

SURVEYOR'S CERTIFICATION

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 SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48065C0435J, DATED 06/22/2009. IT IS SHOWN AS THE PROPERTY NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED BY ANY PARTY OR VIEWED OR RELIED UPON AS R.P.L.S. A FINAL SURVEY DOCUMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

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 gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway 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.
19. All lots must utilize alternate type On-Site Sewage Facilities.
20. Must maintain state-mandated setback of all On-Site Sewage Facility components from all/any 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 OSSF reduction.
21. There is a large pond/lake on lot 5R/Blk A to which OSSF setbacks on lots 5R/Blk A and 6R/Blk A apply.
22. There are no easements on either lot 5R/Blk A or 6R/Blk A.
23. There was an existing structure/dwelling and an existing, associated OSSF on lot 5R/Blk A at the time of approval.
24. The existing OSSF for lot 5R/Blk A is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
25. The R.S. as-built shows all OSSF components for lot 5R/Blk A to be completely within the boundaries of lot 5R/Blk A. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system must be repaired or replaced with an approved alternative system (after review and permitting through CCDS).
26. There was an existing structure/dwelling and an existing, associated OSSF on lot 6R/Blk A at the time of approval.
27. The existing OSSF for lot 6R/Blk A is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
28. The R.S. as-built shows all OSSF components for lot 6R/Blk A to be completely within the boundaries of lot 6R/Blk A. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system must be repaired or replaced with an approved alternative system (after review and permitting through CCDS).
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. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
32. 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

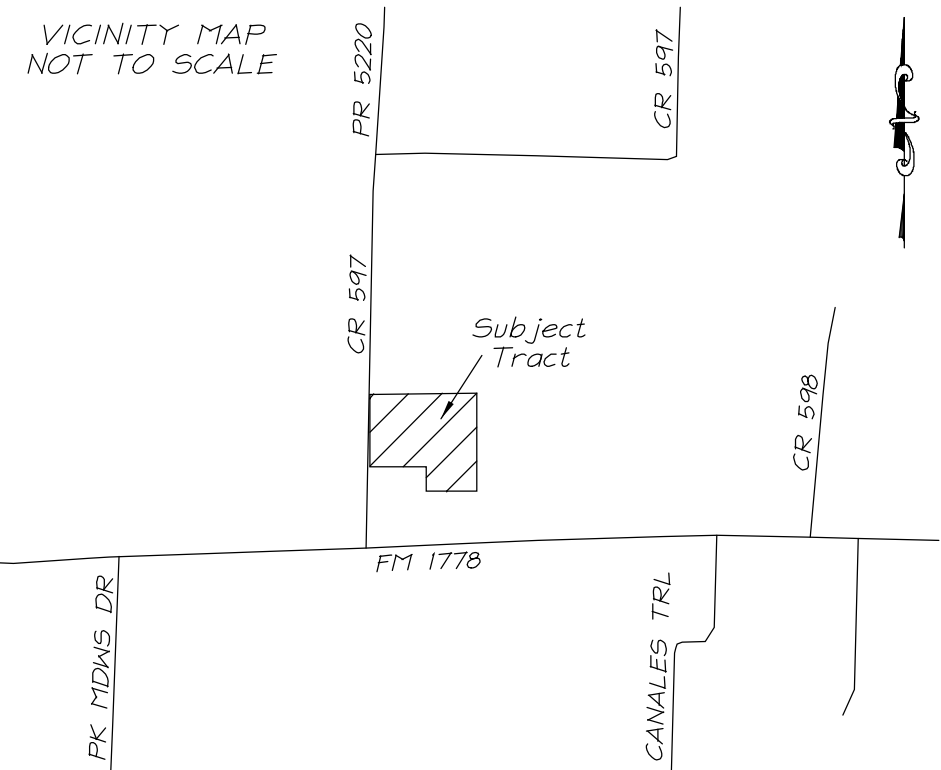
I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site 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 "Replat Lots 5R & 6R, Block A, Pham Estates" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 2026 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 Final Plat.

COLLIN COUNTY JUDGE CHRIS HILL



SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS DERIVED BY GPS, AREA AND
2) NO EASEMENT 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 CONSIDERATION AT THE TIME OF 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 DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.

ELECTRIC SERVICES WILL BE PROVIDED BY: TXU ENERGY ONCOR
PO BOX 650700
DALLAS, TX 75265-0700
(972) 791-2888
WATER WILL BE PROVIDED BY: GRIVILLE SUD
16120 FM 1778
NEVADA, TX 75173
(972)-953-4630

CALLLED 6.0 ACRES
TERI LEA SHIBLER
(FILE NO. 2024000092638 O.P.R.C.C.T.)
(CALL N88°11'06"E 678.64')
N89°28'16"E 678.59'

LOT 6
LOTS 4, 5 & 6, BLOCK A
PHAM ESTATES
(FILE NO. 2017-899 P.R.C.C.T.)

LOT 5R
7.31 ACRES

LOT 5
LOTS 4, 5 & 6, BLOCK A
PHAM ESTATES
(FILE NO. 2017-899 P.R.C.C.T.)

LOT 4
LOTS 4, 5 & 6, BLOCK A
PHAM ESTATES
(FILE NO. 2017-899 P.R.C.C.T.)

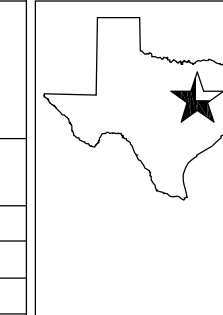
LOT IBA
LOT IBA & LOT IBB, BLOCK A
PHAM ESTATES
(FILE NO. 2018-332 P.R.C.C.T.)



LEGEND table with symbols for Controlling Monument, Official Public Records, Deed Records, Plat Records, Iron Rod Found, Point for Corner, Iron Rod Set, and Asphalt.

OWNER/DEVELOPER - JOHNNIE TAVARES
PHONE NUMBER: 916-622-5093

PROJECT NAME:
REPLAT LOTS 5R & 6R, BLOCK A, PHAM ESTATES
ADDRESS: 5565 CR 597, FARMERSVILLE, TEXAS
PREPARED: 04/22/2026
BY-LINE JOB NO. 2026-200
SCALE: 1" = 40'
TECHNICIAN: AMN



BY-LINE SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph (937) 373-5140
Firm No. 10194233
www.bylinesurveying.com

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STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Johnnie Sue Tavares is the owner of a tract of land situated in the H. Walters Survey, Abstract No. 958, Collin County, Texas, and being all of Lot 5 & Lot 6, Block A, of Lots 4, 5 & 6, Block A, Pham Estates, a Replat of Lots 2 & 3, Block A, Pham Estates, as recorded in File No. 2017-899, Plat Records, Collin 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 5/8" iron rod found at the Northwest corner of said Lot 6, in the South line of a called 6.0 acre tract of land conveyed to Teri Lea Shibler, by deed as recorded in File No. 2024000092638, Official Public Records, Collin County, Texas, and in the East line of County Road 597, a 60' right-of-way;

THENCE North 89 degrees 28 minutes 16 seconds East, with the North line of said Lot 6 and with the South line of said 6.0 acre tract, a distance of 678.59 feet to a 5/8" iron rod found at the Northeast corner of said Lot 6, at the Southeast corner of said 6.0 acre tract, and in the West line of a called 11.00 acre tract of land conveyed to Herschel L. Swindell, by deed as recorded in Volume 1147, Page 640, Deed Records, Collin County, Texas;

THENCE South 00 degrees 00 minutes 36 seconds West, with the East line of said Lot 6 and Lot 5 and with the West line of said 11.00 acre tract, a distance of 624.36 feet to a point at the Southeast corner of said Lot 5 and at the Northeast corner of Lot IBA, Block A, of Lot IBA & IBB, Block A, Pham Estates, a Replat of Lot IBA, Block A, Pham Estates, as recorded in File No. 2018-332, Plat Records, Collin County, Texas, from which a 5/8" iron rod found bears South 89 degrees 58 minutes 20 seconds East, a distance of 0.15 feet and a 5/8" iron rod found at the Southeast corner of said Lot IBA bears South 00 degrees 00 minutes 36 seconds West, a distance of 285.54 feet;

THENCE North 89 degrees 58 minutes 20 seconds West, with a South line of said Lot 5 and with the North line of said Lot IBA, a distance of 322.49 feet to a point at the most Southerly Southwest corner of said Lot 5 and at the Southeast corner of Lot 4, of said Lots 4, 5 & 6, Block A, Pham Estates, from which a 1/2" iron rod found capped (5034) bears North 00 degrees 01 minutes 15 seconds East, a distance of 0.23 feet;

THENCE with the common line of said Lot 5 and said Lot 4, the following courses and distances:
North 00 degrees 01 minutes 15 seconds East, a distance of 154.49 feet to a 1/2" iron rod set capped (By-Line) at an ell corner of said Lot 5 and at the Northeast corner of said Lot 4;

North 89 degrees 58 minutes 20 seconds West, a distance of 356.19 feet to a 1/2" iron rod found capped (5034) at the most Westerly Southwest corner of said Lot 5, at the Northwest corner of said Lot 4, and in the East line of County Road 597, from which a 5/8" iron rod found bears South 00 degrees 01 minutes 15 seconds West, a distance of 495.57 feet;

THENCE North 00 degrees 01 minutes 15 seconds East, with the West line of said Lot 5 and Lot 6 and with the East line of County Road 597, a distance of 463.28 feet to the POINT OF BEGINNING AND CONTAINING 8.41 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Johnnie Sue Tavares, does hereby certify and adopt this plat designating the herein above described property as lots 5R & 6R, Block A, Pham Estates, a Replat of Lots 5 & 6, Block A, Pham Estates, in 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. Johnnie Sue Tavares 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 to 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 of 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 _____, 2026.

BY: _____

BY: _____
Printed name and title

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

S00°00'36"W 624.36'
(CALL S01°15'E 624.70')
CALLED 11.00 ACRES
HELSCHEL SWINDELL
(VOL. 1147, P. 640 D.R.C.C.T.)

S00°00'36"W 285.54'