

CI
 Radius=440.00'
 Arc Length=40.01'
 Delta=05°12'34"
 Chrd. Brng.=S75°21'39"E
 Chord=39.99'

I.R.F. = Iron Rod Found
 (C.M.) = Controlling Monument
 I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
 M.R.C.C.T. = Map Records, Collin County, Texas
 D.R.C.C.T. = Deed Records, Collin County, Texas
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas

OWNERS CERTIFICATE

STATE OF TEXAS)
 COUNTY OF COLLIN)

WHEREAS, Jamie and Amy Foster are the owners of a tract of land situated in the Jesse Stiff Survey, Abstract No. 792, in Collin County, Texas and being all of Lots 66 and 14 and 15, Block G, of WATERSTONE ESTATES SECTION I, as recorded in Volume R, Page 210, of the Map Records of Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the most easterly corner of said Lot 14, same being the most northerly corner of Lot 13 of said addition, said corner also being in the southwesterly right-of-way line of Lake Breeze Drive;

THENCE South 35°28'44" West, along the common line between said Lots 13 and 14, a distance of 359.16' to a 5/8" iron rod with a plastic cap found for the most southerly corner of said Lot 14, same being the most westerly corner of said Lot 13, said corner also being in the northeasterly line of Lot 6 of said addition;

THENCE North 50°23'28" West, along the northeasterly line of Lots 5 and 6, same being the southwesterly line of Lots 14 and 15, a distance of 291.03' to a 1/2" iron rod found for the most westerly corner of said Lot 15, same being the most northerly corner of said Lot 5, said corner also being the most easterly corner of Lot 4 of said addition, and also being the most southerly corner of Lot 16;

THENCE North 35°50'50" East, along the common line between said Lots 15 and 16, a distance of 241.17' to a 1/2" iron rod with a plastic cap stamped "ROOME" found for the most northerly corner of said Lot 15, same being the most easterly corner of said Lot 16, said corner also being in the aforementioned southwesterly right-of-way line of Lake Breeze Drive, same also being in a curve to the right, having a radius of 440.00', a central angle of 05°12'34", and a chord which bears, South 75°21'39" East, a chord distance of 39.99';

Thence in a southeasterly direction, along said curve to the right, an arc length of 40.01' to a 5/8" iron rod found at the end of said curve;

THENCE South 72°45'22" East, continuing along said southwesterly right-of-way line of Lake Breeze Drive, a distance of 264.64' to the POINT OF BEGINNING and containing 87,120 square feet or 2.000 acres of land, more or less.

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 on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
 Collin County Development Services

Surveyor's Certificate

I, Michael B. Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown herein were found and or placed under my personal supervision.

Michael B. Arthur
 Registered Professional Land Surveyor
 Texas Registration No. 5686



STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2014.

NOTARY PUBLIC in and for the State of Texas

Flood Statement:

According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0285J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".

Utility Service Providers:

Water Service provided by _____ North Collin Water Supply Corp.
 Electric Service provided by _____ Grayson-Collin Electric Co-op
 Telephone Service provided by _____ A.T. & T.

NOTES:

1. WATERSTONE ESTATES SECTION I IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
2. EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
4. 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.
5. 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.
6. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
7. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5686" UNLESS OTHERWISE NOTED.
8. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
9. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
10. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
11. COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
12. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
13. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 14 AND 15, BLOCK G, INTO ONE LOT.
14. TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.

This plat approved by the Collin County, Commissioners
 On _____ day of _____, 2014.
 Keith Self, Collin County Judge

OWNER - Lot 14 and Lot 15
 Jamie and Amy Foster
 4867 Lake Breeze Drive
 McKinney, Texas 75071
 (469) - 888-9141

SURVEYOR:
North Texas Surveying, LLC.
 Registered Professional Land Surveyors
 1615 South McDonald St., Suite 110,
 McKinney, Tx. 75069
 Ph. (469) 424-2074 Fax: (469) 424-1997
 www.northtexasurveying.com
 Firm Registration No. 10074200

REPLAT
LOT 14R, BLOCK G
WATERSTONE ESTATES
SECTION I

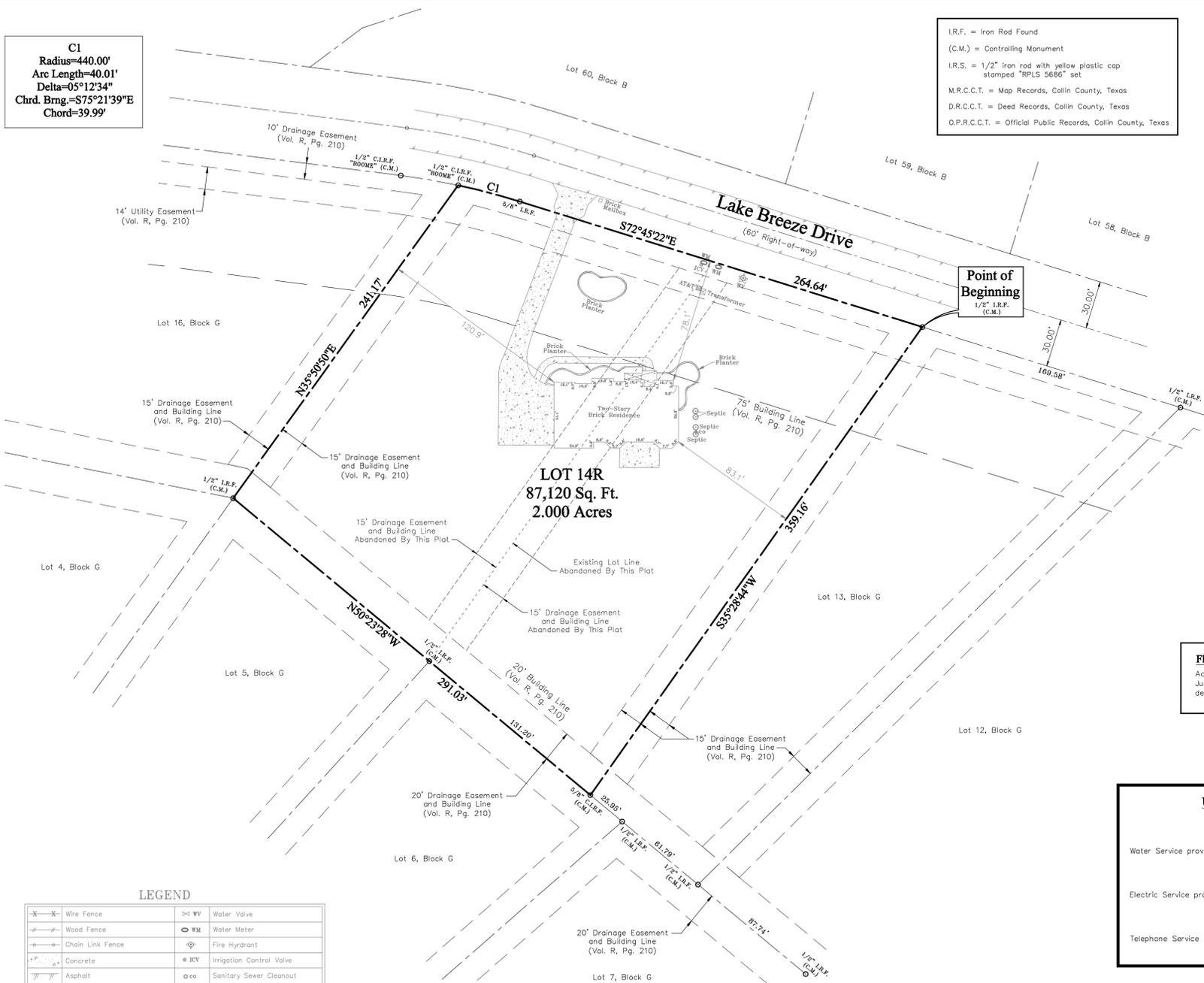
BEING A REPLAT OF
 Lot 14 and Lot 15, Block G of

WATERSTONE ESTATES
 SECTION I
 (Vol. R, Page 210)

2.000 ACRES IN THE
 Jesse Stiff Survey, Abst. No. 792
 Collin County, Texas

Scale: 1" = 40'

Date: May, 2014



LEGEND

—X—X—	Wire Fence	—WV—	Water Valve
—W—W—	Wood Fence	—WM—	Water Meter
—C—C—	Chain Link Fence	—FH—	Fire Hydrant
—C—	Concrete	—ICV—	Irrigation Control Valve
—A—	Asphalt	—SSC—	Sanitary Sewer Cleanout
—L—	Light Standard	—SSMH—	Sanitary Sewer Manhole
—G—	Guy Wire/Anchor	—SDMH—	Storm Drain Manhole
—U—	Utility Pole	—GM—	Gas Meter
—O—	Overhead Wires	—GV—	Gas Valve

