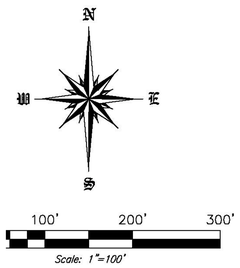


Legend

●	Roome Capped Iron Rod Set
C.M.R.	Collin County Map Records
C.L.R.	Collin County Land Records
IRF	Iron Rod Found

Providers

Utility District
Cooperative
F – Private

CERTIFICATION

n this plat conform to the applicable OSSF laws
ed representing the site conditions in the area in

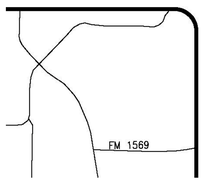
_____
Date

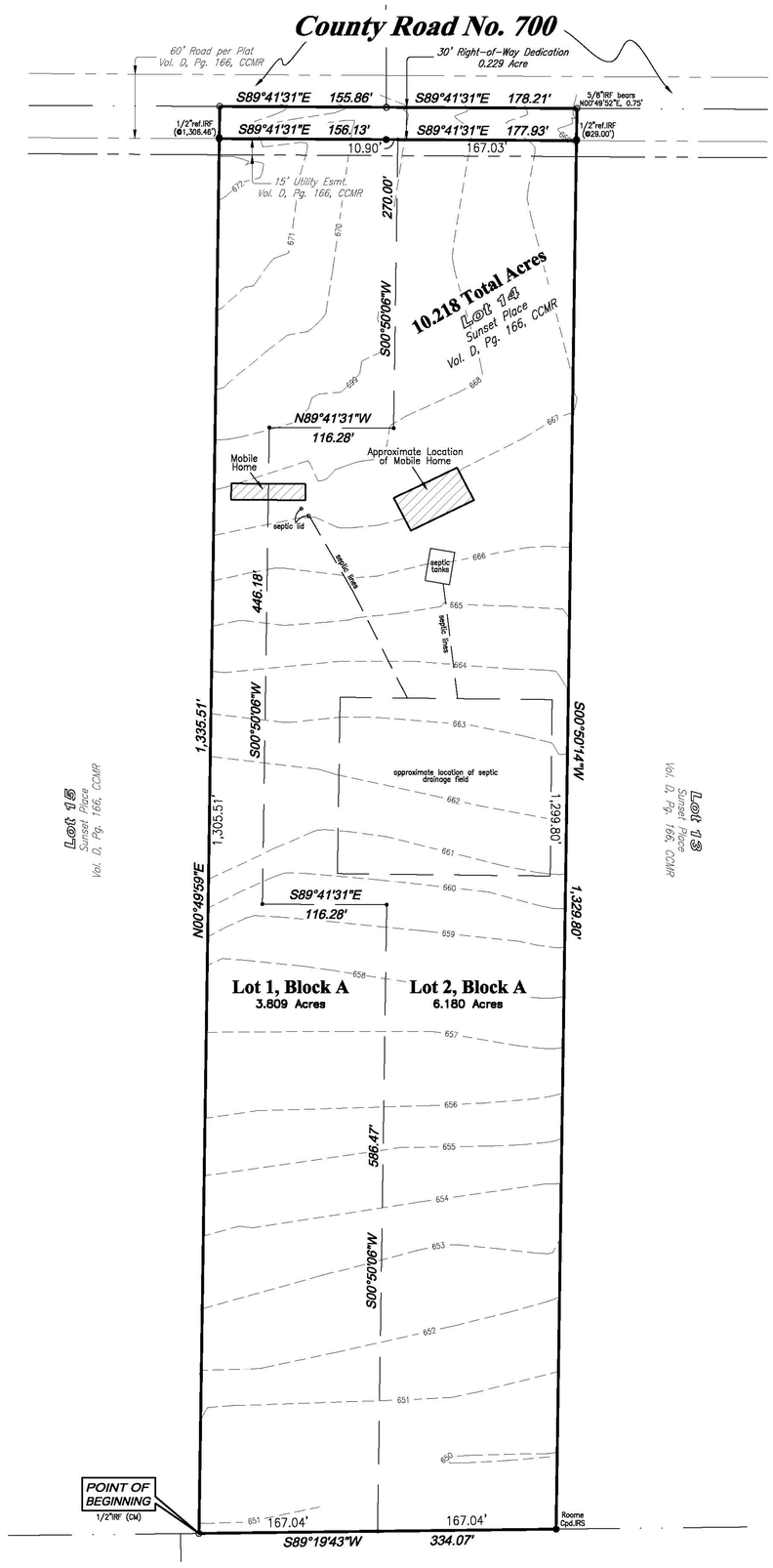
ies.

age Facility components from any/all easements
etc. (Per State regulations).

ll lots for On-Site Sewage Facility installation

all State and County requirements) must be
r to construction of any OSSF system.





METES AND BO

SITUATED in the State of Texas and County of Collin, bei
re-survey of Lot 14 of Sunset Place, an addition to Collin C
Records with said premises, being more particularly described

BEGINNING at a ½-inch iron rod found marking the soutl
said Sunset Place, and being in the north line of a 56.24 a
the Collin County Land Records;

THENCE with the west line of said Lot 14 and the east l
rod for reference at 1,306.46 feet and continuing for a total
County Road No. 700 marking the northwest corner of said l
south line of Lot 12 of said Sunset Place;

THENCE with the approximate center of County Road No.
12, South 89°41'31" East, 155.86 feet to a point marking th
50.00 acre tract as recorded under County Clerk File No. 97
the south line of said 50.00 acre tract, South 89°41'31" Eas
14 and the northwest corner of Lot 13 of said Sunset Place
00°49'52" East, 0.75 feet;

THENCE with the east line of said Lot 14 and the west l
rod found for reference at 29.00 feet and continuing for a t
marking the southeast corner of said Lot 14, the southwest
aforementioned 56.24 acre tract;

THENCE with the south line of said Lot 14 and the north
to the point of beginning and containing 10.218 acres of lar

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Lone Star Partners, the owner, do hereby adopt this plat designating the hereinabove described prop
Block A, Pittman Addition, an addition to Collin County, Texas, and do hereby dedicate to the public u
and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual u
accommodation of all public utilities desiring to use or using the same. Any public utility shall have the ri
keep removed all or part of any building, fences, trees, shrubs or other growth which may in any way en
with the construction, maintenance or efficiency of its respective system on any of the easement strips, o
shall at any time have the right of ingress and egress to or from the said easement strips for the purpo
reconstruction, patrolling, maintaining and adding to or removing from all parts or its respective system w
any time of procuring the permission from anyone.

EXECUTED this _____ day of _____, 2010.

_____
Linda Pittman

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personc
Linda Pittman, known to me to be the person whose name is subscribed to the foregoing instrument c
to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2010.

_____
Notary Public for the
State of Texas

PLAT NOTES

1) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.

2) The existing creeks or drainage channels traversing along or across the addition 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.

3) 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.

Not To Scale

Sunset Place Subdivision - Proposed Replat