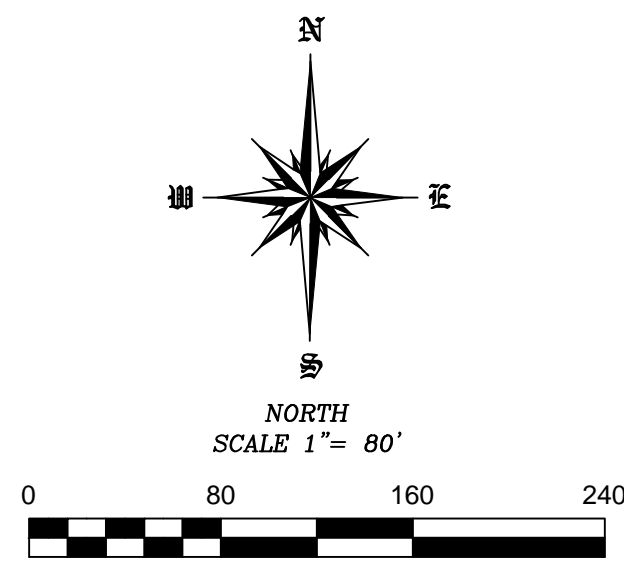
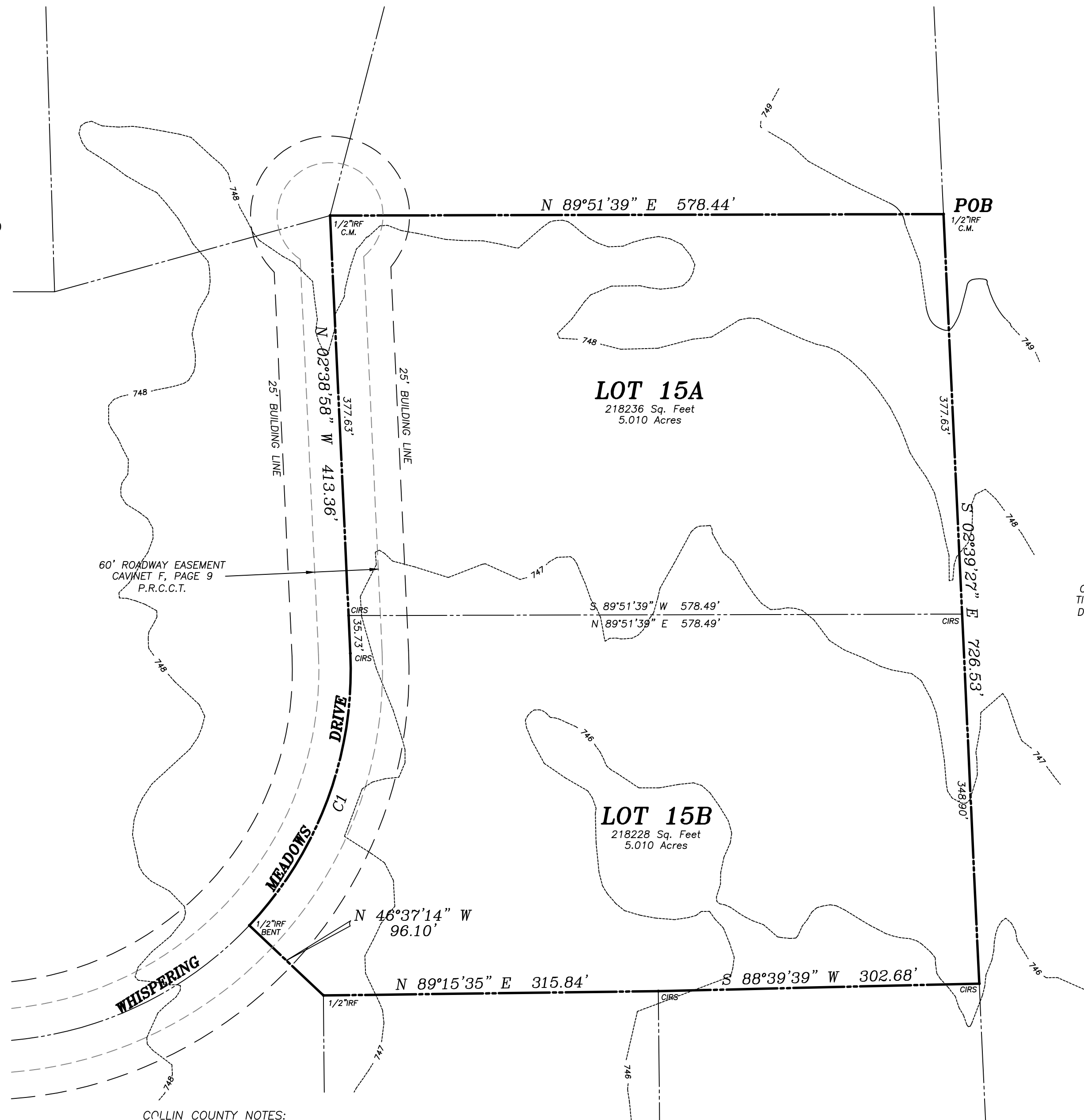


CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	46°01'49"	350.00'	281.18'	N 20°21'57" E	273.68'



**LEGEND**  
 C.M. = CONTROLLING MONUMENT  
 CRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)  
 IRF = IRON ROD FOUND  
 IRS = IRON ROD SET



**COLLIN COUNTY 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."
- "Collin County permits are required for building construction, and on-site sewage facilities."
- "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. All lots must utilize alternative type On-Site Sewage Facilities."
- There is an existing structure with an existing OSSF on Lot 15A.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Tree removal and/or grading for OSSF may be required on individual lots.
- 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.
- NOTE: This OSSF Review shall remain valid for twelve (12) months from the date of approval, after which it will be automatically void
- 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).
- Due to the presence of a large pond on lot 15B, a pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services is recommended prior to planning of any surface improvements, impervious cover, outbuildings, swimming pools, etc. on lot 15B.
- Lot 15A has an existing dwelling. The existing OSSFs on Lot 15A is an alternative system. Any proposed change to the existing structure/dwelling or change to the OSSF must be reviewed by CCDS prior to construction/connection for compliance with OSSF regulations.
- The P.E. As-Builts submitted with the plat shows all OSSF components for Lot 15A be completely within the boundaries of Lot 15A. 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).
- The roadway/easements within the Whispering Meadows Subdivision are privately maintained.

**HEALTH DEPARTMENT CERTIFICATION**

I hereby certify that the onsite sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, 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

**ELECTRIC PROVIDER:**  
 Grayson-Collin Electric Co-Op  
 Phone No. (903) 482-7100

**WATER PROVIDER:**  
 Marilee Special Utility District  
 Phone No. (972) 382-3222

**CERTIFICATE OF APPROVAL:**

This plat approved and accepted by the Collin County Commissioners Court this the \_\_\_\_ day of \_\_\_\_\_, 2017

Judge Keith Self

**PURPOSE OF THIS PLAT:**

The purpose of this plat is to divide Lot 15 into 2 Lots.

**FLOOD NOTE:**

This tract falls in Zone X (unshaded) according to the Flood Insurance Rate Map, Panel No. 48085C0040 J, Revised June 2, 2009 as published by the Federal Emergency Management Agency.

**STANDARD NOTES**

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- Basis of bearings is the east line of Lot 15 (S 02°39'27" E) as shown on the Plat of Whispering Meadows as recorded in Cabinet F, Page 9, Plat Records of Collin County, Texas.

STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS Christopher and Janet M. Marti are the Owners a tract of land situated in the William Larkin Survey, Abstract 525, Collin County, Texas and being all of a tract conveyed to Christopher and Janet M. Marti as recorded in County Clerks No. 97-0091113, Land Records of Collin County, Texas, and being Lot 15, of Whispering Meadows, a Subdivision to Collin County, Texas, according to the Map thereof recorded in Cabinet F, Page 9, Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of Lot 15;  
 THENCE S 02°39'27" E following the east line of said Lot 15 a distance of 726.53' to a 1/2" iron rod with a yellow plastic capped stamped "4613" set for corner;  
 THENCE S 88°39'39" W a distance of 302.68' to a 1/2" iron rod with a yellow plastic capped stamped "4613" set for corner;  
 THENCE S 89°15'35" W a distance of 315.84' to a 1/2" iron rod found for corner;  
 THENCE N 46°37'14" W a distance of 96.10' to a bent 1/2" iron rod found for corner in the center of Whispering Meadows Drive (60' ROW Easement), said iron rod being in a curve to the right;  
 THENCE along said curve to the left following the center line Whispering Meadows Drive through a central angle of 46°01'49", a radius of 350.00', an arc length of 281.18', with a chord bearing of N 20°21'57" E and a chord length of 273.68' to a 1/2" iron rod with a yellow plastic capped stamped "4613" set for corner;  
 THENCE N 02°38'58" W a distance of 413.36' to a 1/2" iron rod found for corner;  
 THENCE N 89°51'39" E a distance of 578.44' to the POINT OF BEGINNING and containing 436,463 Square Feet or 10.020 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Christopher and Janet M. Marti acting herein, does hereby adopt this plat designating the herein above described property as Replat of Whispering Meadows, Lots 15A & 15B, an addition to Collin County, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the Commissioners Court. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof. Collin County, and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. Collin County, and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of Collin County, Texas.

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2017.

By: Christopher Marti, Owner  
 Janet M. Marti, Owner

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 Christopher Marti, 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 and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

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 Janet M. Marti, 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 and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

**KNOW ALL MEN BY THESE PRESENTS:**

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

DAVID J. SURDUKAN  
 R.P.L.S. NO. 4613

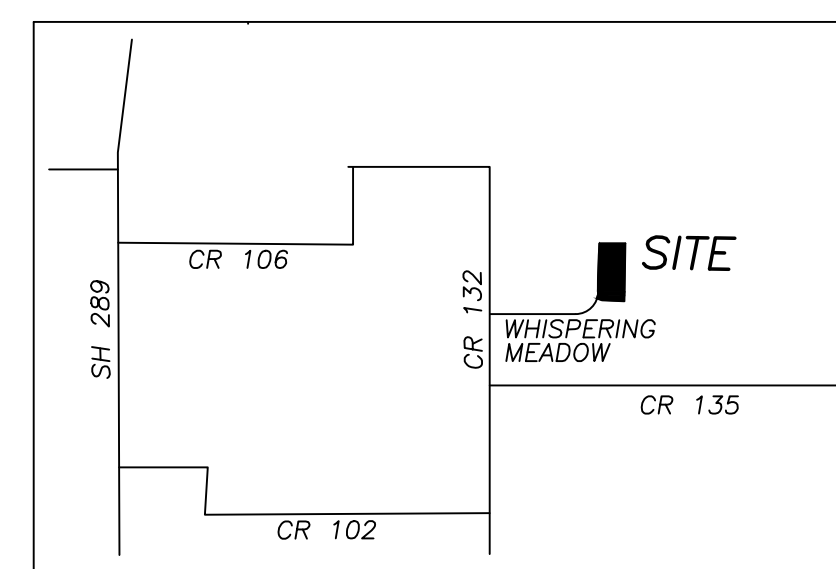
STATE OF TEXAS  
 COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David J. Surdukan, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Given under my seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:



LOCATION MAP  
 NOT TO SCALE

**REPLAT  
 WHISPERING MEADOWS  
 LOTS 15A & 15B  
 BEING 10.020 ACRES OUT OF  
 THE WILLIAM LARKIN SURVEY  
 ABSTRACT NO. 525  
 COLLIN COUNTY, TEXAS**

OWNER  
**CHRISTOPHER & JANET M. MARTI**  
 8943 WHISPERING MEADOWS  
 CELINA, TEXAS 75009

SURVEYOR  
**SURDUKAN SURVEYING, INC.**  
 P.O. BOX 126  
 ANNA, TEXAS 75409  
 (972) 924-8200