

LEGEND

	PROPERTY LINE
	OFFSITE PROPERTY LINE
	APPROX. LOCATION FEMA FLOOD LINE
	APPROX. LOCATION FLOOD STUDY LINE
	MATCH LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED LOT LINE
	FOUND MONUMENT
	SET MONUMENT

UTILITY PROVIDERS

ELECTRICAL POWER:	TEXAS NEW MEXICO POWER 11626 COUNTY RD 496 PRINCETON, TX 75407 MOHAMMED G. NABOLSI (713) 972-2876
WATER/SEWER:	WESTMINSTER SPECIAL UTILITY DISTRICT P.O. BOX 319 WESTMINSTER, TX 75485 RICHARD MCCABE (972) 924-3282
	DILLON J. GARTMAN AND LESLIE GARTMAN INST. NO. 20180312000297940 O.P.R.C.C.T.

FRANK PURSER AND
BARBARA PURSER
INST. NO. 20081230001455280
O.P.R.C.C.T.

PHILLIP D. BOSWELL
INST. NO. 20070530000726850
O.P.R.C.C.T.

THOMAS YOCHUM AND
MARGARET YOCHUM
INST. NO. 20110826000903800
O.P.R.C.C.T.

STERLING DRIVE
(CALLED 50' RIGHT-OF-WAY)

THE HANNAH HONG
LIVING TRUST
INST. NO.
20210727001514990
O.P.R.C.C.T.

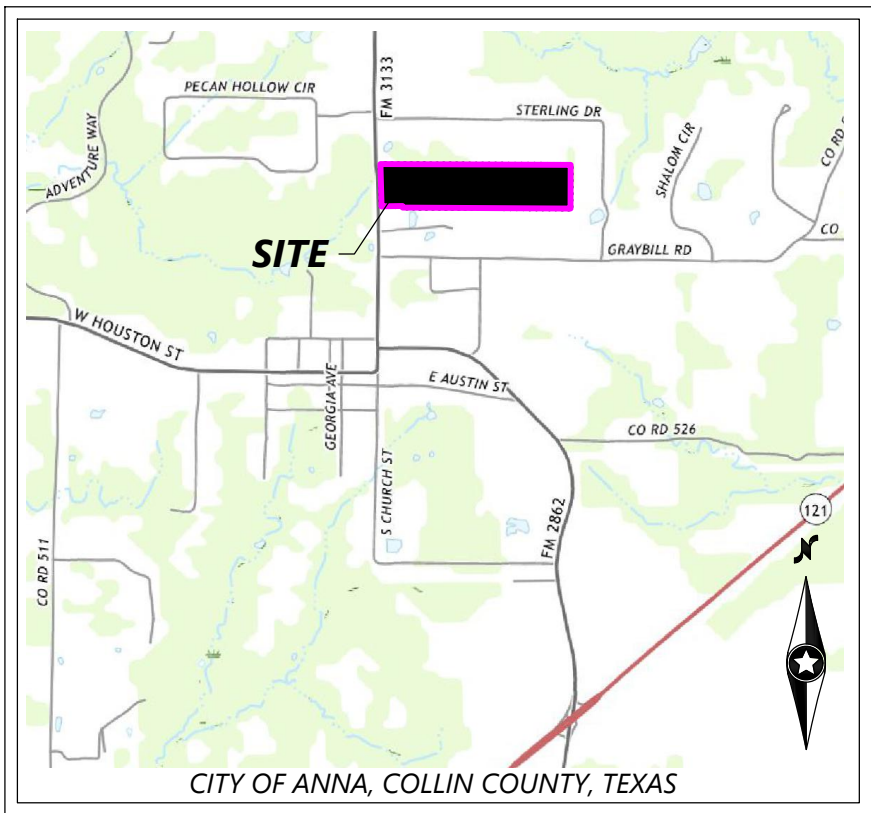
MICHAEL D. WINSTEAD AND
RANDI WINSTEAD
INST. NO. 20180313000305650
O.P.R.C.C.T.

PLAT NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT WITH A COMBINED SCALE FACTOR OF 1.00012.
2. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AND "ZONE A" (100 YR FLOOD HAZARD AREA) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 48085C0180 J, DATED 06/02/2009 AND AS AFFECTED BY FLOOD STUDY SHOWN HEREON AS PERFORMED BY CARDINAL STRATEGIES, DATED DECEMBER, 2022.
3. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
4. DRIVEWAY CONSTRUCTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.
5. ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.
6. COLLIN COUNTY WILL MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.
7. 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.
8. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
9. 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 CHANNELS OR ACROSS SAID LOTS.
10. 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.
11. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. 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 AND SHALL BE MAINTAINED BY THE PROPERTY OWNER IT SERVES.
13. FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YR FLOODPLAIN, AS SHOWN ON THE PLAT.
14. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (IE OSSF, FLOOD PLAN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
15. 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.
16. THE FINISHED 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.
17. 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.
18. 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.
19. 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.
20. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIRS OF CENTRALIZED MAIL BOXES.

21. THE PURPOSE OF THIS PLAT IS TO CREATE 22 RESIDENTIAL LOTS FROM AN UN-PLATTED TRACT OF LAND.
22. NOT SELLING A LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILD CERTIFICATES.
23. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. SOLID WASTE REMOVAL ROCK MAY FURTHER LIMIT TYPE OF ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES TO AEROBIC TREATMENT WITH SURFACE APPLICATION ON INDIVIDUAL LOTS.
24. 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 15' UTILITY EASEMENT ALONG EVERY NORTHERN ROAD-ADJACENT PROPERTY LINE TO WHICH OSSF SETBACKS APPLY. THERE IS A 5' UTILITY EASEMENT ALONG EVERY SOUTHERN ROAD-ADJACENT PROPERTY LINE TO WHICH OSSF SETBACKS APPLY. THERE IS FLOODPLAIN/DRAINAGE EASEMENT ON LOT 22, TO WHICH OSSF SETBACKS MAY APPLY. THERE ARE PONDS ON LOT 22 TO WHICH OSSF SETBACKS APPLY. DUE TO THE PRESENCE OF PONDS (AND SUBSEQUENT SETBACKS) ON LOT 22, DWELLING SIZE, ADDITION OF OUTBUILDINGS, TYPE OF OSSF MAY BE LIMITED. A PRE-PLANNING MEETING WITH RS/PE IS RECOMMENDED FOR LOT 22.
25. THERE ARE NO EASEMENTS OTHER THAN THE EASEMENTS NOTED ABOVE.
26. 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.
27. A PORTION OF LOT 22 IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN; ANY OSSF THAT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN MAY BE SUBJECT TO SPECIAL PLANNING REQUIREMENTS OR MAY BE RESTRICTED FROM BEING WITHIN THE FLOOD PLAIN.
28. ANY FUTURE STRUCTURES AND OSSFS MUST FOLLOW COLLIN COUNTY FLOOD PLAIN REGULATIONS IN EFFECT AT THE TIME OF PERMITTING. A PRE-PLANNING MEETING WITH RS/PE AND DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO ANY DEVELOPMENT PLANNING.
29. TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
30. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
31. THE ONLY PONDS NOTED IN THIS SUBDIVISION ARE ON LOT 22. NO ADDITIONAL PONDS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
32. EACH LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
33. 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.
34. ALL INTERNAL LOT CORNERS TO BE SET WITH 5/8" INCH IRON ROD WITH CAP STAMPED "JM CIVIL ENGINEERING".
35. CLUSTER MAILBOX AND ASSOCIATED PAD SHALL BE MAINTAINED BY THE PROPERTY OWNERS IT SERVES.

VICINITY MAP



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	119.96'	335.00'	020°30'59"	N 78°25'13" E	119.32'
C2	129.03'	335.00'	022°04'05"	N 79°11'46" E	128.23'
C3	14.76'	25.93'	032°37'04"	N 31°59'19" E	14.56'
C4	4.20'	3.79'	063°27'04"	N 72°22'42" E	3.99'
C5	13.36'	64.23'	011°55'01"	S 85°41'34" E	13.34'
C6	11.09'	29.19'	021°45'48"	S 62°09'50" E	11.02'
C7	10.51'	10.39'	057°56'18"	S 87°27'02" E	10.07'
C8	4.97'	10.08'	028°16'52"	N 42°54'07" E	4.92'
C9	5.25'	14.64'	020°32'24"	N 43°58'35" E	5.22'
C10	5.85'	24.51'	013°40'33"	N 67°26'51" E	5.84'
C11	8.69'	47.42'	010°30'13"	N 87°56'18" E	8.68'
C12	8.49'	13.68'	035°33'38"	N 77°26'59" E	8.36'
C13	8.19'	57.59'	008°08'39"	N 57°15'49" E	8.18'
C14	5.58'	10.42'	030°42'43"	N 74°19'34" E	5.52'
C15	3.49'	14.32'	013°57'43"	N 85°12'11" E	3.48'
C16	2.56'	1.71'	085°34'36"	N 39°14'22" E	2.33'
C17	11.82'	37.72'	017°56'51"	N 14°03'28" W	11.77'
C18	6.40'	8.62'	042°30'44"	N 43°10'38" W	6.25'
C19	8.56'	13.46'	036°26'13"	N 45°43'30" W	8.42'
C20	10.50'	5.62'	107°05'25"	N 20°46'23" E	9.04'
C21	2.26'	9.76'	013°15'55"	N 69°56'29" E	2.26'
C22	1.84'	0.76'	137°55'50"	N 5°27'31" E	1.42'
C23	1.48'	9.58'	008°52'21"	N 53°08'25" W	1.48'

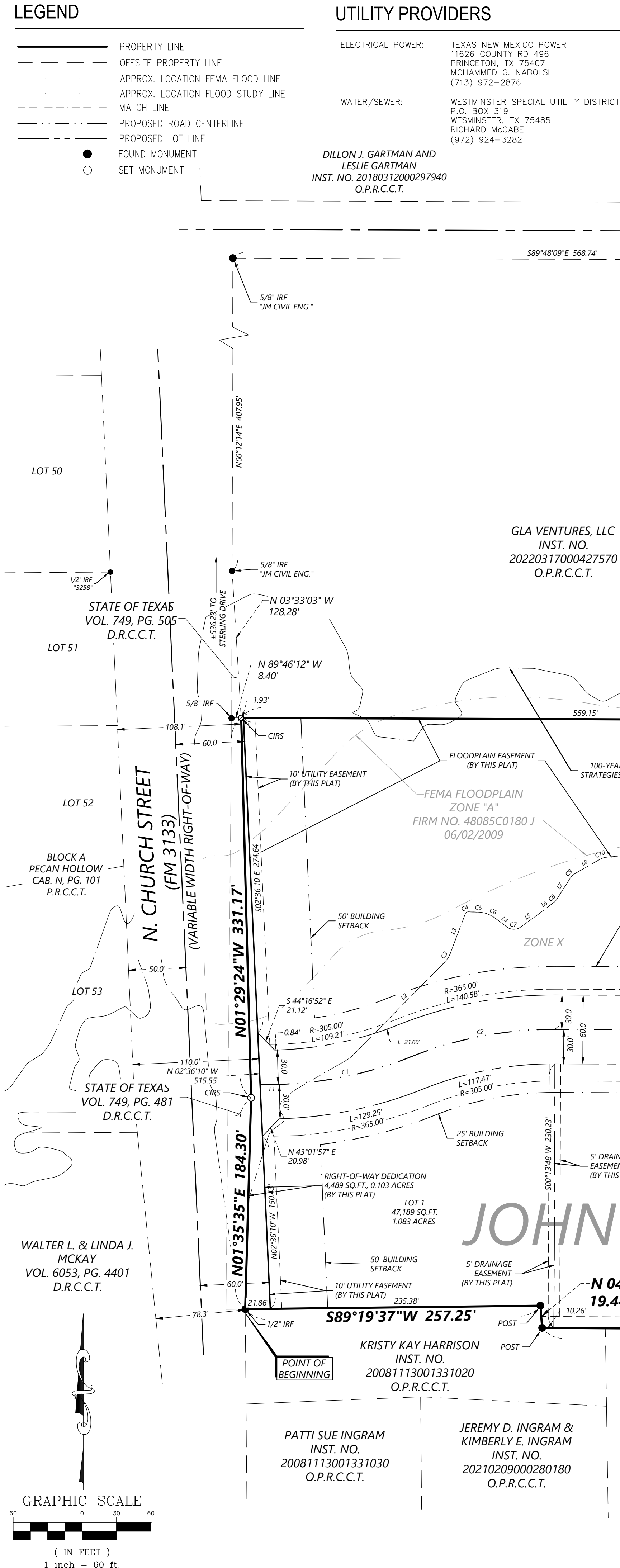
FINAL PLAT

**ANNA RANCH
ESTATES**
LOTS 1-22, BLOCK A
22 RESIDENTIAL LOTS
28.137 ACRES (25.977 USABLE
ACRES PER OSSF) OUT OF THE
JOHN CHALMERS SURVEY,
ABSTRACT NO. 233
COLLIN COUNTY, TEXAS



JOB NO: GLA22002
DATE: 03/29/2024 - DRAWN BY: E.R.

OWNER
GLA VENTURES, LLC
1284 CR 4940
LEONARD, TX 75452



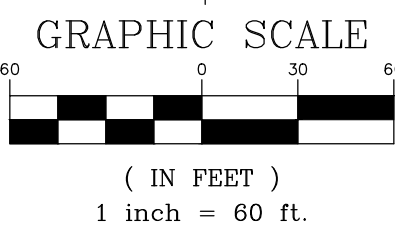
LEGEND OF ABBREVIATIONS

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
YOUT	"Y" CUT IN CONCRETE
IRF	IRON ROD FOUND
CIRS	5/8" INCH IRON ROD SET WITH ORANGE CAP STAMPED "JM CIVIL ENGINEERING"

Line Table		
Line #	Direction	Length
L1	N88°40'43"E	14.22
L2	N44°32'59"E	84.95
L3	N20°45'50"E	33.97
L4	S53°04'22"E	12.38
L5	N54°11'49"E	21.60
L6	N52°24'50"E	15.54

Line Table		
Line #	Direction	Length
L7	N32°30'35"E	20.77
L8	N60°04'17"E	24.78
L9	N84°10'47"E	123.19
L10	S84°37'37"E	7.53
L11	N62°04'04"E	40.16
L12	N54°10'12"E	23.59

Line Table		
Line #	Direction	Length
L13	N54°10'47"E	9.05
L14	S88°00'11"E	20.10
L15	N64°03'26"W	15.64
L16	N28°17'15"W	4.82
L17	N77°02'55"E	20.63
L18	N60°59'12"W	23.00



J:\GEO DEVELOPMENTS\JM-GIA22002 - ANNA TX SURVEY\GIA22002 - ANNA RANCH ESTATES - FINAL PLAT.DWG 3/29/2024 10:32 AM EDDIE RODRIGUEZ

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, GLA VENTURES, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE JOHN CHALMERS SURVEY, ABSTRACT NO. 233 IN COLLIN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CURRENTLY CONVEYED TO SAID GLA VENTURES, LLC BY DEED RECORDED IN INSTRUMENT NO. 20220401000531790 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), DESCRIBED IN DEED TO FLOYD GARNER MCFERRIN AND WIFE, HELEN MARIE MCFERRIN BY DEED RECORDED IN VOLUME 920, PAGE 103 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE WESTERNMOST SOUTHWEST CORNER OF SAID GLA VENTURES, LLC TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KRISTY KAY HARRISON BY DEED RECORDED IN INSTRUMENT NO. 2008113001331020, O.P.R.C.C.T., BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 749, PAGE 481, D.R.C.C.T., AND LYING ON THE EAST RIGHT-OF-WAY LINE OF N. CHURCH STREET (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 01 DEGREES 35 MINUTES 35 SECONDS EAST, WITH THE EAST LINE OF SAID STATE OF TEXAS TRACT, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. CHURCH STREET, A DISTANCE OF 184.30 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER WITH A CAP STAMPED "JM CIVIL ENGINEERING";

THENCE NORTH 01 DEGREES 29 MINUTES 24 SECONDS WEST, CONTINUING WITH THE EAST LINE OF SAID STATE OF TEXAS TRACT, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. CHURCH STREET, A DISTANCE OF 331.17 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER WITH A CAP STAMPED "JM CIVIL ENGINEERING", SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GLA VENTURES, LLC BY DEED RECORDED IN INSTRUMENT NO. 20220337000427570, O.P.R.C.C.T., SAME BEING THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT, AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 749, PAGE 505, D.R.C.C.T., FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE FIRST-REFERENCED STATE OF TEXAS TRACT, AND THE SOUTHWEST CORNER OF THE SECOND-REFERENCED STATE OF TEXAS TRACT BEARS NORTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 8.40 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, WITH THE NORTH LINE OF SAID FIRST-REFERENCED GLA VENTURES, LLC TRACT, PASSING A 1/4 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID SECOND-REFERENCED GLA VENTURES, LLC TRACT, AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE HANNAH HONG LIVING TRUST BY DEED RECORDED IN INSTRUMENT NO. 20210727001514990, O.P.R.C.C.T., AT A DISTANCE OF 559.15 FEET, CONTINUING WITH THE SOUTH LINE OF SAID HONG TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID HONG TRACT AT AN ADDITIONAL DISTANCE OF 243.31 FEET, ALSO PASSING A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KRISTY FREEMAN AND JESSE FREEMAN BY DEED RECORDED IN INSTRUMENT NO. 20170301000271050, O.P.R.C.C.T., AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BENJAMIN FRIEND AND JASMINE FRIEND BY DEED RECORDED IN INSTRUMENT NO. 20161013001385330, O.P.R.C.C.T., AT AN ADDITIONAL DISTANCE OF 677.31 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2317.86 FEET TO A 6 INCH FENCE POST FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID FIRST-REFERENCED GLA VENTURES, LLC TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KEEN SIMPSON AND PATTI SIMPSON BY DEED RECORDED IN CLERK'S FILE NO. 96-0071410, D.R.C.C.T., AND LYING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO WILLIAM HESS AND AMANDA HESS BY DEED RECORDED IN INSTRUMENT NO. 20191206001558500, O.P.R.C.C.T.;

THENCE SOUTH 00 DEGREES 13 MINUTES 18 SECONDS WEST, WITH THE WEST LINE OF SAID HESS TRACT, AND WITH THE WEST LINE OF A TRACT OF LAND CONVEYED TO AMANDA GILLARD AND WILLIAM HESS BY DEED RECORDED IN INSTRUMENT NO. 20060424000542980, O.P.R.C.C.T., AND WITH A WEST LINE OF A TRACT OF LAND CONVEYED TO DIANNA M. SWORD AND DOUGLAS M. SWORD BY DEED RECORDED IN INSTRUMENT NO. 20110518000510730, O.P.R.C.C.T., FOR A TOTAL DISTANCE OF 533.92 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID SWORD TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID FIRST-REFERENCED GLA VENTURES, LLC TRACT;

THENCE NORTH 89 DEGREES 40 MINUTES 37 SECONDS WEST, WITH A NORTH LINE OF SAID SWORD TRACT, WITH THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JEREMY D. INGRAM AND KIMBERLY E. INGRAM BY DEED RECORDED IN INSTRUMENT NO. 2008113001331050, O.P.R.C.C.T., AND WITH A NORTH LINE OF SAID HARRISON TRACT, A TOTAL DISTANCE OF 2053.59 FEET TO A FENCE POST FOR CORNER, SAID POINT BEING AN INTERIOR ELL CORNER OF SAID HARRISON TRACT, SAME BEING A SOUTHWEST CORNER OF SAID FIRST-REFERENCED GLA VENTURES, LLC TRACT;

THENCE NORTH 04 DEGREES 28 MINUTES 16 SECONDS WEST, WITH AN EAST LINE OF SAID HARRISON TRACT, A DISTANCE OF 19.44 FEET TO A FENCE POST FOR CORNER, SAID POINT BEING AN INTERIOR ELL CORNER OF SAID FIRST-REFERENCED GLA VENTURES, LLC TRACT, SAME BEING A NORTHEAST CORNER OF SAID HARRISON TRACT;

THENCE SOUTH 89 DEGREES 19 MINUTES 37 SECONDS WEST, WITH THE NORTH LINE OF SAID HARRISON TRACT, A DISTANCE OF 257.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,225,635 SQUARE FEET OR 28.137 ACRES OF LAND, MORE OR LESS.

CATHERINE CASTERLINE
FILE NO. 96-0059216
D.R.C.C.T.

DAVID DOSTAL
INST. NO.
20120726000910770
O.P.R.C.C.T.

KEEN SIMPSON AND PATTI
SIMPSON
FILE NO. 95-0040208
D.R.C.C.T.

KEEN SIMPSON AND PATTI
SIMPSON
FILE NO. 96-0071410
D.R.C.C.T.

GINGER DENEL JONES
INST. NO.
20161114001546590
O.P.R.C.C.T.

GLA VENTURES, LLC
INST. NO.
20220401000531790
O.P.R.C.C.T.

WILLIAM HESS AND
AMANDA HESS
INST. NO.
20191206001558500
O.P.R.C.C.T.

AMANDA GILLARD AND
WILLIAM HESS
INST. NO.
20060424000542980
O.P.R.C.C.T.

JEREMY D. INGRAM AND
KIMBERLY E. INGRAM
INST. NO. 2008113001331050
O.P.R.C.C.T.

DIANNA M. SWORD AND
DOUGLAS M. SWORD
INST. NO. 20110518000510730
O.P.R.C.C.T.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GLA VENTURES, LLC ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICER, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ANNA RANCH ESTATES, LOTS 1-22, BLOCK A, 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 HEREON. GLA VENTURES, LLC 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 HOMEOWNERS 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.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES GOVERNING COLLIN COUNTY FOR ON-SITE SEWAGE FACILITIES, TOGETHER WITH ALL PLANNING AND EVALUATION MATERIALS REQUIRED.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 20____.

GLA VENTURES, LLC

BY: _____
AUTHORIZED SIGNATURE.

PRINTED NAME AND TITLE.

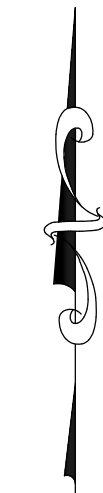
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LEGEND

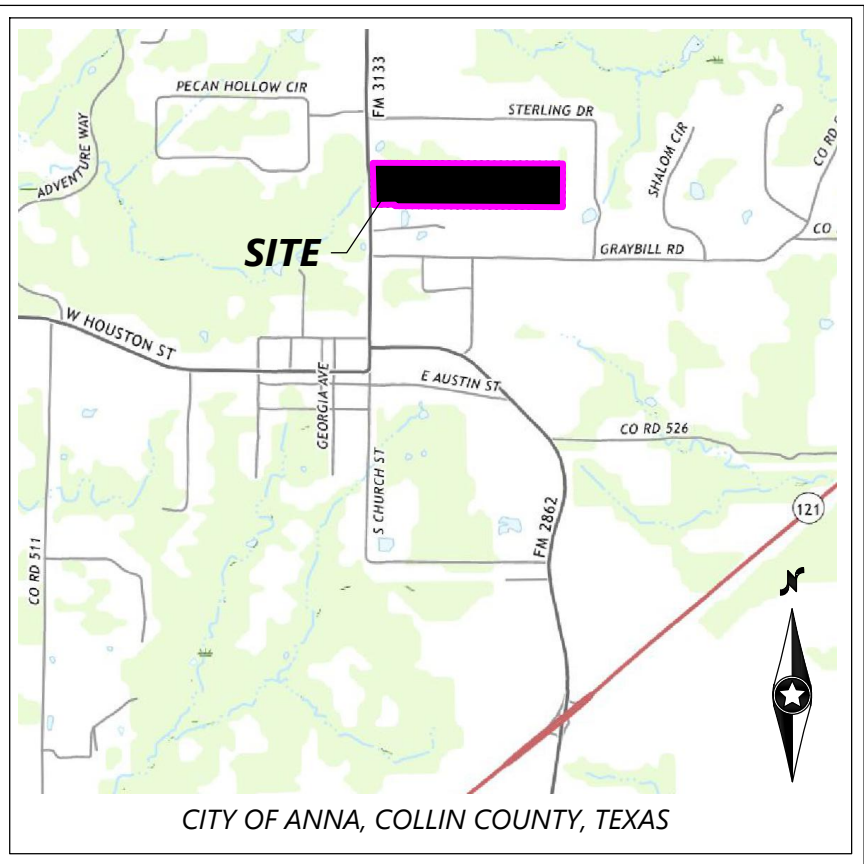
- PROPERTY LINE
- OFFSITE PROPERTY LINE
- APPROX. LOCATION FLOOD LINE
- MATCH LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED LOT LINE
- FOUND MONUMENT
- SET MONUMENT



GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

VICINITY MAP

(NOT TO SCALE)



SURVEYOR'S CERTIFICATE

I, AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS. THIS PLAT IS A 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 PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN.

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.

BY: _____

PRINTED NAME: _____

RPLS NUMBER: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____.

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.

DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

CERTIFICATE OF APPLICANT'S ENGINEER

I, _____, AM A LICENSED PROFESSIONAL ENGINEER AUTHORIZED TO PRACTICE IN THE STATE OF TEXAS. I HAVE BEEN INVOLVED IN THE PREPARATION OF THE PLAT APPLICATION SUBMITTAL ON BEHALF OF THE APPLICANT. THE DESIGN OF THE PROPOSED ROADWAYS COMPLIES WITH THE COLLIN COUNTY ROADWAY STANDARDS AND THE DESIGN OF THE PROPOSED DRAINAGE IMPROVEMENTS AND FACILITIES COMPLIES WITH THE COLLIN COUNTY DRAINAGE DESIGN STANDARDS. BASED ON MY REVIEW, THE SUBDIVISION IS SUITABLE FOR THE USE OF ON-SITE SEWAGE FACILITIES. I HAVE CONFIRMED WITH THE WATER SUPPLIER FOR THE SUBDIVISION, ANNA RANCH ESTATES, THAT IS HAS AN ADEQUATE SUPPLY AND CAN DELIVER THE WATER AT AN ADEQUATE PRESSURE TO SERVE THE SUBDIVISION IN ACCORDANCE WITH TCEQ REGULATIONS.

BY: _____

PRINTED NAME: _____

P.E. NUMBER: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LEGEND OF ABBREVIATIONS

(DEED=NN°XX'XX"NN°W XXX.XX')	DEED RECORDED BEARING & DISTANCE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
X CUT	"X" CUT IN CONCRETE
IRF	5/8 INCH IRON ROD SET WITH ORANGE CAP STAMPED "JM CIVIL ENGINEERING"
CIRS	

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING FINAL PLAT OF THE "ANNA RANCH ESTATES" 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 AND 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

SURVEYOR/ENGINEER
JM CIVIL
1101 Central Expressway South
Suite 215, Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER
JOB NO: GLA21003
DATE: 03/29/2024 - DRAWN BY: E.R.

OWNER
GLA VENTURES, LLC
1284 CR 4940
LEONARD, TX 75452

FINAL PLAT ANNA RANCH ESTATES

LOTS 1-22, BLOCK A
22 RESIDENTIAL LOTS
28.137 ACRES (25.977 USABLE
ACRES PER OSSF) OUT OF THE
JOHN CHALMERS SURVEY,
ABSTRACT NO. 233
COLLIN COUNTY, TEXAS