



PLAT 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.

Culvert permits are required at all existing county road tie-ins.

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.

The finish floor elevations of all house pads will be at least 18' above the highest elevation of the surrounding ground around the house after final grading.

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 _____, 2019, 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 _____, 2019.

Notary Public in and for Collin County, Texas

All lots must utilize alternative type On-Site Sewage Facilities.

Must maintain state-mandated setback of all On-Site Sewage Facility components from any/alleasements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).

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.

Each lot is limited to a maximum of 5,000 gallons of treated/discharged sewage each day.

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 Designated Representative
Collin County Development Services

NOTE: Bearings are based on the Recorded Plat.
Easement and Building Lines are based on Recorded Plat.

UTILITY NOTE:

1) WATER PROVIDED HICKORY CREEK SUD. PH: 903 568 4760

2) ELECTRIC PROVIDED BY ONCOR ELECTRIC. PH: 877 507 7726

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. 48085C0335J DATED June 2, 2009.

STATE OF TEXAS
COLLIN COUNTY

WHEREAS, Cody D. and Lacy G. Phillips are the owner of LOT 9, McKinley Estates ((9) NINE LOTS), an Addition in Collin County, Texas, according to the Map or Plat thereof recorded in volume 2018, page 173, Map Records, Collin County, Texas.

SITUATED in Collin County, Texas, being part of the David Spencer Survey, Abstract No. 797, and the John Leewright Survey, Abstract No. 519, and being all of LOT 9, McKinley Estates ((9) NINE LOTS), an Addition to Collin County, Texas, according to the Map or Plat thereof recorded in volume 2018, page 173, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a half inch iron rod found with a blue cap stamped MSM RPLS 5483 for the southeast corner of said LOT 9, and being the north right of way of Collin County Road No. 618;

THENCE South 87 degrees 20 minutes 53 seconds West, with the south line of said LOT 9, said addition and said north right of way a distance of 311.76 feet to a half inch iron rod found with a blue cap stamped MSM RPLS 5483 for the southwest corner of said LOT 9;

THENCE North 1 degree 21 minutes 51 seconds West, with the west line of said LOT 9 and being the east line of LOT 8 of said addition a distance of 914.50 feet a half inch iron rod found with a blue cap stamped MSM RPLS 5483 for the northwest corner of said LOT 9;

THENCE South 88 degrees 44 minutes 39 seconds East, with the north line of said LOT 9 and said addition near a fence line a distance of 146.20 feet to a wood corner post for the northeast corner of said LOT 9 and said addition;

THENCE in a southeasterly direction with the east line of said LOT 9 and said addition as follows:

South 13 degrees 49 minutes 48 seconds East, a distance of 141.49 feet to a half inch iron rod found with a blue cap stamped MSM RPLS 5483

South 11 degrees 24 minutes 34 seconds East, a distance of 774.53 feet to the PLACE OF BEGINNING and containing 4.822 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That we Cody R. Phillips and Lacy G. Phillips hereby adopt this plat as
"REPLAT OF LOT 9, MCKINLEY ESTATES (LOT 9 A AND LOT 9 B)",

an addition to Collin County, 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 _____, 2019.

Cody R. Phillips

Lacy G. Phillips

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 _____, 2019.

Notary Public in and for Collin County, Texas

THIS PLAT APPROVED BY COLLIN COUNTY COMMISSIONER'S COURT ON THE ___ DAY _____, 2019.

CHRIS HILL, COUNTY JUDGE

OWNER:
Cody R. & Lacy G. Phillips
17330 County Road 656
Farmersville, Texas
75442

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

FINAL PLAT
REPLAT OF LOT 9,
MCKINLEY ESTATES
(LOT 9 A AND LOT 9 B)
AN ADDITION TO
COLLIN COUNTY, TEXAS
BEING LOT 9, MCKINLEY ESTATES
COLLIN COUNTY, TEXAS