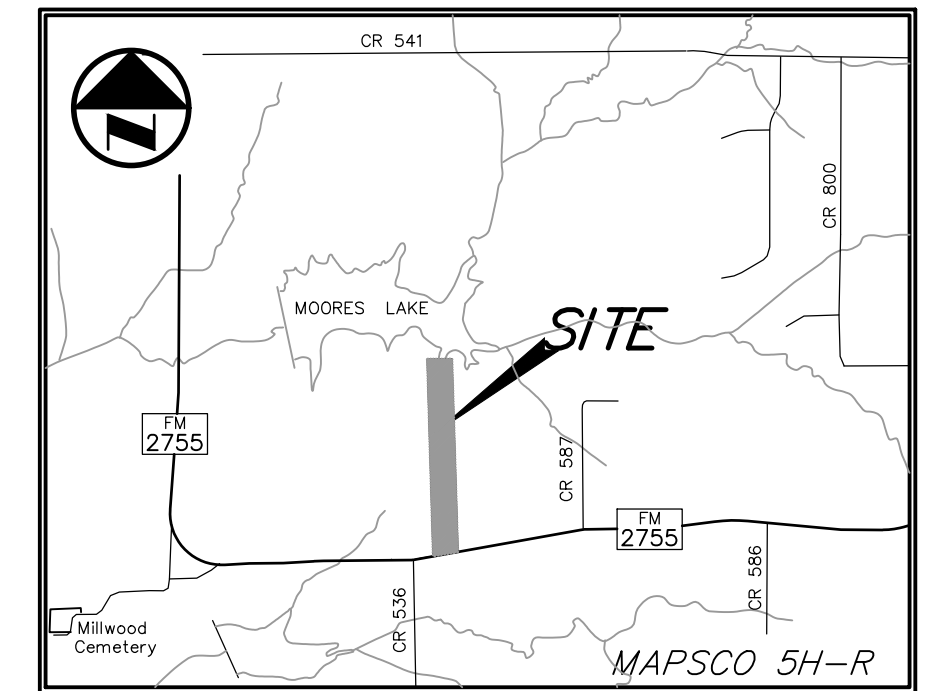


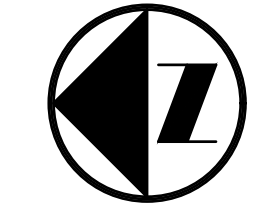
FILED: 02/02/2016 2:52PM  
 WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING, INC.  
 THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING, INC. ALL RIGHTS RESERVED.

CHARLES J. JURICEK, JR.  
(VOL. 1174, PG. 503)

JEFF FARRAR  
(C.C. #20130314000341970)

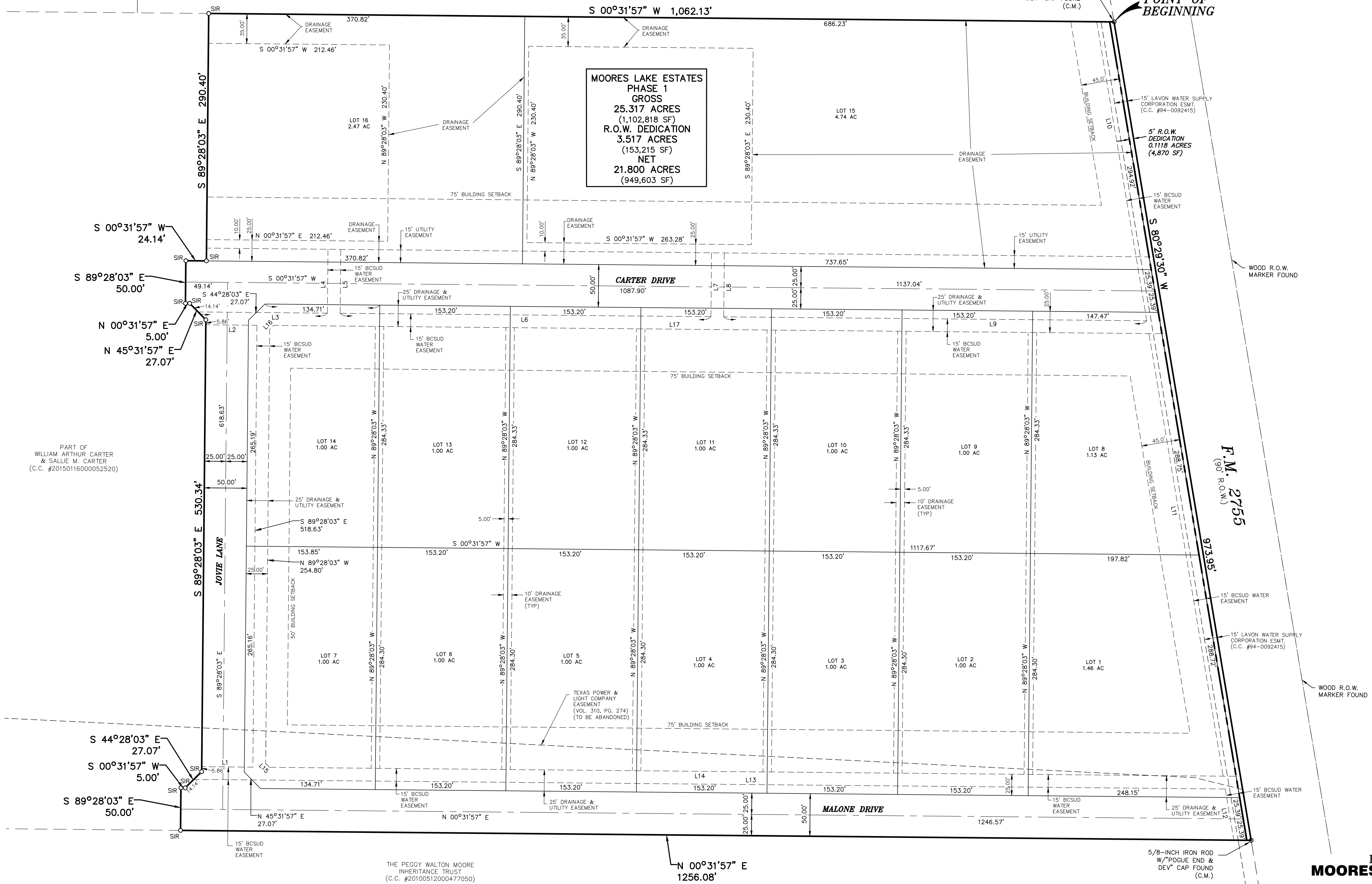


VICINITY MAP  
NOT TO SCALE



GRAPHIC SCALE IN FEET  
SCALE: 1" = 60'

LINE #	LENGTH	BEARING
L1	60.00	S00°31'57"W
L2	60.00	N00°31'57"E
L3	69.22	S00°31'57"W
L4	75.00	N89°28'03"W
L5	75.00	N89°28'03"W
L6	435.00	S00°31'57"W
L7	75.00	N89°28'03"W
L8	75.00	N89°28'03"W
L9	496.36	S00°31'57"W
L10	355.85	N80°29'30"E
L11	526.70	N80°29'30"E
L12	60.93	N80°29'30"E
L13	1127.72	N00°31'57"E
L14	1134.08	N00°31'57"E
L15	6.36	N45°31'57"E
L16	6.36	S44°28'03"E
L17	1042.25	S00°31'57"W



**FINAL PLAT  
MOORES LAKE ESTATES  
PHASE 1**

BEING OUT OF THE  
J. P. DAVIS SURVEY, ABSTRACT No. 249  
COLLIN COUNTY, TEXAS  
SHEET 1 OF 2

- NOTES:
- Bearing system for this survey is based on grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) Texas North Central Zone (4202), NAVD88.
  - (C.M.) - Controlling Monument.
  - SIR - 1/2-inch iron rod with "WESTWOOD PS" cap set.
  - BCSUD - Bear Creek Special Utility District

PREPARED FOR:  
William Arthur Carter  
and Sallie M. Carter  
7815 Hillside Drive  
Sachse, Texas 75048  
(214) 458-8845

**POGUE**  
ENGINEERING & DEVELOPMENT COMPANY, INC.  
a division of Westwood

2740 DALLAS PARKWAY  
SUITE 280  
PLANO, TEXAS 75093  
TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430

(214) 473-4640 PHONE  
(888) 937-5150 TOLL FREE  
WWW.WESTWOODPS.COM

PREPARED	11-17-2017
SURVEYED	03-28-2017
SCALE:	1" = 60'
W NUMBER	R0010650.00
DRAWN BY:	RLG
CHECKED BY:	AWS

FILED 02/02/2018 2:52PM  
N:\165-06509 FINAL PLAT PH.DWG  
WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING, INC.

**DESCRIPTION OF PROPERTY SURVEYED**

WHEREAS, William Arthur Carter and Sallie M. Carter owners of a 25.317 acre tract of land situated in the J. P. Davis Survey, Abstract No. 249, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed With Vendor's Lien to William Arthur Carter and Sallie M. Carter recorded in County Clerk's File No. 20150116000052520 of the Deed Records of Collin County, Texas; said 25.317 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southeast corner of said Carter tract in the northerly right-of-way line of F. M. 2755 (90-foot wide right-of-way); said point also being the southwest corner of that certain tract of land described in General Warranty Deed to Jeff Farrar recorded in County Clerk's File No. 20130314000341970 of the said Deed Records;

THENCE, South 80 degrees, 29 minutes, 30 seconds West (Deed: South 79 degrees, 53 minutes, 09 seconds West), along the said northerly line of F. M. 2755, a distance of 973.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the southeast corner of that certain tract of land described in Special Warranty Deed to The Peggy Walton Moore Inheritance Trust recorded in County Clerk's File No. 20100512000477050 of the said Deed Records;

THENCE, North 00 degrees, 31 minutes, 57 seconds East (Deed: North 00 degrees, 04 minutes, 24 seconds West), departing the said northerly line of F. M. 2755 and along the common line between said Carter tract and said The Peggy Walton Moore Inheritance Trust tract, a distance of 1256.08 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE, in an easterly direction departing the said common line between Carter tract and The Peggy Walton Moore Inheritance Trust tract and over and across said Carter tract, the following courses and distances:

South 89 degrees, 28 minutes, 03 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 00 degrees, 31 minutes, 57 seconds West, a distance of 5.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 44 degrees, 28 minutes, 03 seconds East, a distance of 27.07 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 89 degrees, 28 minutes, 03 seconds East, a distance of 530.34 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

North 45 degrees, 31 minutes, 57 seconds East, a distance of 27.07 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

North 00 degrees, 31 minutes, 57 seconds East, a distance of 5.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 89 degrees, 28 minutes, 03 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 00 degrees, 31 minutes, 57 seconds West, a distance of 24.14 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 89 degrees, 28 minutes, 03 seconds East, a distance of 290.40 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner in the common line between said Carter tract and said Jeff Farrar tract;

THENCE, South 00 degrees, 31 minutes, 57 seconds West (Deed: South 00 degrees, 04 minutes, 24 seconds East), along the said common line between Carter tract and Jeff Farrar tract, a distance of 1062.13 feet to the POINT OF BEGINNING;

CONTAINING, 1,102,818 square feet or 25.317 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

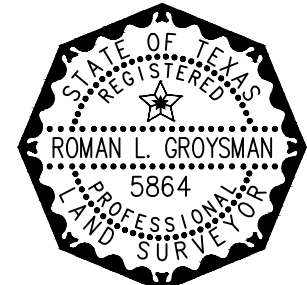
KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and the monuments shown hereon were found and or placed under my personal supervision.

**PRELIMINARY**

RELEASED 01-31-18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Roman L. Groysman,  
Registered Professional Land Surveyor  
No. 5864



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

**HEALTH DEPARTMENT CERTIFICATION:**

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable O.S.S.F. (On-Site Sewage Facilities) 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

**NOTES:**

- 1.) CARTER ESTATES IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 2.) EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
- 3.) THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0445J AND 48085C0560J, MAPS REVISED: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAPS. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS: ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "A" - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED.
- 4.) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAYS IS PROHIBITED.
- 5.) 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.
- 6.) 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.
- 7.) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
- 8.) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- 9.) ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. PRESENCE OF FRACTURED ROCK THROUGHOUT THE SUBDIVISION MAY FURTHER LIMIT THE TYPE OF ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES TO AEROBIC TREATMENT WITH SURFACE APPLICATION ON INDIVIDUAL LOTS.
- 10.) INDIVIDUAL SITE EVALUATIONS AND O.S.S.F. (ON-SITE SEWAGE FACILITIES) DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY O.S.S.F. SYSTEM.
- 11.) UNLESS THE FINISHED FLOOR IS NOTED ON THE PLAT, 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.
- 12.) MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
- 13.) THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- 14.) COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
- 15.) ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- 16.) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 17.) BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.
- 18.) (C.M.) - CONTROLLING MONUMENT.
- 19.) BEAR CREEK SPECIAL UTILITY DISTRICT WILL BE THE WATER PROVIDER.
- 20.) THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED TO THE PUBLIC USE, INCLUDING SPECIFICALLY FOR THE BEAR CREEK SPECIAL UTILITY DISTRICT, FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
- 21.) NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
- 22.) BEAR CREEK SPECIAL UTILITY DISTRICT IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 23.) BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OR THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- 24.) BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.
- 25.) ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY COLLIN COUNTY UNLESS SAID MODIFICATIONS PERTAIN TO BEAR CREEK SPECIAL UTILITY DISTRICT FACILITIES, AT WHICH TIME BEAR CREEK SPECIAL UTILITY DISTRICT SHALL ALSO REVIEW AND APPROVED.

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

Bear Creek Special Utility District

Name/Title

Date

"APPROVED FOR CONSTRUCTION"

\_\_\_\_\_  
Camille Reagan, Date  
General Manager,  
Bear Creek SUD

"ACCEPTED"

\_\_\_\_\_  
General Manager, Bear Creek SUD Date

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, William Arthur Carter and Sallie M. Carter are the owners of the above described property and do hereby adopt this plat designating the hereinabove described property as MOORES LAKE ESTATES, PHASE 1, 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 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 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 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 Collin County.

WITNESS, my hand at McKinney, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
William Arthur Carter

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William Arthur Carter.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

By: \_\_\_\_\_  
Sallie M. Carter

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Sallie M. Carter.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

This Plat approved by Collin County Commissioners Court on the \_\_\_ day of \_\_\_\_\_, 2018.

Kieth Self, County Judge Date

FINAL PLAT  
**MOORES LAKE ESTATES  
PHASE 1**  
BEING OUT OF THE  
J. P. DAVIS SURVEY, ABSTRACT No. 249  
COLLIN COUNTY, TEXAS  
SHEET 2 OF 2

PREPARED FOR: William Arthur Carter and Sallie M. Carter 7815 Hillside Drive Sachse, Texas 75048 (214) 458-8845	<b>PPOGUE</b> ENGINEERING & DEVELOPMENT COMPANY, INC. a division of <b>Westwood</b> 2740 DALLAS PARKWAY SUITE 280 PLANO, TEXAS 75093 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430 (214) 473-4640 PHONE (888) 937-5150 TOLL FREE WWW.WESTWOODPS.COM	PREPARED 11-17-2017 SURVEYED 03-28-2017 SCALE: 1" = 60' W NUMBER R0010650.00 DRAWN BY: RLG CHECKED BY: AWS
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