



- NOTES:
- Pham Estates is not within any Extra-Territorial Jurisdiction of any City or Town.
 - Each Lot purchaser shall provide 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. The existing OSSFs on Lots 4 and 5 are alternative systems, suitable for the sites and existing structures. Any changes to any existing structures must be reviewed by CCDS prior to construction for compliance with OSSF regulations. The F.E. proposed redesign submitted with the plat shows repairs to be made to ensure that all OSSF components for Lots 4 and 5 will be completely within the boundaries of Lots 4 and 5, respectively. If any of the OSSF components remain over the any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
 - Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). Due to the presence of a large pond on lot 5, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to lot development/improvement on Lot 5.
 - 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 bounds 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 plat is to create 3 new lots out of Lots 2 and 3.
 - 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.
 - There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

UTILITY SERVICE PROVIDERS:
 Water: Copeville S.U.D.
 Electric Providers: FEC, TXU, First Choice
 Telephone: AT&T

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

CERTIFICATE OF APPROVAL
 APPROVED AS FINAL PLAT, this the _____ day of _____, 2017,
 by the County of Collin, Texas.

County Judge, Keith Self

PROPERTY OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN
 BEING all of Lots 2 and 3, Block A, FINAL PLAT OF LOTS 1-3, BLOCK A, PHAM ESTATES, an Addition in Collin County, Texas, according to the Map or Plat recorded in Volume 2016, Page 395, Map Records of Collin County, Texas, and being more particularly described as follows:
 BEGINNING at a 5/8" iron rod found for corner in the east right-of-way line of County Road 597, at the southwest corner of Lot 2, Block A, and the northeast corner of Lot 1, Block A;
 THENCE N. 01 deg. 14 min. 54 sec. W. along said right-of-way line, a distance of 618.05 feet to a 5/8" iron rod found for corner at the northwest corner of Lot 3, Block A;
 THENCE N. 88 deg. 11 min. 06 sec. E. along the north line of Lot 3, a distance of 679.64 feet to a 5/8" iron rod found for corner at the northeast corner of Lot 3, Block A;
 THENCE S. 01 deg. 12 min. 34 sec. E. along the east line of Lot 3 and Lot 2, a distance of 624.76 feet to a 5/8" iron rod found for corner at the southeast corner of Lot 2, Block A;
 THENCE S. 88 deg. 45 min. 06 sec. W. along the south line of Lot 2, a distance of 679.18 feet to the POINT OF BEGINNING and containing 422,179 square feet or 9.69 acres of land.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
 That, John Collin, Michelle Collin, Edward Tavares and Johnnie Tavares, owners of the above described property and do hereby adopt this plat designating the hereinabove described property as Replat of Pham Estates, Lots 4 thru 6, Block A, 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:

John Collin Michelle Collin
 Edward Tavares Johnnie Tavares

STATE OF TEXAS
 COUNTY OF COLLIN
 Before me, the undersigned authority, on this day personally appeared JOHN COLLIN, 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 consideration therein stated.
 Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
 COUNTY OF COLLIN
 Before me, the undersigned authority, on this day personally appeared MICHELLE COLLIN, 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 consideration therein stated.
 Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
 COUNTY OF COLLIN
 Before me, the undersigned authority, on this day personally appeared EDWARD TAVARES, 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 consideration therein stated.
 Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
 COUNTY OF COLLIN
 Before me, the undersigned authority, on this day personally appeared JOHNNIE TAVARES, 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 consideration therein stated.
 Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas My Commission Expires: _____

SURVEYOR'S CERTIFICATE
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
 Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned authority, on this day personally appeared HAROLD D. FETTY III, 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 consideration therein stated.
 Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas My Commission Expires: _____

- NOTES
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48085C0435 J dated June 2, 2009, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - BEARING SOURCE: RECORDED PLAT.
 - ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS *RPLS 5034.*

REPLAT
PHAM ESTATES
LOTS 4, 5 & 6
BLOCK A

BEING A REPLAT OF LOTS 2 & 3
 BLOCK A
 PHAM ESTATES
 9.69 ACRES OR 422,179 S.F.
 (3 LOTS)

HEZEKIAH WALKER SURVEY, ABSTRACT 958
 COLLIN COUNTY, TEXAS

OWNER:
 EDWARD TAVARES
 JOHNNIE TAVARES
 5615 COUNTY ROAD 597
 FARMERSVILLE, TEXAS 75442
 OWNER:
 JOHN COLLIN
 MICHELLE COLLIN
 5633 COUNTY ROAD 597
 FARMERSVILLE, TEXAS 75442

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND	
Symbol	Description
Circle with dot	Iron Rod
Circle with cross	Survey Station
Circle with X	Corner
Circle with triangle	Survey Station
Circle with square	Survey Station
Circle with diamond	Survey Station
Circle with star	Survey Station
Circle with plus	Survey Station
Circle with asterisk	Survey Station
Circle with hash	Survey Station
Circle with percent	Survey Station
Circle with ampersand	Survey Station
Circle with at	Survey Station
Circle with dollar	Survey Station
Circle with euro	Survey Station
Circle with pound	Survey Station
Circle with yen	Survey Station
Circle with ruble	Survey Station
Circle with hryvnia	Survey Station
Circle with zloty	Survey Station
Circle with sheqel	Survey Station
Circle with dirham	Survey Station
Circle with dong	Survey Station
Circle with leu	Survey Station
Circle with quetzal	Survey Station
Circle with new sheqel	Survey Station
Circle with old sheqel	Survey Station
Circle with new dracma	Survey Station
Circle with old dracma	Survey Station
Circle with new tenge	Survey Station
Circle with old tenge	Survey Station
Circle with new manat	Survey Station
Circle with old manat	Survey Station
Circle with new leu	Survey Station
Circle with old leu	Survey Station
Circle with new sheqel	Survey Station
Circle with old sheqel	Survey Station
Circle with new dracma	Survey Station
Circle with old dracma	Survey Station
Circle with new tenge	Survey Station
Circle with old tenge	Survey Station
Circle with new manat	Survey Station
Circle with old manat	Survey Station
Circle with new leu	Survey Station
Circle with old leu	Survey Station