



- 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/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - There is a 60' future ROW dedication along the eastern property line of Lot 1 to which OSSF setbacks apply.
 - There is a 15' utility easement along the northern portion of the western property line of Lot 1 to which OSSF setbacks apply.
 - There are no easements other than those noted above.
 - There are no existing structure/dwelling and an existing, associated OSSF on Lot 1 at the time of approval.
 - There were no permitted/approved existing structures with associated OSSF(s) on Lot 1 at the time of approval. Any existing structures or OSSFs on Lot 1 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/discharged 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.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS JMT ACADEMY LLC is the sole owner of a 2.570 acre tract of land out of the John D. Brown Survey Abstract No. 102 in Collin County Texas, being being all of that certain tract of land conveyed to JMT ACADEMY LLC by deed as recorded in Instrument No. 202300069080, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found for corner, said point being at the northeast corner of said 2.570 acre tract of land being described, same point being the southeast corner of said John D. Brown Survey, said point being the southwest corner of that certain tract of land conveyed to Rene Wilson Delgado by deed as recorded in Instrument No. 202300055574, Official Public Records, Collin County, Texas, said point also being in the west line of that certain tract of land conveyed to Richard Irven Thurmon Living Trust by deed as recorded in Instrument No. 2009100201227830, Official Public Records, Collin County, Texas;

THENCE South 88 deg. 15 min. 02 sec. West, along the common line of said JMT ACADEMY LLC and said Richard Irven Thurmon Living Trust tract, a distance of 454.02 feet to a 1/2 inch iron rod set for corner, said point being the southwest corner of 2.570 acre tract of land being described, same point being in the north line of that certain tract of land conveyed to J. Thomas Arthur and Sue Anne Arthur by deed as recorded in 4456, Page 2313, Deed Records, Collin County, Texas;

THENCE North 01 deg. 56 min. 00 sec. West, departing the common line of said JMT ACADEMY LLC and said Richard Irven Thurmon Living Trust tract and along the west line of said JMT ACADEMY LLC, a distance of 56.00 feet to a Monument found for corner, said point being in the southerly line of FM Highway 2478 (Custer Road) to 100.0 foot width right-of-way, said point being the beginning of a curve to the left having a radius of 869.02 feet a cord bearing and distance of North 43 deg. 25 min. 52 sec. East, 513.44 feet;

THENCE in a northeasterly direction along said curve to the left and along the southerly line of said FM Highway 2478 (Custer Road), an arc distance of 521.22 feet to a Monument found for corner said point being the northwest corner of said 2.570 acre tract of land being described;

THENCE North 88 deg. 26 min. 00 sec. East, departing the easterly line of said FM Highway 2478 (Custer Road) and along the northerly line of said 2.570 acre tract of land being described, a distance of 96.80 feet to 1/2 inch iron rod set for corner, said point being the northeast corner of said 2.570 acre tract of land being described, same point being in the west line of said Richard Irven Thurmon Living Trust tract ;

THENCE South 00 deg. 49 min. 00 sec. East, along the common line of said Richard Irven Thurmon Living Trust tract and 2.570 acre tract of land being described, a distance of 417.66 feet to the POINT OF BEGINNING and containing 86,912 square feet or 2.570 acres of computed land.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

The JMT ACADEMY LLC owner of the above described property do hereby adopt this replat designated the hereinabove described property as LOT 1, BLOCK 1, JMT ACADEMY AT CUSTER, FINAL PLAT, an addition to Collin County, Texas, and hereby dedicate to the public use forever the streets, alleys, and public use areas as shown hereon, the easements as shown for mutual use and accommodations of Collin County and all public utilities desiring to use or using same. All and any public utility and Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interference with the construction, maintenance, or efficiency of its respective system on said easements and Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or part of its respective system without the necessity of, at anytime of procuring the permission of anyone. This plat subject to all platting ordinances, rules, regulations and resolutions of Collin County.

Witness my hand this ____ day of _____, 2023.

JMT ACADEMY LLC

By: _____
JAMES MODI, MEMBER

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

"Approved by Final Plat Procedure" Date: _____

_____, Director

City of McKinney, Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared JAMES MODI, MEMBER known to be 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the ____ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Larry Turman, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Larry Turman
R.P.L.S. NO. 1740

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Larry Turman known to be 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the ____ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires: _____

FINAL PLAT
OF
LOT 1, BLOCK A
JMT ACADEMY AT CUSTER ADDITION
BEING ALL OF THAT CERTAIN
TRACT CONVEYED TO JMT ACADEMY LLC
INSTRUMENT NO. 202300069080
2.570 ACRES
JOHN D. BROWN SURVEY, ABSTRACT NO 102
COLLIN COUNTY, TEXAS

LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		BOLLARD
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC MANHOLE
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX		SWB MAN HOLE
	GAS LINE MARKER		VAULT
	TELEPHONE MANHOLE		SIGN LIGHT POLE
	TYPICAL FENCE		CONCRETE
	TREE		ELECTRIC BOX

No.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES
TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	22-075
DATE:	AUGUST 19, 2022
SCALE:	#####
DRAWN BY:	RP