

CERTIFICATE OF APPROVAL

Approved, this ___ day of _____, 201___, by the Commissioners Court of Collin County, Texas

County Judge _____

NOTE:

- Bearings are based on the north line of Lot 11.
- According to the Flood Insurance Rate Map No. 48085C0130J dated June 2, 2009, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X", areas shown not to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Blocking the flow of water construction improvement 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 or flooding conditions.
- Collin County permits are required for building construction, on-site sewage facilities and drive/culvert permits.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundation and planning, and other obstructions to the operation and maintenance of the drainage facility.
- 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, sharp breaks and/or creeks/rivers/ponds/etc.
- There are no permitted/approved existing structures or OSSFs on the property at the time of approval other than the existing dwelling and associated OSSF on Lot 11A. Any other existing structures or OSSFs must be reviewed and permitted by Collin County Development Service prior to any use.
- The existing OSSF on Lot 11A is a Conventional OSSF - if the existing system ever fails or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system will not be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
- The R.S. As-Built's submitted with the plat shows all OSSF components for Lots 11A to be completely within the boundaries of Lot 11A. If any of the OSSF components are actually over 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).
- 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 CERTIFICATE

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

Water:
Marilee Special Utility District
230 W Pecan Street
PO Box 1017
Celina, Texas 75009-1017
972-382-3222

Electricity:
Grayson Collin Electric Cooperative
14568 FM 121
PO Box 548
Van Alstyne, Texas 75495
903-712-7300

OWNER'S CERTIFICATE

WHEREAS SUSAN CROSSLAND, is the owner of a tract or parcel of land situated within the Collin County, Texas, being more particularly described as follows:

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land situated within Collin County, Texas, being part of Lot 11 of COTTAGE HILL ESTATES, an addition to Collin County, Texas, according to the Plat thereof recorded in Cabinet G on Slide 419 of the Map and Plat Records of Collin County, Texas, also being all of a 4.999 acre tract of land as described in a General Warranty Deed from The Crossland Collin County Farm Trust to Susan S. Crossland as recorded in/under Clerk's No. 20170721000963610 of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the southeast corner of said 4.999 acre tract, said Point of Beginning being at the existing southwest corner of a 12.152 acre tract as conveyed to Churner Partners, LTD as recorded in/under Clerk's File No. 20070205000171030 of the Official Records of Collin County, Texas ;
THENCE N 88°40'41" W along a fence and the south line of said 4.999 acre tract, a distance of 501.92 feet to a 1/2 inch iron rod found for a corner at the southwest corner of said 4.999 acre tract;
THENCE N 00°12'40" W along the west line of said 4.999 acre tract, a distance of 249.09 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 4.999 acre tract in the center of Cottage Hill Lane;
THENCE N 51°18'24" E along Cottage Hill Lane, a distance of 416.45 feet to a 1/2 inch iron rod found for a corner;
THENCE N 84°03'27" E along Cottage Hill Lane, a distance of 176.85 feet to a 1/2 inch iron rod found for a corner at the northeast corner of said 4.999 acre tract;
THENCE S 00°11'17" E along the east line of said 4.999 acre tract and the west line of said 12.152 acre tract, a distance of 539.32 feet returning to the Point of Beginning and containing 4.999 acres of land and being known as No. 6705 Cottage Hill Lane.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SUSAN CROSSLAND hereby adopt this plat as REPLAT OF PART OF LOT 11 OF COTTAGE HILL ESTATES, an addition to Collin County and dedicates to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS MY HAND this ___ day of _____, 20___.

Susan Crossland

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20___.

Notary Public in and for _____ County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I _____ 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, in accordance with the subdivision regulations of the City of Melissa, Texas.

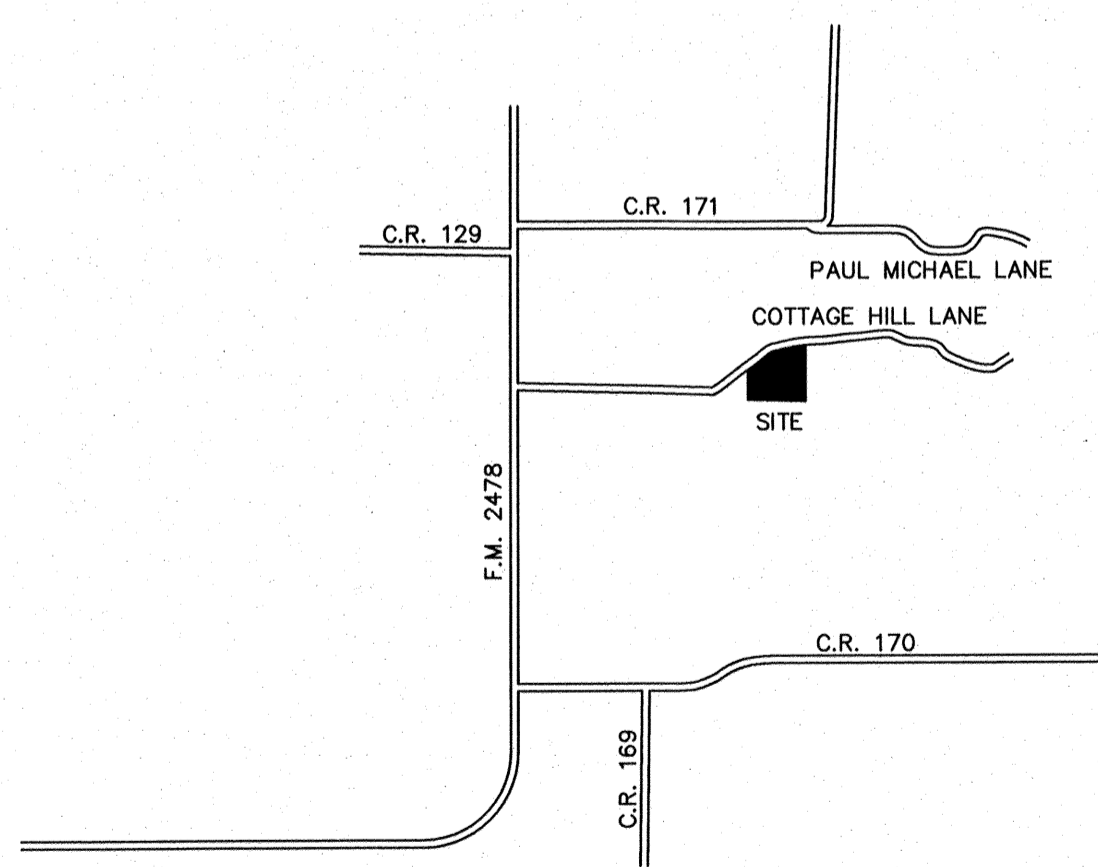
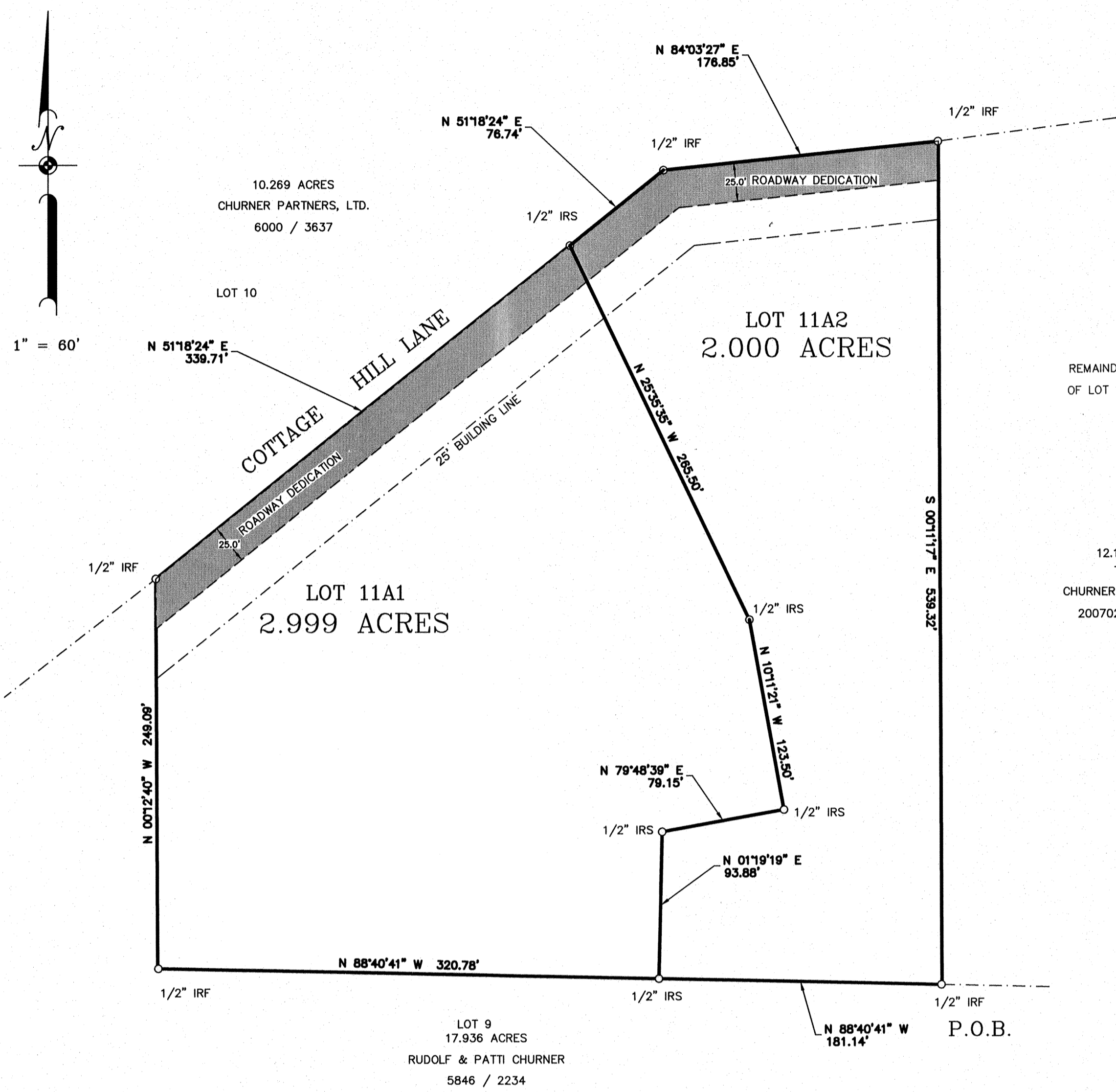
Frank R. Owens
R.F.L.S. No. 5387

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20___.

Notary Public in and for _____ County, Texas



VICINITY MAP



LEGEND

POWER POLE	WATER VALVE	MAILBOX	UNDERGROUND CABLE MARKER	— A — WOOD FENCE
WATER METER	FIRE HYDRANT	CLEAN OUT	— X — BARBED WIRE FENCE	— O — CHAINLINK FENCE
GAS METER	ELECTRIC METER	TELEPHONE PEDESTAL		

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403

DATE: FEB. 21, 2018 - REVISED 2 ACRE CUT OUT

DATE: FEB. 14, 2018	SCALE: 1" = 60'
DRAWN BY: F.R. OWENS	J.N. 2017269 PLAT

Owner:
Susan Crossland
6705 Cottage Hill Ln.
Celina, Tx. 75009

Surveyor:
Owens Land Surveying
P.O. Box 1025
2616 Stonewall Street
Greenville, Tx. 75402
(903) 450-9837

**REPLAT OF PART OF LOT 11 OF
COTTAGE HILL ESTATES
COLLIN COUNTY, TEXAS
(4.999 ACRES)
FEBRUARY, 2018**