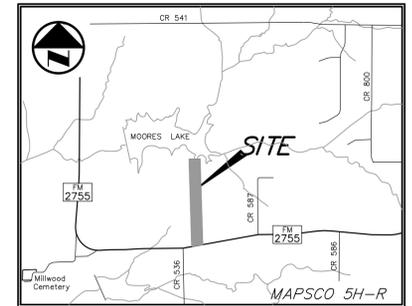


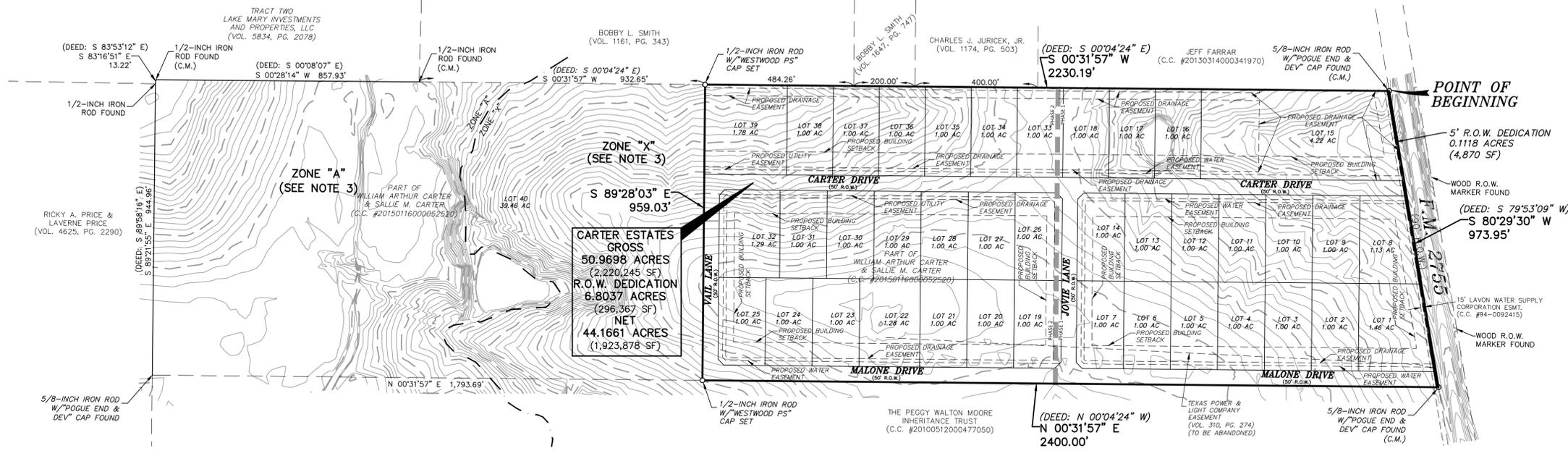
HMLCOW 08/28/2017 2:59PM 065609 PRELIM PLAT.DWG WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.



VICINITY MAP NOT TO SCALE



GRAPHIC SCALE IN FEET SCALE: 1" = 200'



ZONE "X" (SEE NOTE 3)
S 89°28'03" E 959.03'
CARTER ESTATES GROSS 50.9698 ACRES (2,220,245 SF)
R.O.W. DEDICATION 6.8037 ACRES (296,367 SF)
NET 44.1661 ACRES (1,923,878 SF)

DESCRIPTION OF PROPERTY SURVEYED

WHEREAS, William Arthur Carter and Sallie M. Carter owners of a 50.9698 acre tract of land situated in the J. P. Davis Survey, Abstract No. 249, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed With Vendor's Lien to William Arthur Carter and Sallie M. Carter recorded in County Clerk's File No. 20150116000052520 of the Deed Records of Collin County, Texas; said 50.9698 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southeast corner of said Carter tract in the northerly right-of-way line of F. M. 2755 (90-foot wide right-of-way); said point also being the southwest corner of that certain tract of land described in General Warranty Deed to Jeff Farrar recorded in County Clerk's File No. 20130314000341970 of the said Deed Records;

THENCE, South 80 degrees, 29 minutes, 30 seconds West (Deed: South 79 degrees, 53 minutes, 09 seconds West), along the said northerly line of F. M. 2755, a distance of 973.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the southeast corner of that certain tract of land described in Special Warranty Deed to The Peggy Walton Moore Inheritance Trust recorded in County Clerk's File No. 20100512000477050 of the said Deed Records;

THENCE, North 00 degrees, 31 minutes, 57 seconds East (Deed: North 00 degrees, 04 minutes, 24 seconds West, departing the said northerly line of F. M. 2755 and along the common line between said Carter tract and said The Peggy Walton Moore Inheritance Trust tract, a distance of 2400.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE, South 89 degrees, 28 minutes, 03 seconds East, a distance of 959.03 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner in the east line of said Carter tract; said point also being in the west line of that certain tract of land described in Warranty Deed With Vendor's Lien to Bobby L. Smith recorded in Volume 1161, Page 343 of the said Deed Records;

THENCE, South 00 degrees, 31 minutes, 57 seconds West (Deed: South 00 degrees, 04 minutes, 24 seconds East), along the said east line of Carter tract and said west line of Smith tract, at a distance of 484.26 feet passing the southwest corner of said Smith tract and the northwest corner of that certain tract of land described in Warranty Deed to Bobby L. Smith recorded in Volume 1647, Page 747 of the said Deed Records, continuing along the west line of the second referenced Smith tract, at a distance of 684.26 feet passing the southwest corner of second referenced Smith tract and the northwest corner of that certain tract of land described in Warranty Deed With Vendor's Lien to Charles J. Juricek, Jr. recorded in Volume 1174, Page 503 of the said Deed Records, continuing along the west line of said Juricek tract, at a distance of 1084.26 feet passing the southwest corner of said Juricek tract and the northwest corner of said Jeff Farrar tract, continuing along the west line of said Jeff Farrar tract, in all a total distance of 2230.19 feet to the POINT OF BEGINNING;

CONTAINING, 2,220,245 square feet or 50.9698 acres of land, more or less.

Bearing system for this survey is based on grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) Texas North Central Zone (4202), NAVD88.

(C.M.) - Controlling Monument.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision.

PRELIMINARY

RELEASED 05-02-17 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Roman L. Groysman, Registered Professional Land Surveyor No. 5864



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2017.

Notary Public in and for the State of Texas.

This Plat approved by Collin County Commissioners Court on the _____ day of _____, 2017.

Kieth Self, County Judge Date

HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable O.S.S.F. (On-Site Sewage Facilities) 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:

- 1.) CARTER ESTATES IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 2.) EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
- 3.) THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 4808500445J AND 4808500560J, MAPS REVISED: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAPS. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS: ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "A" - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED.
- 4.) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAYS IS PROHIBITED.
- 5.) 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.
- 6.) 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.
- 7.) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
- 8.) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- 9.) ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. PRESENCE OF FRACTURED ROCK THROUGHOUT THE SUBDIVISION MAY FURTHER LIMIT THE TYPE OF ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES TO AEROBIC TREATMENT WITH SURFACE APPLICATION ON INDIVIDUAL LOTS.
- 10.) INDIVIDUAL SITE EVALUATIONS AND O.S.S.F. (ON-SITE SEWAGE FACILITIES) DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY O.S.S.F. SYSTEM.
- 11.) UNLESS THE FINISHED FLOOR IS NOTED ON THE PLAT, THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST ONE FOOT ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.
- 12.) MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
- 13.) THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- 14.) COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
- 15.) ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- 16.) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 17.) BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.
- 18.) (C.M.) - CONTROLLING MONUMENT.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, William Arthur Carter and Sallie M. Carter are the owners of the above described property and does hereby adopt this plat designating the hereinabove described property as **CARTER ESTATES**, an addition to Collin County, Texas, and does hereby dedicated to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation 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 parts 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 is approved subject to all platting ordinances, rules, regulations and resolutions of Collin County.

WITNESS, my hand at McKinney, Texas this _____ day of _____, 2017.

By: _____
William Arthur Carter

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William Arthur Carter.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

By: _____
Sallie M. Carter

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Sallie M. Carter.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CARTER ESTATES
BEING OUT OF THE
J. P. DAVIS SURVEY, ABSTRACT No. 249
COLLIN COUNTY, TEXAS

PREPARED FOR:
William Arthur Carter
and Sallie M. Carter
7815 Hillside Drive
Sachse, Texas 75048
(214) 458-8845

PPOGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of Westwood
2740 DALLAS PARKWAY SUITE 280 PLANO, TEXAS 75093 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
(214) 473-4640 PHONE (888) 937-5150 TOLL FREE WWW.WESTWOODPS.COM

PREPARED	02-21-2017
SURVEYED	03-28-2017
SCALE:	1" = 200'
W NUMBER	R0010650.00
DRAWN BY:	RLG
CHECKED BY:	AWS