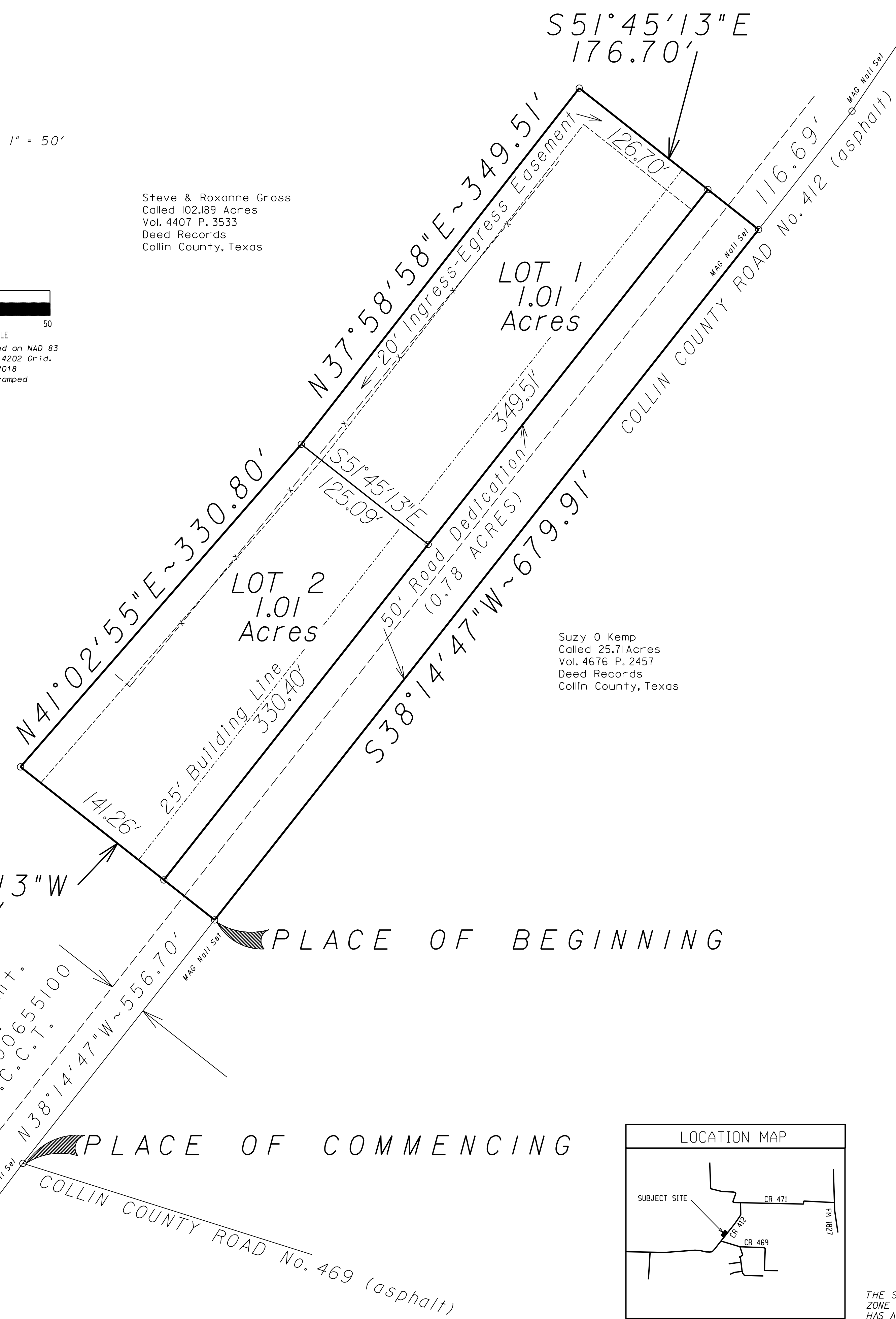
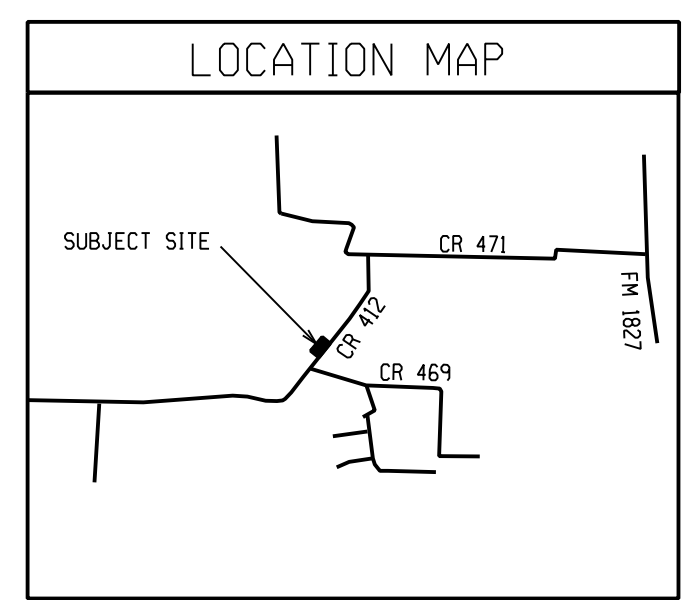


Steve & Roxanne Gross
 Called 102.189 Acres
 Vol. 4407 P. 3533
 Deed Records
 Collin County, Texas

NOTE: Bearings are based on NAD 83
 North Texas Zone 4202 Grid.
 CORNERS SET 5/8/2018
 with Blue Caps Stamped
 "APPLE 5932"



Suzy O Kemp
 Called 25.71 Acres
 Vol. 4676 P. 2457
 Deed Records
 Collin County, Texas



THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C010J DATED June 2, 2009.

STATE OF TEXAS
 COLLIN COUNTY

WHEREAS, Steve and Roxanne Gross are the owner of a tract of land situated in Collin County, Texas, in the James Rutherford Survey, Abstract No. 761, and being part of an 102.189 acre tract of land conveyed to Steven K. Gross and wife Roxanne P. Gross, described in a deed recorded in Volume 4407, Page 3533, Deed Records of Collin County, Texas and being more fully described by metes and bounds as follows:

COMMENCING at a MAG NailSet (CONTROLLING MONUMENT) for a corner in the southeastern line of said 102.189 acre tract and being near the intersection of Collin County Road No. 412 and Collin County Road No. 469;

THENCE North 38 degrees 14 minutes 47 seconds East with said southeastern line and said county road a distance of 556.70 feet to a MAG NailSet for the PLACE OF BEGINNING;

THENCE North 51degrees 45 minutes 13 seconds West passing a half inch iron rod set with a blue cap stamped "APPLE 5932" at 50.0 feet in all a total distance of 191.26 feet to a half inch iron rod set with a blue cap stamped "APPLE 5932" for corner;

THENCE North 41degrees 02 minutes 55 seconds East a distance of 330.80 feet to a half inch iron rod set with a blue cap stamped "APPLE 5932" for corner;

THENCE North 37 degrees 58 minutes 58 seconds East a distance of 349.51 feet to a half inch ironrod set with a blue cap stamped "APPLE 5932" for corner;

THENCE South 51degrees 45 minutes 13 seconds East passing a half inch iron rod set with a blue cap stamped "APPLE 5932" at 126.70 feet in all a total distance of 176.70 feet to a MAG NailSet for corner in said southeastern line and said county road;

THENCE South 38 degrees 14 minutes 47 seconds West with said southeastern line and said county road a distance of 679.91 feet to the PLACE OF BEGINNING and containing 2.80 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Steve and Roxanne Gross, hereby adopt this plat as "WATERS EDGE", an addition to the Collin, Texas, and dedicates to the public use forever the streets 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, and further, that the Owner(s) do hereby acknowledge the requirement of completion of all water and sewage collection systems (if any) and all street, curb and gutter and drainage improvements (if any) and the expense to the Owner(s) and guarantee(s) the performance of same.

WITNESS MY HAND this ___ day of _____, 2018.

Steve Gross Roxanne Gross

STATE OF TEXAS:
 COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for Collin 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 _____, 2018.

Notary Public in and for Collin County, Texas

NOTES:

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 or flooding conditions.

All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.

Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.

All private driveway tie-ins to a county maintained road, or road with expectations of being accepted into the county road inventory, must be even with the existing driving surface.

Contractor shall take appropriate measures to prevent tracking of mud and /or soils onto existing and /or new pavement. Any tracking that occurs shall be removed immediately by the contractor.

SURVEYOR'S CERTIFICATE

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this ___ day of _____, 2018, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

David Apple R.P.L.S. No. 5932

STATE OF TEXAS:
 COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for Collin 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 _____, 2018.

Notary Public in and for Collin County, Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the ___ day of _____, 2018.

County Judge
 Keith Self
 Collin County

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

OWNER:
 Steve K. and wife
 Roxanne P. Gross
 5273 County Road 412
 McKinney, Texas 75071
 972-658-5880

SURVEYOR:
 David Apple, RPLS 5932
 402 South Morrow
 Blue Ridge, Texas 75424
 469-667-3430

FINAL PLAT
WATERS EDGE
 AN ADDITION TO
 COLLIN COUNTY, TEXAS

BEING 2.80 ACRES OF LAND, IN THE
 JESSE STIFF SURVEY, ABSTRACT NO. 792
 COLLIN COUNTY, TEXAS