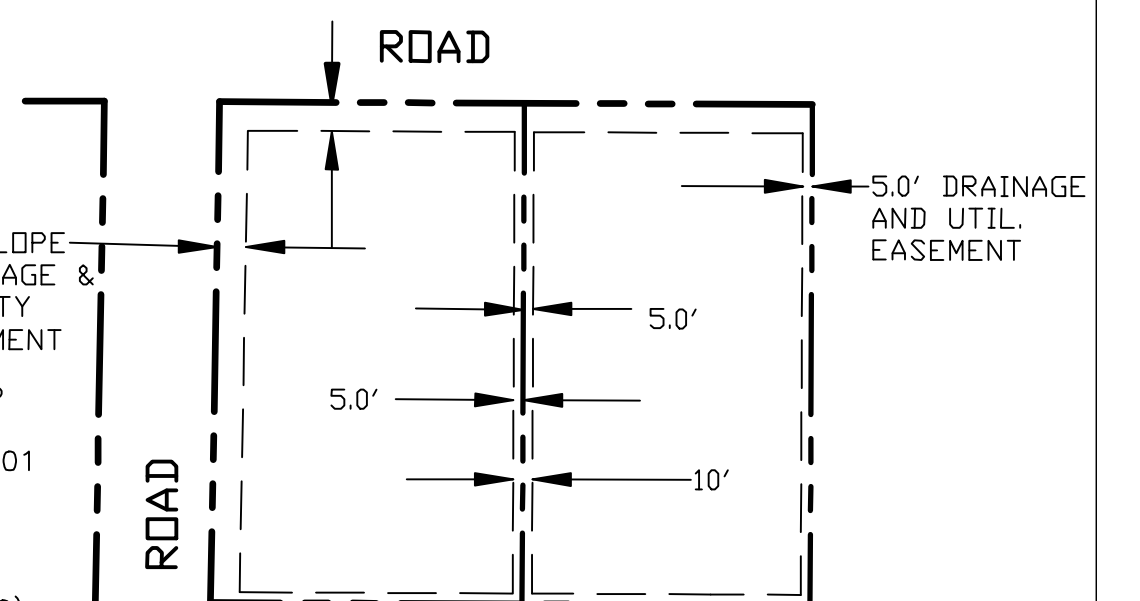
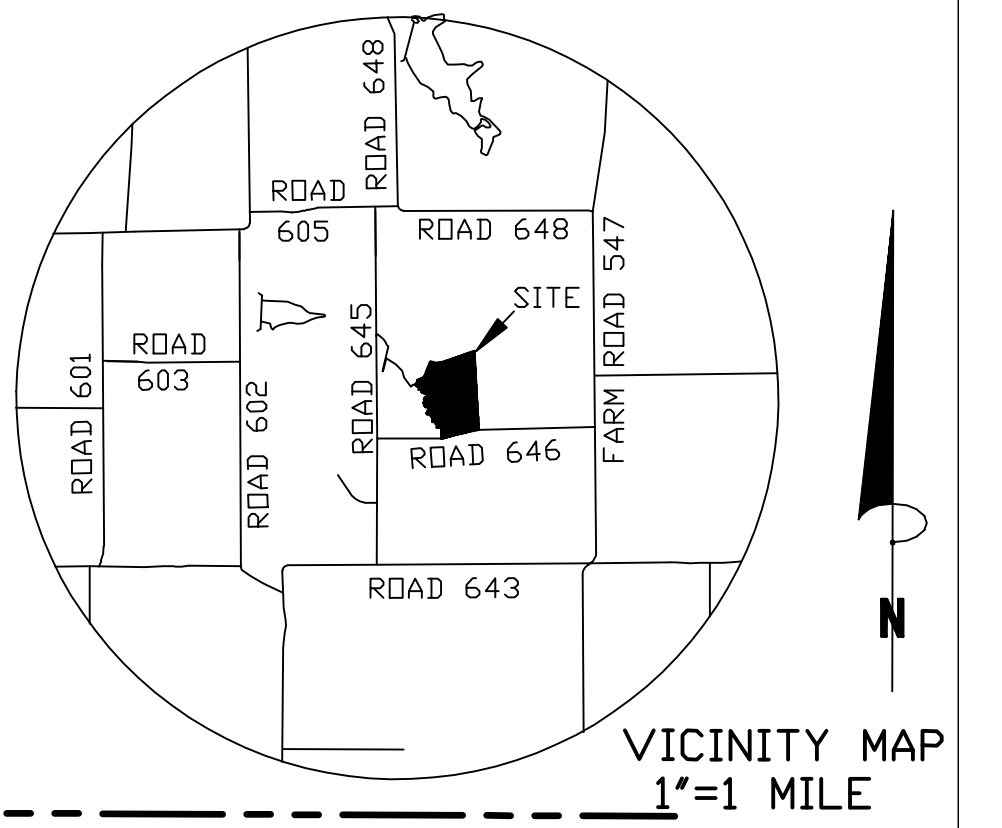


1. ANY OSSF THAT IS TO BE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN WILL REQUIRE SPECIAL PLANNING MATERIALS PRIOR TO PERMIT APPROVAL.
2. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS PREPARED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
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 OR FLOODING CONDITIONS.
7. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. ADDITIONALLY (PER THE REGISTERED SANITARIAN THAT PERFORMED THE SUBDIVISION EVALUATION) THE MAJORITY OF THE LOTS MAY BE SUITABLE ONLY FOR AEROBIC TREATMENT WITH SURFACE IRRIGATION OSSFS ONLY.
8. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENT AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS). NOTE: NO OSSF COMPONENT (WATER-TIGHT SEWER PIPE INCLUDED) MAY CROSS AN EASEMENT. ALL OSSF COMPONENTS AND STRUCTURES MUST BE CONSTRUCTED ON ONE SIDE OF AN EASEMENT ONLY.
9. TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION. -INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
10. THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST (ONE FOOT) ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.
11. SURFACE WATER RUNOFF MAY AFFECT LOTS BORDERING THE CREEK AND LOTS WITH A WATER IMPOUNDMENT. GOOD SITE PREPARATION SHOULD RESOLVE ANY POTENTIAL ISSUES. CAREFUL SITE PLANNING PRIOR TO CONSTRUCTION IS ESSENTIAL.
12. DUE TO PRESENCE OF LARGE PONDS ON PORTIONS OF LOTS 45, 50, 51, 52 AND 53, IT IS RECOMMENDED THAT NO SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. SHOULD BE PLANNED ON LOTS 45, 50, 51, 52 AND 53 WITHOUT PRECONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES.



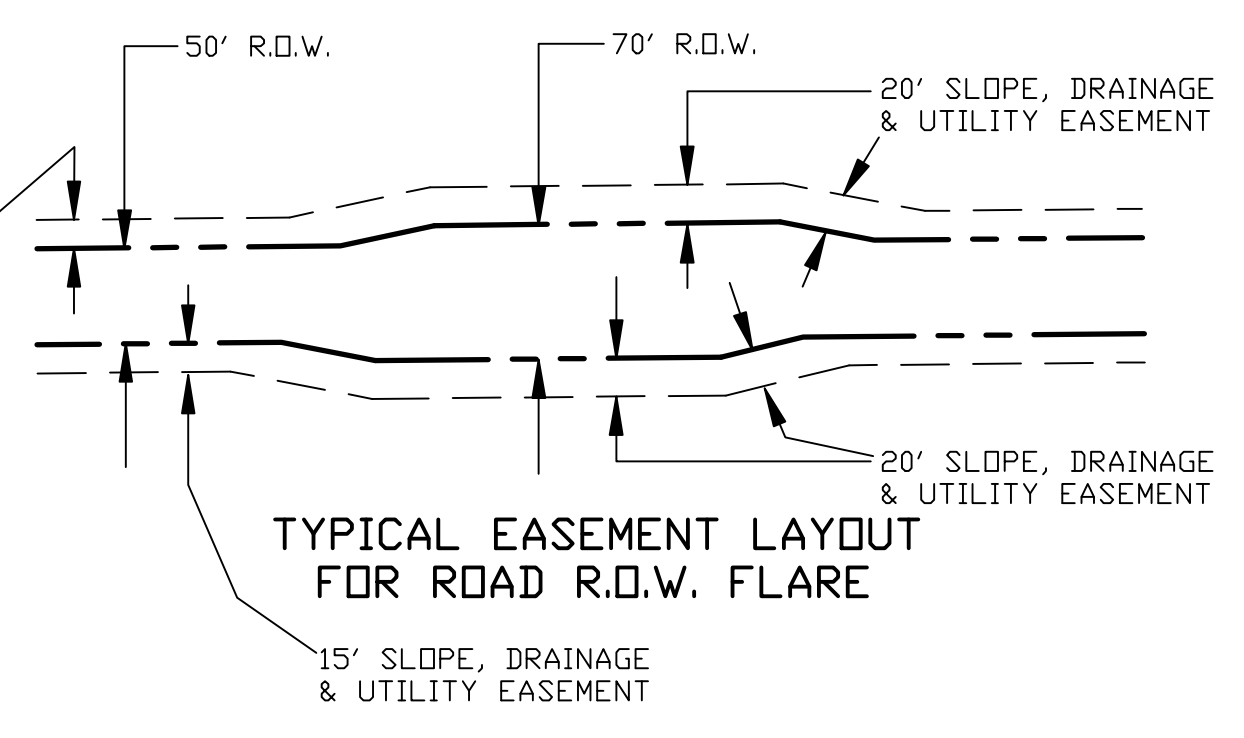
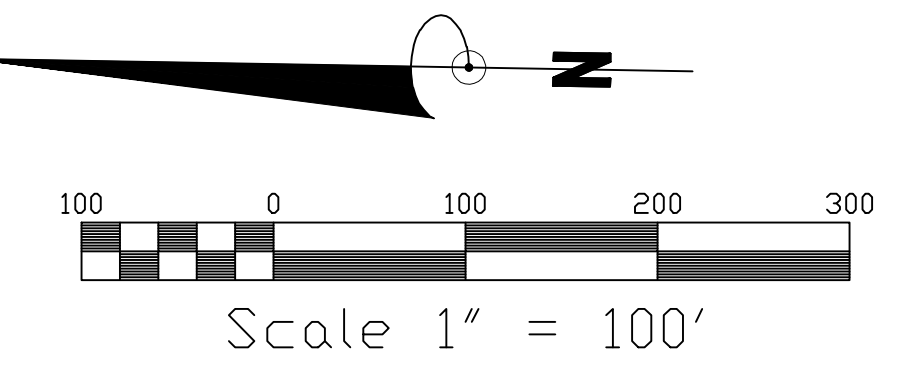
FINAL PLAT
COLINA CREEK
ESTATES
 PHASE 2
 AN ADDITION TO COLLIN COUNTY, TEXAS
 76.83 ACRES IN THE
 R. TRAMMELL SURVEY, ABSTRACT NO. 889
 N. T. DOUGLAS SURVEY, ABSTRACT NO. 290
 COLLIN COUNTY, TEXAS
 DATE: JUNE 27, 2016

13. SANITARY TREATMENT ON SITE
14. MUST OBTAIN BUILDING PERMIT PRIOR TO CONSTRUCTION OF HOUSE
15. EACH LOT OWNER MUST OBTAIN PERMIT FROM COUNTY PRIOR TO PLACEMENT OF ENTRANCE CULVERT
16. COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
17. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY-MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING ROAD SURFACE.
18. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
19. LOT USE: RESIDENTIAL
20. EXISTING IMPROVEMENTS AND FENCES ON THE LAND PLATTED HEREON ARE NOT SHOWN ON THIS SURVEY PLAT
21. DIRECTIONAL CONTROL LINE: EASTERN NORTH LINE OF 367.73 ACRE TRACT RECORDED IN VOLUME 5574, PAGE 7602. CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT EACH END OF SAID DIRECTIONAL CONTROL LINE.
22. SL., DR. & UE = SLOPE, DRAINAGE AND UTILITY EASEMENT
23. NOTE: ALL SIDE AND REAR LOT LINES SHALL HAVE A DRAINAGE DITCH TO PREVENT LOT TO LOT DRAINAGE
24. 1/2-INCH IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE STATED
25. O DENOTES AN 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED
26. SETBACK LINES:
 10' BUILDING SET BACK LINES ON ALL SIDE AND REAR LOT LINES EXCEPT AS SHOWN HEREON.
27. ACCORDING TO FEMA MAP NO. 48085C0455 J, DATED 6-2-2009 COLINA CREEK ESTATES, PHASE 2 IS NOT IN THE 100 YEAR FLOOD PLAIN.
28. DR. & UE = DRAINAGE & UTILITY EASEMENT

HEALTH DEPARTMENT CERTIFICATE:
 I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO APPLICABLE HEALTH LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREAS IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

UTILITY SERVICE PROVIDERS:
 WATER SUPPLY: CADDO BASIN WATER SUPPLY
 156 COUNTY ROAD 1118
 GREENVILLE, TEXAS 75401
 903-527-3504
 ELECTRIC SUPPLY: DNCOR ELECTRIC
 310 HIGHWAY 205
 TERRELL, TEXAS 75160
 972-551-7233

FIRM: BRUCE GEER, SURVEYOR
 FIRM REGISTRATION # 10150700



OWNER: BOYCE CREEK ESTATES PARTNERSHIP
 34-09 QUEENS BLVD.
 LONG ISLAND CITY, NEW YORK 11101
 PHONE 972-442-2559

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
 1101 WEST UNIVERSITY DRIVE (U.S. HIGHWAY 380)
 MCKINNEY, TEXAS 75069
 PHONE 972-562-3959
 FAX 972-542-5751

