



**STANDARD PLAT NOTES**

- Maina 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 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.
- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain State-mandated setbacks 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.
- Tree removal and/or grading for OSSF may be required on individual lots.
- Due to the presence of two large, bisecting easements on Lot 36R-1, no surface improvements, previous cover, outbuildings, swimming pools, etc. on Lot 36R-1 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
- Individual site evaluations of OSSF design plans (meeting all State and County Requirements) must be submitted and approved by Collin County for each lot prior to construction of any OSSF System.
- 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 bounds is a violation of County Ordinance and State law is subject to fines and withholding of utilities and building permits.
- The purpose of this Replat is to create two (2) platted lots from an existing platted lot.
- 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.



**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF COLLIN**  
WHEREAS Maria G. Castillo is the sole owner of a tract of land located in JAMES ELLISON SURVEY, Abstract No. 293, Collin County, Texas, being Lot 18, of Maina Estates, an addition to Collin County, Texas, according to the plat thereof recorded in Volume L, Page 564-567, Plat Records, Collin County, Texas, and being the same tract of land described in deed to Maria G. Castillo, recorded in Instrument No. 20180618000750680, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with a yellow plastic cap found in the North line of County Road No. 656, at the common Southerly corner of Lot 17 and Lot 18, of said Maina Estates;

Thence North 89 deg. 57 min. 04 sec. West, along said North line, a distance of 271.76 feet to a 1/2 inch iron rod with a yellow plastic cap found at the common Southerly corner of said Lot 18 and Lot 19, of said Maina Estates;

Thence North 00 deg. 00 min. 49 sec. East, a distance of 1,700.39 feet to a 1/2 inch iron rod with a yellow plastic cap found in the South line of Lot 52, at the common Northerly corner of said Lots 18 and 19;

Thence South 60 deg. 52 min. 23 sec. East, a distance of 182.12 feet to a point for corner in the West line of Lot 16, at the Southeast corner of said Lot 52;

Thence South 64 deg. 12 min. 33 sec. East, along the said West line, a distance of 21.67 feet to a point for corner;

Thence South 34 deg. 10 min. 05 sec. East, a distance of 45.87 feet to a point for corner at the Southwest corner of said Lot 16, same being the Northwest corner of a tract of land described in deed to Bates D'Anna Cervenka and Shellie Cervenka, recorded in Instrument No. 97-0046324, Official Public Records, Collin County, Texas;

Thence South 26 deg. 13 min. 48 sec. East, along the West line of said Cervenka tract, a distance of 68.07 feet to a point for corner;

Thence South 15 deg. 56 min. 00 sec. East, along said West line, a distance of 87.41 feet to a point for corner;

Thence South 28 deg. 53 min. 57 sec. East, along said West line, a distance of 27.40 feet to a point for corner at the common Northerly corner of said Lots 17 and 18;

Thence South 00 deg. 00 min. 49 sec. West, a distance of 1,395.49 feet to the PLACE OF BEGINNING and containing 434,599 square feet or 10,000 acres of land

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Maria G. Castillo, does hereby adopt this plat designating the herein-described property as **MAINA ESTATES, LOTS 18A & 18B**, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. Maria G. Castillo does hereby certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
- Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
- The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
- The public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use of maintenance of a roadway and the drainage systems of the roadway.
- Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Name: \_\_\_\_\_  
Title: Owner

**SURVEYOR'S CERTIFICATE**

I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, This Plat is true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision. The property is in Zone X and Zone A and is within the 100 year floodplain

**PRELIMINARY NOT FOR  
RECORDING PURPOSES**

By: \_\_\_\_\_  
Printed Name: Barry S. Rhodes  
R.P.L.S. No. 3691

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

LINE	LENGTH	BEARING
L1	10.22'	N 23°07'07" W
L2	21.31'	N 12°20'47" W
L3	14.37'	N 04°27'56" W
L4	37.33'	N 00°32'34" E
L5	22.25'	N 23°30'13" W
L6	18.93'	N 43°30'37" W
L7	16.43'	N 64°09'12" W
L8	45.21'	N 89°25'56" W
L9	27.16'	N 37°41'18" W
L10	30.25'	N 18°10'56" W
L11	37.42'	N 04°44'57" W
L12	92.15'	N 00°28'47" W
L13	36.28'	N 21°36'51" W
L14	45.72'	N 49°45'11" W
L15	58.60'	N 28°31'53" W
L16	117.44'	N 39°31'41" W

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, as Director of Engineering (designee) have been delegated the authority to approve the foregoing Minor Plat on behalf of the Commissioners Court of Collin County, Texas. I hereby certify I exercised this authority on \_\_\_\_\_ to APPROVE the foregoing Minor Plat as the act and deed of the Collin County Commissioners Court. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown on the foregoing instrument.

Collin County Director of Engineering (or Designee) \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

PROPERTY ADDRESS: 18907 C.R. 656, FARMERSVILLE, TX 75442  
OWNER: MARIA G. CASTILLO  
ADDRESS: 18907 C.R. 656, FARMERSVILLE, TX 75442  
PHONE: 214-794-6729

**SURVEYOR'S NOTES**

- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
- ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, GRID COORDINATES, NO SCALE OR PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING PLATTED LOT.



FIRM NO. 10194366  
7509 PENNBRIDGE CIRCLE, ROWLETT, TX 75088  
WEBSITE: WWW.BURNSURVEYING.COM  
PHONE: (214) 326-1090  
JOB NO.: 202204821 DATE: 07/22/2022 DRAWN BY: TD

**REPLAT  
MAINA ESTATES  
LOTS 18A & 18B**

BEING A REPLAT OF LOT 18, OF MAINA ESTATES,  
- 10,000 ACRES -  
JAMES ELLISON SURVEY ABSTRACT NO. 293,  
COLLIN COUNTY, TEXAS

**LEGEND**

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
IRF YC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

EXTANTSOFT INC.,  
INST. NO. 20211102002247560,  
O.P.R.C.C.T.

WILLIAM HEMPHILL SURVEY,  
ABSTRACT NO. 448

LARRY C. FOREMAN  
AND JOY J. FOREMAN,  
VOL. 4790, PG. 2299,  
D.R.C.C.T.