



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:
Fragnot W.S.C. - 972-752-4100

Electric Provider:
Fannin County Electric Cooperative - 903-583-2117

Telephone:
AT&T- 888-476-7675

FLOOD NOTE:

Subject tract is located in Zone 'X' as scaled from F.I.R.M. 48085C0435J, dated June 2, 2009.

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

- All lots must utilize alternative type On-Site Sewage Facilities.
- 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, bisecting easement on Lot 1/A, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to lot development/improvement on Lot 1/A.

No OSSF lines or components may enter into the easement.

- There is an existing structure and OSSF on Lot 1/A. The existing OSSF on Lot 1/A is an alternative system. Any changes to the existing structure must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
- The P.E. design submitted with the plat shows a repair to move all OSSF components for Lot 1/A being moved outside of the easement, with required setbacks.
- Other than the existing house, connected OSSF and barn on Lot 1/A, there were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- 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.

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

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Mark Moss and Alisha Moss, are the owners of a tract of land situated in the Benjamin Clark Survey, Abstract No. 163, Collin County, Texas and being further described as follows:

BEING all that tract of land in Collin County, Texas, out of the Benjamin Clark Survey, A-163, and being part of that called 39.63 acres of land described in a deed to Mark Moss and Alisha Moss as recorded under CC# 20170926001286100 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set on the West line of County Road No. 670, from which the Southeast corner of said 39.63 acres bears South 01 degrees 32 minutes 51 seconds West, 227.13 feet for witness;

THENCE North 88 degrees 21 minutes 33 seconds West, 680.07 feet to a 5/8 inch steel rod set for corner;

THENCE North 03 degrees 21 minutes 42 seconds West, 225.45 feet to a 5/8 inch steel rod set for corner;

THENCE South 88 degrees 21 minutes 33 seconds East, 699.36 feet to a 5/8 inch steel rod set for corner on the West line of said County Road No. 670;

THENCE South 01 degrees 32 minutes 51 seconds West, 224.59 feet along the West line of said County Road No. 670 to the POINT OF BEGINNING, containing 3.56 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mark Moss and Alisha Moss, owners of of the above described property and do hereby adopt this plat designating the hereinabove described property as FINAL PLAT OF LOT 1, BLOCK A, MOSS 670 ADDITION, 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:

Mark Moss Alisha Moss

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 Mark Moss, 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:

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 Alisha Moss, 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:

CERTIFICATE OF APPROVAL

APPROVED AS FINAL PLAT, this the ____ day of _____, _____, by the County of Collin, Texas.

County Judge, Keith Self

NOTES:

- Moss 670 Addition 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.
- 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 Plat is to create 1 platted lots.
- 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.

FINAL PLAT

LOT 1, BLOCK A
MOSS 670 ADDITION

Being part of that called 39.63 acres of land described in a deed to Mark Moss and Alisha Moss as recorded under CC# 20170926001286100 of the Official Public Records of Collin County, Texas

3.56 TOTAL ACRES
BENJAMIN CLARK SURVEY, A-163
COLLIN COUNTY, TEXAS

OWNER:

Mark & Alisha Moss
11583 C.R. 670
Blue Ridge, TX
75424

SURVEYOR:

Boundary Solutions, Inc.
116 McKinney Street
Farmersville, TX 75442
214-499-8472
mbusby_bsi@yahoo.com

Date: 2-6-2018

B.S.I.Job# 1712-003