

WATER: COPEVILLE S.U.D. ELECTRIC PROVIDERS: FEC, TXU, FIRST CHOICE

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIAN S. RHODES, R.P.L.S. 5962, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Brian S. Rhodes

Registered Professional Land Surveyor No. 5962

STATE OF TEXAS: COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared Brian S. Rhodes, 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 consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this day of , 2019.

Notary Public in and for the State of Texas

My commission expires

UTILITY SERVICE PROVIDERS:

TELEPHONE: AT&T

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

CERTIFICATE OF APPROVAL

APPROVED AS FINAL PLAT, THIS _____ DAY OF ___ BY THE COUNTY OF COLLIN, TEXAS

COUNTY JUDGE, KEITH SELF

OWNERS CERTIFICATE

STATE OF TEXAS: **COUNTY OF COLLIN:**

OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN

COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL

FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS,

PRE=PLANNING MEETING WITH PROFESSIONAL ENGINEER/REGISTERED

9. INDIVIDUAL SITE EVALUATIONS OF OSSF DESIGN PLANS (MEETING ALL STATE COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN

COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.

CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.

11. NOTICE: SELLING ANY PORTION OF THIS ADDITION BY METES NAD BOUNDS IS

13. THEE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS

15. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST

WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY

FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES

AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48085C 0435 J

ZONE X DATED 6-2-2009: - ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD;

AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN

1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS

NOTE: PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL

17. BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF

18. FLOOD NOTE: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE

PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

16. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NOT WAS

FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

12. THE PURPOSE OF THIS PLAT IS TO CHANGE THE CONFIGURATION OF THE

FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.

14. VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY

A VIOLATION OF COUNTY ORDINANCE AND STATE LAW AND IS SUBJECT TO

WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS,

SANITARIAN AND DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO LOT

INJURY OR LOSS OF LIFE OR PROPERTY BY FLOODING CONDITIONS.

ETC. - DUE TO THE PRESENCE OF A LARGE POND ON LOT 14R, A

10. COLLIN COUNTY BUILDING PERMITS REQUIRED FOR BUILDING

DEVELOPMENT/IMPROVEMENT ON LOT 14R.

COMMON LOT LINE BETWEEN THE TWO LOTS.

BE EVEN WITH THE EXISTING DRIVING SURFACE.

1983 (NAD83), NORTH CENTRAL ZONE (4202).

DIGGING OR CONSTRUCTION.

DEVELOPMENT SERVICES.

SURVEY DOCUMENT.

7. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. 8. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE

SAID DRAINAGE WAYS.

WHEREAS, Girard J. Brown and Sandra J. Brown, and Gregory S. Pettitt and Connie L. Pettitt, are the owners of the tracts of land situated in Collin County, Texas, being a part of the H. Walters Survey, Abstract No. 958, in Collin County, Texas, being all of Lots 13 and 14, of Spencers Estates, an Addition in Collin County, Texas, according to the map thereof recorded in Cabinet H, Slide 622, of the Map Records of Collin County, Texas, being a tract of land described in deed to Girard J. Brown and Sandra J. Brown, as recorded in Instrument File No. 20161219001715420, of the Deed Records of Collin County, Texas, and a tract of land described in deed to Gregory S. Pettitt and Connie Pettitt, as recorded in Volume 6040, Page 4000, of the Deed Records of Collin County, Texas, as shown hereon and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for corner on the West right of way line of County Road 597, being the Northeast corner of Lot 12, of said Spencers Estates, and being the Southeast corner of said Lot 13/Brown tract;

THENCE South 86 degrees 37 minutes 35 seconds West, along the common line of said Lots 12 and 13, a distance of 1164.87 feet to a found 1/2 inch iron rod for corner on the East line of a tract of land described in deed to C.R. Montgomery, as recorded in Volume 603, Page 311, of the Deed Records of Collin County, Texas;

THENCE North 00 degrees 10 minutes 14 seconds East, a distance of 320.93 feet to a found 1/2 inch iron rod for corner, being the common West corner of Lots 14 and 15, of said Spencers Estates;

THENCE North 86 degrees 40 minutes 01 seconds East, along the common line of said Lots 14 and 15, a distance of 1162.64 feet to a found 1/2 inch yellow-capped iron rod for corner on the said West right of way line of County Road 597;

THENCE South 00 degrees 13 minutes 10 seconds East, along said County Road 597, a distance of 319.98 feet to the PLACE OF BEGINNING and containing 372,299 square feet or 8.547 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Girard J. Brown and Sandra J. Brown, and Gregory S. Pettitt and Connie L. Pettitt, do hereby adopt this plat, designating the herein described property as LOT 13R and LOT 14R, Spencers Estates, an addition to the Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon, 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

WITNE By:	Girard J. Brown SSS, my hand at Dallas, Texas, this the Gregory S. Pettitt	Sandra J. Browr	
WITNE By:	ESS, my hand at Dallas, Texas, this the		
By:		e day oi	, 2019
STATE	Gregory S. Pettitt		
STATE	Gregory S. Pettitt		
		Connie L. Pettit	t
	OF TEXAS: TY OF:		
Girard to the the sai	me, the undersigned authority, on the J. Brown, known to me to be the perforegoing instrument and acknowled me for the purpose and consideration ty therein stated.	son whose nam ged to me that	e is subscribed he executed
Given	under my hand and seal of office this	day of	, 2019
 Notary	Public in and for the State of Texas		
My cor	nmission expires		
COUN ⁻ Before Sandra	OF TEXAS: TY OF: me, the undersigned authority, on the distribution of the period of the perio	rson whose nam	ne is subscribe
the sai	foregoing instrument and acknowled me for the purpose and consideration ty therein stated.	•	
Given	under my hand and seal of office this	day of	, 2019
 Notary	Public in and for the State of Texas		
My cor	mmission expires		
My cor	mmission expires		
STATE	OF TEXAS:		
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STATE COUN ^T Before Gregor subscr execut in the	OF TEXAS: TY OF: me, the undersigned authority, on the second sec	nis day personal erson whose nad acknowledged Isideration there	ly appeared me is to me that he ein expressed

Connie L. Pettitt, known to me to be the person whose name is subscribed

Given under my hand and seal of office this ___day of ______, 2019.

to the foregoing instrument and acknowledged to me that he executed

the same for the purpose and consideration therein expressed, in the

capacity therein stated.

My commission expires ___

Notary Public in and for the State of Texas

LOT 13R, AND 14R

OWNER - LOT 13R: GIRARD J. BROWN & SANDRA J. BROWN 5440 COUNTY ROAD 597, FARMERSVILLE, TX 75442

OWNER - LOT 14R: GREGORY S. PETTITT & CONNIE L. PETTITT COUNTY ROAD 597, FARMERSVILLE, TX 75442

SURVEYOR: BRIAN S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR 1529 EAST INTERSTATE 30, GARLAND, TX 75043 - (972) 475-8940 FIRM NO. 10194052

> DATE 7-13-2019 DRAWN BY: MSO - PROJECT NO. 79923-02

REPLAT **SPENCERS ESTATES**

372,299 SQ.FT. - 8.547 ACRES H. WALTERS SURVEY, ABSTRACT NO. 958 COLLIN COUNTY, TEXAS