

SRS = STEEL ROD SET  
SRF = STEEL ROD FOUND  
O DENOTES A 5/8\"/>

UTILITY SERVICE PROVIDERS:  
Water: North Collin Water Supply Corp.  
Electric: Grayson-Collin Electric Co-op  
Telephone: AT&T

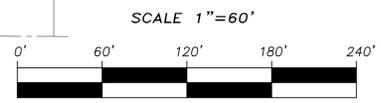
FLOOD NOTE:  
Subject tract is located in Zone 'X' as scaled from F.I.R.M. 48085C0170J, dated June 2, 2009.  
Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

- NOTES:
1. Waterstone Estates Section II 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 lots must utilize alternative type on-site sewage facilities.
  8. Must maintain State-mandated setback of all one-site sewage facility components from any/all easements and drainage areas, sharp breaks and/or creeks/ponds, etc. (per State Regulations).
  9. 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.
  10. Collin County Building Permits are required for building construction, on site sewage facilities, and driveway culverts.
  11. Notice: Selling a portion of this addition by metes and bound is a violation of County Ordinance and State law and is subject to fines and withholding of utilities and building permits.
  12. The purpose of this Replat is to combine Lot 5 and Lot 6, Block K into one lot.
  13. Tree removal and lot grading may be required on individual lots for on-site sewage facility installation and/or operation.
  14. Verify exact location of underground utilities prior to any digging or construction.

**SURVEYOR'S CERTIFICATE**  
KNOW ALL MEN BY THESE PRESENTS:  
That I, Matthew Busby, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my supervision.  
\_\_\_\_\_, 20\_\_\_\_  
PRELIMINARY AND FOR REVIEW ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
Matthew Busby  
R.P.L.S. No. 5751

STATE OF TEXAS  
COUNTY OF COLLIN  
BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Busby, Land Surveyor, 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 purpose and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires On: \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF COLLIN  
WHEREAS, Gary Grant and Phyllis Grant, are the owners of a tract of land situated in the Jesse Stiff Survey, Abstract No. 792, Collin County, Texas and being further described as follows:  
BEING all that tract of land in Collin County, Texas, out of the Jesse Stiff Survey, A-792, and being all of Lot 5 and Lot 6, Block K of Waterstone Estates, Section II as recorded in Volume 2006, Page 699 of the Plat Records of Collin County, Texas, and being further described as follows:  
BEGINNING at a 1/2 inch steel rod found on the Northeast line of Horizon Trail (60'), at the South corner of said Lot 6, and at the West corner of Lot 7;  
THENCE North 37 degrees 02 minutes 48 seconds West, 99.78 feet along the Northeast line of said Horizon Trail to a 1/2 inch steel rod found at point of curve;  
THENCE Northwesterly, 136.43 feet along said Horizon Trail and a curve to the left having a radius of 500.00 feet and a central angle of 15 degrees 38 minutes 03 seconds (Chord bears North 44 degrees 51 minutes 59 seconds West, 136.01') to a 1/2 inch steel rod found at the West corner of said Lot 5, and at the South corner of Lot 4;  
THENCE North 37 degrees 19 minutes 13 seconds East, 302.78 feet to a 1/2 inch steel rod found at the North corner of said Lot 5, at the East corner of said Lot 4, and at the West corner of Lot 33;  
THENCE South 49 degrees 07 minutes 23 seconds East, 108.68 feet to a 1/2 inch steel rod found at an angle point of said Lot 5, at the Southwest corner of said Lot 33, and at the West corner of Lot 10;  
THENCE South 45 degrees 03 minutes 11 seconds East, 219.87 feet to a 1/2 inch steel rod found at the East corner of Lot 6, and at the North corner of said Lot 7;  
THENCE South 54 degrees 20 minutes 12 seconds West (Bearing Basis), 326.54 feet along the common line of said Lot 6 and said Lot 7 to the POINT OF BEGINNING, containing 2.00 acres of land.  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, Gary Grant and Phyllis Grant, owners of the above described property and do hereby adopt this replat designating the hereinabove described property as REPLAT LOT 5R, BLOCK K - WATERSTONE ESTATES SECTION II, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas 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 part of any building, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems 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 parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat subject to all platting ordinances, rules, regulations and resolutions of Collin County.

WITNESS, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
BY:  
\_\_\_\_\_  
Gary Grant  
\_\_\_\_\_  
Phyllis Grant

STATE OF TEXAS  
COUNTY OF COLLIN  
BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary Grant, 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 purpose and considerations therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires On: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN  
BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Phyllis Grant, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires On: \_\_\_\_\_

CERTIFICATE OF APPROVAL  
APPROVED AS REPLAT, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the Count of Collin, Texas.  
\_\_\_\_\_  
County Judge

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

**REPLAT**  
LOT 5R, BLOCK K  
WATERSTONE ESTATES, SECTION II  
Being a replat of Lots 5 & 6, Block K of Waterstone Estates, Sect. II  
2.00 TOTAL ACRES  
JESSE STIFF SURVEY, A-792  
COLLIN COUNTY, TEXAS

OWNERS:  
Gary & Phyllis Grant  
4215 Bitternut Trail  
Greensboro, NC  
27410

**Boundary Solutions Inc.**  
Professional Land Surveyors  
107 McKinney Street  
Farmersville, TX  
OFFICE: 214-499-8472  
FAX: 972-782-7611  
Date: 07-10-15  
mbsby\_bsi@yahoo.com B.S.I.Job# 1506-006