

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Chett Warzusen & Judy Dillard, Trustees of the Dillard/Warzusen Family Living Trust are the owners of a tract of land situated in the State of Texas, County of Collin, being part of the John D. Kirby Survey, Abstract No. 515, being all of Lots 5, 6 & 7 of Lakeshore Acres Addition as recorded in Volume 2, Page 42 of the Collin County Map Records and a 1.5 acre tract (Tract II) as recorded under County Clerk No. 20130830001228360 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod set in the south right-of-way line of County Road 440, also known as Beverly Drive, (40' right-of-way), marking the northwest corner of said Lot 5, the northeast corner of Lot 4, and being the northwest corner of the herein described premises;

THENCE with the south right-of-way line of County Road 440, the north line of Lots 5, 6 & 7 and the north line of said premises, South 88°42'17" East, 177.00 feet to a Roome capped iron rod set marking the northeast corner of Lot 7, said premises, and the northwest corner Lot 8 of Lakeshore Acres Addition;

THENCE departing the south right-of-way line of County Road 440, with the common line of Lots 7 & 8, and the east line of said premises, South 01°14'35" West, 115.00 feet to a Roome capped iron rod set marking the southeast corner of Lot 7, the southwest corner of Lot 8, and being in the north line of the aforementioned 1.5 acre tract;

THENCE continuing with the east line of said premises, the north line of said 1.5 acre tract, and the south line of Lot 8, South 88°42'17" East, 1.81 feet to a Roome capped iron rod set marking the northeast corner of said 1.5 acre tract, and the northwest corner of a called 8.08 acre tract ac recorded in Volume 789, Page 124 of the Collin County Land Records;

THENCE continuing with the east line of said premises, the east line of said 1.5 acre tract, and the west line of said 8.08 acre tract, South 00°00'46" West, 356.15 feet to a Landata capped iron rod found marking the southeast corner of said 1.5 acre tract, the southeast corner of said premises, and the most easterly northeast corner of a called 8.63 acre tract as recorded under County Clerk No. 20151119001460640 of the Collin County Land Records;

THENCE with the south line of said 1.5 acre tract, the south line of said premises, and the north line of said 8.63 acre tract, North 88°44'59" West, 187.42 feet to a point marking the southwest corner of said 1.5 acre tract, the southwest corner of said premises, and being an ell corner of said 8.63 acre tract, from which a Landata capped iron rod found bears North 46°49'30" East, 0.64 feet;

THENCE with the west line of said 1.5 acre tract, the west line of said premises, and an east line of said 8.63 acre tract, North 01°17'43" East, passing at 156.32 feet to a point marking an ell corner of said 8.63 acre tract, and the southeast corner of a called 1 acre tract as recorded under County Clerk No. 20180212000168950 of the Collin County Land Records, from which a capped iron rod found bears South 88°03'01" East, 0.42 feet, and continuing for a total distance of 356.21 feet to a Roome capped iron rod set marking the northwest corner of said 1.5 acre tract, the northeast corner of said 1 acre tract, and being in the south line of Lot 4 of Lakeshore Acres Addition;

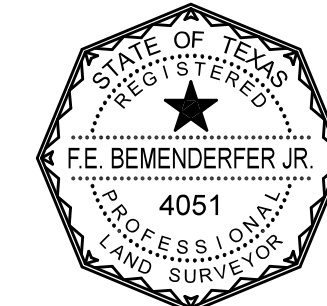
THENCE with the south line of Lot 4, and the north line of said 1.5 acre tract, South 88°42'17" East, 0.64 feet to a Roome capped iron rod set marking the southwest corner of Lot 5, the southeast corner of Lot 4, and being an ell corner on the west line of said premises;

THENCE continuing with the west line of said premises, and with the common line of Lots 4 & 5, North 01°14'35" East, 115.00 feet to the place of beginning and containing 85,683 square feet or 1.967 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., 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. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.



F.E. Bemenderfer Jr.
Registered Professional
Land Surveyor No. 4051

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 F.E. Bemenderfer Jr., 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 consideration therein expressed.

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

Notary Public for the
State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Chett Warzusen & Judy Dillard, Trustees of the Dillard/Warzusen Family Living Trust, the owners, do hereby adopt this plat designating the hereinabove described property as Lot 5R of Lakeshore Acres Addition, an addition to Collin County, Texas, 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 all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easement strips, and any public utility shall at any time have the right of ingress and egress to or from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining and adding to or removing from all parts or its respective system without the necessity at any time of procuring the permission from anyone.

EXECUTED this _____ day of _____, 2019.

Chett Warzusen
(Dillard/Warzusen Family Living Trust)

Judy Dillard
(Dillard/Warzusen Family Living Trust)

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 Chett Warzusen, 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 consideration therein expressed.

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

Notary Public for the
State of Texas

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 Judy Dillard, 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 consideration therein expressed.

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

Notary Public for the
State of Texas

PLAT NOTES

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

Collin County Judge Chris Hill

- 1) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the roadway is prohibited.
- 2) 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.
- 3) 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.
- 4) Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 5) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 6) All private driveway tie-ins to a county maintained roadway must be even with the existing driveway surface.
- 7) 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.
- 8) No Part of the subject property lies within a Special Flood Hazard Area inundated by 100 year flood per Map Number 48085C 0430 J of the F.I.R.M. Flood Insurance Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X).

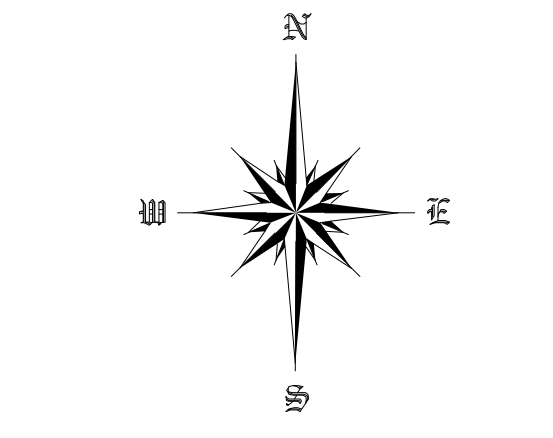
PURPOSE OF THIS PLAT IS COMBINE THREE LOTS AND A 1.5 ACRE TRACT INTO ONE LOT

Owners: Lot 5R
Dillard/Warzusen Family
Living Trust
11464 Beverly Drive
Princeton, Tx 75407
Attn: Chett Warzusen
(P) 214-697-4107
Email:chettw@aol.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
email: fred@roomeinc.com
Attn: Fred Bemenderfer

Revised: 07.08.19

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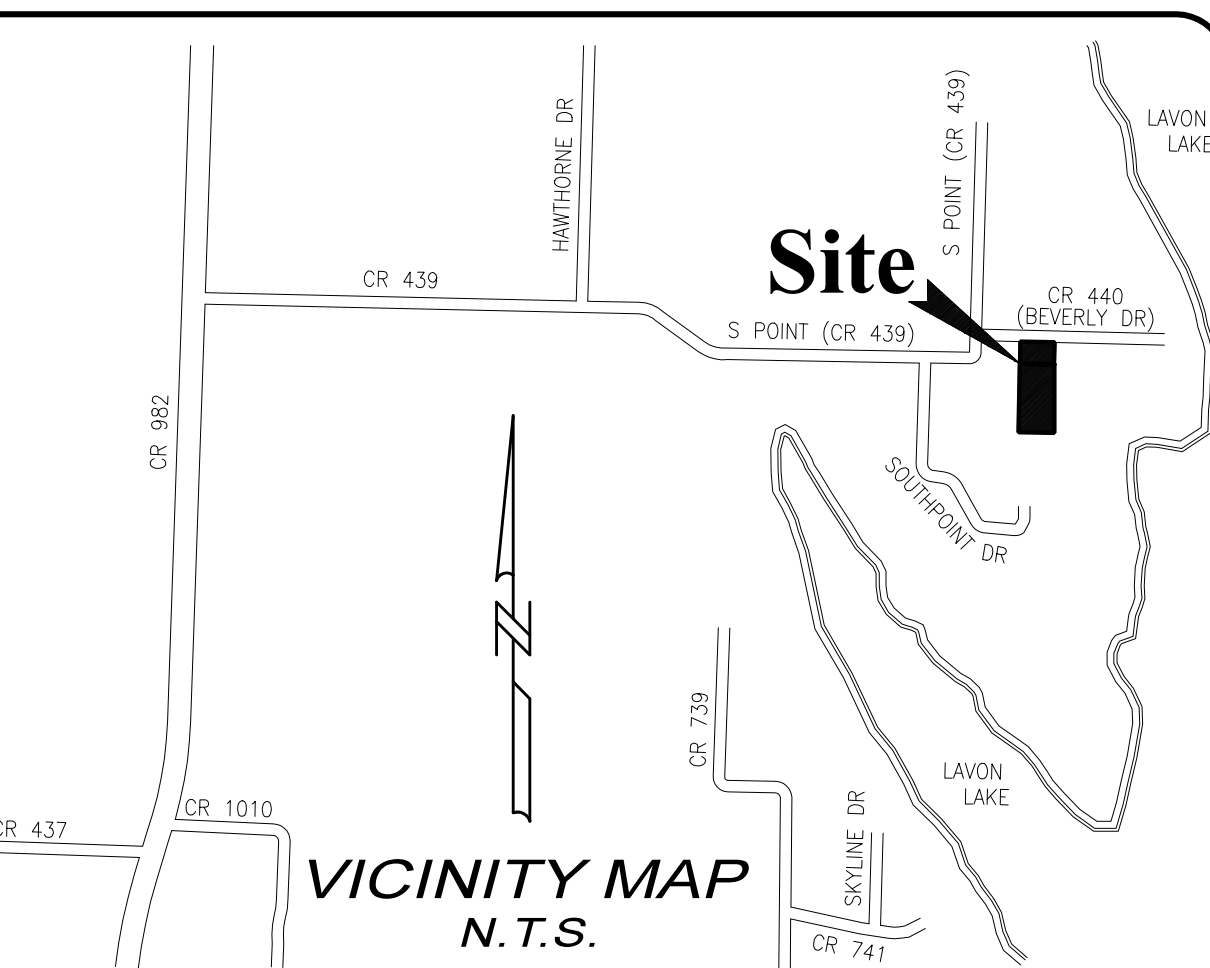
Scale: 1"=40'



LEGEND

CM	Controlling Monument
RCIRS	Roome Capped Iron Rod Set
RCIRF	Roome Capped Iron Rod Found
CCMR	Collin County Map Records
CCLR	Collin County Land Records
IPF	Iron Pipe Found

- General Notes
- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the Collin County Commissioners Court, is a violation of county ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Visibility Notes. Intersection visibility triangles shall be shown and maintained in accordance with the County Design Manual.



- OSSF NOTES
- > (Due to the site evaluator's determination that all lots are predominately class IV soils) 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).
 - > There were 2 permitted/approved existing structures (residence and detached garage) and an associated OSSF on the property at the time of approval. Any other existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
 - o The R.S. As-Built submitted with the plat shows all OSSF components for Lot 5R to be completely within the boundaries of Lot 5R. If any of the OSSF components are actually over the 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).
 - o The existing OSSF on Lot 5R is a Conventional OSSF - if the existing system ever fails or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
 - > Tree removal and/or grading for OSSF may be required on individual lots.
 - > There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
 - > Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
 - > 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 elevations 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 Developmental Services

Date _____