet; North 56°37'08" West, 35.88 feet; South 42°45'38" West, 36.35 feet; South 78°20'41" West, 8.99 feet; North 46°49'47" West, 25.21 feet; North 37°21'26" East, 25.39 feet; North 05°44'30" West, 24.01 feet; North 23°06'28" East, 21.59 feet; North 04°40'40" West, 46.60 feet; North 72°51'23" West, 34.16 feet; North 19°37'09" West, 45.19 feet; North 58°59'51" West, 40.71 feet; North 02°41'29" West, 20.25 feet; North 56°27'52" West, 14.89 feet; South 74°58'18" West, 48.36 feet; North 34°30'18" West, 26.09 feet; North 23°59'41" West, 26.91 feet; North 63°48'06" East, 33.51 feet; North 16°53'58" East, 132.28 feet; North 62°06'27" West, 48.67 feet; South 61°16'11" West, 26.53 feet; North 81°43'02" West, 18.77 feet; North 38°08'38" West, 53.01 feet; North 14°20'38" West, 41.53 feet; North 07°25'40" West, 58.56 feet; North 53°47'23" East, 30.75 feet; North 10°16'06" West, 61.23 feet; North 25°33'57" East, 69.89 feet; South 78°30'07" East, 45.74 feet; North 06°55'46" East, 45.44 feet; North 38°09'34" East, 21.03 feet; North 12°05'17" West, 67.45 feet; North 03°26'18" East, 21.73 feet; North 19°49'39" West, 25.43 feet; North 74°02'31" West, 25.63 feet; South 04°51'35" West, 84.19 feet; North 61°41'27" West, 107.69 feet; North 09°15'58" West, 56.31 feet; North 06°25'24" East, 24.96 feet; North 74°55'54" West, 16.26 feet; South 68°19'06" West, 58.30 feet; North 13°11'53" East, 60.58 feet; North 53°53'23" West, 149.77 feet;

THENCE North 51°28'38" East, 79.00 feet to a point in a lake; THENCE North 02°40'53" East, 77.96 feet to a point in a lake; THENCE North 68°58'30" East, 100.00 feet to a 5/8-inch iron pin found on the top of a pond dam;

THENCE North 26°29'55" East, 639.83 feet to a 1/2-inch iron pin set; same being in a curve, the radius point bears North 29°30'22" East, 720.0 feet; THENCE to the right along said curve, an arc length of 201.41 feet, a central angle of 16°01'39", a chord direction of North 52°28'49" West and a chord length of 200.75 feet to a 5/8-inch iron pin found;

THENCE North 46°23'53" East, 234.24 feet to a 1/2-inch iron pin set in a curve; the radius point bears North 47°49'21" East, 75.0 feet; THENCE to the left along said curve, an arc length of 64.24 feet, a central angle of 49°04'29", a chord direction of South 66°42'54" East and a chord length of 62.29 feet to a 1/2-inch iron pin set;

THENCE South 20°43'25" East, 128.04 feet to a 1/2-inch iron pin set at the P.C. of a curve to the right;

THENCE along said curve to the right, having a radius of 175.00 feet, an arc length of 43.44 feet, a central angle of 14°13'26", a chord direction of South 13°36'42" East and a chord length of 43.33 feet to a 1/2-inch iron pin set at the P.T. of said curve;

THENCE South 06°29'59" East, 159.35 feet to a 1/2-inch iron pin set in a curve; the radius point bears North 17°14'42" East, 720.0 feet; THENCE to the left along said curve, an arc length of 53.79 feet, a central angle of 04°16'50", a chord direction of South 74°53'43" East and a chord length of 53.78 feet to a 1/2-inch iron pin set;

THENCE North 06°29'59" West, 129.36 feet to a 1/2-inch iron pin set; THENCE North 85°54'19" East, 336.95 feet to a 1/2-inch iron pin set; THENCE North 19°48'05" West, 267.11 feet to a 1/2-inch iron pin set; THENCE North 72°53'35" East, 406.40 feet to a 1/2-inch iron pin set in a curve; the radius point bears North 81°27'10" East, 500.0 feet; THENCE to the left along said curve, an arc length of 74.70 feet, a central angle of 08°33'36", a chord direction of South 12°49'38" East and a chord length of 74.63 feet to a 1/2-inch iron pin set at the P.T. of said curve;

THENCE South 17°06'25" East, 340.58 feet to a 1/2-inch iron pin set; THENCE North 72°53'35" East, 50.00 feet to a 1/2-inch iron pin set; THENCE North 17°06'25" West, 340.58 feet to a 1/2-inch iron pin set; THENCE North 72°53'35" East, 312.00 feet to a 1/2-inch iron pin set; THENCE South 17°06'25" East, 340.58 feet to a 1/2-inch iron pin set; THENCE South 72°53'35" West, 40.66 feet to a 1/2-inch iron pin set; THENCE, South 01°13'28" East, 891.14 feet to the PLACE OF BEGINNING and containing 76.83 acres.

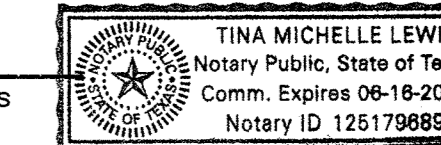
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Lackland Land Developer, LTD., does hereby certify this plat designating the herein above described property as COLINA CREEK ESTATES, PHASE 2, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

WITNESS my hand at Fort Worth, Texas, this the day of November 28, 2017.

Signature of Tim Fleet, President, Lackland Land Developer LTD

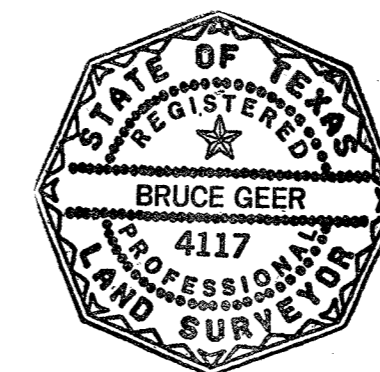
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Tim Fleet known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office, this the 28 day of November, 2017.

Signature of Tina Michelle Lewis, Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: 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.

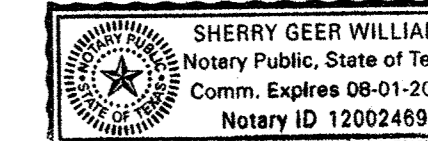


Bruce Geer, Registered Professional Land Surveyor, No. 4117

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 22nd day of November, 2017.

Signature of Sherry Geer Williams, Notary Public in and for the State of Texas



This plat is approved by the Collin County Commissioner's Court on the 10th day of

Signature of Keith Self, County Judge

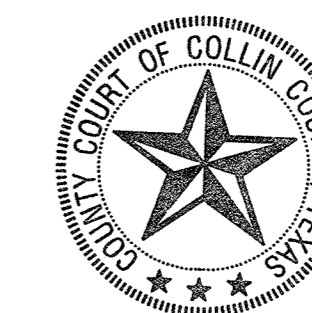
Table with 7 columns: NUMBER, DELTA ANGLE, CHORD DIRECTION, TANGENT, RADIUS, ARC LENGTH, CHORD LENGTH. Contains data for points C1 through C10.

NOTE: TANGENT, RADIUS, ARC LENGTH & CHORD LENGTH ARE MEASURED IN FEET

Table with 7 columns: NUMBER, DELTA ANGLE, CHORD DIRECTION, RADIUS, ARC LENGTH, CHORD LENGTH. Contains data for points C11 through C15.

NOTE: FROM THE SOUTH-SOUTHEAST CORNER OF THIS 76.83 ACRE TRACT, IT IS APPROXIMATELY SOUTH 8°40'45" EAST, 3796.42 FEET TO THE SOUTH-SOUTHEAST CORNER OF THE H. L. DOUGLAS SURVEY, ABSTRACT NO. 290.

FILED AND RECORDED
Official Public Records
Stacy Kemp, County Clerk
Collin County, TEXAS
12/19/2017 02:29:15 PM
\$41.00 FEE/SET
20171219010006930



Signature of Stacy Kemp

S11442
FINAL PLAT
COLINA CREEK
ESTATES
PHASE 2
AN ADDITION TO COLLIN COUNTY, TEXAS
76.83 ACRES IN THE
R. TRAMMELL SURVEY, ABSTRACT NO. 889
H. L. DOUGLAS SURVEY, ABSTRACT NO. 290
COLLIN COUNTY, TEXAS
DATE: JUNE 27, 2016

OWNER: LACKLAND LAND DEVELOPER, LTD.
3045 LACKLAND ROAD
FORT WORTH, TX. 76116

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 WEST UNIVERSITY DRIVE (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FAX 972-542-5751