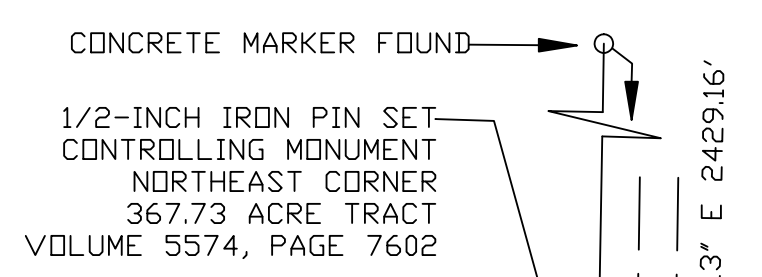


UTILITY SERVICE PROVIDERS:
 WATER SUPPLY: CADDO BASIN WATER SUPPLY
 156 COUNTY ROAD 1118
 GREENVILLE, TEXAS 75401
 903-527-3504
 ELECTRIC SUPPLY: ONCOR ELECTRIC
 310 HIGHWAY 205
 TERRELL, TEXAS 75160
 972-551-7233

*ONEOK NGL Pipeline, L.L.C., operates and maintains a 35 foot wide Right-of-Way, as shown on the face of the Plat and referenced by Document Number TX-7770134, shall be for the exclusive use of the pipeline right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder.
 ***MONUMENT CERTIFIED AS OF 9-30-2017



**COUNTY OF COLLIN
STATE OF TEXAS**

WHEREAS 547 Land Development, LLC is the owner of a tract of land situated in Collin County, Texas, in the Robert Trammell survey, abstract no. 889 and in the H. L. Douglas survey, abstract no. 290, being a survey of part of the 303.74 acre tract described in a correction instrument from Boyce Creek Estates Partnership to 547 Land Development LLC, recorded as Clerk's File No. 20180315000317790 of the official public records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin set at the east-southeast corner of said 303.74 acre tract and the northeast corner of Kate's Crossing, an addition to Collin County, Texas recorded in volume 2014, page 92 of the Collin County plat records; same being in the west right-of-way line of Farm Road 547;
 THENCE North 88°35'51" West, with a south line of said 303.74 acre tract and the north line of said Kate's Crossing, 2852.41 feet to a 1/2-inch iron pin set at an inside corner of said 303.74 acre tract and a northwest corner of Lot 3 of said Kate's Crossing;
 THENCE South 01°00'37" West, with an east line of said 303.74 acre tract and the west line of said Lot 3, 362.12 feet to a 1/2-inch iron pin set at the south-southeast corner of said 303.74 acre tract and the southwest corner of said Lot 3; same being in the north right-of-way line of County Road 646;
 THENCE North 89°58'37" West, with the south line of said 303.74 acre tract and the north right-of-way line of said County Road 646, 30.00 feet to a 1/2-inch iron pin set at the south-southwest corner of said 303.74 acre tract and the southeast corner of Lot 2 of said Kate's Crossing;
 THENCE North 01°00'37" East, with a west line of said 303.74 acre tract and with the east line of said Lot 2, 362.85 feet to a 1/2-inch iron pin set at an inside corner of said 303.74 acre tract and the northeast corner of said Lot 2;
 THENCE North 88°35'51" West, with a south line of said 303.74 acre tract and with the north line of said Lot 2 and Lot 1 of said Kate's Crossing, 279.73 feet to a 1/2-inch iron pin set at a southwest corner of said 303.74 acre tract and in the north line of said Lot 1; same being in the east line of Colina Creek Estates, Phase 2, recorded in volume 2017, page 1020 of the Collin County plat records;
 THENCE North 01°19'28" West, with a west line of said 303.74 acre tract and the east line of said Colina Creek Estates, Phase 4, recorded in volume 2020, page 819, 820, and 821 of the Collin County plat records;
 THENCE North 58°59'23" East, with the southeast line of said Lot 57, passing at 353.34 feet, a 1/2-inch iron pin set at the southeast corner of said Lot 57 and continuing in all, 362.84 feet to a point at the south-southeast corner of said Colina Creek Estates, Phase 4; same being in Gail Drive;
 THENCE North 03°23'23" East, with the east line of said Colina Creek Estates, Phase 4, passing at 146.19 feet the start of the east right-of-way line of said Gail Drive and continuing with the east right-of-way line of said Gail Drive, 1209.09 feet to a 1/2-inch iron pin set;
 THENCE South 88°32'18" East, 1594.47 feet to a 1/2-inch iron pin set;
 THENCE South 01°27'42" West, 295.00 feet to a 1/2-inch iron pin set;
 THENCE North 88°32'18" West, 14.51 feet to a 1/2-inch iron pin set;
 THENCE South 01°27'42" West, 351.70 feet to a 1/2-inch iron pin set;
 THENCE North 88°32'18" East, 612.51 feet to a 1/2-inch iron pin set;
 THENCE North 01°27'42" East, 136.73 feet to a 1/2-inch iron pin set;
 THENCE South 88°32'18" East, 287.00 feet to a 1/2-inch iron pin set;
 THENCE South 01°27'42" West, 143.35 feet to a 1/2-inch iron pin set;
 THENCE South 88°32'18" East, 345.99 feet to a 1/2-inch iron pin set in the east line of said 303.74 acre tract and the west right-of-way line of said Farm Road 547;
 THENCE South 01°24'21" West, with the west right-of-way line of said Farm Road 547 and the east line of said 303.74 acre tract, 982.56 feet to a 1/2-inch iron pin to the PLACE OF BEGINNING and containing 92.19 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That 547 Land Development, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as COLINA CREEK ESTATES, PHASE 7, 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. That 547 Land Development, 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 all the 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 at _____, Texas, this the _____ day of _____, 20____.

Christopher D'Addario, Manager

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Christopher D'Addario 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 purposes and consideration therein expressed, and in the capacity therein stated.
 Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
 That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

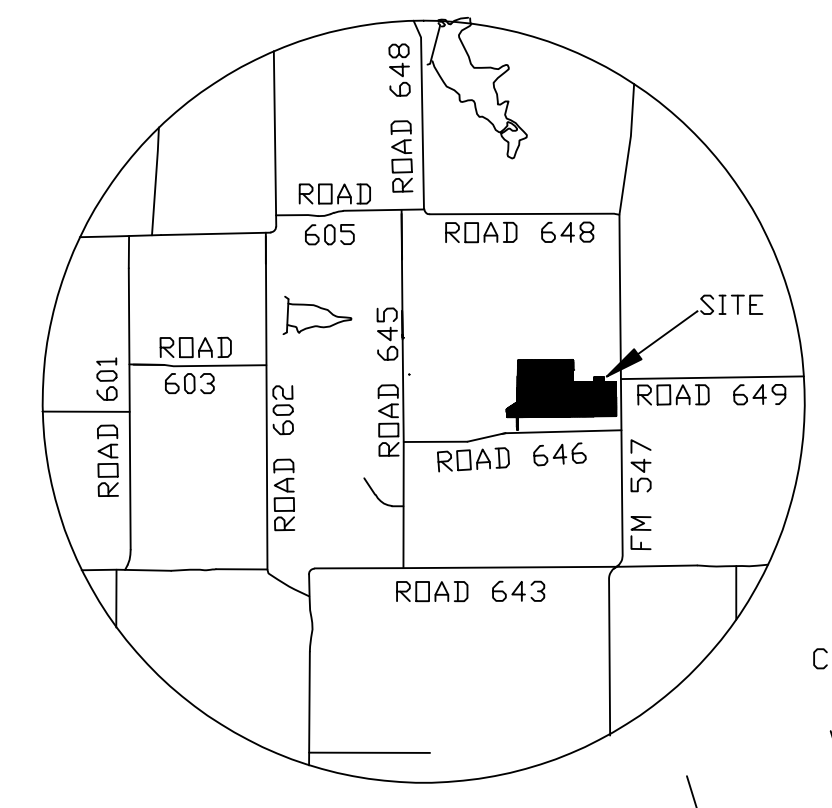
PRELIMINARY--THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas



VICINITY MAP
NO SCALE



CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of COLINA CREEK ESTATES, PHASE 7 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 Final Plat.

Chris Hill
Collin County Judge

50' R.O.W.
VOLUME 2020
PAGE 819-821
CCPR

35' D.E.
VOLUME 2020
PAGE 819-821
CCPR

10' ONCOR ESMT.
VOLUME 2020
PAGE 819-821
CCPR

20' DRAINAGE ESMT.
VOLUME 2017, PAGE 1020
CCPR

170' WIDE EASEMENT TO T.P. & L.
VOLUME 604, PAGE 437

50' EASEMENT TO MATADOR PIPELINES INC.
VOLUME 1404, PAGE 336

APPROX. LOCATION OF UNDERGROUND GAS LINE

VARIABLE WIDTH RIGHT-OF-WAY DEDICATED
VOLUME 2014, PAGE 92
CCPR

LEGEND

- CCPR = COLLIN COUNTY PLAT RECORDS
- DE = DRAINAGE EASEMENT
- WDE = WATER & DRAINAGE EASEMENT
- EE = ELECTRIC EASEMENT
- IP/O DENOTES A 1/2-INCH IRON PIN SET

**FINAL PLAT
COLINA CREEK
ESTATES**
 PHASE 7
 AN ADDITION TO COLLIN COUNTY, TEXAS
 92.19 ACRES
 R. TRAMMELL SURVEY, ABSTRACT NO. 889
 H. L. DOUGLAS SURVEY, ABSTRACT NO. 290
 COLLIN COUNTY, TEXAS
 DATE: JULY 29, 2021

FROM THE PLACE OF BEGINNING TO THE APPROXIMATE SOUTHEAST CORNER OF THE R. TRAMMELL SURVEY, IT IS N 20°16'48" E 123.65'

69 LOTS
2 COMMON AREAS

TOTAL AREA OF STREET RIGHT-OF-WAY = 10.434 ACRES
 Scale: 1" = 200'

NUMBER	DIRECTION	DISTANCE
L1	S 01°00'37" W	362.12'
L2	N 89°58'37" W	30.00'
L3	N 01°00'37" E	362.85'
L4	N 88°35'51" W	279.73'
L5	N 01°13'28" W	236.22'
L6	N 88°59'23" E	362.84'
L7	S 01°27'42" W	295.00'
L8	N 88°32'18" W	14.51'
L9	S 01°27'42" W	351.70'
L10	N 01°27'42" E	136.73'
L11	S 88°32'18" E	287.00'
L12	S 01°27'42" W	143.35'
L13	S 88°32'18" E	345.99'
L14	N 88°35'51" W	289.05'
L15	N 88°35'51" W	150.00'
L16	N 88°35'51" W	150.00'
L17	N 88°35'51" W	150.00'
L18	N 88°35'51" W	150.00'
L19	N 88°35'51" W	150.00'
L20	N 88°35'51" W	150.00'
L21	N 88°35'51" W	150.00'
L22	N 88°35'51" W	150.00'
L23	N 88°35'51" W	150.00'
L24	N 88°35'51" W	150.00'
L25	N 88°35'51" W	150.00'
L26	N 88°35'51" W	150.00'
L27	N 88°35'51" W	150.00'
L28	N 88°35'51" W	149.43'
L29	N 88°35'51" W	289.05'
L30	N 88°35'51" W	203.60'
L31	N 88°35'51" W	104.76'
L32	N 88°35'51" W	300.00'
L33	N 03°23'23" E	337.40'
L34	N 01°27'42" E	310.90'
L35	N 01°27'42" E	295.12'
L36	N 01°27'42" E	294.90'
L37	N 01°27'42" E	294.75'
L38	N 01°27'42" E	294.59'
L39	N 01°27'42" E	294.44'
L40	N 01°27'42" E	294.28'
L41	N 01°27'42" E	294.13'
L42	N 01°27'42" E	293.97'
L43	N 01°27'42" E	293.82'
L44	N 01°27'42" E	293.66'
L45	N 01°27'42" E	293.51'
L46	N 01°27'42" E	293.35'
L47	N 01°27'42" E	293.19'
L48	N 01°27'42" E	293.04'
L49	N 01°27'41" E	292.88'
L50	N 01°24'21" E	292.59'
L51	S 81°02'18" E	175.03'
L52	S 81°02'18" E	85.48'
L53	S 88°32'18" E	141.07'
L54	S 88°32'18" E	150.00'
L55	S 88°32'18" E	150.00'
L56	S 88°32'18" E	150.00'
L57	S 88°32'18" E	150.00'
L58	S 88°32'18" E	150.00'
L59	S 88°32'18" E	150.00'
L60	S 88°32'18" E	150.00'
L61	S 88°32'18" E	150.00'
L62	S 88°32'18" E	150.00'
L63	S 88°32'18" E	150.00'
L64	S 88°32'18" E	150.00'
L65	S 88°32'18" E	150.00'
L66	S 88°32'18" E	150.00'
L67	S 88°32'18" E	288.77'
L68	N 88°32'18" W	281.60'
L69	N 88°32'18" W	282.00'
L70	N 88°32'18" W	292.00'
L71	N 88°32'18" W	292.00'
L72	N 88°32'18" W	292.00'
L73	N 88°32'18" W	292.00'
L74	N 88°32'18" W	186.49'
L75	N 88°32'18" W	207.85'
L76	N 81°02'18" W	260.51'
L77	S 88°32'18" E	477.70'
L78	S 88°32'18" E	482.12'
L79	S 88°32'18" E	476.63'
L80	S 88°32'18" E	471.04'
L81	S 88°32'18" E	465.38'
L82	S 71°32'47" E	445.89'
L83	S 35°19'22" E	339.16'
L84	S 01°27'42" W	295.00'
L85	S 01°27'42" W	295.00'
L86	S 01°27'42" W	295.00'
L87	S 01°27'42" W	295.00'
L88	S 01°27'42" W	295.00'
L89	S 01°27'42" W	295.00'
L90	S 01°27'42" W	295.00'
L91	S 01°27'42" W	291.70'
L92	N 01°27'42" E	291.70'
L93	N 01°27'42" E	291.70'
L94	N 01°27'42" E	291.70'
L95	N 01°27'42" E	291.70'
L96	N 01°27'42" E	291.70'
L97	N 01°27'42" E	291.70'
L98	N 01°26'48" E	291.70'
L99	S 88°32'18" E	170.07'
L100	S 88°32'18" E	150.00'

NUMBER	DIRECTION	DISTANCE
L101	S 88°32'18" E	150.00'
L102	S 88°32'18" E	150.00'
L103	S 88°32'18" E	150.00'
L104	S 88°32'18" E	150.00'
L105	S 88°32'18" E	150.00'
L106	N 88°32'18" W	150.00'
L107	N 88°32'18" W	150.00'
L108	N 88°32'18" W	150.00'
L109	N 88°32'18" W	150.00'
L110	N 88°32'18" W	150.00'
L111	N 88°32'18" W	150.00'
L112	N 88°32'18" W	170.00'
L113	S 01°26'48" W	211.28'
L114	S 01°26'48" W	212.00'
L115	S 01°26'48" W	213.34'
L116	N 01°26'48" E	213.29'
L117	N 01°26'48" E	212.00'
L118	N 01°26'48" E	211.33'
L119	N 88°33'12" W	207.85'
L120	N 88°33'12" W	207.85'
L121	S 32°14'22" E	304.71'
L122	S 01°27'42" W	276.62'
L123	S 01°27'42" W	276.62'
L124	S 01°27'42" W	276.62'
L125	S 01°27'42" W	276.62'
L126	S 01°27'42" W	276.62'
L127	S 01°27'42" W	276.62'
L128	S 01°27'42" W	276.62'
L129	S 01°27'42" W	276.62'
L130	S 13°18'21" W	264.95'
L131	S 53°43'29" W	352.89'
L132	N 88°54'13" E	270.31'
L133	S 88°32'18" E	292.00'
L134	N 01°27'42" E	154.91'
L135	N 01°27'42" E	123.12'
L136	N 88°32'18" W	141.93'
L137	N 88°32'18" W	158.00'
L138	N 88°32'18" W	158.00'
L139	N 88°32'18" W	158.00'
L140	N 88°32'18" W	158.00'
L141	N 88°32'18" W	58.16'
L142	S 88°32'18" E	292.00'
L143	S 88°32'18" E	292.00'
L144	S 88°32'18" E	292.00'
L145	S 01°27'42" W	150.00'
L146	S 01°27'42" W	150.00'
L147	N 01°27'42" E	150.00'
L148	N 01°27'42" E	150.00'
L149	S 88°32'18" E	292.00'
L150	S 88°32'18" E	292.00'
L151	S 88°32'18" E	292.00'
L152	N 01°27'42" E	150.00'
L153	N 01°27'42" E	150.00'
L154	N 01°27'42" E	150.00'
L155	N 01°27'42" E	150.00'
L156	S 01°27'42" W	237.42'
L157	S 01°27'42" W	40.61'
L158	N 01°26'48" E	237.42'
L159	N 01°26'48" E	399.20'
L160	N 01°27'42" E	157.50'
L161	N 01°27'42" E	157.50'
L162	N 01°27'42" E	157.50'
L163	N 01°27'42" E	157.50'
L164	S 01°27'42" W	154.48'
L165	S 01°27'42" W	154.71'
L166	S 01°27'42" W	157.15'
L167	S 01°27'42" W	154.91'
L168	N 01°27'42" E	154.91'
L169	N 01°27'42" E	157.15'
L170	N 01°27'42" E	154.71'
L171	N 01°27'42" E	154.48'
L172	S 88°32'18" E	282.00'
L173	S 88°32'18" E	282.00'
L174	S 88°32'18" E	282.00'
L175	S 88°32'18" E	282.00'
L176	S 88°32'18" E	280.99'
L177	S 01°24'21" W	157.50'
L178	S 01°24'21" W	157.50'
L179	S 01°24'21" W	157.50'
L180	S 01°24'21" W	157.50'
L181	S 88°32'18" E	281.45'
L182	S 88°32'18" E	281.29'
L183	S 88°32'18" E	281.14'
L184	N 03°23'23" E	118.06'
L185	N 03°23'23" E	162.00'
L186	N 03°23'23" E	164.76'
L187	N 03°23'23" E	166.86'
L188	N 03°23'23" E	166.86'
L189	N 03°23'23" E	268.88'
L190	N 03°23'23" E	190.91'
L191	S 88°32'18" E	249.37'
L192	S 88°32'18" E	295.10'
L193	S 88°32'18" E	150.00'
L194	S 88°32'18" E	150.00'
L195	S 88°32'18" E	150.00'
L196	S 88°32'18" E	150.00'
L197	S 88°32'18" E	150.00'
L198	S 88°32'18" E	150.00'
L199	S 88°32'18" E	150.00'
L200	S 88°32'18" E	150.00'

LEGEND

CCPR = COLLIN COUNTY PLAT RECORDS
DE = DRAINAGE EASEMENT
WDE = WATER & DRAINAGE EASEMENT
EE = ELECTRIC EASEMENT

IP DENOTES A 1/2-INCH IRON PIN SET

NUMBER	DIRECTION	DISTANCE
L201	N 88°32'18" W	135.49'
L202	N 88°32'18" W	150.00'
L203	N 88°32'18" W	150.00'
L204	N 88°32'18" W	150.00'
L205	N 88°32'18" W	150.00'
L206	N 88°32'18" W	150.00'
L207	N 88°32'18" W	150.00'
L208	N 88°32'18" W	12.63'
L209	S 01°26'48" W	6.36'
L210	S 01°26'48" W	82.56'
L211	S 01°26'48" W	166.76'
L212	S 01°26'48" W	164.67'
L213	S 01°26'48" W	161.91'
L214	S 01°26'48" W	158.33'
L215	S 01°26'48" W	172.12'
L216	S 88°32'18" E	207.85'
L217	S 88°32'18" E	19.67'
L218	S 88°32'18" E	307.09'
L219	S 88°32'18" E	158.00'
L220	S 88°32'18" E	158.00'
L221	S 88°32'18" E	158.00'
L222	S 88°32'18" E	158.00'
L223	S 88°32'18" E	211.38'
L224	S 88°32'18" E	304.51'
L225	S 01°27'42" W	48.72'
L226	N 01°27'42" E	275.84'
L230	N 86°36'37" W	5.00'
L231	N 01°27'42" E	152.10'
L232	N 88°32'18" W	5.00'
L233	S 01°27'42" W	8.75'
L234	N 88°32'18" W	13.83'

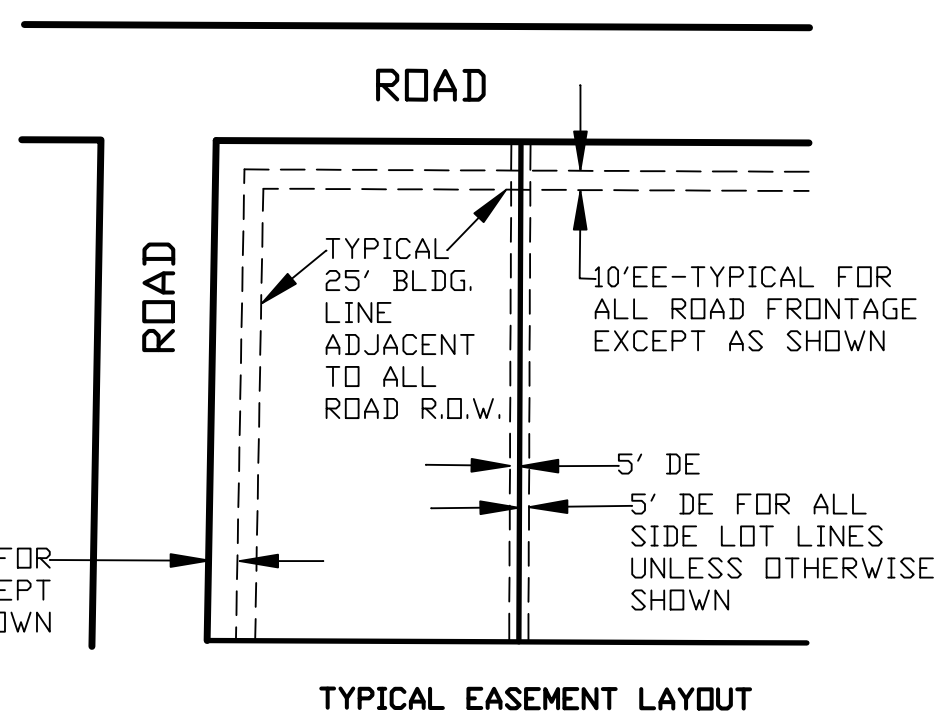
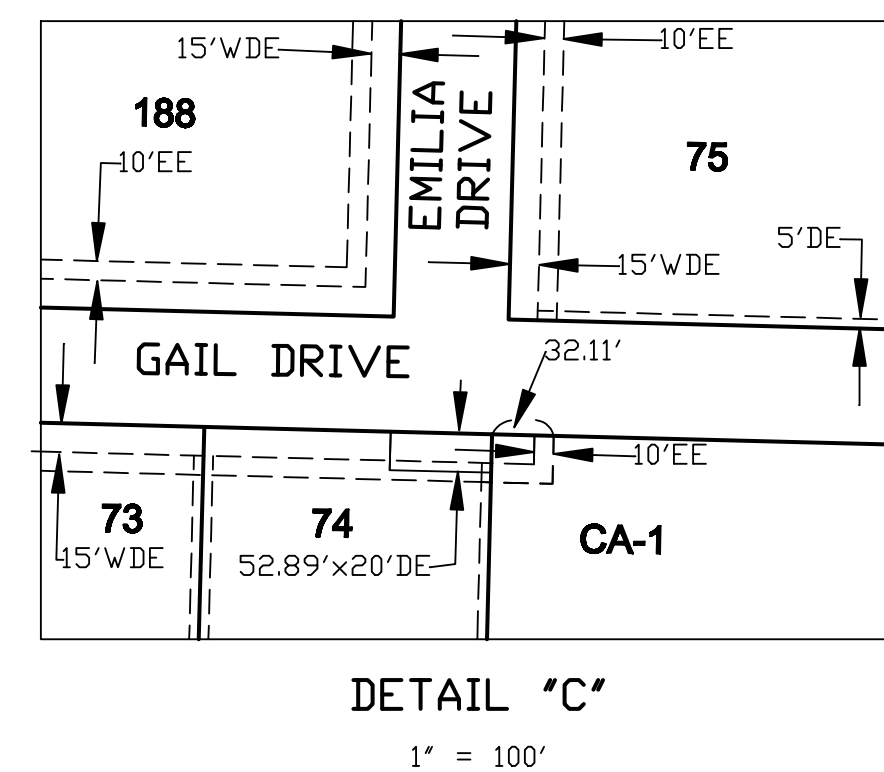
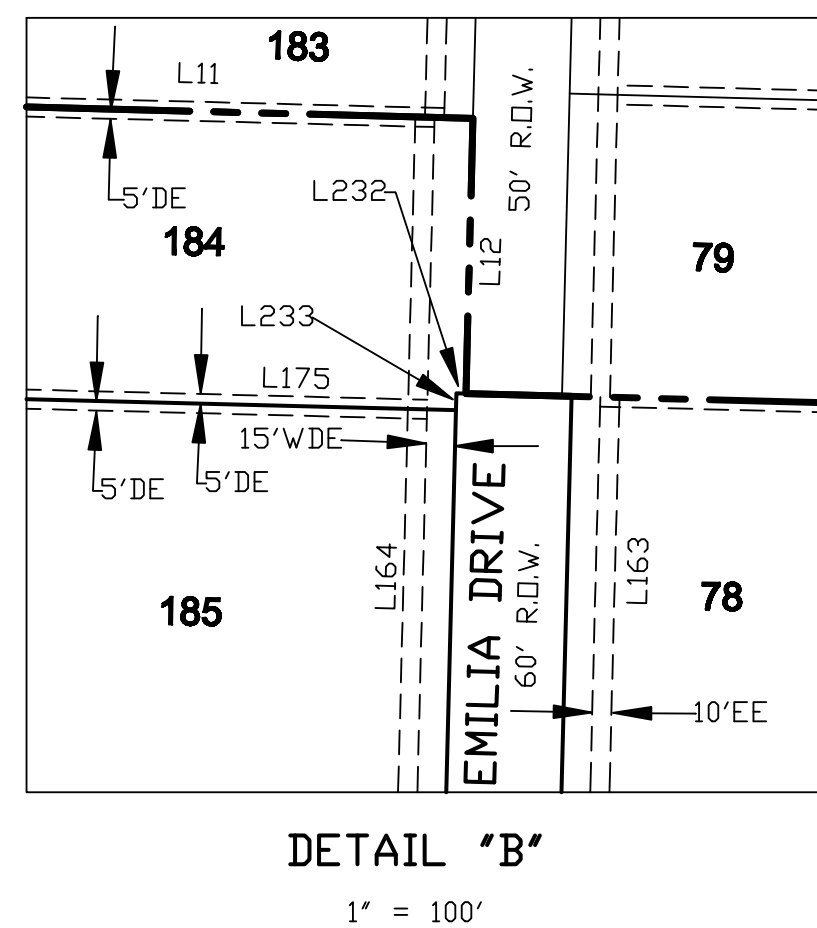
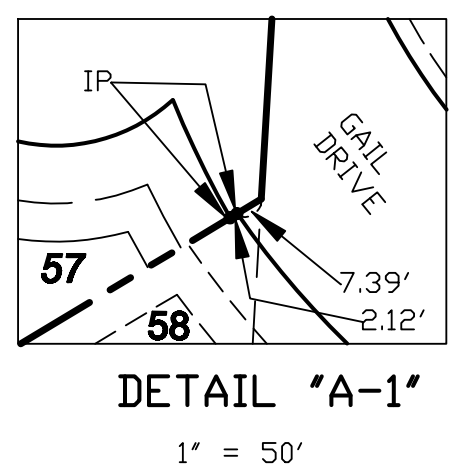
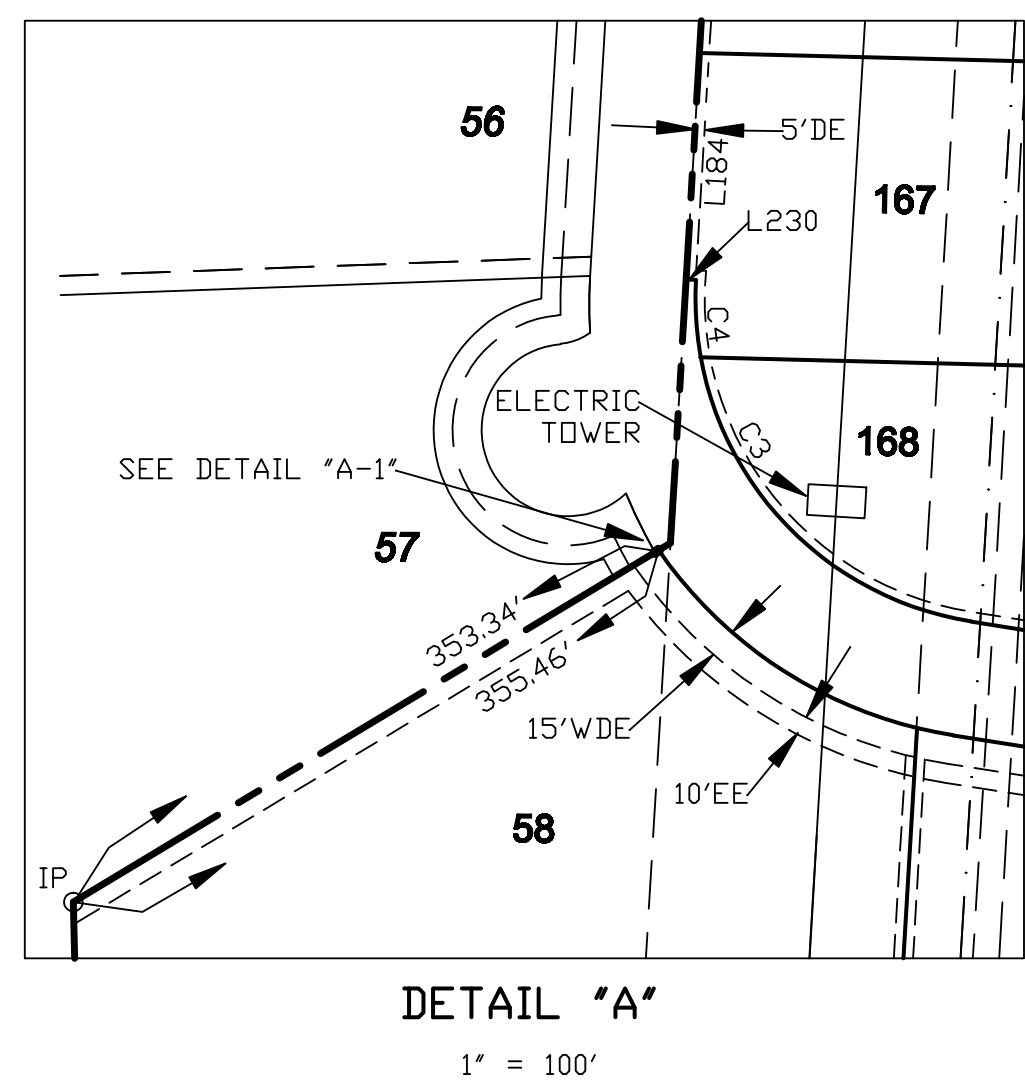
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	C.A.=41°38'04"	CH. BRG.=N 55°29'14" W	T=87.45'	R=230.00'	L=167.13'	CH=163.48'
C2	C.A.=04°44'02"	CH. BRG.=N 78°40'17" W	T=9.51'	R=230.00'	L=19.00'	CH=19.00'
C3	C.A.=70°48'27"	CH. BRG.=N 45°38'05" W	T=120.83'	R=170.00'	L=210.09'	CH=196.97'
C4	C.A.=13°37'14"	CH. BRG.=N 03°25'14" W	T=20.30'	R=170.00'	L=40.41'	CH=40.32'
C5	C.A.=87°11'14"	CH. BRG.=N 72°07'55" W	T=57.12'	R=60.00'	L=91.30'	CH=82.74'
C6	C.A.=59°05'41"	CH. BRG.=S 34°43'37" W	T=34.01'	R=60.00'	L=61.88'	CH=59.18'
C7	C.A.=87°42'24"	CH. BRG.=N 72°23'30" W	T=57.65'	R=60.00'	L=91.85'	CH=83.14'
C8	C.A.=122°18'38"	CH. BRG.=S 02°35'59" W	T=108.94'	R=60.00'	L=128.08'	CH=105.11'
C9	C.A.=30°00'00"	CH. BRG.=N 46°27'42" E	T=16.08'	R=60.00'	L=31.42'	CH=31.06'
C10	C.A.=74°19'27"	CH. BRG.=N 05°42'02" W	T=45.48'	R=60.00'	L=77.83'	CH=72.49'
C11	C.A.=83°37'14"	CH. BRG.=N 84°40'22" W	T=53.67'	R=60.00'	L=87.57'	CH=80.00'
C12	C.A.=22°03'19"	CH. BRG.=S 42°29'21" W	T=11.69'	R=60.00'	L=23.10'	CH=22.95'
C13	C.A.=63°43'59"	CH. BRG.=S 26°41'13" E	T=37.30'	R=60.00'	L=66.74'	CH=63.35'
C14	C.A.=07°30'00"	CH. BRG.=N 84°47'18" W	T=30.81'	R=470.00'	L=61.52'	CH=61.48'
C15	C.A.=00°54'13"	CH. BRG.=N 88°05'11" W	T=4.18'	R=530.00'	L=8.36'	CH=8.36'
C16	C.A.=06°35'47"	CH. BRG.=N 84°20'11" W	T=30.54'	R=530.00'	L=61.02'	CH=60.98'

SETBACK LINES:
25' BUILDING SET BACK LINES ON ALL ROAD FRONTAGE LOT LINES &
10' BUILDING SET BACK LINES ON ALL SIDE AND REAR LOT LINES
EXCEPT AS SHOWN HEREON.

ACCORDING TO FEMA MAP NO. 48085C0455 J, DATED 6-2-2009
COLINA CREEK ESTATES, PHASE 7 IS NOT IN THE 100 YEAR FLOOD PLAIN.

BEARING BASE: NORTH LINE OF 367.73 ACRE TRACT RECORDED IN VOLUME
5574, PAGE 7602.
CONTROLLING MONUMENTS: 1/2-INCH IRON PIN SET AT NORTHEAST CORNER
OF SAID 367.73 ACRE TRACT AND 60D NAIL SET IN SOUTH LINE OF LOT 13
OF CEDAR VISTA ADDITION RECORDED IN VOLUME L, PAGE 667 COLLIN
COUNTY PLAT RECORDS AND ARE SHOWN ON THIS PLAT;

1/2-INCH IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE STATED



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

LOT NO.	ACRES
58	3.369
59	1.472
60	1.008
61	1.011