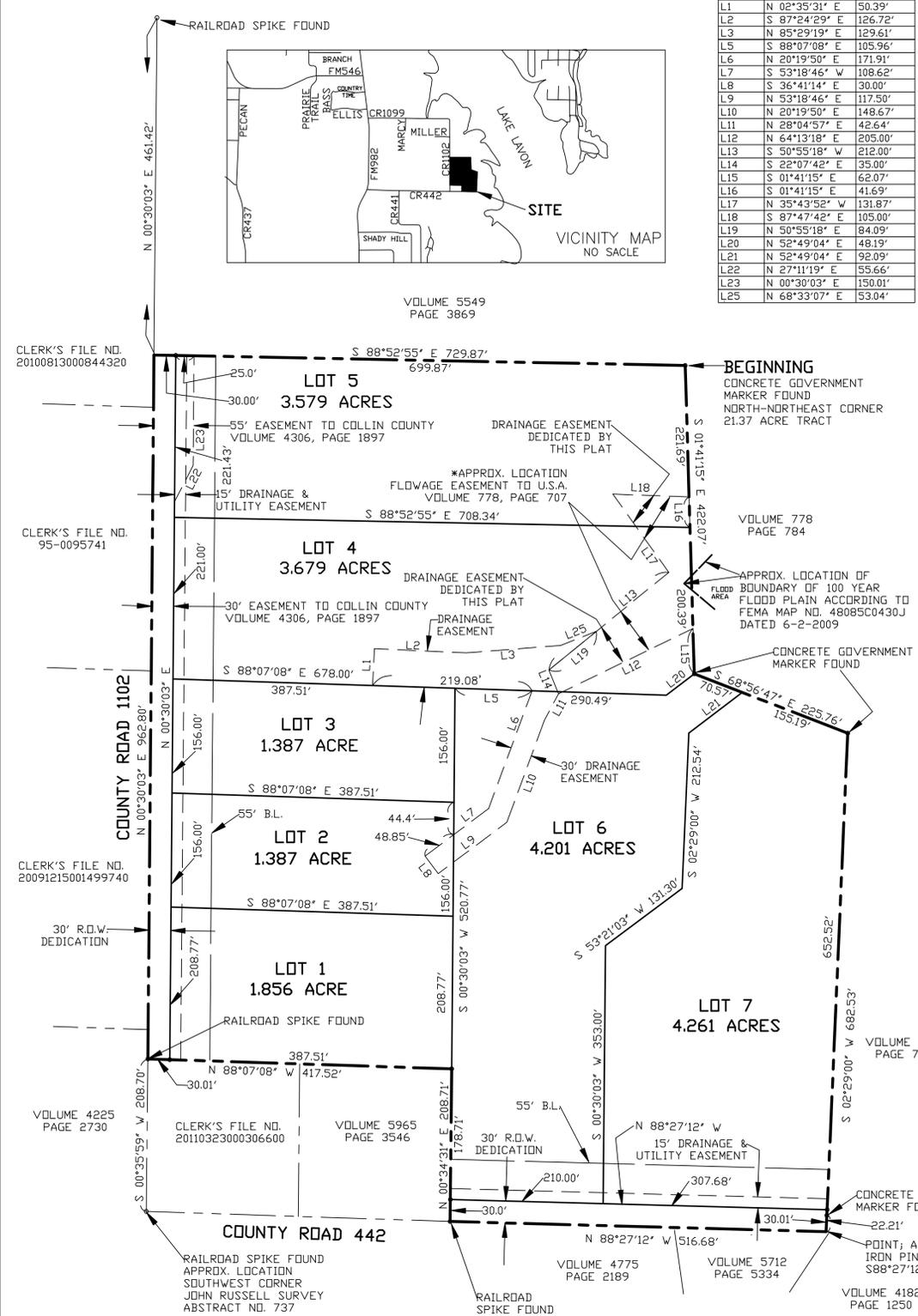
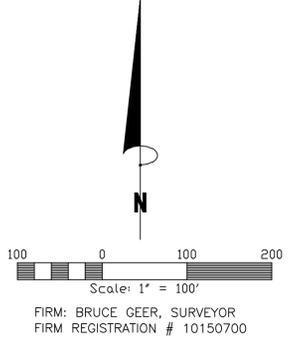


NUMBER	DIRECTION	DISTANCE
L1	N 02°35'31" E	50.39'
L2	S 87°24'29" E	126.72'
L3	N 85°29'19" E	129.61'
L4	S 88°07'08" E	105.96'
L5	N 20°19'50" E	171.91'
L6	S 53°18'46" W	108.62'
L7	S 36°41'14" E	30.00'
L8	N 53°18'46" E	117.50'
L9	N 20°19'50" E	148.67'
L10	N 28°04'57" E	42.64'
L11	N 64°13'18" E	205.00'
L12	S 50°55'18" W	212.00'
L13	S 22°07'42" E	35.00'
L14	S 01°41'15" E	62.07'
L15	S 01°41'15" E	41.69'
L16	N 35°43'52" W	131.87'
L17	S 87°47'42" E	105.00'
L18	N 50°55'18" E	84.09'
L19	N 52°49'04" E	48.19'
L20	N 52°49'04" E	92.09'
L21	N 27°11'19" E	55.66'
L22	N 00°30'03" E	150.01'
L23	N 68°33'07" E	53.04'



**LEGEND**  
 O 1/2" IRON PIN SET UNLESS OTHERWISE NOTED  
 B.L. BUILDING LINE

- All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock throughout the subdivision may further limit type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any easements and drainage areas, water distribution lines, sharp breaks and/or crevices/irrigation, etc. (Per State regulations).
- Due to the presence of a large drainage easement on lots 4 and 6 and a pond on lot 4, it is recommended that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lots 4 or 6 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
- There were no permitted/approved existing structures or OSFs on Lots 2, 3, 4, 5 or 6 at the time of approval. Any existing structures or OSFs on 2, 3, 4, 5 or 6 must be reviewed and permitted by Collin County Development Services prior to any use.
- There are existing structures and OSFs on Lots 1 and 7. The existing OSFs on Lots 1 and 7 are both alternative systems, suitable for the sites and existing structures. Any changes to the existing structures must be reviewed by CCDS prior to construction for compliance with OSF regulations.
- The RS statement submitted with the plat indicates that all OSF components for Lots 1 and 7 are completely within the boundaries of Lots 1 and 7, respectively. If any of the OSF components are actually over any of the lot lines and continue onto any other parcel(s), repairs must be made immediately with an approved alternative system (after review and permitting through CCDS).
- Tree removal and/or grading for OSF 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.
- Individual site evaluations and OSF 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 OSF system.



- CONTOUR LINES ARE TAKEN FROM COLLIN COUNTY INTERACTIVE MAP AND ARE APPROXIMATE.
- WATER SOURCE: SERVICE SUPPLIED BY CULLEOKA WATER SUPPLY CORP.
- ANY OSSF THAT IS TO BE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN WILL REQUIRE SPECIAL PLANNING MATERIALS PRIOR TO PERMIT APPROVAL.
- INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS PREPARED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION.
- 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 LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. ADDITIONALLY (PER THE REGISTERED SANITARIAN THAT PERFORMED THE SUBDIVISION EVALUATION) THE MAJORITY OF THE LOTS MAY BE SUITABLE ONLY FOR AEROBIC TREATMENT WITH SURFACE IRRIGATION OSSFS ONLY.
- MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENT AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS). NOTE: NO OSSF COMPONENT (WATER-TIGHT SEWER PIPE INCLUDED) MAY CROSS AN EASEMENT. ALL OSSF COMPONENTS AND STRUCTURES MUST BE CONSTRUCTED ON ONE SIDE OF AN EASEMENT ONLY.
- TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION. 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.
- THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST (18 INCHES) ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.
- SANITARY TREATMENT ON SITE
- MUST OBTAIN BUILDING PERMIT PRIOR TO CONSTRUCTION OF HOUSE
- EACH LOT OWNER MUST OBTAIN PERMIT FROM COUNTY PRIOR TO PLACEMENT OF ENTRANCE CULVERT
- COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
- ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY-MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING ROAD 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.
- LOT USE: RESIDENTIAL
- NOTE: ALL SIDE AND REAR LOT LINES SHALL HAVE A DRAINAGE DITCH TO PREVENT LOT TO LOT DRAINAGE
- 20' BUILDING SET BACK LINES ON ALL SIDE AND REAR LOT LINES EXCEPT AS SHOWN HEREON.
- ACCORDING TO FEMA MAP NO. 48085C0430J, DATED 6-02-2009, THIS 21.37 ACRE TRACT OF LAND IS PARTIALLY IN THE 100 YEAR FLOOD PLAIN AND IS SHOWN HEREON.
- MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
- 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.
- DRIVEWAYS SHALL MEET CULVERT PERMIT REQUIREMENTS. DRIVEWAYS THAT DO NOT MEET CULVERT PERMIT REQUIREMENTS SHALL BE REMOVED AND CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 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.

ELECTRIC PROVIDER: UNCOR ELECTRIC DELIVERY COMPANY 888-313-6862  
 WATER PROVIDER: CULLEOKA WATER SUPPLY CORPORATION 972-736-2592

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  
 BEARING BASE: SOUTHERNMOST WEST LINE OF 11.00 ACRE TRACT RECORDED IN VOLUME 778, PAGE 784;

CONTROLING MONUMENTS: CONCRETE GOVERNMENT MARKER FOUND AT NORTH END OF SAID BEARING BASE LINE AND CONCRETE GOVERNMENT MARKER FOUND ON SAID BEARING BASE LINE AND BEING 22.21 FEET NORTHERLY FROM SOUTH END OF SAID BEARING BASE LINE.

\* FLOWAGE EASEMENT TO U.S.A. RECORDED IN VOLUME 778, PAGE 707 HAS AN ERROR IN THE LEGAL DESCRIPTION AND THE EASEMENT CAN ONLY BE SHOWN IN APPROXIMATE LOCATION.

STATE OF TEXAS  
 COUNTY OF COLLIN  
 OWNERS CERTIFICATE  
 WHEREAS Gene Clements and Sharon Clements are the owners of a tract of land situated in Collin County, Texas, in the John Russell Survey, Abstract No. 737, being a survey of the 21.37 acre tract described in a deed from Leta Ruth Purcell Douglas and Betty Ann Purcell Grise to Gene Clements and Sharon Clements, dated April 9th, 2013 recorded in Clerk's File No. 20130409000477830 of the Collin County deed records, being described by metes and bounds as follows:  
 BEGINNING at a concrete government marker found at the northwest corner of the 11.00 acre tract recorded in volume 778, page 784; some being at the north-northeast corner of said 21.37 acre tract;  
 THENCE southerly with the easterly line of said 21.37 acre tract and the westerly line of said 11.00 acre tract as follows:  
 South 01°41'15" East, with an east line of said 21.37 acre tract and the west line of said 11.00 acre tract, 422.07 feet to a concrete government marker found at an inside corner of said 21.37 acre tract and a southwest corner of said 11.00 acre tract;  
 South 68°56'47" East, with the northeast line of said 21.37 acre tract and the southwest line of said 11.00 acre tract, 225.76 feet to a concrete government marker found at the east-northeast corner of said 21.37 acre tract and an inside corner of said 11.00 acre tract;  
 South 02°29'00" West, with the east line of said 21.37 acre tract and a west line of said 11.00 acre tract, passing a concrete government marker found at 660.32 feet and continuing in all, 682.53 feet to a point in County Road 442 (asphalt road) at the southeast corner of said 21.37 acre tract and the southwest corner of said 11.00 acre tract; a 1/2-inch iron pin found bears South 88°27'12" East, 0.25 feet;  
 THENCE North 88°27'12" West, with the south line of said 21.37 acre tract and with said County Road 442, 516.68 feet to a railroad spike found at the south-southwest corner of said 21.37 acre tract and the southeast corner of the 1.00 acre tract recorded in volume 5965, page 3546;  
 THENCE North 00°34'31" East, with a west line of said 21.37 acre tract and with the east line of said 1.00 acre tract, passing a 1/2-inch iron pin set at 30.00 feet and continuing in all, 208.71 feet to a 1/2-inch iron pin set at the northeast corner of said 21.37 acre tract and an inside corner of said 11.00 acre tract;  
 THENCE North 88°07'08" West, with a south line of said 21.37 acre tract and with the north line of said 1.00 acre tract, passing the northwest corner of said 1.00 acre tract and the northeast corner of another 1.00 acre tract recorded as clerk's file no. 20110323000306600 at 208.76 feet and continuing with the north line of last mentioned 1.00 acre tract, passing a 1/2-inch iron pin set at 387.51 feet and continuing in all, 417.52 feet to a railroad spike found at the northwest corner of said last mentioned 1.00 acre tract and the west-southwest corner of said 21.37 acre tract; some being near the center of County Road 1102 (north-south paved road);  
 THENCE North 00°30'03" East, with said County Road 1102 and with the west line of said 21.37 acre tract, 962.80 feet to a point at the northwest corner of said 21.37 acre tract; a 1/2-inch iron pin set bears South 88°52'55" East, 30.0 feet;  
 THENCE South 88°52'55" East, with the north line of said 21.37 acre tract, passing said 1/2-inch iron pin set at 30.0 feet and continuing in all, 729.87 feet to the PLACE OF BEGINNING and containing 21.37 acres.

STATE OF TEXAS  
 COUNTY OF COLLIN  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That, Gene Clements and Sharon Clements, do hereby adopt this plat designating the herein above described property as CLEMENTS ESTATES, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.  
 WITNESS my hand at \_\_\_\_\_, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Gene Clements, Owner

STATE OF TEXAS  
 COUNTY OF COLLIN  
 Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Gene Clements 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.  
 Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

Sharon Clements, Owner

STATE OF TEXAS  
 COUNTY OF COLLIN  
 Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Sharon Clements 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 purposes and consideration therein expressed, and in the capacity therein stated.  
 Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:  
 That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT  
 Bruce Geer, Registered Professional Land Surveyor, No. 4117

STATE OF TEXAS  
 COUNTY OF COLLIN  
 Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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.

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

Notary Public in and for the State of Texas

This plat is approved by the Collin County Commissioner's Court on the \_\_\_\_ day of \_\_\_\_\_, 2019.

Chris Hill, County Judge

OWNER: GENE CLEMENTS & SHARON CLEMENTS  
 11111 COUNTY ROAD 442  
 PRINCETON, TEXAS 75407-4606

SURVEYOR: BRUCE GEER  
 1101 W. UNIVERSITY DRIVE  
 MCKINNEY, TEXAS 75069  
 972-562-3959  
 972-542-5751 FAX

**FINAL PLAT**  
**CLEMENTS**  
**ESTATES**  
 AN ADDITION TO  
 COLLIN COUNTY, TEXAS  
 21.37 ACRES IN THE JOHN RUSSELL SURVEY,  
 ABSTRACT NO. 737  
 COLLIN COUNTY, TEXAS