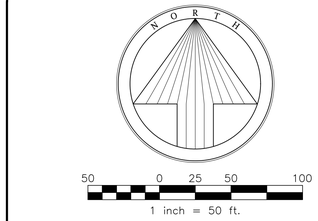
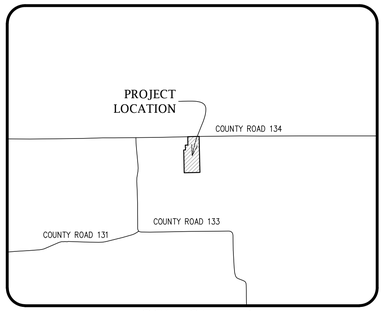


Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).



LOCATION MAP
1" = 1000'

LEGEND (Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS

NOTES:

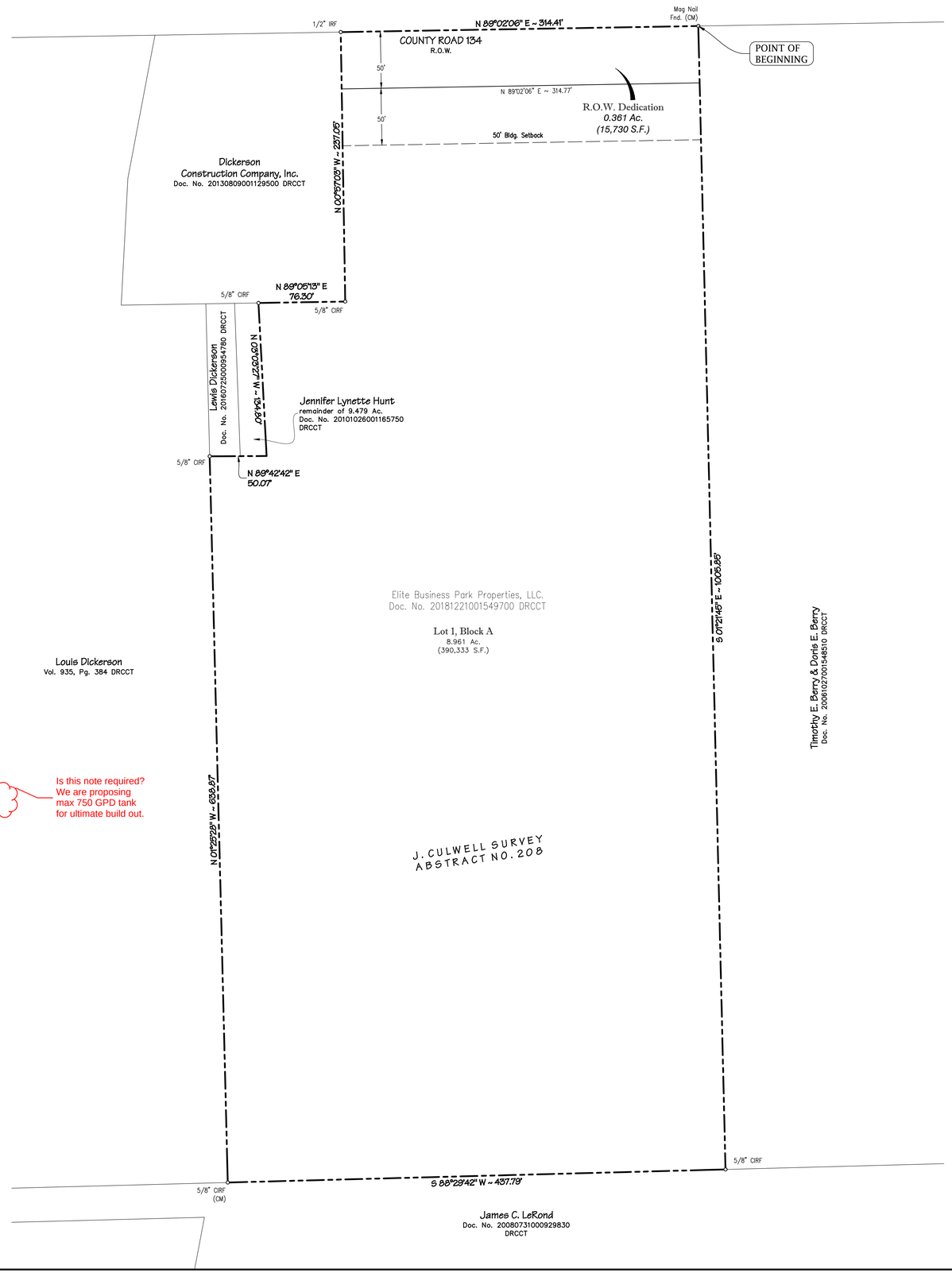
1. All lots must utilize On-Site Sewage Facilities.
2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
3. There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSF's must be reviewed and permitted by Collin County Development Services prior to any use.
4. Tree removal and/or grading for OSSF may be required on individual lots.
5. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
6. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
7. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
8. Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permit requirements shall be removed and corrected at the contractor's expense.
9. Mail boxes shall meet USPS specifications.
10. Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.
11. 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.
12. 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.
13. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
14. 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.
15. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
16. Culvert permits are required at all existing county road tie-ins.
17. 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.
18. 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

Is this note required? We are proposing max 750 GPD tank for ultimate build out.

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



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Elite Business Park Properties, LLC, is the owner a tract of land situated in the J. Culwell Survey, Abstract No. 208, Collin County, Texas, being all of a tract conveyed by deed recorded in Document No. 20181221001549700 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a Mag nail found in County Road 134, a public road, for the northwest corner of a tract conveyed to Timothy E. Berry & Doris E. Berry by deed recorded in Document No. 20061027001548510 DRCCT;

THENCE S 01°21'45" E, 1005.85 feet along the west line of said Berry tract to a 5/8" iron rod with plastic cap found for the southwest corner thereof, being on the north line of a tract conveyed to James C. LeRond by deed recorded in Document No. 20080731000929830 DRCCT;

THENCE S 88°29'42" W, 437.79 feet along the north line thereof to a 5/8" iron rod with plastic cap found for the southeast corner of a tract conveyed to Louis Dickerson by deed recorded in Volume 935, Page 384 DRCCT;

THENCE N 01°25'28" W, 638.87 feet along the east line thereof to a 5/8" iron rod with plastic cap found for the southwest corner of a tract conveyed to Lewis Dickerson by deed recorded in Document No. 20160725000954780 DRCCT;

THENCE N 89°42'42" E, 50.07 feet along the south line thereof, and of the remainder of a tract conveyed to Jennifer Lynette Hunt by deed recorded in Document No. 20101026001165750 DRCCT;

THENCE N 03°03'27" W, 134.80 feet along the east line of said remainder to a 5/8" iron rod with plastic cap found on the south line of a tract conveyed to Dickerson Construction Company, Inc., by deed recorded in Document No. 20130809001129500 DRCCT;

THENCE N 89°05'13" E, 76.30 feet along the south line thereof to a 5/8" iron rod with plastic cap found;

THENCE N 00°57'03" W, 237.05 feet along the east line thereof to a 1/2" iron rod found in County Road 134;

THENCE N 89°02'06" E, 314.41 feet along said road to the POINT OF BEGINNING with the subject tract containing 406,063 square feet or 9.322 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **ELITE BUSINESS PARK PROPERTIES, LLC**, do hereby adopt this plat designating the hereinabove described property as **ELITE BUSINESS PARK**, an Addition to Collin County, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of Collin County, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2019.

ELITE BUSINESS PARK PROPERTIES, LLC

By: _____
Shawn Bain, PARTNER

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared SHAWN BAIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of Collin County, Texas.

Dated this the _____ day of _____, 2019.

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR
darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

_____
Notary Public, State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT
this _____ day of _____ , 2019.

_____
Collin County Judge, Chris Hill

Utility Providers:

AT&T
Chris Seale
2301 Ridgeview Dr.
Second Floor
Plano, Texas 75025
(972)649-8761

Grayson-Collin Electric Cooperative
Michael Lauer
1096 N. Waco
Van Alstyne, Texas 75495
(903)482-7183

Marilee SUD
Michael Garrison
P.O. Box 1017
Celina, Texas 75009
(972) 382-3222

FINAL PLAT

ELITE BUSINESS PARK

LOT 1, BLOCK A
9.322 ACRES (Gross), 8.961 ACRES (Net)
J. CULWELL SURVEY, ABSTRACT NO. 208
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Elite Business Park Properties, LLC
207 Palomino Lane
Celina, TX 75009
Telephone (214) 274-4268
Contact: Leah Bain

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Mike Martinie

Scale: 1" = 50' April, 2019 SEI Job No. 18-201

Drawing: G:\2018 JOBS\18-201 CR 134 Tract - 9.4 Acres\18-201 Final Plat.dwg Saved By: Mmartinie Save Time: 6/3/2019 8:55:27 AM Plotted by: mmartinie Plot Date: 6/3/2019 8:55 AM