

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN
WHEREAS, David W. Evans and Christine C. A. Evans, are the owners of a tract of land, situated in the Maria Ignacio Gimenez Survey, Abstract No. 338, in Collin County, Texas, and being all of that tract of land, described by deed to David W. Evans and Christine C. A. Evans, as recorded under County Clerk's File No. 92-0039102, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a mag nail set in the approximate center of Clearlake Road (County Road No. 436), said corner being the northwesterly corner of said Evans tract, same being the northeasterly corner of a tract of land, described by deed to Joe Earl Whitaker, as recorded in Volume 2975, Page 401, D.R.C.C.T.;

THENCE South 89°09'35" East, along said approximate center of Clearlake Road, same being the northerly line of said Evans tract, a distance of 914.70' to a mag nail set for the northeasterly corner of said Evans tract, same being in the westerly line of Clearlake Park (to the United States of America);

THENCE South 00°20'38" West, along the easterly line of said Evans tract, a distance of 464.07' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of the herein described property, same being the northeasterly corner of a tract of land, described by deed to the United States of America, as recorded in Volume 765, Page 166, D.R.C.C.T., from which a Corps of Engineer monument found bears, North 76°54'04" West, a distance of 25.61';

THENCE North 76°54'04" West, over and across said Evans tract, a distance of 940.71' to a Corps of Engineer monument found in the westerly line of said Evans tract, same being the southeasterly corner of said Whitaker tract;

THENCE North 00°57'26" East, along the common line between said Evans and Whitaker tract, a distance of 264.31' to the POINT OF BEGINNING and containing 333,777 square feet or 7.662 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, David W. Evans and Christine C. A. Evans are the owners of the above described property, do hereby adopt this plat designating the hereinabove described property as EVANS CLEARLAKE ADDITION, LOTS 1-5, 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 accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County shall have the right to remove and keep removed all or parts 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 it's respective systems on said easements; and the 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 it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

David W. Evans and Christine C. A. Evans

By: David W. Evans By: Christine C. A. Evans

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David W. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

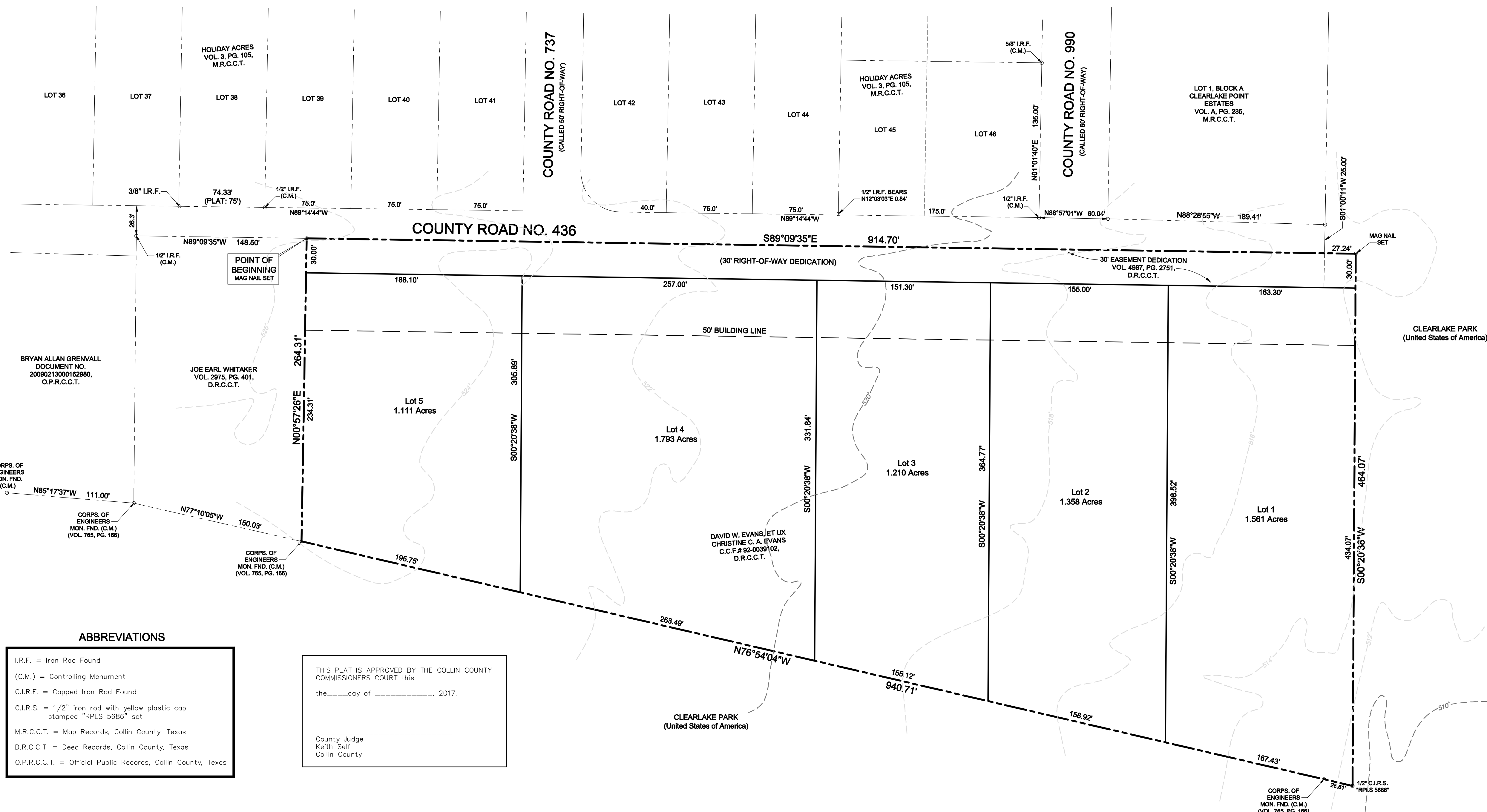
NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Christine C. A. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the State of Texas



ABBREVIATIONS table with entries for I.R.F., C.M., C.I.R.F., C.I.R.S., M.R.C.C.T., D.R.C.C.T., and O.P.R.C.C.T.

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this \_\_\_\_\_ day of \_\_\_\_\_, 2017. County Judge Keith Self Collin County

- GENERAL NOTES: 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0440J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". 2. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor. 3. Bearings are based on the North Texas (4202) State Plane Coordinate System, NAD-83. 4. All lots must utilize alternative type On-Site Sewage Facilities. 5. 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). 6. Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation. 7. 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. 8. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services. 9. Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited. 10. 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. 11. 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. 12. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions. 13. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts. 14. All private driveway tie-ins to a county maintained roadway must be even with the existing driveway surface. 15. Mail boxes shall meet USPS specifications. 16. Contractor shall maintain the integrity of existing county road ditches. The drainage plan shall include any existing county road ditch which borders a subdivision. 17. Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permits requirements shall be removed and corrected at the owner's expense. 18. Elevations are scaled in from the Contour Map of North Central Texas Council of Governments (dfwmaps.com). 19. Developers SW3P must include County Ditches affected by subdivision.

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 elevations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

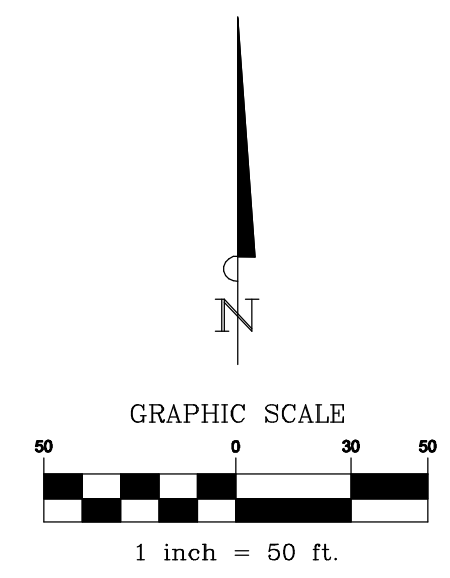
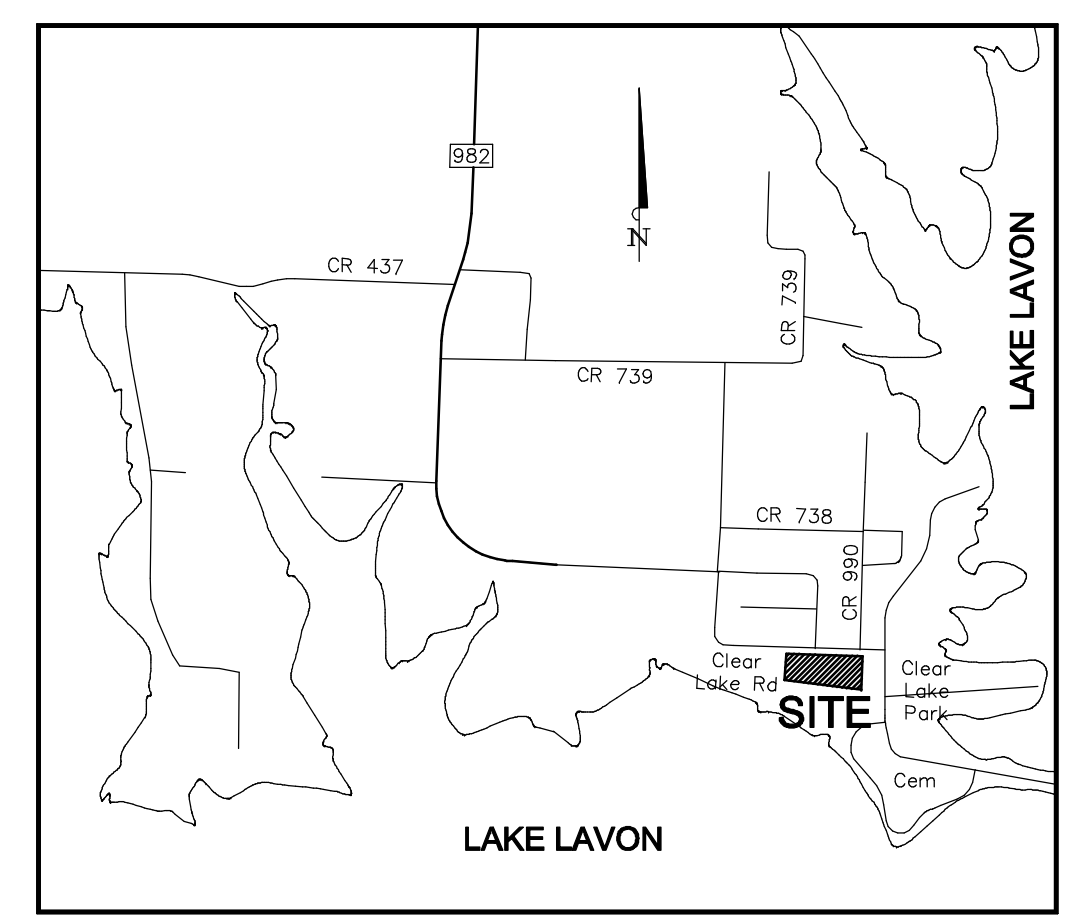
Registered Sanitarian or Designated Representative Date
Collin County Developmental Services

SURVEYOR'S CERTIFICATION:
THAT I, Michael B. Arthur, 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 supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.



STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.
Notary Public, State of Texas

Utility Service Providers
Water - Culleoka Water Supply Corp.: (972) 734-3572
Electric - Oncor Electric Delivery Company: (972) 569-1283
Sanitary Sewer - OSSF - Private



OWNER
David W. Evans and Christine C. A. Evans
8060 County Road No. 436
Princeton, Texas 75407
SURVEYOR
North Texas Surveying, LLC
1010 West University
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

Final Plat of
LOTS 1-5, BLOCK A
EVANS CLEARLAKE
ADDITION
7.662 Acres in the
Maria Ignacio Gimenez Survey
Abstract No. 338
Collin County, Texas
Scale: 1" = 50' December 04, 2017

DATE: 12/04/2017 SCALE: 1" = 50' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2017-0176