



SRS = STEEL ROD SET
SRF = STEEL ROD FOUND
O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

UTILITY SERVICE PROVIDERS:

Water: Frognot W.S.C.- 972-752-4100

Electric Providers: Fannin County Electric Cooperative- 903-583-2117

Telephone: AT&T- 888-476-7675

FLOOD NOTE:

Subject tract is located in Zone 'X' as scaled from F.I.R.M. 48085C0215J, dated June 2, 2009.

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

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

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 pond on lot 2, it is recommended that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lot 2 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.

Per RS Report, there appears to be a water main that crosses/bisects Lots 1, 2 and 3. Due to the presence of the bisecting water main on lots 1, 2 and 3, it is recommended that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lots 1, 2 or 3 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.

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.

There is an existing, unpermitted structure on Lot 3 with no associated OSSF. Structure may not be used for any purpose without first securing permits from Collin County Development Services.

Tree removal and/or grading for OSSF may be required on individual lots.

There are no approved water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

There is an existing, unpermitted/unapproved water well on Lot 3. Well must not be used without approval from Collin County Development Services.

Due to the presence of an uncased water well on lot 3, it is recommended that no OSSF be planned on lot 3 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.

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 or Designated Representative
Collin County Development Services

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Mark Moss and Alisha Moss, are the owners of a tract of land situated in the Susannah Walker Survey, Abstract No. 953, Collin County, Texas and being further described as follows:

BEING all that tract of land in Collin County, Texas, out of the Susannah Walker Survey, A-953, and being part of that called 32.18 acres of land described in deed to Mark Moss and Alisha Moss as recorded under CC# 20180914001159030 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a pk nail found in the center of County Road No. 622, at the Southeast corner of said 32.18 acres, and at the Northeast corner of that called 12.08 acres of land described in a deed to Garrett Page as recorded under CC# 20160421000482420 of the Official Public Records of Collin County, Texas;

THENCE South 89 degrees 51 minutes 04 seconds West (Directional Control Line), 570.01 feet along the South line of said 32.18 acres to a 5/8 inch steel rod set for corner;

THENCE North 01 degrees 13 minutes 22 seconds West, 486.51 feet to a 5/8 inch steel rod set for corner;

THENCE North 89 degrees 51 minutes 04 seconds East, 570.01 feet to a pk nail set for corner in the center of County Road No. 825;

THENCE South 01 degrees 13 minutes 22 seconds East, 486.51 feet along center of said County Road No. 825 and joining and along center of said County Road No. 622 to the POINT OF BEGINNING, containing 6.365 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mark Moss and Alisha Moss, owners of the above described property and do hereby adopt this plat designating the hereinabove described property as FINAL PLAT LOTS 1-3, BLOCK A, MOSS 622 ADDITION, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, 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 platting ordinances, rules, regulations and resolutions of Collin County.

WITNESS, my hand this the _____ day of _____, 20____.

BY:

Mark Moss Alisha Moss

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 Mark Moss, 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 HAND AND SEAL OF OFFICE this _____day of _____, 20____.

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 Alisha Moss, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

NOTES:

- Moss 622 Addition is not within any Extra-Territorial Jurisdiction of any City or Town.
- Each Lot purchaser shall provide private on-site sewage facilities for each lot owner's needs.
- 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 conditions.
- Collin County Building Permits are required for building construction, on site sewage facilities, and driveway culverts.
- Notice: Selling a portion of this addition by metes and bound is a violation of County Ordinance and State law and is subject to fines and withholding of utilities and building permits.
- The purpose of this Plat is to create 3 platted lots.
- Verify exact location of underground utilities prior to any digging or construction.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 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.
- 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.
- 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.

CERTIFICATE OF APPROVAL

APPROVED AS FINAL PLAT, this the _____ day of _____, _____, by the County of Collin, Texas.

County Judge, Chris Hill

FINAL PLAT

LOTS 1-3, BLOCK A
MOSS 622 ADDITION

Being part of that called 32.18 acres of land described in deed to Mark and Alisha Moss as recorded under CC# 20180914001159030 of the Official Public Records of Collin County, Texas.

6.365 TOTAL ACRES
SUSANNAH WALKER SURVEY, A-953
COLLIN COUNTY, TEXAS

OWNER:

Mark & Alisha Moss
15898 C.R. 616
Farmersville, TX 75442

SURVEYOR:

Boundary Solutions, Inc.
116 McKinney Street
Farmersville, TX 75442

CALLED 23.454 ACRES
MARIO WEBBER-ROOKES
CC# 20090522000628370

CALLED 32.18 ACRES
MARK MOSS
ALISHA MOSS
CC# 20180914001159030

SUSANNAH WALKER SURVEY, A-953

CALLED 23.81 ACRES
THE KINAMON LIVING TRUST
CC# 20081002001179820

CALLED 12.08 ACRES
GARRETT PAGE
CC# 20160421000482420

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my supervision.

_____, 20____

PRELIMINARY & FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

Matthew Busby
R.P.L.S. No. 3751

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 Matthew Busby, Land Surveyor, 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 HAND AND SEAL OF OFFICE this _____day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

SCALE 1"=100'

