



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: Copeville S.U.D.- 972-853-4630
 Electric Providers: FEC- 903-455-1715
 TXU- 888-907-5819
 First Choice- 888-771-3704
 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."

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS, Alvin Vaughn, is the owner of a tract of land situated in the J. McMinn Survey, Abstract No. 554, Collin County, Texas and being further described as follows:

BEING all that tract of land in Collin County, Texas, out of the J. McMinn Survey, A-554, and being all of Lot 13, Block A of Golden Acres, an Addition to Collin County, Texas, according to the plat thereof recorded in Volume J, Page 133 of the Plat Records of Collin County, Texas, and being further described as follows:
 BEGINNING at a point in Nugget Drive, at the South corner of Lot 13, and at the West corner of Lot 14;
 THENCE North 14 degrees 12 minutes 04 seconds West, 701.25 feet along said Nugget Drive to a point at the West corner of said Lot 13, and at the South corner of Lot 12;
 THENCE North 67 degrees 24 minutes 47 seconds East, 576.76 feet to a 1/2 Inch steel rod found at the North corner of said Lot 13, at the East corner of said Lot 12, and on the Southwest line of Lot 21 of Evergreen Park as recorded in Volume J, Page 132 of the Plat Records of Collin County, Texas;
 THENCE South 22 degrees 35 minutes 13 seconds East (Bearing Basis), 693.75 feet to a 1/2 Inch steel rod found at the East corner of said Lot 13, at the North corner of said Lot 14, and on the Southwest line of Lot 20;
 THENCE South 67 degrees 24 minutes 47 seconds West, 679.03 feet to the POINT OF BEGINNING, containing 10.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, Alvin Vaughn, owner of the above described property and do hereby adopt this plat designating the hereinabove described property as REPLAT LOT 13A & LOT 13B, BLOCK A, GOLDEN ACRES, BEING A REPLAT OF LOT 13, BLOCK A OF GOLDEN ACRES 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:
 Alvin Vaughn

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 Alvin Vaughn, 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 REPLAT, this the _____ day of _____, _____, by the County of Collin, Texas.

 County Judge, Keith Self

SURVEYOR'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:
 That I, Matthew Busby, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my supervision.
 _____, 20____
 PRELIMINARY AND FOR REVIEW ONLY.
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 Matthew Busby
 R.P.L.S. No. 5751

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 Matthew Busby, 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 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: _____

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).
 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 an 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

- NOTES:**
- Golden Acres 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 2 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.

REPLAT
LOT 13A & LOT 13B, BLOCK A
GOLDEN ACRES
 Being a replat of Lot 13, Block A of Golden Acres, an Addition to Collin County, Texas, according to the plat thereof recorded in Volume J, Page 133 of the Plat Records of Collin County, Texas.

10.00 TOTAL ACRES
J. McMINN SURVEY, A-554
COLLIN COUNTY, TEXAS
 OWNER:
 Alvin Vaughn
 6121 Nugget Drive
 Nevada, TX 75173
 SURVEYOR:
 Boundary Solutions, Inc.
 116 McKinney Street
 Farmersville, TX 75442

