

By: A FINAL SUPP
Tina Ballard
R.P.L.S. Number: 6746

My commission expires:

I, _____, as Director of Engineering (designee) have been delegated the authority to approve the foregoing _____ Plat on behalf of the Commissioners Court of Collin County, Texas. I hereby certify I exercised this authority on _____ to APPROVE the foregoing REPLAT OF LOT 2 & LOT 3, B.A.H. BOREN RANCH Plat as the act and deed of the Collin County Commissioners Court. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown on the foregoing instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 2025.

My commission expires:

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. gates
 - b. blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
7. Erosion, gulches, or drainage easements 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 the subdivision.
8. The applicant will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
9. Collin County will not be responsible for any damage, personal injury or loss of property occasioned by flooding conditions.
10. 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 easement.
11. Fences and utility appurtenances may be placed within the 100-year drainage easement provided they are placed outside the design-year floodplains, as shown on the flood map.
12. All necessary Collin County authorizations (i.e., OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
13. Private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted to the County roadway network, must be even with the existing driving surface.
14. All private lots and/or subdivisions 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-year base flood elevation.
15. Except for ditches that are adjacent to Roadways and/or culverts and other drainage improvements, the Applicant 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 easement or by deed. The Applicant shall be responsible for the cost of the work for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
16. Individual lots in a Subdivision are considered part of a larger common plan and the subdivision 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.
17. The applicant, 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.
18. Collin County has reserved the right to review and permitting Hunt County for the Replot of Lot 2 & Lot 3, B.A.H. Branch Ranch Plat.

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) A GASSEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR THIS SURVEY.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER UNRECORDED EVIDENCE OF INTEREST THAT DOES NOT AFFECT THIS SURVEY, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE PROPERTY SUBJECT AS SHOWN HEREON.
- 5) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 4805C0220J, DATED 01/06/2012 AND FLOOD INSURANCE RATE MAP NO. 4805C0220J, DATED 05/02/2009. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA (INUNDED BY 100-YEAR FLOOD).
- 6) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
- 7) ABSTRACT LINE AND COUNTY LINE SHOWN HEREON ARE APPROXIMATE IN LOCATION.

- 1) No dog kennels for breeding, selling, boarding or other commercial use will be allowed on any lot.
- 2) No slaughter houses will be allowed.
- 3) No vehicle repair business is allowed, and no wrecked or inoperable vehicles will be allowed to be stored on the property.
- 4) Only one single family dwellings will be allowed on each lot.
- 5) The minimum square footage of a house will be 1,500 square feet.
- 6) Manufactured homes are prohibited.
- 7) No fireworks shall be sold on the property or fireworks stands erected on the property.
- 8) No obnoxious or offensive trade or activity shall be conducted on any lot nor shall anything be done any lot that may become an annoyance or nuisance to others.

HICKORY CREEK SPECIAL UTILITY DISTRICT
101 N. 1ST STREET
CELESTE, TX 75423
903-568-4760

STATE OF TEXAS
COUNTY OF HUNT

WHEREAS, Colina Projects LLC, is the owner of a tract of land situated in Collin and Hunt County, Texas, and being more particularly described as follows:

Being a 4.00 acre tract or parcel of land situated in the James Boyle Survey, Abstract No. 1093, Collin County, Texas and James Boyle Survey, Abstract No. 117, Hunt County, Texas, and being all of Lot 2 and Lot 3, B.A.H. Boren Ranch, as recorded in Volume 2222, Page 745, Plat Records, Collin County, Texas and File No. 2022-24399, Official Public Records, Hunt County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of said Lot 3, in the West line of a called 20.191 acre tract of land conveyed to Hayden Alameri, by deed as recorded in File No. 2017-12371, Official Public Records, Hunt County, Texas, and at a Northeast corner of a called 9.937 acre tract of land conveyed to Charles R. Shimmel, et ux, by deed as recorded in Volume 2813, Page 134, Real Property Records, Collin County, Texas, the same being conveyed to the Norrell F. Finney & Carolyn J. Finney Trust, et al, by deed as recorded in Volume 537, Page 425, Real Property Records, Hunt County, Texas;

THENCE North 89 degrees 26 minutes 28 seconds West, with the South line of said Lot 3 and with the North line of said 9.937 acre tract, a distance of 278.88 feet to a 1/2" iron rod found capped (By-Line) at the Southwest corner of said Lot 3 and in the East line of County Road 705, from which a 1/2" iron rod found at the Northwest corner of said 9.937 acre tract bears North 89 degrees 26 minutes 28 seconds West, a distance of 30.00 feet;

THENCE North 00 degrees 50 minutes 57 seconds East, with the West line of said Lot 3 and Lot 2 and with the East line of County Road 705, a distance of 624.65 feet to a 1/2" iron rod found capped (By-Line) at the Northwest corner of said Lot 2 and at the Southwest corner of Lot 1, of said Addition;

THENCE South 89 degrees 26 minutes 28 seconds East, with the North line of said Lot 2 and with the South line of said Lot 1, a distance of 278.83 feet to a 1/2" iron rod found capped (By-Line) at the Northeast corner of said Lot 2, at the Southeast corner of said Lot 1, and in the West line of said 20.191 acre tract;

THENCE South 00 degrees 50 minutes 41 seconds West, with the East line of said Lot 2 and Lot 3 and with the West line of said 20.191 acre tract, a distance of 624.65 feet to the POINT OF BEGINNING and CONTAINING 4.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Colina Projects LLC, does hereby certify and adopt this plat designating the herein above described property as Replat of Lot 2 & Lot 3, B.A.H. BOREN RANCH, an addition to Collin County and Hunt County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, an

- other public improvements shown thereon. Collina Properties LLC does hereby certify the following:
1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
 2. The public utilities shown on the plat are dedicated in fee simple for street and alley purposes.
 3. 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.
 4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon the easements as shown, except that landscape improvements may be placed in the landscape easements.
 5. Utility easements may be used for the mutual use and accommodation of the all public utilities shown on the plat. The use of the easements for the use of particular utilities, shall be by the public utilities being subordinate to the public's use thereof.
 6. The public utilities shall have the right to remove and keep removed all or parts of any buildings, structures, fences, trees, shrubs or other improvements or growths that may be placed or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
 7. The public Utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, repairing, and making any adding or removing of parts of their respective systems without the necessity at any time of procuring permission from anyone.
 8. The owners of the lots adjacent to or upon which drainage easements are created by this plat or otherwise shall be responsible for the construction and maintenance of the drainage improvements or 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.
 9. Collina Properties LLC shall be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
 10. Collina 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 of the easement.
 11. 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.
 12. This plat is subject to the Subdivision Regulations of Collina County, Texas.
 13. This plat is subject to the Subdivision Regulations of Collina County, Texas.

WITNESS, my hand, this the _____ day of _____, 2025.

BY: _____
Representative for Colina Projects LLC

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 2025

Notary Public, State of Texas

My commission expires:

OWNER/APPLICANT
COLINA PROJECTS LLC
3200 MAPLE AVENUE, APT 112
DALLAS, TX 75201
PHONE: 972-689-7577
CONTACT: LUIS FERNANDO VINASCO

VICINITY MAP
NOT TO SCALE

LEGEND	
CM	Controlling Monument
D.U.E.	DRAINAGE AND UTILITY EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS
R.P.R.H.C.T.	REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS

○ 1/2" IRON ROD FOUND
 ◦ POINT FOR CORNER
 ⊗ 1/2" IRON ROD SET (BY-LINE)
 ○ 1/2" IRON ROD FOUND (BY-LINE)

REPLAT OF LOT 2 & LOT 3
B.A.H. BOREN RANCH
AN ADDITION TO COLLIN COUNTY &
HUNT COUNTY, TEXAS
4.00 ACRES

COUNTY ROAD 705
FARMERSVILLE, TX

DATE: 01/28/2025

SCALE: 1" = 40'

JOB NO.: 2024-1681

CLIENT:	COLIF
TECHNICIAN:	MA



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SURVEYING LLC**
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