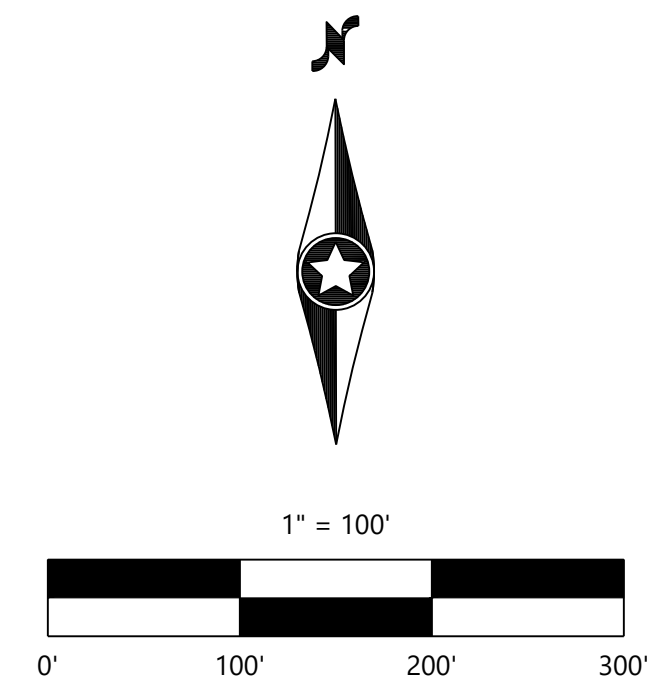
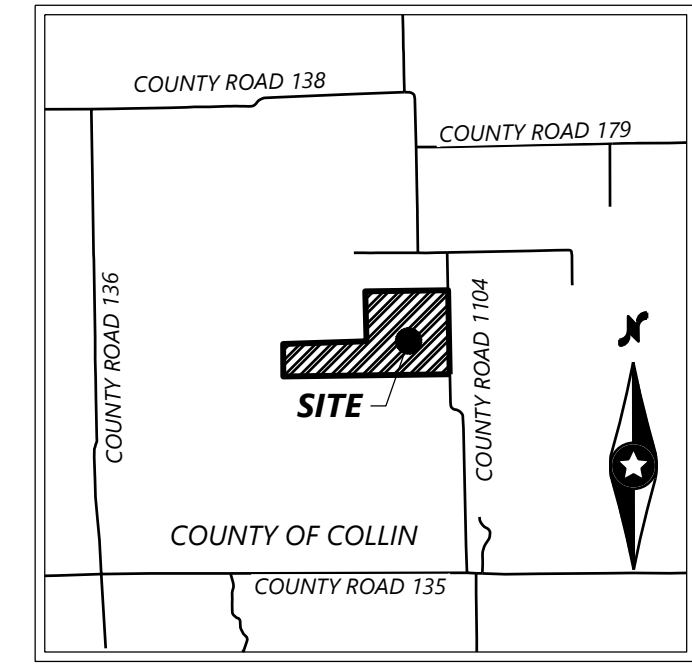


VICINITY MAP
(NOT TO SCALE)

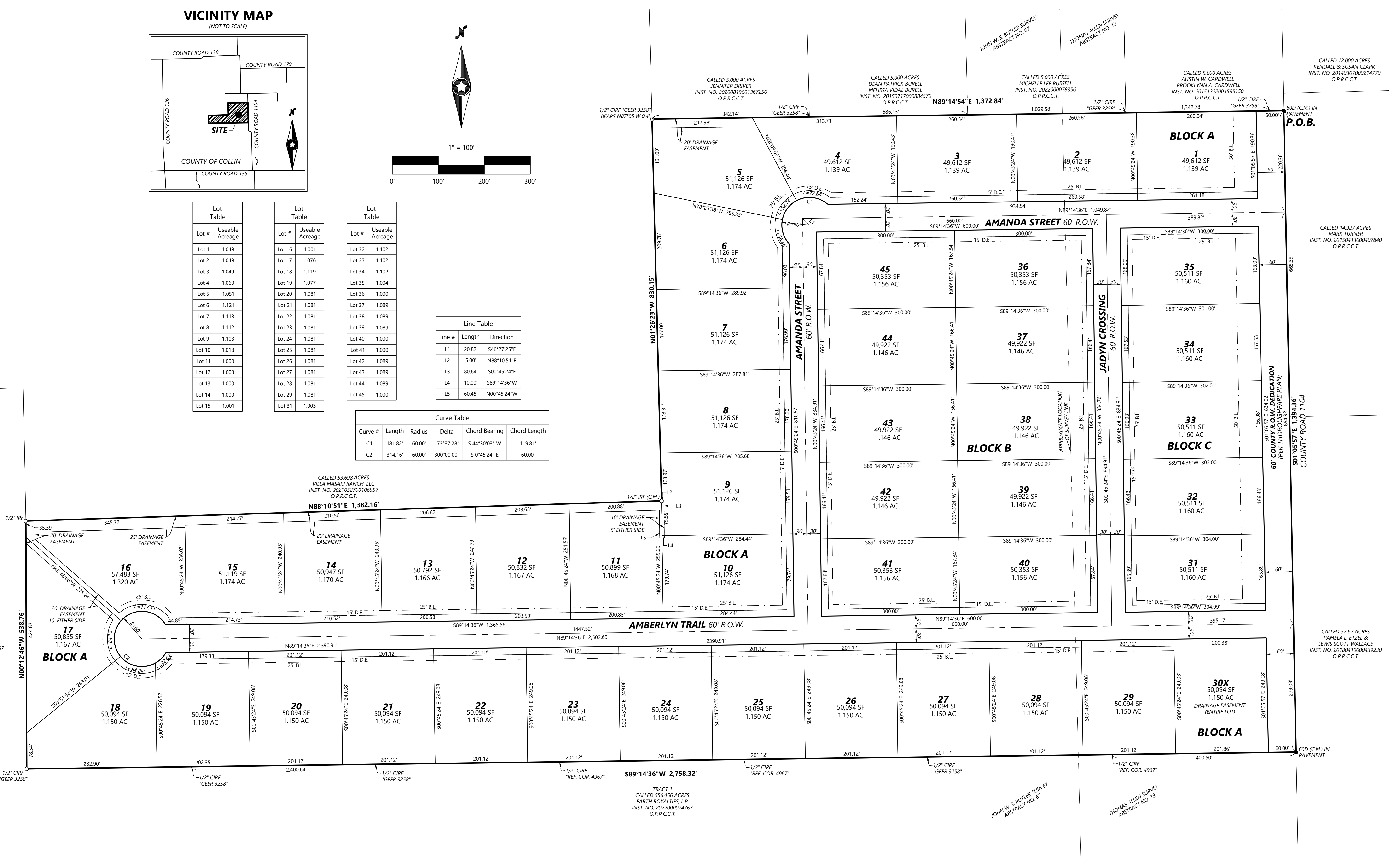


Lot Table		Lot Table	
Lot #	Useable Acreage	Lot #	Useable Acreage
Lot 1	1.049	Lot 16	1.001
Lot 2	1.049	Lot 17	1.076
Lot 3	1.049	Lot 18	1.119
Lot 4	1.060	Lot 19	1.077
Lot 5	1.051	Lot 20	1.081
Lot 6	1.121	Lot 21	1.081
Lot 7	1.113	Lot 22	1.081
Lot 8	1.112	Lot 23	1.081
Lot 9	1.103	Lot 24	1.081
Lot 10	1.018	Lot 25	1.081
Lot 11	1.000	Lot 26	1.081
Lot 12	1.003	Lot 27	1.081
Lot 13	1.000	Lot 28	1.081
Lot 14	1.000	Lot 29	1.081
Lot 15	1.001	Lot 31	1.003

Lot Table		Lot Table	
Lot #	Useable Acreage	Lot #	Useable Acreage
Lot 32	1.102	Lot 39	1.089
Lot 33	1.102	Lot 40	1.000
Lot 34	1.102	Lot 41	1.000
Lot 35	1.004	Lot 42	1.089
Lot 36	1.000	Lot 43	1.089
Lot 37	1.089	Lot 44	1.089
Lot 38	1.089	Lot 45	1.000

Line Table				
Line #	Length	Direction		
L1	20.82	S46°27'25"E		
L2	5.00	N88°10'51"E		
L3	80.64	S00°45'24"E		
L4	10.00	S89°14'36"W		
L5	60.45	N00°45'24"W		

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	181.82	60.00	173°37'28"	S 44°30'03" W	119.81
C2	314.16	60.00	300°00'00"	S 0°45'24" E	60.00



ZONE A

LEGEND

CIRS	5/8" IRON ROD WITH YELLOW CAP STAMPED
CIRF	"WESTWOOD PS" FOUND
MGS	CAPPED IRON ROD FOUND
●	MAG NAIL SET
(C.M.)	POINT OF CURVATURE
D.E.	CONTROLLING MONUMENT
VOL. PG.	DRAINAGE EASEMENT
C.C. NO.	VOLUME PAGE
M.R.C.C.T.	COUNTY CLERK'S NUMBER
D.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.O.B.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.O.C.	POINT OF BEGINNING
B.L.	POINT OF COMMENCING
D.U.E.	BUILDING LINE
U.E.	DRAINAGE & UTILITY EASEMENT
	UTILITY EASEMENT
	STREET NAME CHANGE

GENERAL NOTES REGARDING ADDITION:

- TOTAL ACREAGE = 61.386 ACRES
- TOTAL NUMBER OF LOTS = 45
- SMALLEST LOT ACREAGE = 1.139 ACRES
- LARGEST LOT ACREAGE = 1.320 ACRES
- AVERAGE LOT SIZE = 1.159 ACRES

LOT SUMMARY

NUMBER OF LOTS.....	45
NUMBER OF RESIDENTIAL LOTS.....	44
NUMBER OF H.O.A. LOTS.....	1

UTILITY CONTACTS

COLLIN COUNTY 972-548-3733	GRAYSON COUNTY ELECTRIC CO-OP 903-482-7100
MUSTANG SPECIAL UTILITY DISTRICT 940-440-9561	ATMOS ENERGY GAS 214-733-5122
TIME WARNER CABLE 972-742-5892	AT&T TELEPHONE 972-569-4760

OWNER
ESTATES IN CELINA, LLC
3605 CATHEDRAL LAKE DRIVE
FRISCO, TX 75034

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSP FIRM REGISTRATION NO. F-11755
TSP S FIRM REGISTRATION NO. F-10214301

FINAL PLAT
LOTS 1-29, 30X, 31-45
COUNTRY ESTATES
44 RESIDENTIAL LOTS
1 HOA LOT
61.386 ACRES OF LAND
BEING OUT OF THE
JOHN W. S. BUTLER SURVEY, ABSTRACT NO. 67 AND
THE THOMAS ALLEN SURVEY, ABSTRACT NO. 13
COLLIN COUNTY, TEXAS

61.386 ACRES MAY 08, 2023 JOB NO. 0041754.00 COUNTRY ESTATES

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Estates in Celina, LLC is the sole owner of a 61.386 acre tract of land situated in the John W. S. Survey, Abstract No. 67 and the Thomas Allen Survey, Abstract No. 13, Collin County, Texas, and being all of the 61.380 acre tract of land conveyed to Estates in Celina, LLC by deed of record in Instrument No. 2022000152942 of the Official Public Records of Collin County, Texas; said 61.386 acre tract being more particularly described as follows:

BEGINNING at a 60D nail found for corner in the asphalt pavement at or near the centerline of County Road 1104, a right-of-way, and being in the west line of a 14.927 acre tract of land conveyed to Mark Turner, by deed of record in Instrument No. 20150413000407840, of said Official Public Records; said point being at the southeast corner of a 5,000 acre tract of land conveyed to Austin W. Cardwell and Brooklynn A. Cardwell, by deed of record in Instrument No. 20151222001595150, of said Official Public Records and being at the northeast corner of said 61.380 acre tract;

THENCE South 01 degrees 05 minutes 57 seconds East, along the approximate centerline of said County Road 1104, and along the common line between said 14.927 acre tract and said 61.380 acre tract, at a distance of 665.39 feet passing the southwest corner of said 14.927 acre tract and the northwest corner of a 57.62 acre tract of land conveyed to Pamela L. Etzel and Lewis Scott Wallace, by deed of record in Instrument No. 20180410000439230, of said Official Public Records, continuing along the said approximate centerline of said County Road 1104 and along the common line between said 61.380 acre tract and said 57.62 acre tract, in all a total distance of 1,394.36 feet to a 60D nail found at a northeast corner of a called 556.456 acre tract of land described in Tract 1, conveyed to Earth Royalties, L.P., by deed of record in Instrument No. 2022000074767, of said Official Public Records; said point being at the southeast corner of said 61.380 acre tract;

THENCE South 89 degrees 14 minutes 36 seconds West, departing the said approximate centerline of said County Road 1104 and the said common line between the 61.380 acre tract and the 57.62 acre tract, along the common line between said 556.456 acre tract and said 61.380 acre tract, at a distance of 400.50 feet passing a 1/2" iron rod with a plastic cap stamped "RPLS 4967" for reference, continuing along the said common line between the 556.456 acre tract and the 61.380 acre tract, at a distance of 2,400.64 feet passing a 1/2" iron rod with a plastic cap stamped "GEER 3258" for reference, continuing along the said common line between 556.456 acre tract and the 61.380 acre tract, in all a total distance of 2,758.32 feet to a 1/2" iron rod with a plastic cap stamped "GEER 3258" found at a re-entrant corner of said 556.456 acre tract and being at the southwest corner of said 61.380 acre tract;

THENCE North 00 degrees 12 minutes 46 seconds West, continuing along the said common line between the 556.456 acre tract and the 61.380 acre tract, a distance of 538.76 feet to a 1/2" iron rod found at a southwest corner of a 53.698 acre tract of land conveyed to Villa Masaki Ranch, LLC, by deed of record in Instrument No. 2021052700106957, of said Official Public Records; said point being at a northwest corner of said 61.380 acre tract;

THENCE North 88 degrees 10 minutes 51 seconds East, departing the said common line between the 556.456 acre tract and the 61.380 acre tract, along the common line between said 53.698 acre tract and said 61.380 acre tract, a distance of 1,382.16 feet to a 1/2" iron rod found at the southeast corner of said 53.698 acre tract and a re-entrant corner of said 61.380 acre tract;

THENCE North 01 degrees 26 minutes 23 seconds West, continuing along the said common line between the 53.698 acre tract and the 61.380 acre tract, a distance of 830.15 feet to a point from which a 1/2" iron rod with a plastic cap stamped "GEER 3258" found bears North 87 degrees 05 minutes West, 0.4 feet; said point being at the southwest corner of a 5,000 acre tract of land conveyed to Jennifer Driver, by deed of record in Instrument No. 20200819001367250, of said Official Public Records; said point being at a northwest corner of said 61.380 acre tract;

THENCE North 89 degrees 14 minutes 54 seconds East, departing the said common line between the 53.698 acre tract and the 61.380 acre tract, along the common line between the said 61.380 acre tract and the said Driver tract, at a distance of 342.14 feet passing a 1/2" iron rod with a plastic cap stamped "GEER 3258" found at the southeast corner of said Driver tract and the southwest corner of a 5,000 acre tract of land conveyed to Dean Patrick Burell and Melissa Vidal Burell, by deed of record in Instrument No. 20150717000884570, of said Official Public Records, continuing along the common line between the said Burell tract and the said 61.380 acre tract, at a distance of 686.13 feet passing the southeast corner of said Burell tract and the southwest corner of a 5,000 acre tract of land conveyed to Michelle Lee Russell, by deed of record in Instrument No. 2022000078356, of said Official Public Records, continuing along the common line between the said Russell tract and the said 61.380 acre tract, at a distance of 1,029.58 feet passing a 1/2" iron rod with a plastic cap stamped "GEER 3258" found at the southeast corner of said Russell tract and the southwest corner of said Cardwell tract, continuing along the common line between the said Cardwell tract and the said 61.380 acre tract, at a distance of 1,342.78 feet passing a 1/2" iron rod with a plastic cap stamped "GEER 3258" found for reference, continuing along the common line between the said Cardwell tract and the said 61.380 acre tract, in all a total distance of 1,372.84 feet to the **POINT-OF-BEGINNING**, containing **2,673,983 square feet or 61.386 acres of land**.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ESTATES IN CELINA, LLC, do hereby certify and adopt this plat designating the herein above described property as **COUNTRY ESTATES**, an addition to Collin County, Texas. The owner(s) of the property described above and wish to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled **COUNTRY ESTATES**, to Collin County, Texas" as our legal subdivision of same and do hereby dedicate to the owners of the lots in said subdivision, public utilities serving said subdivision, emergency services providers with jurisdiction and public service agencies, the use of all the private streets and other easements shown hereon and do hereby grant an express easement across said private streets shown hereon for the use, benefit and accommodation of the County for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement and for the mutual benefit, use and accommodation of all public utility entities. All streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. The sale of the lot(s) shown on this plat shall be made subject to the restrictions and conditions recorded in the Official Public Records of Collin County.

By filing this plat of record, owner(s) and all future owners by purchasing lots with reference to this plat acknowledge and covenant that Collin County is not accepting the Subdivision Roadways for maintenance and shall have no obligation to maintain or repair the Roadways in this Subdivision.

That 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.

That 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.

That 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.

That 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.

That 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 for emergency repair if the drainage system in that easement is causing flooding or damage downstream.

A homeowner's association will be created upon recordation of this plat. Membership is mandatory for each lot owner. The homeowner's association shall be responsible for maintenance of the roads in this Subdivision in perpetuity with such maintenance to be funded by dues collected from members.

Roads will be maintained to such a standard that will allow access by police, fire, and emergency service agencies. This, at a minimum, requires a travelable causeway with an all-weather surface capable of supporting 75,000 pounds.

WITNESS, my hand, this the ____ day of _____, 2023.

ESTATES IN CELINA, LLC

BY: _____
Owner

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2023.

Notary Public, State of Texas

My commission expires: _____

STANDARD NOTES:

- 1. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
- 2. DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.
- 3. ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.
- 4. COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.
- 5. COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.
- 6. A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.
- 7. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVISION 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.
- 9. 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.
- 10. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- 11. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FOUNDATIONS, STRUCTURES, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION, ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 12. FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YR FLOODPLAINS, AS SHOWN ON THE PLAT.
- 13. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOOD PLAIN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
- 14. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY, OR ROADWAY WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROADWAY NETWORK, MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- 15. THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS SHALL BE AT LEAST 18" ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING AND TWO FEET (2') ABOVE THE 100-YR BASE FLOOD ELEVATION.
- 16. EXCEPT FOR DITCHES THAT ARE ADJACENT TO ROADWAYS AND/OR CULVERTS AND OTHER IMPROVEMENTS THAT ARE A PART OF A ROADWAY, THE COUNTY GENERALLY WILL NOT ACCEPT DRAINAGE IMPROVEMENTS FOR MAINTENANCE, INCLUDING RETENTION AND DETENTION PONDS. THEREFORE, THE APPLICANT MUST PROVIDE FOR THIS WORK TO BE DONE EITHER BY WAY OF AN HOA; BY PROVIDING IN THE DEED RESTRICTIONS THAT EACH LOT OWNER IS RESPONSIBLE FOR MAINTAINING THE PORTIONS OF THE DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THEIR LOT; OR OTHER METHOD.
- 17. INDIVIDUAL LOTS IN A SUBDIVISION ARE CONSIDERED PART OF A LARGER COMMON PLAN OF DEVELOPMENT, REGARDLESS OF WHEN CONSTRUCTION ACTIVITY TAKES PLACE ON THAT LOT IN RELATION TO THE OTHER LOTS, AND ARE REQUIRED TO HAVE BMP'S AND COMPLY WITH THE CONSTRUCTION GENERAL PERMIT. 18. THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE AN SW3P AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.
- 18. THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE AN SW3P AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.
- 19. LOT 30X, IS DEDICATED TO THE HOME OWNER'S ASSOCIATION, AND SHALL BE OWNED AND MAINTAINED BY THE _____ HOME OWNER'S ASSOCIATION.

SURVEYOR NOTES:

- 1) **COUNTRY ESTATES** IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 2) THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0040, MAPS EFFECTIVE: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X".
- 3) ALL INTERIOR LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- 4) BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.

ADDITIONAL NOTES:

- 1. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
- 2. LOT 30X IS A COMMON/DETENTION LOT THAT IS NOT APPROVED FOR OSSF.
- 3. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER OSSF REGULATIONS). NO VARIANCES WILL BE GRANTED FOR SETBACKS OR FOR OSSF REDUCTION.
-THERE IS A 15' DRAINAGE EASEMENT ALONG EVERY INTERIOR ROAD-ADJACENT PROPERTY LINE TO WHICH OSSF SETBACKS APPLY.
-THERE ARE ADDITIONAL DRAINAGE EASEMENTS TO WHICH OSSF SETBACKS APPLY ON THE FOLLOWING LOTS:
--LOT 5/BLK A - 20' DRAINAGE EASEMENT ON THE NORTHERN PROPERTY LINE.
--LOT 9/BLK A - 5' DRAINAGE EASEMENT ALONG A PORTION OF WESTERN PROPERTY LINE.
--LOT 11/BLK A - 5' DRAINAGE EASEMENT ALONG A PORTION OF EASTERN PROPERTY LINE AND 20' DRAINAGE EASEMENT ALONG THE NORTHERN PROPERTY LINE.
--LOTS 12-15/BLK A - 20' DRAINAGE EASEMENT ALONG THE NORTHERN PROPERTY LINES.
--LOT 16/BLKA - 25' DRAINAGE EASEMENT ALONG THE NORTHERN PROPERTY LINE AND 10' DRAINAGE EASEMENT ALONG THE LOT 17/BLK A ADJACENT PROPERTY LINE.
--LOT 17/BLK B - 10' DRAINAGE EASEMENT ALONG THE LOT 16/BLK A ADJACENT PROPERTY LINE.
-THERE IS A DETENTION FEATURE ON LOT 30X/BLK A TO WHICH OSSF SETBACKS APPLY FOR LOT 29/BLK A.
- 4. THERE ARE NO EASEMENTS OTHER THAN THOSE NOTED ABOVE.
- 5. THERE WERE NO PERMITTED/APPROVED EXISTING STRUCTURES WITH ASSOCIATED OSSF(S) ON ANY LOT AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES OR OSSFS ON LOTS MUST BE REVIEWED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
- 6. TREE REMOVAL AND/PR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
- 7. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- 8. EACH LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
- 9. 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.

OWNER
ESTATES IN CELINA, LLC
3605 CATHEDRAL LAKE DRIVE
FRISCO, TX 75034

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TPLS FIRM REGISTRATION NO. F-11756
TPLS FIRM REGISTRATION NO. F-10074301

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JASON B. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND OR PLACED UNDER MY PERSONAL SUPERVISION.

JASON B. ARMSTRONG,
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5557

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, 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.

WITNESS MY HAND AT _____, TEXAS, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING FINAL PLAT OF **COUNTRY ESTATES** TO COLLIN COUNTY, TEXAS WAS APPROVED BY THE VOTE OF THE COLLIN COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 2023 AT A MEETING HELD IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT. THIS APPROVAL DOES NOT CREATE AN OBLIGATION UPON COLLIN COUNTY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY ROADS OR OTHER IMPROVEMENTS SHOWN OF THE FINAL PLAT.

COLLIN COUNTY JUDGE CHRIS HILL

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 EVALUATION 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

FINAL PLAT
LOTS 1-29, 30X, 31-45
COUNTRY ESTATES
44 RESIDENTIAL LOTS
1 HOA LOT
61.386 ACRES OF LAND
BEING OUT OF THE
JOHN W. S. BUTLER SURVEY, ABSTRACT NO. 67 AND
THE THOMAS ALLEN SURVEY, ABSTRACT NO. 13
COLLIN COUNTY, TEXAS
61.386 ACRES MAY 08, 2023 Job No. 0041754.00 COUNTRY ESTATES