

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Eric Sean Tauffest, is the owner 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 Lots 44, 45, and 46, Block B of Waterstone Estates, Section I as recorded in Volume R, Page 210 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 South line of Lake Breeze Drive (60'), at the Northwest corner of said Lot 44, and at the Northeast corner of Lot 43;  
THENCE South 86 degrees 07 minutes 21 seconds East (Bearing Basis), 106.57 feet along the South line of said Lake Breeze Drive to a 1/2 inch steel rod found at point of non-tangent curve;

THENCE Northeasterly, 190.47 feet along said Lake Breeze Drive and said curve to the left having a radius of 60.00 feet and a central angle of 181 degrees 53 minutes 44 seconds (Chord bears North 44 degrees 20 minutes 37 seconds East, 119.98 feet) to a 1/2 inch steel rod found;

THENCE North 05 degrees 11 minutes 47 seconds West, 27.76 feet along the East line of said Lake Breeze Drive to a 1/2 inch steel rod found at the Northwest corner of said Lot 46, and at the Southwest corner of said Lot 47;

THENCE North 84 degrees 48 minutes 13 seconds East, 457.72 feet to a 5/8 inch steel rod set at angle point of said Lot 46;

THENCE South 83 degrees 58 minutes 50 seconds East, 8.28 feet to a 5/8 inch steel rod set at the Northeast corner of said Lot 46;

THENCE South 08 degrees 24 minutes 03 seconds West, 629.04 feet to a 1/2 inch steel rod found at an ell corner of said Lot 45;

THENCE South 87 degrees 36 minutes 37 seconds East, 365.51 feet to a point in the center of Stiff Creek, from which a 5/8 inch steel rod set bears North 87 degrees 36 minutes 37 seconds West, 50.00 feet for witness;

THENCE along the center of said Stiff Creek as follows:

- South 09 degrees 41 minutes 10 seconds West, 90.00 feet;
- South 82 degrees 43 minutes 50 seconds East, 70.87 feet;
- South 20 degrees 45 minutes 22 seconds East, 10.99 feet;
- South 62 degrees 30 minutes 32 seconds West, 167.30 feet;
- South 46 degrees 01 minutes 05 seconds West, 69.28 feet;
- South 60 degrees 33 minutes 21 seconds West, 71.42 feet;
- South 86 degrees 53 minutes 46 seconds West, 61.51 feet;
- South 38 degrees 55 minutes 11 seconds West, 85.05 feet;
- North 61 degrees 28 minutes 59 seconds West, 101.26 feet;
- North 62 degrees 17 minutes 31 seconds West, 87.20 feet;
- North 71 degrees 14 minutes 04 seconds West, 106.03 feet;
- North 39 degrees 59 minutes 43 seconds West, 166.78 feet;
- South 21 degrees 22 minutes 04 seconds West, 80.89 feet;
- North 76 degrees 12 minutes 11 seconds West, 69.11 feet;
- North 63 degrees 08 minutes 16 seconds West, 74.15 feet;
- South 61 degrees 59 minutes 50 seconds West, 31.79 feet;
- North 06 degrees 56 minutes 45 seconds West, 129.80 feet;
- South 33 degrees 12 minutes 08 seconds West, 104.64 feet;
- North 68 degrees 08 minutes 53 seconds West, 11.46 feet at the Southwest corner of said Lot 44, and at the Southeast corner of said Lot 43, from which a 5/8 inch steel rod set bears North 03 degrees 52 minutes 39 seconds East, 576.43 feet to the POINT OF BEGINNING, containing 12.61 acres of land.

SRS = STEEL ROD SET  
SRF = STEEL ROD FOUND  
O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

UTILITY SERVICE PROVIDERS:

Water: North Collin Water Supply Corp.

Electric: Grayson-Collin Electric Co-op

Telephone: AT&T

FLOOD DEFINITIONS  
F.I.R.M. 48085C0285J, dated June 2, 2009.

Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Eric Sean Tauffest, owner of the above described property and does hereby adopt this replat designating the hereinabove described property as REPLAT LOT 45R, BLOCK B - WATERSTONE ESTATES SECTION I, an addition to Collin County, Texas, and does 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:

Eric Sean Tauffest

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 Eric Sean Tauffest, 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.

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:

CERTIFICATE OF APPROVAL

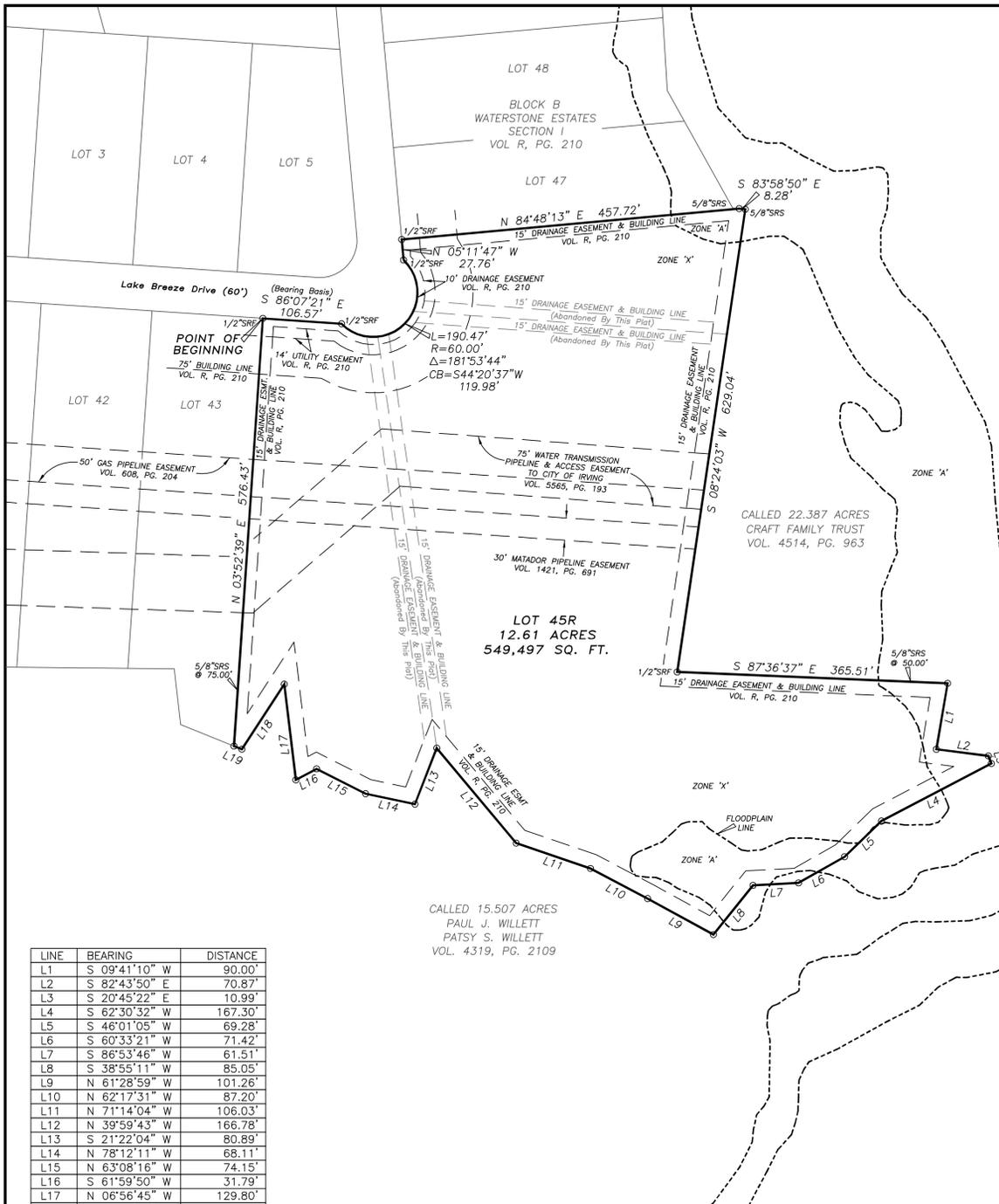
APPROVED AS REPLAT, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the County of Collin, Texas.

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



LINE	BEARING	DISTANCE
L1	S 09°41'10" W	90.00'
L2	S 82°43'50" E	70.87'
L3	S 20°45'22" E	10.99'
L4	S 62°30'32" W	167.30'
L5	S 46°01'05" W	69.28'
L6	S 60°33'21" W	71.42'
L7	S 86°53'46" W	61.51'
L8	S 38°55'11" W	85.05'
L9	N 61°28'59" W	101.26'
L10	N 62°17'31" W	87.20'
L11	N 71°14'04" W	106.03'
L12	N 39°59'43" W	166.78'
L13	S 21°22'04" W	80.89'
L14	N 78°12'11" W	68.11'
L15	N 63°08'16" W	74.15'
L16	S 61°59'50" W	31.79'
L17	N 06°56'45" W	129.80'
L18	S 33°12'08" W	104.64'
L19	N 68°08'53" W	11.46'

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:

NOTES:

- Waterstone Estates Section I is not within any Extra-Territorial Jurisdiction of any City or Town.
- Each Lot purchaser shall provide private on-site sewage facilities for each lot owner's needs.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- 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.
- 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.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
- All lots must utilize alternative type on-site sewage facilities.
- Must maintain State-mandated setback of all one-site sewage facility components from any/all easements and drainage areas, sharp breaks and/or creeks/rivers/ponds, etc. (per State Regulations).
- 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.
- Collin County Building Permits are required for building construction, on site sewage facilities, and driveway culverts.
- 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.
- The purpose of this Replat is to combine Lots 44, 45, & 46, Block B into one platted lot.
- Tree removal and lot grading may be required on individual lots for on-site sewage facility installation and/or operation.
- Verify exact location of underground utilities prior to any digging or construction.
- Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.

SCALE 1"=100'



REPLAT  
LOT 45R, BLOCK B  
WATERSTONE ESTATES, SECTION I

Being a replat of Lots 44, 45 & 46, Block B  
of Waterstone Estates, Sect. I  
12.61 TOTAL ACRES  
JESSE STIFF SURVEY, A-792  
COLLIN COUNTY, TEXAS

OWNER:

Eric Sean Tauffest  
1334 Comal Drive  
Allen, TX 75013

Boundary Solutions Inc.  
Professional Land Surveyors

107 McKinney Street  
Farmersville, TX  
OFFICE: 214-499-8472  
FAX: 972-782-7611  
Date: 09-09-15  
mbsusy\_bsi@yahoo.com B.S.I.Job# 158-026