

SHARON M. MCGUIRE  
CC# 95-0017714

LINE	BEARING	DISTANCE
L1	S 01°47'22" W	1772.95'
L2	S 01°47'22" W	1551.70'
L3	S 01°47'22" W	1214.25'
L4	N 89°45'12" W	236.90'
L5	S 26°23'44" E	1072.38'
L6	S 26°23'44" E	412.38'
L7	S 26°23'44" E	660.00'
L8	S 63°36'16" W	1568.86'
L9	S 63°36'16" W	645.10'
L10	S 26°23'44" E	1213.96'
L11	S 26°23'44" E	660.00'
L12	S 26°23'44" E	553.96'
L13	S 63°36'16" W	20.00'
L14	S 63°36'16" W	1976.75'
L15	S 63°36'16" W	660.00'
L16	S 63°36'16" W	316.75'
L17	S 26°23'44" E	409.38'
L18	S 00°42'19" W	228.00'
L19	S 63°36'16" W	750.24'
L20	S 00°07'55" W	127.86'
L21	S 26°23'44" E	657.00'
L22	S 26°23'44" E	400.15'
L23	S 26°23'44" E	256.85'
L24	S 63°36'16" W	20.00'
L25	S 89°59'46" E	376.79'
L26	S 01°47'22" W	127.86'
L27	N 89°59'46" W	373.10'
L28	N 00°07'55" E	127.80'
L29	S 01°47'22" W	127.92'
L30	N 89°59'46" W	369.40'
L31	S 00°07'55" E	127.86'
L32	S 89°59'46" E	373.10'
L33	S 01°47'22" W	127.92'
L34	N 89°59'46" W	365.70'
L35	N 00°07'55" E	127.86'
L36	S 89°59'46" E	369.40'
L37	S 01°47'22" W	127.92'
L38	N 89°59'46" W	369.40'
L39	N 00°07'55" E	127.86'
L40	S 89°59'46" E	365.70'
L41	S 01°47'22" W	127.92'
L42	N 89°59'46" W	358.29'
L43	S 01°47'22" W	127.86'
L44	S 89°59'46" E	362.00'
L45	S 01°47'22" W	127.92'
L46	N 89°59'46" W	354.59'
L47	N 00°07'55" E	127.86'
L48	S 89°59'46" E	358.29'
L49	S 01°47'22" W	127.86'
L50	N 89°59'46" W	306.61'
L51	S 39°16'31" W	69.43'
L52	N 00°07'55" E	81.26'
L53	S 89°59'46" E	354.59'
L54	S 01°47'22" W	361.29'
L55	N 39°16'31" W	468.29'
L56	S 89°59'46" E	306.61'
L57	S 01°47'22" W	114.17'
L58	N 39°16'31" W	530.75'
L59	N 00°07'55" E	118.14'
L60	S 39°16'31" W	535.95'
L61	S 01°47'22" W	81.26'
L62	N 89°45'12" W	158.71'
L63	N 00°14'48" W	319.13'
L64	S 39°16'31" W	331.38'
L65	S 00°14'48" W	319.13'
L66	N 89°45'12" W	126.46'
L67	N 00°07'55" E	522.91'
L68	S 39°16'31" W	199.37'
L69	S 01°47'22" W	277.10'
L70	N 89°45'12" W	167.67'
L71	N 00°07'55" E	307.00'
L72	S 39°16'31" W	199.37'
L73	S 01°47'22" W	190.43'
L74	N 89°45'12" W	164.20'
L75	N 01°47'22" E	277.10'
L76	S 89°45'12" E	157.09'
L77	S 63°36'16" W	284.07'
L78	N 01°31'33" W	292.81'
L79	S 89°45'12" E	211.66'
L80	S 26°23'44" E	150.66'
L81	S 63°36'16" W	353.91'
L82	N 01°31'33" W	166.06'
L83	S 63°36'16" W	284.07'
L84	S 26°23'44" E	231.72'
L85	S 63°36'16" W	199.44'
L86	N 26°23'44" W	231.72'
L87	N 63°36'16" E	199.44'
L88	S 26°23'44" E	231.72'
L89	S 63°36'16" W	90.45'
L90	S 88°28'27" W	78.34'
L91	N 01°31'33" W	252.15'
L92	N 63°36'16" E	154.47'
L93	S 26°23'44" E	297.25'
L94	S 63°36'16" W	170.66'
L95	S 89°45'12" W	197.16'
L96	N 01°31'33" W	308.56'
L97	N 88°28'27" W	78.34'
L98	S 26°23'44" E	300.00'
L99	S 63°36'16" W	150.00'
L100	N 26°23'44" W	297.25'

LINE	BEARING	DISTANCE
L101	N 63°36'16" E	139.89'
L102	S 26°23'44" E	300.00'
L103	S 63°36'16" W	121.75'
L104	N 26°23'44" W	300.00'
L105	N 63°36'16" E	150.00'
L106	S 26°23'44" E	300.00'
L107	S 63°36'16" W	150.00'
L108	N 26°23'44" W	300.00'
L109	N 63°36'16" E	150.00'
L110	S 26°23'44" E	300.00'
L111	S 63°36'16" W	150.00'
L112	N 26°23'44" W	300.00'
L113	S 63°36'16" E	150.00'
L114	N 26°23'44" W	300.00'
L115	N 63°36'16" E	150.00'
L116	N 26°23'44" W	318.24'
L117	N 88°28'27" W	43.36'
L118	N 63°36'16" E	110.66'
L119	S 26°23'44" E	318.24'
L120	S 63°36'16" W	116.84'
L121	S 88°28'27" W	100.00'
L122	N 01°31'33" W	385.68'
L123	S 88°28'27" W	154.00'
L124	S 26°23'44" E	282.57'
L125	S 63°36'16" W	150.00'
L126	S 88°28'27" W	167.06'
L127	N 01°31'33" W	355.82'
L128	S 88°28'27" W	100.00'
L129	S 26°23'44" E	300.00'
L130	S 63°36'16" W	150.00'
L131	N 26°23'44" W	282.57'
L132	N 63°36'16" E	116.84'
L133	S 26°23'44" E	300.00'
L134	S 63°36'16" W	150.00'
L135	N 26°23'44" W	300.00'
L136	S 63°36'16" E	150.00'
L137	S 26°23'44" W	300.00'
L138	S 63°36'16" W	150.00'
L139	N 26°23'44" W	300.00'
L140	S 63°36'16" E	150.00'
L141	S 26°23'44" W	300.00'
L142	S 63°36'16" E	150.00'
L143	N 26°23'44" W	300.00'
L144	N 63°36'16" E	150.00'
L145	S 26°23'44" E	300.00'
L146	S 63°36'16" W	150.00'
L147	N 26°23'44" W	300.00'
L148	N 63°36'16" E	150.00'
L149	S 26°23'44" W	300.00'
L150	S 63°36'16" E	150.00'
L151	N 26°23'44" W	300.00'
L152	S 63°36'16" E	150.00'
L153	S 26°23'44" E	300.00'
L154	S 63°36'16" W	150.00'
L155	N 26°23'44" W	300.00'
L156	S 63°36'16" E	150.00'
L157	S 26°23'44" E	300.00'
L158	S 63°36'16" W	150.00'
L159	N 26°23'44" W	300.00'
L160	N 63°36'16" E	150.00'
L161	S 26°23'44" E	300.00'
L162	S 63°36'16" W	150.00'
L163	N 26°23'44" W	300.00'
L164	N 63°36'16" E	150.00'
L165	S 26°23'44" E	300.00'
L166	S 63°36'16" W	150.00'
L167	N 89°17'41" W	82.04'
L168	N 01°31'33" W	399.97'
L169	S 88°28'27" W	167.06'
L170	S 26°23'44" E	262.95'
L171	N 89°17'41" W	246.36'
L172	S 88°28'27" W	167.06'
L173	S 89°17'41" W	82.04'
L174	S 00°42'19" W	273.76'
L175	N 88°16'28" W	189.82'
L176	N 01°31'33" W	270.59'
L177	S 63°36'16" W	200.32'
L178	S 00°42'19" W	271.17'
L179	S 88°16'28" W	191.03'
L180	S 00°42'19" W	228.24'
L181	N 89°17'41" W	74.80'
L182	N 88°16'28" W	116.22'
L183	N 00°42'19" W	227.17'
L184	N 89°17'41" W	165.01'
L185	S 26°23'44" E	206.15'
L186	N 89°17'41" W	329.97'
L187	N 26°23'44" W	107.93'
L188	S 63°36'16" E	300.00'
L189	S 63°36'16" W	173.23'
L190	S 63°36'16" W	300.00'
L191	N 26°23'44" W	155.02'
L192	N 63°36'16" E	237.76'
L193	S 26°23'44" E	150.00'
L194	S 63°36'16" W	300.00'
L195	S 88°28'27" W	197.16'
L196	S 63°36'16" E	300.00'
L197	S 26°23'44" E	150.00'
L198	S 63°36'16" W	300.00'
L199	N 26°23'44" W	300.00'
L200	S 63°36'16" E	300.00'

LINE	BEARING	DISTANCE
L201	S 26°23'44" E	150.00'
L202	S 00°42'19" W	105.36'
L203	N 89°17'41" W	282.94'
L204	N 26°23'44" W	79.38'
L205	N 63°36'16" E	300.00'
L206	S 00°42'19" W	324.23'
L207	N 89°17'41" W	150.00'
L208	N 00°42'19" E	228.24'
L209	S 89°17'41" W	150.00'
L210	S 00°42'19" W	324.23'
L211	N 89°17'41" W	150.00'
L212	N 00°42'19" E	324.23'
L213	S 89°17'41" W	150.00'
L214	S 00°42'19" E	324.23'
L215	N 89°17'41" W	150.00'
L216	N 00°42'19" E	324.23'
L217	S 89°17'41" W	150.00'
L218	S 00°42'19" W	324.23'
L219	N 89°17'41" W	150.00'
L220	N 00°42'19" E	324.23'
L221	S 89°17'41" W	150.00'
L222	S 00°42'19" W	324.23'
L223	N 89°17'41" W	150.00'
L224	N 00°42'19" E	324.23'
L225	S 89°17'41" W	150.00'
L226	S 00°10'50" W	158.66'
L227	N 89°17'41" W	150.00'
L228	N 00°42'19" E	324.23'
L229	N 89°17'41" W	171.85'
L230	N 00°42'19" E	130.75'
L231	S 89°49'10" E	268.93'
L232	S 89°23'44" W	150.00'
L233	S 63°36'16" W	300.00'
L234	N 26°23'44" W	150.00'
L235	S 63°36'16" E	300.00'
L236	S 26°23'44" E	150.00'
L237	S 63°36'16" W	150.00'
L238	S 26°23'44" W	150.00'
L239	S 63°36'16" E	300.00'
L240	S 26°23'44" W	150.00'
L241	S 63°36'16" W	300.00'
L242	N 26°23'44" W	150.00'
L243	N 63°36'16" E	150.00'
L244	S 00°42'19" W	130.75'
L245	N 89°17'41" W	309.66'
L246	N 00°42'19" E	105.36'
L247	N 63°36'16" E	300.00'
L248	S 26°23'44" E	10.72'
L249	S 26°23'44" W	158.02'
L250	S 00°10'50" W	167.64'
L251	N 26°23'44" W	1208.95'
L252	N 63°36'16" E	75.00'
L253	S 26°23'44" E	123.95'
L254	S 00°10'50" W	121.93'
L255	N 63°36'16" E	150.00'
L256	N 26°23'44" W	98.96'
L257	N 63°36'16" E	292.50'
L258	S 26°23'44" E	155.00'
L259	S 63°36'16" W	292.50'
L260	N 63°36'16" E	150.00'
L261	N 63°36'16" E	292.50'
L262	S 26°23'44" E	155.00'
L263	S 63°36'16" W	292.50'
L264	N 26°23'44" W	155.00'
L265	S 63°36'16" E	292.50'
L266	S 26°23'44" E	155.00'
L267	S 63°36'16" W	292.50'
L268	N 26°23'44" W	155.00'
L269	N 63°36'16" E	292.50'
L270	S 26°23'44" E	150.00'
L271	S 63°36'16" W	292.50'
L272	N 63°36'16" E	150.00'
L273	S 63°36'16" E	292.50'
L274	S 26°23'44" E	165.00'
L275	S 63°36'16" W	292.50'
L276	N 26°23'44" W	165.00'
L277	S 63°36'16" E	292.50'
L278	S 26°23'44" W	150.00'
L279	S 63°36'16" W	292.50'
L280	N 26°23'44" W	150.00'
L281	N 63°36'16" E	292.50'
L282	N 26°23'44" E	155.00'
L283	S 63°36'16" W	292.50'
L284	N 26°23'44" W	155.00'
L285	N 63°36'16" E	292.50'
L286	S 26°23'44" E	160.00'
L287	S 63°36'16" W	292.50'
L288	N 26°23'44" W	160.00'
L289	N 63°36'16" E	292.50'
L290	S 26°23'44" E	160.00'
L291	S 63°36'16" W	292.50'
L292	N 26°23'44" W	160.00'
L293	S 63°36'16" E	292.50'
L294	S 26°23'44" E	160.00'
L295	S 63°36'16" W	292.50'
L296	N 26°23'44" W	160.00'
L297	S 63°36'16" E	292.50'
L298	S 26°23'44" E	160.00'
L299	S 63°36'16" W	292.50'
L300	N 26°23'44" W	160.00'

LINE	BEARING	DISTANCE
L301	N 63°36'16" E	292.50'
L302	N 26°23'44" E	160.00'
L303	S 63°36'16" W	292.50'
L304	N 26°23'44" W	160.00'
L305	N 63°36'16" E	292.50'
L306	S 26°23'44" E	154.04'
L307	S 63°36'16" W	292.50'
L308	N 26°23'44" W	154.04'
L309	S 63°36'16" W	292.50'
L310	S 39°16'31" W	46.63'
L311	N 26°23'44" E	56.18'
L312	S 63°36'16" W	292.50'
L313	N 26°23'44" W	88.34'
L314	S 89°45'12" E	201.43'
L315	N 63°36'16" W	75.00'
L317	N 26°23'44" W	101.02'
L318	S 39°16'31" W	46.63'
L319	S 89°45'12" E	95.54'
L320	N 63°36'16" E	292.50'
L322	S 89°59'46" E	73.89'
L323	S 00°10'50" W	164.87'
L324	N 89°49'10" W	268.19'
L325	N 01°47'22" E	164.12'
L326	S 89°49'10" W	163.59'
L327	S 00°10'50" W	161.09'
L328	N 89°49'10" W	272.72'
L329	N 01°47'22" E	161.15'
L330	S 89°49'10" W	268.19'
L331	S 00°10'50" W	158.58'
L332	N 01°47'22" E	161.17'
L333	S 89°49'10" W	158.64'
L334	S 89°49'10" W	272.72'
L335	S 00°10'50" W	156.10'
L336	N 89°49'10" W	268.16'
L337	N 01°47'22" E	158.56'
L338	S 89°49'10" W	161.17'
L339	S 00°10'50" W	153.59'
L340	N 89°49'10" W	285.87'
L341	N 01°47'22" E	153.65'
L342	S 89°49'10" W	281.56'
L343	S 00°10'50" W	151.29'
L344	N 01°47'22" E	161.15'
L345	S 89°49'10" W	172.12'
L346	S 89°49'10" W	285.87'
L347	S 00°10'50" W	149.09'
L348	N 89°49'10" W	294.50'
L349	N 01°47'22" E	149.15'
L350	S 89°49'10" W	294.50'
L351	S 00°10'50" W	146.99'
L352	N 89°49'10" W	288.44'
L353	N 01°47'22" E	147.05'
L354	S 89°49'10" W	294.50'
L355	S 00°10'50" W	144.99'
L356	N 01°47'22" E	145.05'
L357	S 89°49'10" W	298.44'
L358	S 00°10'50" W	143.04'
L359	S 00°10'50" W	149.09'
L360	N 89°49'10" W	306.53'
L361	N 01°47'22" E	143.15'
L362	S 89°49'10" W	310.92'
L363	S 00°10'50" W	141.29'
L364	N 89°49'10" W	310.50'
L365	N 01°47'22" E	141.35'
L366	S 89°49'10" W	306.53'
L367	S 00°10'50" W	143.15'
L368	S 89°49'10" W	310.92'
L369	S 00°10'50" W	9.00'
L370	N 01°47'22" E	130.94'
L371	S 89°49'10" W	310.50'
L372	N 89°49'10" W	461.04'
L373	N 26°23'44" W	166.25'
L374	N 63°36'16" W	292.50'
L375	S 00°10'50" W	9.00'
L376	S 89°49'10" W	310.58'
L377	N 89°49'10" W	361.14'
L378	N 26°23'44" W	167.89'
L379	N 89°49'10" W	161.04'
L380	N 63°36'16" W	310.50'
L381	N 26°23'44" W	230.53'
L382	S 89°49'10" W	361.14'
L383	N 26°23'44" E	72.31'
L384	S 63°36'16" E	292.50'
L385	N 63°36'16" W	310.32'
L386	N 63°36'16" E	292.50'
L387	N 26°23'44" E	148.92'
L388	S 63°36'16" W	292.50'
L389	N 26°23'44" W	148.92'
L390	N 63°36'16" E	292.50'
L391	N 63°36'16" W	310.92'
L392	S 63°36'16" E	292.50'
L393	N 26°23'44" W	148.92'
L394	S 63°36'16" E	292.50'
L395	N 26°23'44" E	155.00'
L396	S 63°36'16" E	292.50'
L397	N 63°36'16" W	310.50'
L398	S 63°36'16" E	292.50'
L399	N 26°23'44" E	8.60'
L400	S 42°58'21" W	297.27'

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Terra Escalante, LLC, is the owner of a tract of land situated in the Benjamin Bland Survey, Abstract No. 29, Collin County, Texas and being further described as follows:  
  
BEING part of that called 261.72 acres of land described in deed to Terra Escalante, LLC as recorded under CC# 20190318000275860 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at point in the center of County Road No. 623, and at the Southeast corner of that called 45.60 acres of land described in deed to Northern Intercorp, Inc as recorded under CC# 202012909002215330 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod found bears North 01 degrees 31 minutes 33 seconds West, 30.00 feet for witness;

THENCE North 01 degrees 31 minutes 33 seconds West, 2722.16 feet to a 5/8 inch steel rod found at the Northeast corner of said 45.60 acres;

THENCE North 89 degrees 45 minutes 12 seconds West, 120.21 feet along the North line of said 45.60 acres to a 5/8 inch steel rod found at the Southeast corner of that called 1.00 acres of land described in deed to Charles N. Ruple as recorded under CC# 20170508000589220 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 07 minutes 55 seconds East, 1856.41 feet along the East line of said 1.00 acres to a point in the center of County Road No. 825, and at the Northeast corner of said 1.00 acres, from which a 5/8 inch steel rod found bears South 00 degrees 07 minutes 55 seconds West, 30.00 feet for witness;

THENCE South 89 degrees 59 minutes 46 seconds East, 448.57 feet along the center of said County Road No. 825 to a point at the Northwest corner of that called 13.32 acres of land described in deed to Llamilet Soto and Kevin Cordova as recorded under CC# 20200616000902080 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod found bears South 01 degrees 47 minutes 22 seconds West, 30.00 feet for witness;

THENCE South 01 degrees 47 minutes 22 seconds West, 1858.99 feet along the West line of said 13.32 acres to a 5/8 inch steel rod found at the Southwest corner of said 13.32 acres;

THENCE South 89 degrees 45 minutes 12 seconds East, 663.33 feet along the South line of said 13.32 acres and the South line of that called 15.00 acres of land described in deed to Serene Meadows, LLC dba Morning Meadows as recorded under CC# 20190709000801550 of the Official Public Records of Collin County, Texas to a 5/8 inch steel rod found at the Southeast corner of said 15.00 acres;

THENCE North 01 degrees 47 minutes 22 seconds East, 1861.80 feet along the East line of said 15.00 acres to a point in the center of said County Road No. 825, and at the Northeast corner of said 15.00 acres, from which a 5/8 inch steel rod found bears South 01 degrees 47 minutes 22 seconds West, 30.00 feet for witness;

THENCE South 89 degrees 59 minutes 46 seconds East, 621.90 feet along the center of said County Road No. 825 to a point at the Northwest corner of Terra Escalante 623 Addition as recorded in Volume 2022, Page 2 of the Plat Records of Collin County, Texas, from which a 5/8 inch steel rod found bears South 00 degrees 10 minutes 50 seconds West, 60.00 feet for witness;

THENCE South 00 degrees 10 minutes 50 seconds West, 4605.70 feet along said Terra Escalante 623 Addition and the West line of the Replat of Terra Escalante 623 Addition as recorded in Volume 2024, Page 140 of the Plat Records of Collin County, Texas to point in the center of said County Road No. 623, from which a 5/8 inch steel rod found bears North 00 degrees 10 minutes 50 seconds East, 60.00 feet for witness;

THENCE along the center of said County Road No. 623 as follows:

North 89 degrees 17 minutes 41 seconds West, 1035.62 feet;

North 88 degrees 16 minutes 28 seconds West, 495.62 feet to the POINT OF BEGINNING, containing 144.324 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Terra Escalante, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PRELIMINARY PLAT OF TERRA ESCALANTE 825 ADDITION, 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. Terra Escalante, LLC 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\_\_\_\_\_, 20\_\_\_\_, BY:

\_\_\_\_\_  
Terra Escalante, LLC  
Authorized Representative

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE me, the undersigned authority, a Notary Public in and for the State of \_\_\_\_\_, on this day 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 the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_\_.

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

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my supervision.

\_\_\_\_\_, 20\_\_\_\_\_

PRELIMINARY & FOR REVIEW ONLY.  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE.

Matthew Busby  
R.P.L.S. No. 5751

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 Matthew Busby, 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 \_\_\_\_\_, 20\_\_\_\_\_.

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

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

- 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 are no easements on the plat other than the drainage, utility, and pipeline easements noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs on 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.

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

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Preliminary Plat of Terra Escalante 825 Addition, 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 Plat.

\_\_\_\_\_  
Collin County Judge, Chris Hill

PRELIMINARY PLAT

TERRA ESCALANTE 825 ADDITION

LOTS 1-72, BLOCK 1

LOTS 1-38, BLOCK 2

Being part of that called 261.72 acres of land described in deed to Terra Escalante, LLC as recorded under CC# 20190318000275860 of the Official Public Records of Collin County, Texas.

144.324 TOTAL ACRES  
BENJAMIN BLAND SURVEY, A-29  
COLLIN COUNTY, TEXAS

OWNER:

Terra Escalante, LLC  
18380 Clemson Avenue  
Saratoga, CA 95070

ENGINEER:

Helmberger Associates, Inc.  
1525 Bozman Road  
Wylie, TX 75098  
972-442-7549

SURVEYOR:

Boundary Solutions, Inc.  
P.O. Box 250  
Caddo Mills, TX 75135  
214-499-8472

GENERAL NOTES:

- Terra Escalante 825 Addition is not within any Extra-Territorial Jurisdiction of any City or Town.
- Each Lot purchaser shall provide private on-site sewage facilities for each lot owner's needs.
- Selling a portion of this addition by metes and bound is a violation of County Ordinance and State law and is subject to fines and withholding of utilities and building permits.
- The purpose of this Plat is to create 110 platted lots.
- Verify exact location of underground utilities prior to any digging or construction.
- Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.
- Elevations based on North American Vertical Datum 1988 (NAVD88) utilizing network GPS observations.