



- NOTES
- 1) This survey has been performed without the benefit of a Title Commitment.
 - 2) Subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.
 - 3) Source bearing is based on the south right-of-way line of County Road 530 per Flying "T" Ranch Airpark Ph II, an addition to Collin County as recorded in Volume 2007, Pages 20-21 of the Collin County Map Records. This line is denoted by controlling monuments.
 - 4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Numbers 48085C0090 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - 5) 1/2" iron rod with yellow cap stamped "GLAS RPLS 6081" set at all lot corners unless otherwise noted.
 - 6) Service Providers
Water: Westminster Special Utility District - (972) 924-3282
PO Box 819, Westminister, Tx 75485
Electric: Grayson Collin Electric Cooperative - (903) 482-7100
PO Box 548, Van Alstyne, Tx 75495

LINE	BEARING	DISTANCE
L1	N66°07'24"W	27.34'
L2	N38°38'14"W	62.68'
L3	N10°53'36"W	24.89'
L4	N15°12'21"E	26.67'
L5	N59°51'29"E	34.67'
L6	N79°01'50"E	31.92'

Scale: 1"=40'

Legend

Glas Cpd.IRF	1/2" Iron Rod w/Yellow Cap Stamped "GLAS RPLS 6081" Found
PRCT	Plat Records, Collin County, Texas
CCMR	Collin County Map Records
CCLR	Collin County Land Records
IRF	Iron Rod Found
CM	Controlling Monument

Replat of
Lots 1A-1C, Block A
Hudson Addition
being all of Lot 1, Block A of Hudson Addition
as recorded in Book 2024, Pages 182-183, PRCT
5.462 Acres
John Chalmers Survey, Abstract No. 233
Collin County, Texas
March 2025
Sheet 1 of 2

Revised: 5/9/2025
Drawings 12025JAC01628.dwg

Owner:
CRESCO Enterprises, LLC
15106 CR 525
Anna, Tx 75409
(972) 342-4445
Attn: Keven Johnson
k.johnson3838@yahoo.com

Surveyor:
Glas Land Surveying
PO Box 17
Wolfe City, Tx 75496
(903) 355-8105
Attn: John Glas
john@glaslandsurveying.com

Glas Land Surveying Inc
PO Box 17, Wolfe City, Texas 75496
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www.glaslandsurveying.com
TBPELS Firm No. 10193970

STANDARD PLAT NOTES

- 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 gate.
- 7) Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 8) 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.
- 9) 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.
- 10) Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 11) 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.
- 12) 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.
- 13) All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on–site sewage facilities, and driveway culverts.
- 14) 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.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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.

OSSF NOTES

- All lots must utilize alternative type On–Site Sewage Facilities. Presence of fractured rock throughout the subdivision may further limit the type of alternative type On–Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots. Excessive slopes may further limit OSSF type and placement. Pre–planning meeting with licensed OSSF professional recommended for lots.
- 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.

o There is a 10’ drainage easement along the northern property lots of 1A, 1B and 1C to which OSSF setbacks apply.

o There is a large pond on lot 1B and along the property line of lot 1A to which OSSF setbacks apply for both lots 1B and 1A.

o There are areas of excessive slopes on lots 1A, 1B and 1C to which OSSF setbacks apply.

o Due to multiple site constraints on lots 1A and 1B, OSSF type and siting may be very limited on those lots and may impact layout or addition of structures/improvements. A pre–planning meeting with a licensed OSSF professional is recommended on those lots.
- There are no easements other than the 10’ drainage easement noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on lot 1A, 1B or 1C 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 or legally abandoned immediately if no longer in 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.

Misty Brown, RS
Designated Representative for
Collin County Development Services

OWNER’S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **CR530 Enterprises, LLC** is the owner of a tract of land situated in the State of Texas and County of Collin, being part of the John Chalmers Survey, Abstract No. 233, and being all of Lot 1, Block A of Hudson Addition, on addition to Collin County as recorded under Book 2024, Pages 182–183 of the Plat Records of Collin County, Texas with said premises being more particularly described as follows:

BEGINNING at a 12–inch wood fence corner post marking the northwest corner of Lot 1, the northwest corner of said premises, and an interior ell–corner of a called 60.041 acre tract as recorded under Document No. 20190215000160020 of the Collin County Land Records and under Document No. 20070227000267540 of the Collin County Land Records, from which a 5/8–inch iron rod found bears North 87°34’27” West, 0.79 feet;

THENCE with the north line of Lot 1, the north line of said premises, and a south line of said 60.041 acre tract, North 89°50’04” East, 624.49 feet to a 1/2–inch iron rod with yellow cap stamped “GLAS RPLS 6081” found marking the northeast corner of Lot 1, the northeast corner of said premises, and the northwest corner of Lot 2, Block A of said addition;

THENCE with the east line of Lot 1, the east line of said premises, and the west line of said Lot 2, South 10°24’58” West, 426.00 feet to a 1/2–inch iron rod with yellow cap stamped “GLAS RPLS 6081” found in the north right–of–way line of County Road 530 (60’ Right–of–Way) marking the southeast corner of Lot 1, the southeast corner of said premises, and the southwest corner of said Lot 2;

THENCE with the north right–of–way line of County Road 530, the south line of Lot 1, and the south line of said premises as follows:

North 87°22’56” West, 226.65 feet to a 1/2–inch iron rod with yellow cap stamped “GLAS RPLS 6081” found;
North 87°35’17” West, 96.77 feet to a 1/2–inch iron rod with yellow cap stamped “GLAS RPLS 6081” found;
North 88°07’29” West, 221.44 feet to a 1/2–inch iron rod with yellow cap stamped “GLAS RPLS 6081” found
marking the southwest corner of Lot 1, the southwest corner of said premises, and being in an east line of the aforementioned 60.041 acre tract;

THENCE with the west line of Lot 1, the west line of said premises, and an east line of said 60.041 acre tract, North 00°26’33” West, 395.52 feet to the point of beginning and containing 5.462 acres of land.

OWNER’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **CR530 Enterprises, LLC** acting by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **Replat of Lots 1A–1C, Block A of Hudson 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. **CR530 Enterprises, LLC** does herein certify the following:

- 1) The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- 2) All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 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, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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
- 9) Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- 10) 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.
- 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) All modifications to this document shall be by means of plat and approved by Collin County.
- 13) This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand, this the ____ day of _____, 2025.

Keven Johnson, _____ of
CR530 Enterprises, LLC

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Keven Johnson**, known to me to be the persons whose names are 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 _____, 2025.

Notary Public in and for
the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HUNT §

KNOW ALL MEN BY THESE PRESENTS:

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.

FOR REVIEW ONLY!
John Glas
R.P.L.S. No. 6081

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **John Glas**, 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 the ____ day of _____, 2025.

Notary Public in and for
The State of Texas

CERTIFICATE OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat of Lots 1A–1C, Block A of Hudson Addition to Collin County, Texas was approved by the vote of Collin County Commissioners Court on the ____ day of _____, 2025 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 on the replat.

Collin County Judge

Replat of
Lots 1A-1C, Block A
Hudson Addition
being all of Lot 1, Block A of Hudson Addition
as recorded in Book 2024, Pages 182-183, PRCCT
5.462 Acres
John Chalmers Survey, Abstract No. 233
Collin County, Texas
March 2025
Sheet 2 of 2

Revised: 5/9/2025
Drawings 12025\AC01628.dwg

Owner:
CR530 Enterprises, LLC
15106 CR 525
Anna, Tx 75409
(972) 342–4445
Attn: Keven Johnson
k.johnson3838@yahoo.com

Surveyor:
Glas Land Surveying
PO Box 17
Wolfe City, Tx 75496
(903) 355–8105
Attn: John Glas
john@glaslandsurveying.com



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