

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Grand Prairie Construction, Inc., is owner of Lot 5, Park Meadows, Phase I, a subdivision in Collin County, Texas, as recorded in Cabinet J, Page 137, plat records of Collin County, Texas, as conveyed by Instrument No. 2022000153326, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for the northwesterly corner of said Lot 5;  
 THENCE South 89° 20' 04" East 89.01 to an iron rod found on the common line of said Lot 5 and Lot 4 of said Park Meadows, Phase I;  
 THENCE North 87° 03' 40" East along the common line of said Lot 5 and Lots 1, 2, 3, and 4 of said Park Meadows, Phase I, to an iron rod found on the westerly line of Addition;  
 THENCE South 00° 27' 51" East 150.88 feet to an iron rod found for angle point;  
 THENCE South 00° 27' 51" East, 303.35 to an iron rod found for the common corner of said Lot 5, and Lot 6 of said Park Meadows, Phase I;  
 THENCE North 89° 44' 13" West, 963.85 feet along the common line of said Lot 5 and Lot 6;  
 THENCE North 88° 57' 43" West, 80.00 feet to an iron rod found for the westerly common corner of said Lot 5 and Lot 6;  
 THENCE North 01° 02' 17" East, 59.72 feet to an iron rod;  
 THENCE North 01° 00' 10" East, 340.70 feet to the point of beginning, and containing 441,773.5 square feet or 10.14 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT GRAND PRAIRIE CONSTRUCTION, INC., does hereby adopt this Plat designating therein above described property as CRUZ ADDITION, an addition to Collin County, Texas, and does hereby dedicate in fee simple, to the public use forever easements and right-of-ways shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements and right-of-ways as shown. Said utility easements being hereby reserved for the mutual use and shall have the full right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

- NOTES:**
- None of this property is within the Special Flood Hazard Area according to the Flood Insurance Rate Map, Map Number 48085C0215J, effective date of 06/02/2009.
  - OSSF NOTE:** 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.
  - Permits for building construction, OSSF facilities, and driveway culverts must be obtained from Collin County prior to start of construction on individual sites.
  - Collin County and any and all public official in the performance of authorized duties will not be responsible for any damage, personal injury or loss of life or property resulting from development of these sites.
  - Lot to lot drainage with the potential for causing damages will not be permitted. Rainfall runoff rates will be maintained at the predevelopment rates.
  - Basis of bearings are in accordance with deed measurements as provided by GPS measurements to Texas State Plane Coordinates, Zone 4202. Directional control is provided by the North Arrow. All monuments shall be placed upon approval and filing of the plat, in accordance with State and County rules and regulations.

**LEGEND:**  
 DRCC - DEED RECORDS, COLLIN COUNTY, TEXAS  
 IRF - IRON ROD FOUND  
 IRS - IRON ROD SET  
 R.O.W. - RIGHT-OF-WAY

**SURVEYOR'S CERTIFICATE:**  
 I, Xavier Chapa, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief, the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Xavier Chapa  
RPLS No. 2568

**PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS RELEASED FOR REVIEW ONLY.**  
**XAVIER CHAPA, P.E., R.P.L.S.**

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 Xavier Chapa, Registered Public Land Surveyor, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

SURVEY SOLUTIONS OF TEXAS  
FIRM NO. 10194375  
Xavier Chapa Engineering/Surveying  
A MARANOT SUBSIDIARY  
1425 W. PIONEER, SUITE 105  
IRVING, TEXAS 75061  
FIRM REGISTRATION NUMBER F-9156  
TELEPHONE 214-869-9539

OWNER  
 GRAND PRAIRIE CONSTRUCTION INC.  
 1353 PARK MEADOWS DRIVE  
 NEVADA, TEXAS 75173  
 214-629-1807

**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/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.

There is a 10' easement between Lots 3 and 4 that is not expected to cause any setback requirements on any of the lots.

There is a 10' drainage and utility easement along the western property line of Lot 1 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 lots 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 lot.

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.

**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 evaluations have been submitted representing the site conditions in the area in which onsite sewage facilities are planned to be used.

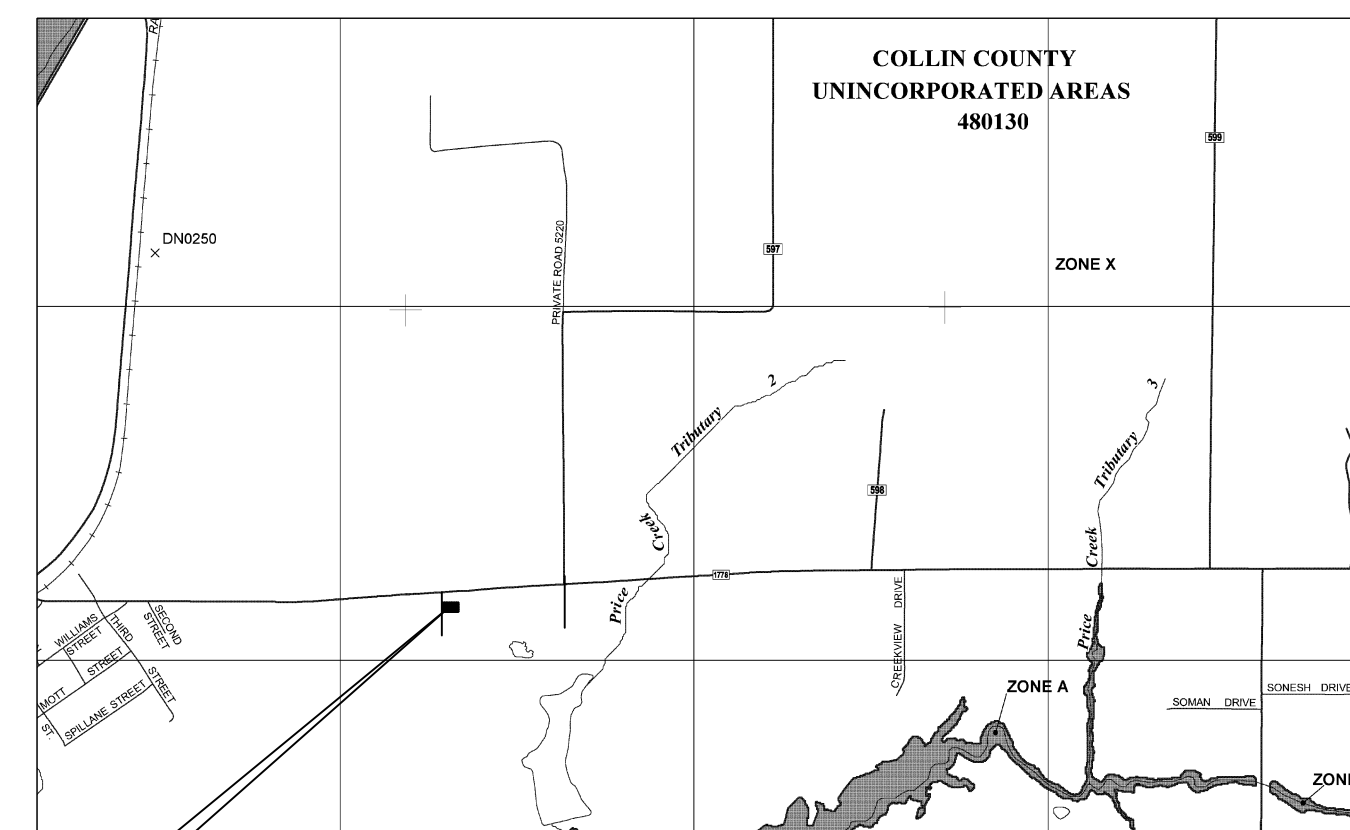
Registered Sanitarian or Designated Representative  
Collin County Development Services

**CERTIFICATE OF APPROVAL:**

This plat is approved and accepted by the Collin County Commissioners Court this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**APPROVED:**

\_\_\_\_\_  
Judge Keith Self



VICINITY MAP - NOT TO SCALE

**PRELIMINARY PLAT  
 CRUZ ADDITION**

**BEING A REPLAT OF LOT 5, PARK MEADOWS,  
 PHASE I,  
 AS RECORDED IN CABINET J, PAGE 137, MAP  
 RECORDS OF COLLIN COUNTY, TEXAS**