

LEGAL DESCRIPTION

STATE OF TEXAS §  
 COUNTY OF COLLIN §

WHEREAS, MICHAEL & KRISTAL WILLOUGHBY REVOCABLE TRUST, are the owners of a part of tract or tracts of land situated in the County of Collin, State of Texas, being a part of Joseph House Survey, Abstract No. 439, and being all of Lot 4R in the Replat of Block 1, Lots 3R & 4R of the Three Creeks Ranch Estates, according to the plat thereof recorded in Book 2022, Page 412, Plat Records, Collin County, Texas, (the same being described in the deed to Michael & Kristal Willoughby Revocable Trust, recorded in Document No. 2023000052760, Official Public Records, Collin County, Texas) and all of a called 10.000 acre tract of land described in the deed to Michael & Kristal Willoughby Revocable Trust, recorded in Document No. 2023000052761, said Official Public Records, and all of a called 0.515 acre tract of land described in the deed to Michael & Kristal Willoughby Revocable Trust, recorded in Document No. 2023000052762, Official Public Records, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the eastern-most northeast corner of said Lot 4R, common to the southeast corner of Lot 3R of said Replat of Block 1, Lots 3R & 4R of the Three Creeks Ranch Estates, and on the westerly right-of-way line of County Road No. 206 (AKA Chambersville Road);

Thence South 00°37'29" West, a distance of 192.52 feet to a set 1/2" steel rod for the southeast corner of said Lot 4R, and on the northerly line of said 10.000 acre tract;

Thence North 89°26'29" East, a distance of 30.01 feet to a set P/K nail for the northeast corner of said 10.000 acre tract, and in said County Road No. 206;

Thence South 00°37'09" West, a distance of 340.13 feet to a set P/K nail for the southeast corner of said 10.000 acre tract, common to the northeast corner of a called 14.014 acre tract of land described in the deed to James M. Orr and Elaine R. Orr, recorded in Volume 4742, Page 3328, said Official Public Records;

Thence South 89°26'29" West, a distance of 980.79 feet to a set 1/2" steel rod found for the northeast corner of said 0.515 acre tract, common to the northern-most northwest corner of said 14.014 acre tract;

Thence South 53°04'59" West, a distance of 140.85 feet to a set 1/2" steel rod;

Thence South 32°34'27" West, a distance of 158.92 feet to a found 5/8" steel rod for the southerly corner of said 0.515 acre tract, and on the easterly line of Tract 2B of Tract 2A and 2B, Block 1, Three Creeks Ranch Estates, according to the plat thereof recorded in Document No. 20111230010002680, Map Records of Collin County, Texas;

Thence North 11°50'54" West, a distance of 220.86 feet to a set 1/2" steel rod for the northwest corner of said 0.515 acre tract, common to the southwest corner of said 10.000 acre tract;

Thence North 18°01'41" West, a distance of 356.50 feet to a found 5/8" steel rod for the northwest corner of said 10.000 acre tract, and on the southerly line of said Lot 4R;

Thence South 89°26'29" West, a distance of 266.41 feet to a found 1/2" steel rod for the southwest corner of said Lot 4R;

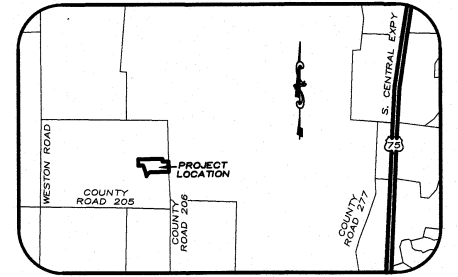
Thence North 00°50'54" East, a distance of 332.55 feet to a found 1/2" steel rod for the northwest corner of said Lot 4R;

Thence North 89°26'29" East, a distance of 1260.78 feet to a set 1/2" steel rod for the northern-most northeast corner of said Lot 4R, common to the northwest corner of said Lot 3R;

Thence South 00°33'31" East, a distance of 139.97 feet to a found 1/2" steel rod for the southwest corner of said Lot 3R;

Thence North 89°26'29" East, a distance of 309.76 feet to the Point of Beginning and containing 21.53 acres (937,918 square feet) of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"  
 All P/K nails set with an aluminum washer stamped "RPLS 4709"



SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

*Douglas W. Underwood*  
 Douglas W. Underwood  
 Registered Professional Land Surveyor, No. 4709

Date: 09/11/2025

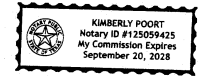


STATE OF TEXAS §  
 COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas W. Underwood, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of Aug 2025.

*Kimberly Poort*  
 Kimberly Poort  
 Notary Public in and for the State of Texas  
 Commission Expires: 9/20/28



OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MICHAEL & KRISTAL WILLOUGHBY REVOCABLE TRUST, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the WILLOUGHBY THREE CREEKS RANCH ESTATES, in addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of 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 and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growing which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities which may have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

This approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas.

WITNESS MY HAND this 16th day of Aug 2025.

BY: MICHAEL & KRISTAL LOREE WILLOUGHBY REVOCABLE TRUST  
*Michael Willoughby*  
 Michael Craig Willoughby, CO-TRUSTEES  
*Kristal Willoughby*  
 Kristal Loree Willoughby, CO-TRUSTEES

CERTIFICATE OF APPROVAL

Approved on this 26th day of August, 2025, by the City Council, City of Anna, Texas.

*JAC*  
 Mayor  
 City of Anna, Texas

ATTEST:  
*Carrie J. Land*  
 Carrie J. Land  
 City Secretary  
 City of Anna, Texas



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00	23.74	23.18	S 67°49'21" W	43°11'33"
C2	30.00	23.74	23.18	N 77°54'21" E	70°24'28"
C3	80.00	185.23	117.75	S 11°40'02" E	157°46'57"
C4	80.00	50.46	48.59	N 89°20'48" E	48°11'23"
C5	30.00	23.74	23.18	N 89°20'48" E	78°03'10"
C6	55.06	34.98	34.48	N 19°42'13" W	34°30'25"
C7	103.78	45.46	45.10	N 14°44'54" W	29°05'46"
C8	187.75	285.06	183.59	N 00°00'00" E	180°00'00"
C9	50.00	39.24	38.57	N 00°07'34" E	68°10'12"
C10	234.61	22.19	22.19	N 46°55'18" E	5°25'12"

HEALTH DEPARTMENT CERTIFICATION

I 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 the site sewage facilities are planned to be used.

*Michelle P. 3727*  
 Michelle P. 3727  
 Registered Sanitarian or Designated Representative  
 Collin County Developmental Services  
 Date: 8/21/25

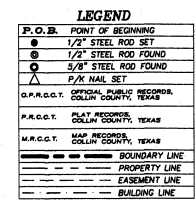
OSSE NOTES

- (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/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSE reduction.
- There is a large pond in the southwest corner of lot 9 to which OSSE setbacks apply. Due to the pond, existing barn and impervious cover, OSSE placement on lot 9 may be limited. Careful pre-planning with RS/PE is recommended on lot 9.
- There are no easements on any of the lots.
- There were several existing structures/dwelling and two (2) existing, associated OSSEs on lot 1 at the time of approval.
- The easternmost existing OSSE on lot 1 is a conventional OSSE - If the existing conventional system ever fails or if changes are ever made to the existing structure(s), repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system(s).
- The westernmost existing OSSE on lot 1 (connected to the pool house at the time of approval) is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or the existing OSSE must be reviewed by CCDS prior to construction for compliance with OSSE regulations.
- The RS As-Built submitted with the plat shows all existing OSSE components for lot 1 to be completely within the boundaries of lot 1. If any of the OSSE components are actually over the any of the lot lines and continue onto another parcel or if required setbacks are not met, the entire system(s) must be replaced with an approved alternative system(s) (after review and permitting through CCDS)
- There were no permitted/approved existing structures with associated OSSE(s) on lots 3, 4, 5, 6, 7, 8 or 9 at the time of approval. Any existing structures with OSSEs on lots 3, 4, 5, 6, 7, 8 or 9 must be reviewed and permitted by Collin County Developmental Services prior to any use or legally abandoned immediately if no longer in use.
- Tree removal and/or grading for OSSE 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 Developmental Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- Individual site evaluations and OSSE 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 OSSE system.

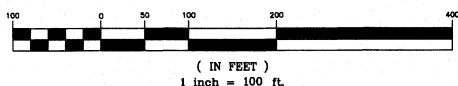
FROM:  
 R-6439-000-0130-1 / 10.00 AC  
 R-6439-000-0200-1 / 0.515 AC  
 R-8622-001-004R-1 / 11.013 AC  
 FOR TAX YEAR 2026

GENERAL NOTES

- Water Supply to be provided by The North Collin WSC.
- Sewer service to be provided by a private sewer system approved by Collin County.
- Electrical service is provided by GCEC.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Anna will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- Neither the City of Anna or the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
- Bearings are based on the Texas State Plane Coordinate System (NAD-83) Texas North Central Zone (4202) Grid.
- The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48085C0135J & 48085C014J, Dated June 02, 2009.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting Statutes and is subject to fines and withholdings of utilities and dedicating certificates.
- The purpose of this replat is to create 10 Lots.



GRAPHIC SCALE



OWNER  
 MICHAEL CRAIG WILLOUGHBY &  
 KRISTAL LOREE WILLOUGHBY  
 1275 THREE CREEKS LANE  
 CELINA, TX 75009  
 PH: (214) 632-1736

SURVEYOR  
 DOUGLAS W. UNDERWOOD  
 R.P.L.S. NO. 4709  
 3404 INTERURBAN ROAD  
 DENISON, TEXAS 75021  
 PH: (903) 465-2151



S13753

REPLAT OF WILLOUGHBY THREE CREEKS RANCH ESTATES

CREATING BLOCK 1, LOTS 1-10  
 Being a replat of Lot 4R, Three Creeks Ranch Estates, according to plat recorded in Book 2022, Page 412, Map Records, Collin County, Texas  
 and being all of a called 10.000 acre tract of land Doc. No. 2023000052761, O.P.R.C.C.T.  
 and all of a called 0.515 acre tract of land Doc. No. 2023000052762, O.P.R.C.C.T.  
 BEING 21.53 ACRES (937,918 SQUARE FEET) OF LAND IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 439 COLLIN COUNTY, TEXAS



STATE OF TEXAS, COUNTY OF COLLIN  
 I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 08/29/2025 11:34 AM  
 PLAT BOOK: 2025 PAGE: 732 - 732  
 NUMBER OF PAGES: 1 AMOUNT: \$51.00  
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,  
 COUNTY CLERK, COLLIN COUNTY, TEXAS  
 BY: *Stacey Kemp*  
 Stacey Kemp, DEPUTY