

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

Bearings based deed recorded in Instrument No. 2023000025673, Official Public Records, Collin County, Texas.

Property is subject to 10' Frognot Water Supply Corporation easement with the center line being the pipe line as installed - Vol. 669, Pg. 414, D.R.C.C.T.

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

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT
I hereby certify that the attached and foregoing Final Plat of CASA AMERICANA UNO, to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 20____ 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.

CHRIS HILL, COLLIN COUNTY JUDGE

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 _____, 2024.

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

LEGEND
D.&U.E. - DRAINAGE & UTILITY EASEMENT
P.F.C. - POINT FOR CORNER
P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
R.C.I.P.F. - 1/2" IRON PIN FOUND WITH RED CAP STAMPED "MATKIN HOOVER ENG. & SURVEY"
C.M.E. - CLUSTER MAILBOX EASEMENT
P.P. - EXISTING POWER POLE
ALL CORNERS TO BE 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

ELECTRIC PROVIDER:
Fannin County Electric Cooperative
1530 Silo Road
Bonham, Texas 75418
(903) 583-2117

WATER PROVIDER:
Frognot SUD
408 W. FM 545, Suite 3
P.O. Box 400
Blue Ridge, Texas 75424
(972) 752-4100

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, THE SUBJECT PROPERTY 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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Reeder Real Estate, LP, is the owner of a tract of land situated in the Benjamin Clark Survey, Abstract No. 163, Collin County, Texas, and being the same 10.030 acre tract of land conveyed to Reeder Real Estate, LP by deed recorded in Instrument No. 2023000025673, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a point for corner in the center of County Road No. 1100 for the northeast corner of said 10.030 acre tract;

Thence, South 00°13'17" West, along the east line of said 10.030 acre tract and the west line of a 4.271 acre tract of land conveyed to Bobby Ray Atkinson by deed recorded in Volume 4913, Page 4084, Official Public Records, Collin County, Texas, passing at a distance of 30.00 feet a 1/2" iron pin found with red cap stamped "MATKIN HOOVER ENG. & SURVEY" for reference and continuing for a total distance of 593.01 feet to a 1/2" iron pin found with red cap stamped "MATKIN HOOVER ENG. & SURVEY" for the southeast corner of said 10.030 acre tract and the most easterly northeast corner of a 10.586 acre tract of land conveyed to Darnell Kenya Burse and Andrea R. Burse by deed recorded in Instrument No. 20220124000128660, Official Public Records, Collin County, Texas;

Thence, North 89°32'22" West, along the south line of said 10.030 acre tract and a north line of said 10.586 acre tract, a distance of 680.85 feet to a 1/2" iron pin found with red cap stamped "MATKIN HOOVER ENG. & SURVEY" for corner;

Thence, North 57°04'41" West, along a common line of said 10.030 acre tract and said 10.586 acre tract, a distance of 71.51 feet to a 1/2" iron pin found with red cap stamped "MATKIN HOOVER ENG. & SURVEY" for corner;

Thence, North 00°25'11" East, along the west line of said 10.030 acre tract and an east line of said 10.586 acre tract, passing at a distance of 522.32 feet a 1/2" iron pin found with red cap stamped "MATKIN HOOVER ENG. & SURVEY" for reference and continuing for a total distance of 552.32 feet to a point in the center of County Road No. 1100 for the northwest corner of said 10.030 acre tract and the most northerly northeast corner of said 10.586 acre tract;

Thence, South 89°43'04" East, along the north line of said 10.030 acre tract and the center of County Road No. 1100, a distance of 739.11 feet to the Point of Beginning and containing 436,895 square feet or 10.030 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Reeder Real Estates, LP, does hereby certify and adopt this plat designating the herein above described property as CASA AMERICANA UNO, 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. The Reeder Real Estate, LP does herein 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 and 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 this the ____ day of _____, 2024.

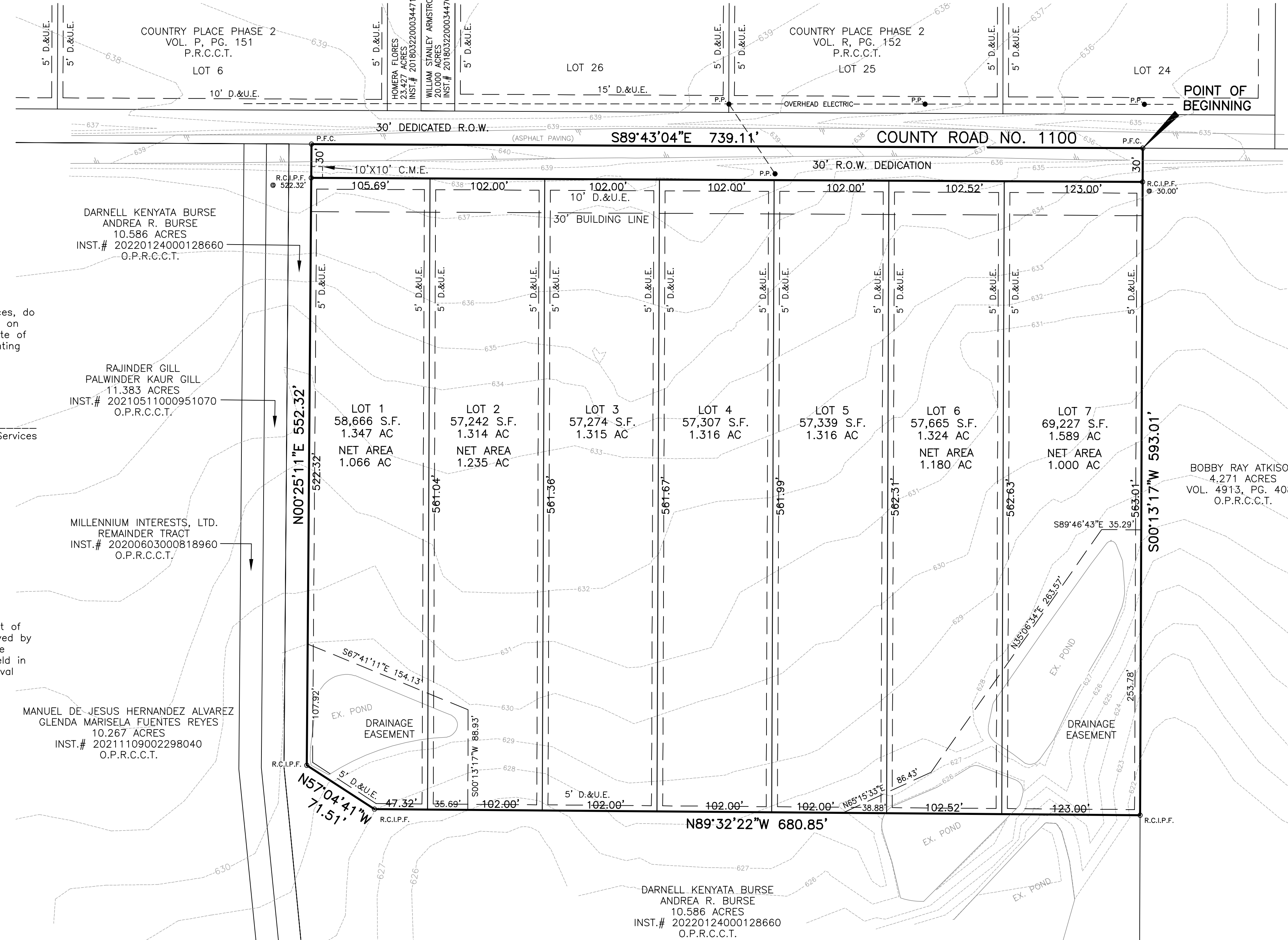
Reeder Real Estate, LP, Owner
By: _____

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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF _____, 2024.

Notary Public for the State of Texas
My Commission expires _____

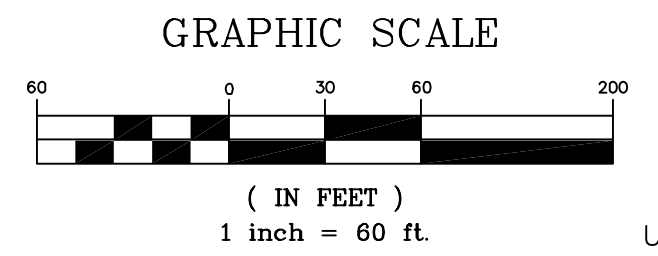


NOTES:

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 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.
- 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 or flooding conditions.
- 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.
- 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.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- 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.
- 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.
- 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.
- 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.
- 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.
- All utility easements shall be kept clear of buildings, foundations, structures, plantings (trees/shrubs), and other obstructions to the operation, access and maintenance of the utility easement.
- Collin County will not be responsible for maintenance or repairs of Centralized Mail boxes.

OSSF NOTES:

- 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/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - There is a 10' drainage and utility easement along every road-adjacent property line and a 5' drainage and utility easement along every other property line on each lot to which OSSF setbacks apply.
 - Additionally, there is a variable-width drainage easement and associated pond on the southern end of lots 1 and 2 and a variable-width drainage easement and associated pond on the southern end of lots 4 and 7 to which OSSF setbacks apply.
- There are no easements other than those noted above.
- 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 any 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/disposed 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.



OWNER:
Reeder Real Estate, LP
2735 Villa Creek Dr #140
Farmers Branch, Texas 75234
(214) 908-1779

UPDATED: FEB. 9, 2024 - COUNTY COMMENTS

FINAL PLAT
CASA AMERICANA UNO
10.030 ACRES OF LAND
BENJAMIN CLARK SURVEY, ABSTRACT NO. 163
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3293-23	1"=60'	JANUARY 24, 2024	CP