

SURVEYOR'S NOTES:

- Bearings and distances are based on the filed and recorded plat "Preston Park Estates, Phase III" as recorded in Instrument Number 2018-414, Plat Records, Collin County, Texas.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0040I, dated June 02, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to revise the front building line from 50 feet to 44 feet.
- Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

GENERAL NOTES

Per Original Plat Filed in Instrument Number 2018-414

- 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/ponds, etc.
- 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.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Blocking the flow of water or construction improvements in drainage easements and filling or obstructing 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.
- 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 driving surface and flush with the edge of the existing County Road.
- All surface drainage easements shall be kept clear of fences, building, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility
- Mail boxes shall meet USPS specifications.
- Contractor shall maintain the integrity of existing county road ditches. If work is needed in the existing county road ditch to accommodate individual lot drainage, a utility permit will be required through public works.
- Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permit requirements shall be removed and corrected at the owner's expense.
- Collin County will only install and maintain street signs and poles with current county materials.
- Street lights will not be maintained, repaired or replaced by Collin County.
- The Homeowner Association shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots and the storm water detention system components located in the drainage easements on and offsite. The Home Owners association shall further hold Collin County harmless from any damages to persons, to the owners lot, or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create affirmative duty to Collin County to repair, maintain, or correct any condition that exists or occurs due to natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing loss of vegetation and trees, bank subsidence, and interference with structures. Collin County retains the right to enter upon these easements for public purposes.

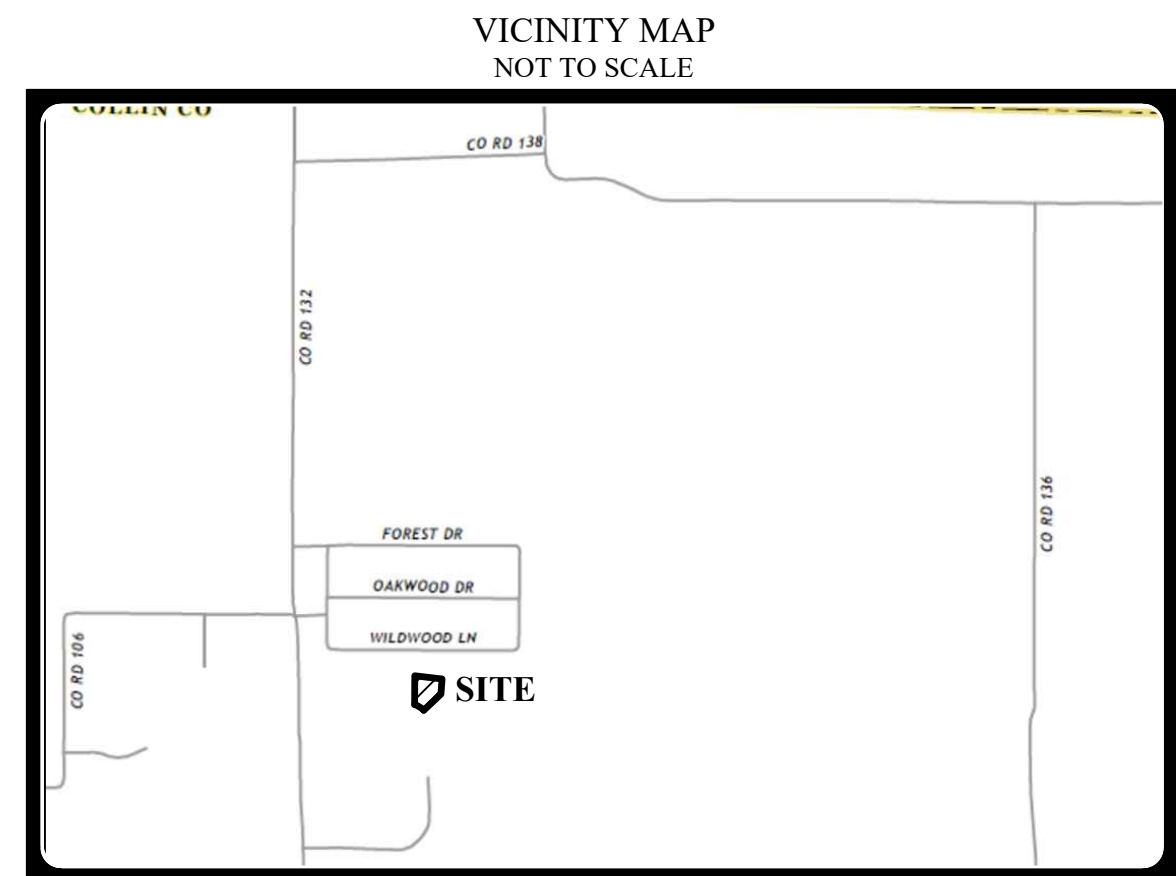
LEGEND OF ABBREVIATIONS

- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- CAB. CABINET
- PG. PAGE

UTILITY PROVIDERS

- Water - Marilee SUD
- Electric - Grayson Collin Electric Co-Op.
- Sanitary Sewer - OSSF - Private

Per Original Plat Filed in Instrument Number 2018-414



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 5/19/2020

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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.

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Sumeer Homes, Inc., a Texas Corporation, is the owner of a 1.032 acre tract of land situated in the B.E. Blackwell Survey, Abstract Number 1073, being all of Lot 12, Preston Park Estates, Phase III, an addition to Collin County, as recorded in Instrument Number 2018-414, Plat Records, Collin County, Texas same being a tract of land conveyed to Sumeer Homes, Inc., a Texas Corporation by deed recorded in Instrument Number 201806050006900750, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northeast corner of said Lot 12, same being the northwest corner of Lot 13 (Common Area and Drainage Easement", of said Preston Park Estates, Phase III, and lying on the south line of Lot 6, Preston Park Estates, an addition to Collin County, as recorded in Cabinet R, Page 117, Plat Records, Collin County, Texas;

THENCE South 04 degrees 23 minutes 22 seconds West, departing the south line of said Lot 6, with a west line of said Lot 13, a distance of 121.48 feet to a 1/2 inch rebar found for corner;

THENCE South 46 degrees 37 minutes 54 seconds West, with a northwest line of said Lot 13, a distance of 188.33 feet to a 1/2 inch rebar found for the southernmost corner of said Lot 12, same being the southwest corner of said Lot 13 and lying on the north right of way line of Kallee Cove (Called 50 foot Right of Way, as shown in Instrument Number 2018-414, Plat Records, Collin County, Texas) and being the beginning of a curve to the left with a radius of 170.00 feet, a central angle of 29 degrees 17 minutes 47 seconds, a chord bearing and distance of North 58 degrees 00 minutes 43 seconds West, a distance of 85.98 feet;

THENCE with said curve to the left, with the north right of way line of said Kallee Cove, an arc length of 86.92 feet to a 1/2 inch rebar found for the southwest corner of said Lot 12, same being the southeast corner of Lot 11 of said Preston Park Estates, Phase III;

THENCE North 00 degrees 18 minutes 25 seconds East, departing the north right of way line of said Kallee Cove, with the east line of said Lot 11, a distance of 230.29 feet to a 1/2 inch rebar found for the northeast corner of said Lot 11, same being a point on the south line of Lot 5, of said Preston Park Estates;

THENCE South 83 degrees 21 minutes 16 seconds East, with the south line of said Lot 5, and continuing with the south line of said Lot 6, a total distance of 219.37 feet to THE POINT OF BEGINNING and containing 44,939 square feet or 1.032 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Sumeer Homes, Inc. is the owner of the above described property, does hereby adopt this plat designating the hereinabove described property as PRESTON PARK ESTATES, PHASE III, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the 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 the 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 the Collin County.

WITNESS my hand this _____ day of _____, 2020.

Sumeer Homes, Inc.

By: _____
Authorized Representative Signature

Printed Name _____

Title and Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:
This Plat Approved by the Collin County Commissioners Court this the _____ day of _____, 2020

County Judge, Collin County, Texas

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 _____ Date _____
Collin County Developmental Services



OWNER/DEVELOPER
Sumeer Homes, Inc.
2404 Texas Drive #103
Irving, Texas 75062

DRAWN BY: G.L.C. DATE: 05/19/2020 CHECKED BY: T.M. JOB NO.: N/A

AMENDING PLAT
PRESTON PARK ESTATES,
PHASE III
LOT 12R
Being an Amendment to Lot 12
Preston Park Estates, Phase III, an addition to
Collin County, as recorded in Inst. No.
2018-414, P.R.C.C.T.
Being a portion of the B.E. Blackwell Survey,
Abstract No. 1073
Collin County, Texas