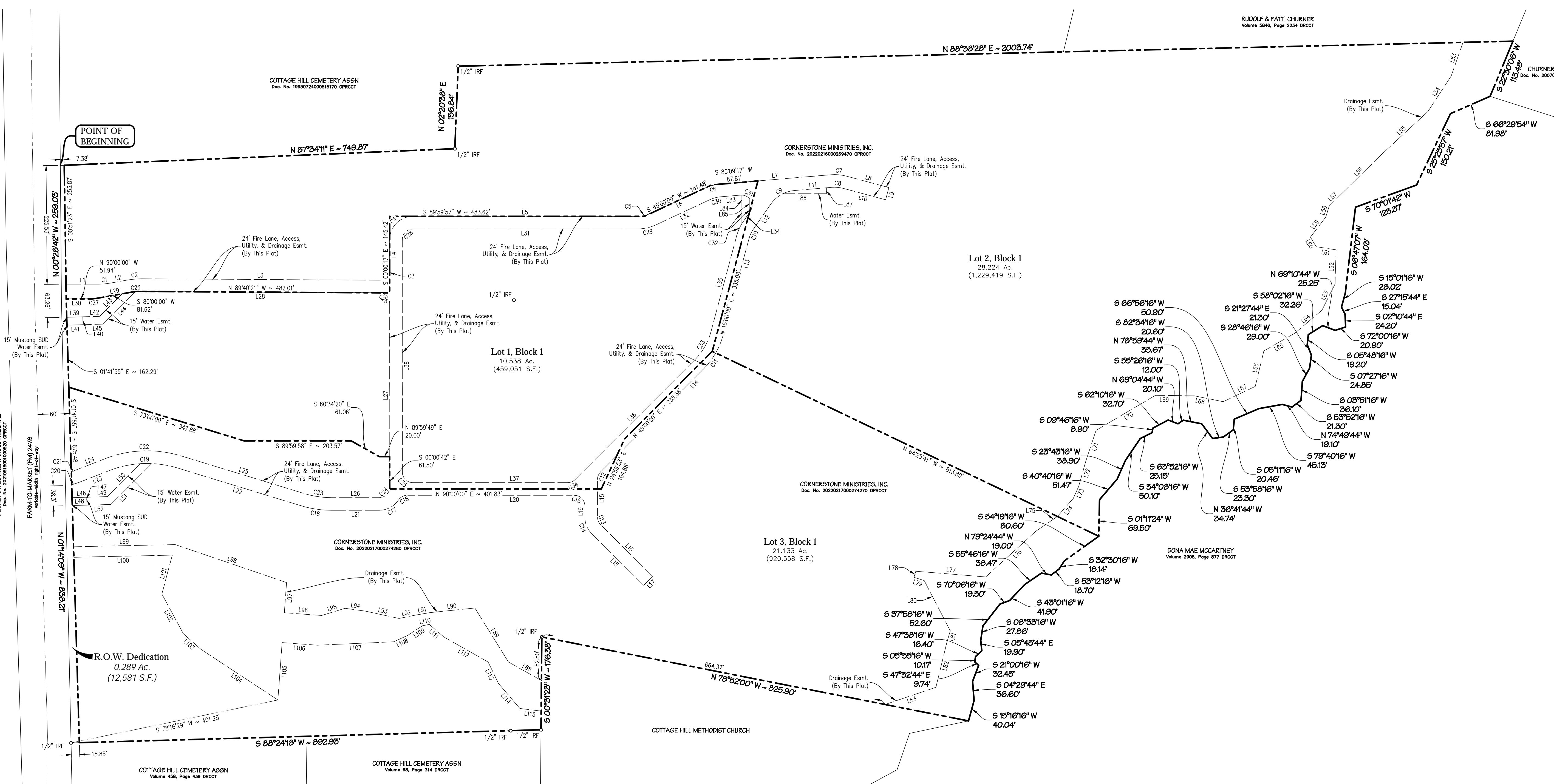


LOCATION MAP
1" = 4000'

LEGEND
(Not all items may be applicable)

| | |
|------------|---|
| o | 1/2" IRON ROD WITH PLASTIC CAP STAMPED |
| IRF | "SPARSENG" SET, UNLESS OTHERWISE NOTED |
| IRF | IRON ROD FOUND |
| CRF | CAPPED IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| Esmt. | EASEMENT |
| Vol. | VOLUME |
| Pg. | PAGE |
| No. | NUMBER |
| Inst./Doc. | INSTRUMENT OR DOCUMENT |
| DR/CCT | DEED RECORDS, COLLIN COUNTY, TEXAS |
| PROCT | PLAT RECORDS, COLLIN COUNTY, TEXAS |
| OPR/CCT | OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS |

- NOTES:**
- This final plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
 - Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



SECRET INVESTMENT MINISTRIES LLP
Doc. No. 2022021900274270 DR/CCT

Drawing: 6/2022 jba/22-145 cornerstone ranch/DR/CCT/22-145 Final Plat.dwg Saved By: Chandra Save Time: 6/20/2024 10:30:37 AM

| Line # | Bearing | Distance | Line # | Bearing | Distance | Line # | Bearing | Distance | Line # | Bearing | Distance | Line # | Bearing | Distance | Line # | Bearing | Distance |
|--------|---------------|----------|--------|---------------|----------|--------|---------------|----------|--------|---------------|----------|--------|---------------|----------|--------|---------------|----------|
| L1 | N 90°00'00" W | 62.45' | L21 | N 89°59'53" E | 90.14' | L41 | S 88°18'05" W | 30.55' | L61 | S 81°00'01" E | 38.44' | L81 | S 16°15'44" W | 22.89' | L101 | S 15°02'42" W | 76.42' |
| L2 | S 80°00'00" W | 35.14' | L22 | S 73°00'23" E | 244.45' | L42 | N 88°18'05" E | 32.08' | L62 | S 01°47'55" W | 64.76' | L82 | S 13°45'02" W | 87.78' | L102 | S 28°24'27" E | 85.73' |
| L3 | N 89°40'24" W | 450.89' | L23 | N 68°43'32" E | 66.46' | L43 | N 44°59'53" E | 60.38' | L63 | S 26°33'39" W | 55.98' | L83 | S 71°17'50" W | 101.94' | L103 | S 48°21'01" E | 44.37' |
| L4 | S 00°00'35" E | 57.28' | L24 | N 68°43'32" E | 66.79' | L44 | S 44°59'53" W | 87.03' | L64 | S 49°44'34" W | 66.97' | L84 | S 00°00'00" E | 54.40' | L104 | S 56°37'15" E | 175.25' |
| L5 | S 89°59'53" W | 426.36' | L25 | S 73°00'23" E | 244.51' | L45 | S 88°18'05" W | 38.04' | L65 | S 60°02'43" W | 68.26' | L85 | S 00°00'00" E | 25.19' | L105 | N 04°13'38" E | 109.29' |
| L6 | S 65°00'00" W | 113.23' | L26 | N 89°59'53" E | 90.14' | L46 | N 88°18'05" E | 27.78' | L66 | S 13°37'30" W | 69.23' | L86 | N 90°00'00" W | 82.64' | L106 | S 85°46'22" E | 67.04' |
| L7 | S 85°09'17" W | 212.13' | L27 | N 00°00'35" W | 349.20' | L47 | S 01°41'55" E | 15.00' | L67 | S 64°29'14" W | 67.43' | L87 | S 00°00'00" E | 11.17' | L107 | N 87°26'45" E | 145.12' |
| L8 | N 75°00'00" W | 83.99' | L28 | N 89°40'24" W | 451.26' | L48 | S 88°18'05" W | 27.78' | L68 | N 78°30'14" W | 56.11' | L88 | N 60°39'27" W | 71.80' | L108 | N 65°51'52" E | 28.69' |
| L9 | N 15°00'00" W | 24.00' | L29 | S 80°00'00" W | 57.83' | L49 | S 88°18'02" W | 39.59' | L69 | N 89°09'51" W | 73.51' | L89 | N 31°53'25" W | 120.85' | L109 | N 57°04'40" E | 34.25' |
| L10 | S 75°00'00" E | 83.99' | L30 | N 90°00'00" W | 38.99' | L50 | S 44°59'53" W | 88.43' | L70 | S 59°26'41" W | 131.30' | L90 | S 84°00'34" W | 86.27' | L110 | N 78°45'21" E | 13.12' |
| L11 | N 85°09'17" E | 72.20' | L31 | N 89°59'53" E | 426.36' | L51 | S 44°59'53" W | 109.66' | L71 | S 18°18'20" W | 61.19' | L91 | S 79°57'28" W | 27.45' | L111 | S 49°04'30" E | 36.01' |
| L12 | N 34°30'43" E | 57.68' | L32 | N 65°00'00" E | 113.23' | L52 | S 88°18'02" W | 45.55' | L72 | S 15°46'21" W | 50.29' | L92 | S 78°42'30" W | 31.83' | L112 | S 60°26'07" E | 97.18' |
| L13 | N 15°00'00" E | 189.27' | L33 | N 85°09'17" E | 37.98' | L53 | S 19°20'19" W | 67.82' | L73 | S 24°15'04" W | 24.85' | L93 | N 77°44'24" W | 65.76' | L113 | S 25°45'57" E | 45.41' |
| L14 | N 45°00'23" E | 276.50' | L34 | S 34°50'43" W | 23.35' | L54 | S 33°18'07" W | 80.53' | L74 | S 41°18'03" W | 45.70' | L94 | N 82°09'36" W | 38.57' | L114 | S 40°35'15" E | 62.16' |
| L15 | N 00°00'51" W | 71.97' | L35 | S 15°00'00" W | 189.19' | L55 | S 47°09'21" W | 122.89' | L75 | S 55°32'38" W | 50.36' | L95 | S 72°55'32" W | 46.55' | L115 | S 82°49'27" E | 40.80' |
| L16 | N 45°11'17" W | 139.10' | L36 | S 44°59'19" W | 321.17' | L56 | S 45°21'34" W | 102.47' | L76 | S 47°36'52" W | 128.20' | L96 | N 85°46'22" W | 71.04' | | | |
| L17 | N 44°48'43" E | 24.00' | L37 | N 90°00'00" W | 293.90' | L57 | S 45°27'05" W | 34.28' | L77 | N 85°20'39" W | 133.22' | L97 | N 04°13'38" E | 57.49' | | | |
| L18 | S 45°11'17" E | 139.10' | L38 | N 00°00'35" W | 441.94' | L58 | S 17°21'22" W | 21.91' | L78 | S 16°57'33" W | 12.00' | L98 | N 71°09'24" W | 223.50' | | | |
| L19 | S 00°00'51" E | 21.70' | L39 | N 88°18'05" E | 30.55' | L59 | S 37°22'48" W | 48.11' | L79 | S 72°09'00" E | 20.43' | L99 | S 88°45'51" W | 193.08' | | | |
| L20 | N 90°00'00" E | 317.33' | L40 | S 01°41'55" E | 15.00' | L60 | S 31°03'53" E | 21.15' | L80 | S 27°24'09" E | 107.53' | L100 | N 88°45'51" E | 187.08' | | | |

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Dist. |
|---------|---------|---------|------------|---------------|-------------|
| C1 | 20.94' | 120.00' | 100°00'00" | S 85°00'00" W | 20.92' |
| C2 | 25.95' | 144.00' | 101°19'36" | S 85°09'48" W | 25.92' |
| C3 | 31.53' | 200.00' | 90°20'11" | S 45°09'31" W | 28.37' |
| C4 | 69.12' | 440.00' | 90°00'28" | S 44°59'39" W | 62.23' |
| C5 | 26.18' | 60.00' | 24°59'53" | S 77°29'56" W | 25.97' |
| C6 | 29.55' | 84.00' | 20°09'17" | S 75°04'39" W | 29.40' |
| C7 | 29.09' | 84.00' | 19°50'43" | N 84°55'21" W | 28.95' |
| C8 | 20.78' | 60.00' | 19°50'43" | S 84°55'21" E | 20.68' |
| C9 | 52.68' | 60.00' | 50°18'34" | N 60°00'00" E | 51.01' |
| C10 | 20.78' | 60.00' | 19°50'43" | N 24°55'21" E | 20.68' |
| C11 | 75.41' | 144.00' | 30°00'23" | N 30°00'12" E | 74.56' |
| C12 | 15.71' | 19.99' | 45°01'57" | N 22°30'08" E | 15.31' |
| C13 | 15.77' | 20.00' | 45°10'26" | N 22°36'04" W | 15.36' |
| C14 | 34.69' | 44.00' | 45°10'26" | S 22°36'04" E | 33.80' |
| C15 | 31.41' | 20.00' | 89°59'25" | S 45°00'25" E | 28.28' |
| C16 | 19.68' | 20.00' | 56°22'17" | N 61°48'52" E | 18.89' |
| C17 | 43.29' | 44.00' | 56°22'10" | N 61°48'48" E | 41.56' |
| C18 | 60.27' | 200.25' | 17°14'37" | S 81°22'49" W | 60.04' |
| C19 | 125.96' | 197.02' | 36°37'48" | N 88°40'43" E | 123.82' |
| C20 | 15.69' | 105.00' | 8°33'37" | N 73°00'20" E | 15.67' |

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Dist. |
|---------|---------|---------|------------|---------------|-------------|
| C21 | 7.40' | 81.00' | 51°4'05" | N 71°20'35" E | 7.40' |
| C22 | 141.65' | 221.02' | 36°43'17" | N 88°37'58" E | 139.24' |
| C23 | 53.09' | 176.25' | 17°15'36" | S 81°22'19" E | 52.89' |
| C24 | 31.42' | 20.00' | 90°00'28" | N 44°59'39" E | 28.29' |
| C25 | 31.30' | 20.00' | 89°39'49" | N 44°50'29" W | 28.20' |
| C26 | 21.63' | 120.00' | 101°19'36" | S 85°09'48" W | 21.60' |
| C27 | 25.83' | 148.00' | 100°00'00" | S 85°00'00" W | 25.80' |
| C28 | 31.42' | 20.00' | 90°00'28" | N 44°59'39" E | 28.29' |
| C29 | 36.65' | 84.00' | 24°59'53" | N 77°29'56" E | 36.36' |
| C30 | 21.11' | 60.00' | 20°09'17" | N 75°04'39" E | 21.00' |
| C31 | 45.27' | 20.00' | 129°41'26" | S 30°00'00" E | 36.21' |
| C32 | 28.09' | 84.00' | 19°50'43" | S 24°55'21" W | 28.95' |
| C33 | 62.81' | 120.00' | 29°59'19" | S 29°59'39" W | 62.09' |
| C34 | 15.71' | 20.00' | 45°00'41" | S 67°29'39" W | 15.31' |
| C35 | 31.41' | 20.00' | 89°59'25" | N 45°00'17" W | 28.28' |

FINAL PLAT
CORNERSTONE RANCH
LOTS 1-3, BLOCK 1
SITUATED IN THE
T. CULWELL SURVEY, ABSTRACT NO. 207
COLLIN COUNTY, TEXAS
60.18 Acres / 2,621,609 Sq. Ft.

OWNER / APPLICANT
Cornerstone Ranch
3933 C.R. 317
McKinney, Texas 75069
Telephone (214) 213-9387
Contact: David Heaton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Weir

Scale: 1" = 100' Aug-24 SEI Job No. 22-145

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the T. Culwell Survey, Abstract No. 207, Collin County, Texas, being all of the tracts conveyed to Cornerstone Ministries, Inc., by deeds recorded in Document No. 20220217000274280, 20220217000274270, and 20220216000269470 of the Official Public Records of Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the west right-of-way line of Farm-to-Market (FM) 2478 (a variable-width right-of-way), also being the northwest corner of the subject tract;

THENCE along the north line of the subject tract, also being the south line of a tract of land conveyed to Cottage Hill Cemetery Assn, by deed recorded in Document No. 19950724000515170 OPRCCT, the following:

N 87°34'11" E, 749.87 feet to a 1/2 inch iron rod found;

N 02°20'38" E, 156.84 feet to a 1/2 inch iron rod found;

N 88°38'28" E, 2003.74 feet to a point at the southeast corner of a tract of land conveyed to Rudolf & Patti Churner, by deed recorded in Volume 5846, Page 2234, Deed Records of Collin County, Texas (DRCCT), also being on the west line of a tract of land conveyed to Churner Partners LTD, by deed recorded in Document No. 20070205000171030 OPRCCT;

THENCE S 22°30'06" W, 113.48 feet along the west line thereof to the southwest corner of said Churner Partners tract, also being the northernmost corner of a tract of land conveyed to Dona Mae McCartney, by deed recorded in Volume 2908, Page 877, DRCCT;

THENCE along the west line thereof, the following:

S 66°29'54" W, 81.98 feet; S 25°23'57" W, 150.21 feet; S 70°01'42" W, 123.37 feet; S 06°47'07" W, 164.03 feet;

S 15°01'16" W, 28.02 feet; S 27°15'44" E, 15.04 feet; S 02°10'44" E, 24.20 feet; S 72°00'16" W, 20.90 feet;

N 69°10'44" W, 25.25 feet; S 58°02'16" W, 32.26 feet; S 05°48'16" W, 19.20 feet; S 21°27'44" E, 21.30 feet;

S 07°27'16" W, 24.85 feet; S 28°46'16" W, 29.00 feet; S 03°51'16" W, 36.10 feet; S 53°52'16" W, 21.30 feet;

N 74°49'44" W, 19.10 feet; S 79°40'16" W, 45.13 feet; S 66°56'16" W, 50.90 feet; S 05°11'16" W, 20.46 feet;

S 53°58'16" W, 23.30 feet; S 82°34'16" W, 20.60 feet; N 36°41'44" W, 34.74 feet; N 78°59'44" W, 35.67 feet;

S 55°26'16" W, 12.00 feet; N 69°04'44" W, 20.10 feet; S 62°10'16" W, 32.70 feet; S 09°46'16" W, 8.90 feet;

S 63°52'16" W, 25.15 feet; S 34°08'16" W, 50.10 feet; S 23°43'16" W, 38.90 feet; S 40°40'16" W, 51.47 feet;

S 01°11'24" W, 69.50 feet; S 54°19'16" W, 80.60 feet; S 32°30'16" W, 18.14 feet; S 53°12'16" W, 18.70 feet;

N 79°24'44" W, 19.00 feet; S 55°46'16" W, 38.47 feet; S 43°01'16" W, 41.90 feet; S 70°06'16" W, 19.50 feet;

S 37°58'16" W, 52.60 feet; S 08°33'16" W, 27.86 feet; S 05°45'44" E, 19.90 feet; S 47°38'16" W, 16.40 feet;

S 05°55'16" W, 10.17 feet; S 47°32'44" E, 9.74 feet; S 21°00'16" W, 32.43 feet; S 04°29'44" E, 36.60 feet;

S 15°16'16" W, 40.04 feet to a point at the northeast corner of a tract of land conveyed to Cottage Hill Methodist Church;

THENCE N 78°52'00" W, 825.90 feet along the north line thereof, to a 1/2 inch iron rod found at the northwest corner of said Cottage Hill Methodist tract;

THENCE S 00°31'23" W, 176.38 feet along the west line thereof, to a 1/2 inch iron rod found at the northeast corner of a tract of land conveyed to Cottage Hill Cemetery Assn, by deed recorded in Volume 68, Page 314, DRCCT;

THENCE S 88°24'18" W along the north line thereof, passing a point at the northeast corner of a tract of land conveyed to Cottage Hill Cemetery Assn, by deed recorded in Volume 458, Page 439, DRCCT, continuing a total distance of 892.93 feet to a 1/2 inch iron rod found at the northwest corner of said Cottage Hill Cemetery tract;

THENCE N 01°14'09" W, 838.21 feet along the east line of FM 2478;

THENCE N 00°28'42" W, 259.03 feet continuing along the east line of FM 2478 to the POINT OF BEGINNING with the subject tract containing 2,621,609 square feet or 60.184 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CORNERSTONE MINISTRIES, INC., A TEXAS NONPROFIT CORPORATION acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as CORNERSTONE RANCH, 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 CORNERSTONE MINISTRIES, INC., A TEXAS NONPROFIT CORPORATION 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.

By: _____

Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2024.

Notary Public, State of Texas

My commission expires: _____

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 on-site sewage facilities are planned to be used.

By: _____

Printed Name: _____

Designated Representative for Collin County Development Services

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "Cornerstone Ranch" 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.

COLLIN COUNTY JUDGE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public, State of Texas

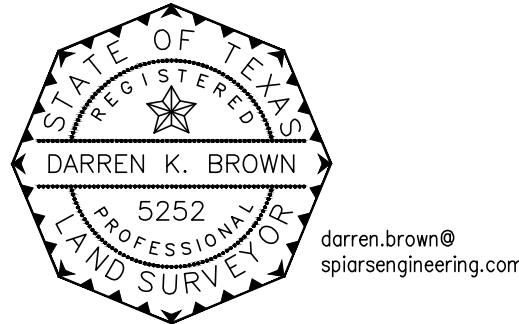
SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of Collin County, Texas.

Dated this the ____ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

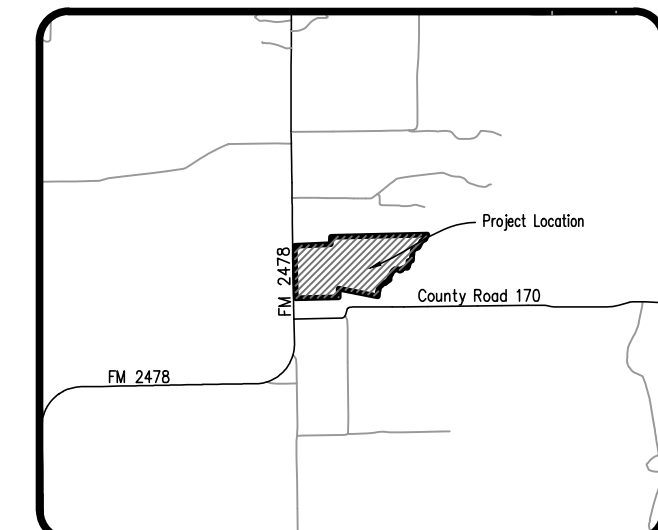
Notary Public, State of Texas

STANDARD PLAT 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 roadway 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 SWSP and submit to the Director of Engineering prior to receiving any permits.

OSSF NOTES:

- (Due to the site evaluator's determination that all lots are predominately class IV soils) 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 pond on lot 2/blk 1 and several ponds on lot 3/blk 1 to which OSSF setbacks apply.
 - There is a drainage easement and associated creek/natural drainage area along the eastern property lines of lot 2/blk 1 and lot 3/blk 1 and the southern property line of lot 3/blk 1 to which OSSF setbacks may apply. Slopes along the creek/drainage areas of those lots may require additional OSSF setback and careful construction and OSSF pre-planning.
- There is a 15' water easement along the FM-adjacent property line of lot 1/blk 1 and lot 3/blk 1 to which OSSF setbacks apply.
- There are no easements on any lot other than the 15' water easements 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 on any lot 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.



LOCATION MAP
1" = 400'

NOTES:

- This final plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

FINAL PLAT

CORNERSTONE RANCH
LOTS 1-3, BLOCK 1
SITUATED IN THE
T. CULWELL SURVEY, ABSTRACT NO. 207
COLLIN COUNTY, TEXAS
60.18 Acres / 2,621,609 Sq. Ft.

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| OWNER / APPLICANT Cornerstone Ranch 3933 C.R. 317 McKinney, Texas 75069 Telephone (214) 213-9387 Contact: David Heaton | ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Kevin Weir |
|--|---|

Plotting by: cronada Plot Date: 8/29/2024 10:31 AM
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