

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 NOTE:
Subject tract is located in Zone 'X' as scaled from F.I.R.M. 48085C0285J, dated June 2, 2009.
Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

- 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 floodway 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 Lot 40 & 41 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.
 - All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
 - Due to the presence of two large, bisecting easements on lot 40R, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on lot 40R without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Michael A. Woods and Mary P. Woods, 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 Lots 40 and 41, 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 5/8 inch steel rod set on the South line of Lake Breeze Drive (60'), at the Northwest corner of said Lot 40, and at the Northeast corner of Lot 39;

THENCE South 86 degrees 07 minutes 21 seconds East (Bearing Basis), 300.00 feet along the South line of said Lake Breeze Drive to a 5/8 inch steel rod set at the Northeast corner of said Lot 41, and at the Northwest corner of Lot 42;

THENCE South 03 degrees 52 minutes 39 seconds West, 490.43 feet to a 1/2 inch steel rod found at the Southeast corner of said Lot 41, and at the Southwest corner of said Lot 42;

THENCE North 89 degrees 22 minutes 17 seconds West, 300.48 feet to a 1/2 inch steel rod found at the Southwest corner of said Lot 40, and the Southeast corner of said Lot 39;

THENCE North 03 degrees 52 minutes 39 seconds East, 507.46 feet to the POINT OF BEGINNING, containing 3.44 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Michael A. Woods and Mary P. Woods, owners of the above described property and do hereby adopt this replat designating the hereinabove described property as REPLAT LOT 40R, BLOCK B - WATERSTONE ESTATES SECTION I, 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:

Michael A. Woods Mary P. Woods

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 Michael A. Woods, 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:

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 Mary P. Woods, 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:

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____

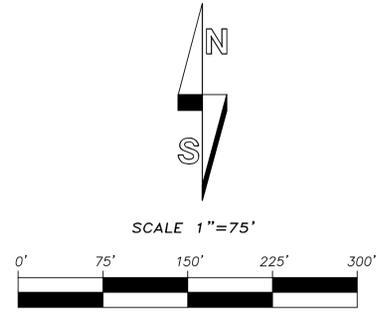
PRELIMINARY AND FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Matthew Busby
R.P.L.S. No. 5751

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:



REPLAT LOTS 40R, BLOCK B WATERSTONE ESTATES, SECTION I

Being a replat of Lots 40 & 41, Block B
of Waterstone Estates, Sect. I
3.44 TOTAL ACRES
JESSE STIFF SURVEY, A-792
COLLIN COUNTY, TEXAS

CERTIFICATE OF APPROVAL

APPROVED AS REPLAT, this the _____ day of _____, 2016, by the County of Collin, Texas.

County Judge, Keith Self

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

OWNERS:

Michael A. Woods & Mary P. Woods
5414 Kingston Drive
Richardson, TX
75082

Boundary Solutions Inc.
Professional Land Surveyors
107 McKinney Street
Farmersville, TX
OFFICE: 214-499-8472
FAX: 972-782-7611
Date: 1-5-16
mbsusy_bsi@yahoo.com B.S.I. Job# 1601-006