

SURVEYOR'S CERTIFICATION

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted herein as determined by an actual survey made on the ground under my direction and supervision.

THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCE RATE MAP NO. 48085C0205J, DATED 06/02/2009. IT IS SHOWN AS A PORTION OF THE PROPERTY BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA IN UNINCORPORATED AREA FLOOD.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

By: Tina Ballard
R.P.L.S. Number: 6746

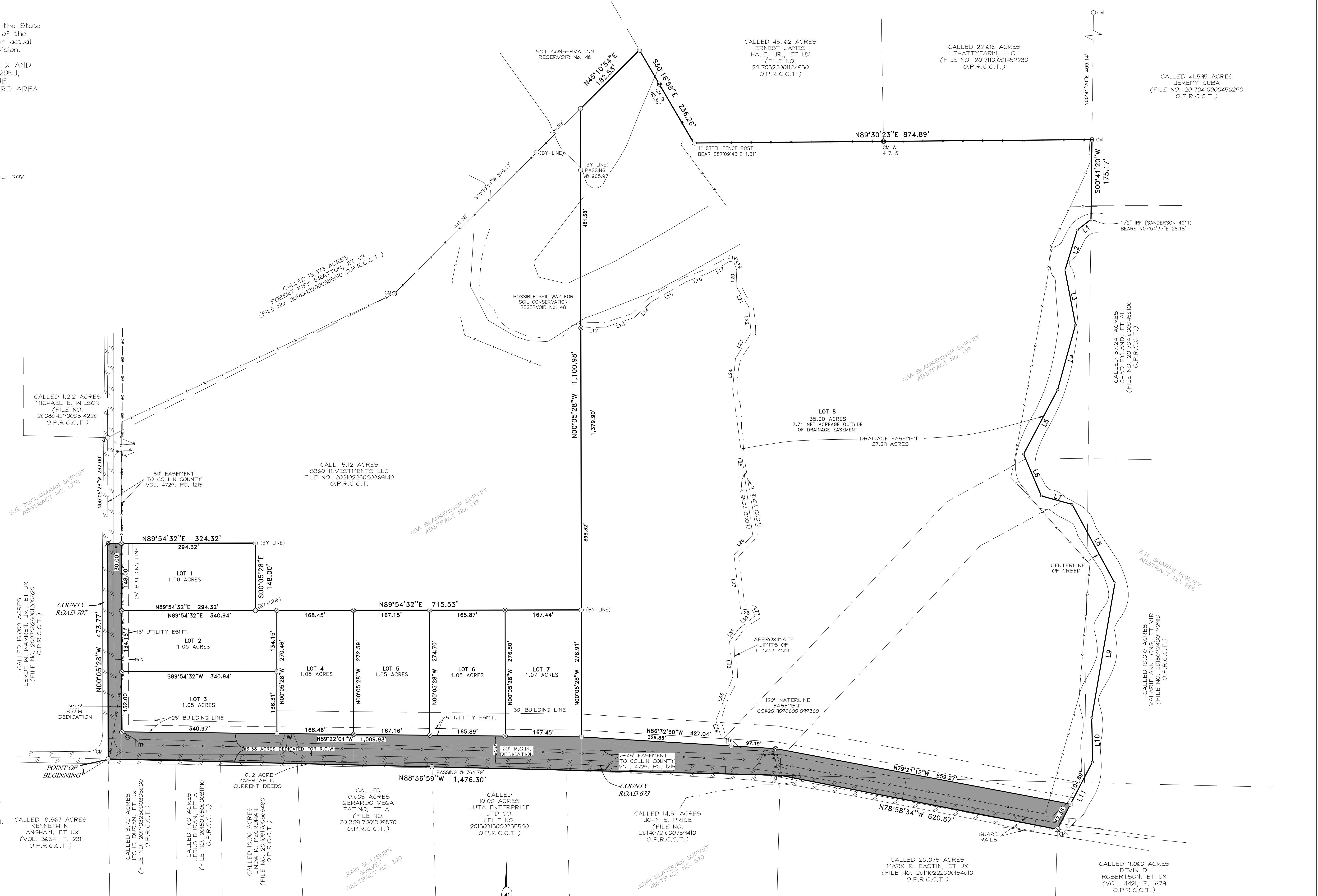
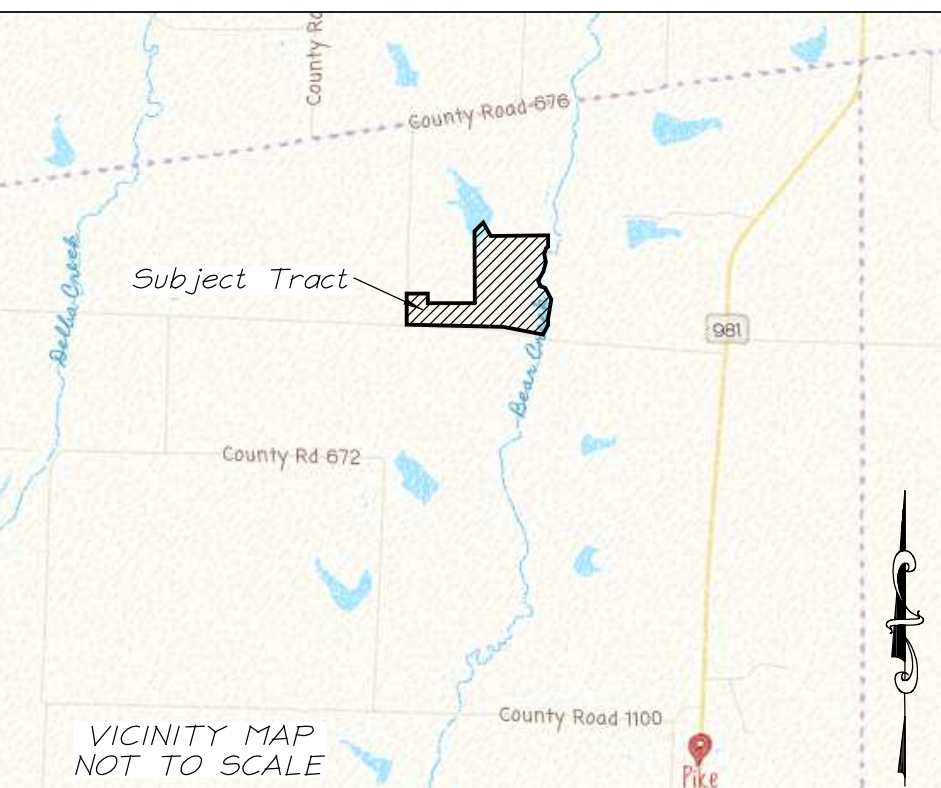
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 2021.

Notary Public, State of Texas

My commission expires: _____

LINE	BEARING	DISTANCE
L1	S51°52'46"W	38.39'
L2	S16°58'46"W	92.00'
L3	S10°52'14"E	122.00'
L4	S15°19'46"W	148.00'
L5	S27°53'46"W	160.00'
L6	S23°00'14"E	100.00'
L7	S74°44'14"E	70.00'
L8	S28°27'14"E	197.00'
L9	S09°44'46"W	300.00'
L10	S01°04'14"E	96.70'
L11	S27°33'46"W	167.05'
L12	N89°08'27"E	54.39'
L13	N71°33'03"E	65.95'
L14	N47°45'50"E	51.81'
L15	N60°00'43"E	88.19'
L16	N68°37'28"E	55.07'
L17	N80°46'10"E	50.87'
L18	S77°46'27"E	8.73'
L19	S21°01'44"E	18.41'
L20	S02°12'04"W	36.02'
L21	S31°28'35"E	52.94'
L22	S05°13'31"E	57.68'
L23	S31°32'05"W	65.73'
L24	S05°14'55"W	87.35'
L25	S07°48'14"E	323.38'
L26	S43°00'55"W	60.23'
L27	S07°00'51"E	119.62'
L28	S84°12'34"E	25.87'
L29	S25°15'04"E	14.09'
L30	S51°45'35"W	46.37'
L31	S35°57'27"W	33.45'
L32	S05°29'28"E	77.69'
L33	S21°12'39"W	103.22'
L34	S17°53'36"E	33.65'
L35	S44°47'22"E	33.86'

- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 4) ABSTRACT LINES SHOWN HEREON IS APPROXIMATE IN LOCATION.
 - 5) FLOOD ZONE LIMITS SHOWN HEREON IS APPROXIMATE IN LOCATION.
 - 6) ELEVATIONS ARE BASED ON NAVD 86.



ELECTRIC SERVICES WILL BE PROVIDED BY: FANNIN COUNTY ELECTRIC COOPERATIVE (FCEC) 1530 Silo Rd., Bonham, TX 75416 (903) 583-2117

WATER WILL BE PROVIDED BY: WEST LEONARD WATER SUPPLY CORPORATION 108 W. Collin St., Leonard, TX 75452 (903) 587-2172



LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- ⊗ COTTON SPINDLE SET WITH WASHER
- ⊕ PK NAIL FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- ⊙ 1/2" IRON ROD FOUND (OWENS)
- ⊞ TELEPHONE PEDESTAL
- ⊕ WATER VALVE
- POWER POLE 4 SIGN
- GRVEL
- ASPHALT
- BARB WIRE FENCE
- OVERHEAD ELECTRIC

OWNER/DEVELOPER - JEFFERSON ESTATES LLC
PHONE NUMBER: 214-616-1820

PROJECT NAME:
FINAL PLAT
JEFFERSON ESTATES
ADDRESS: COUNTY ROAD NO. 707,
BLUE RIDGE, TX
PREPARED: 4/5/2021
BY-LINE JOB NO.: 2021-084
SCALE: 1" = 100'
TECHNICIAN: TYB

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph (903) 473-5150
Firm No. 10194233
www.bylinesurveying.com

FINAL PLAT
JEFFERSON ESTATES
45.69 ACRES, 8 LOTS, 1.00 ACRE TO 35.00 ACRE LOTS
AN ADDITION TO COLLIN COUNTY, TEXAS
ASA BLANKENSHIP SURVEY,
ABSTRACT NO. 139
SHEET 1 OF 2

1. Mail boxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. All roadway signs shall meet Collin County specifications.
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
5. Collin County does not, and will not accept street lights for maintenance or operation.
6. A road dedicated to the public may not be obstructed, including by means of a gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. The existing creeks or drainage channels traversing along or across the subdivision 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.
9. 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.
10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
12. Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
14. All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
15. The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
16. Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
17. Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
18. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.
19. All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock may further limit type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
20. 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).
21. There are no easements other than those noted on the final plat.
22. There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
23. Tree removal and/or grading for OSSF may be required on individual lots.
24. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
25. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
26. 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.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "Jefferson Estates" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 2021 at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

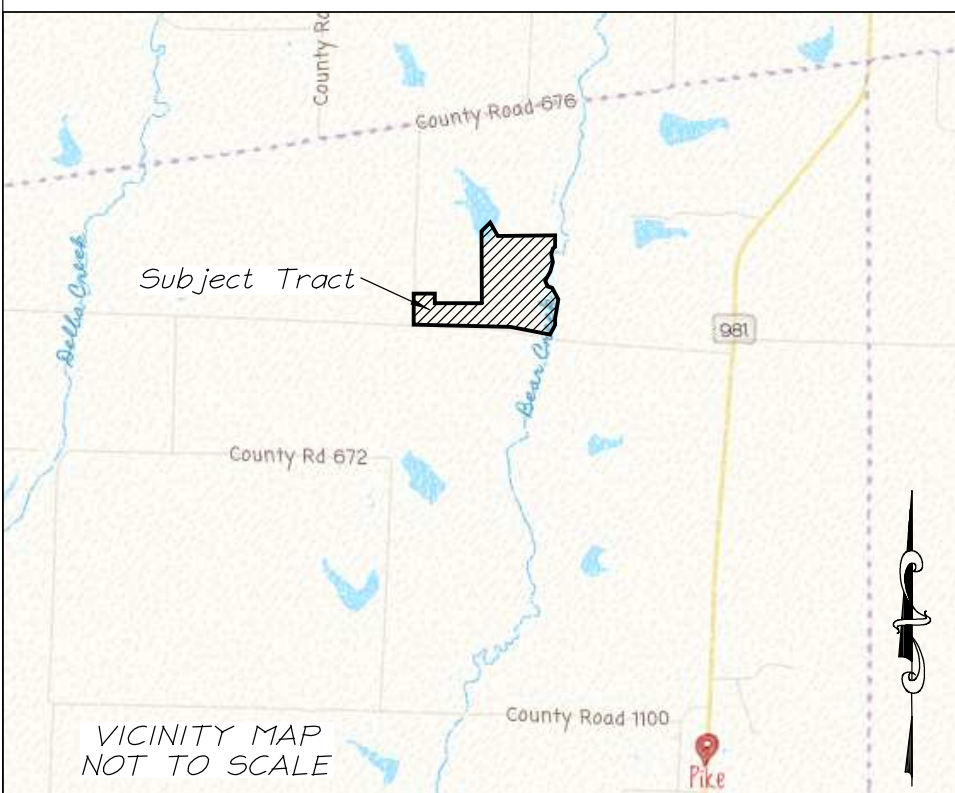
 COLLIN COUNTY JUDGE CHRIS HILL

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do 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.

By: _____
 Printed Name: _____
 Designated Representative for Collin County Development Services

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 - 5) FLOOD ZONE LIMITS SHOWN HEREON IS APPROXIMATE IN LOCATION.
 - 6) ELEVATIONS ARE BASED ON NAVD 88.



SURVEYOR'S CERTIFICATION

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and plotted hereon as determined by an actual survey made on the ground under my direction and supervision.

THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCE RATE MAP NO. 48085C0205J, DATED 06/02/2009. IT IS SHOWN AS A PORTION OF THE PROPERTY BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

By: _____
 Tina Ballard
 R.P.L.S. Number: 6746

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 2021.

 Notary Public, State of Texas

My commission expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jefferson Estates LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Jefferson Estates, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The Jefferson Estates LLC does herein certify the following:

1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
5. Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
6. The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
7. The Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
8. The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
10. Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
11. Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
12. All modifications to this document shall be by means of plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this the _____day of _____, 2021.

By: _____
 Amy Burnside

By: _____
 Printed name and title

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 2021.

 Notary Public, State of Texas

My commission expires: _____

**STATE OF TEXAS
 COUNTY OF COLLIN**

Whereas, Jefferson Estates LLC are the owners of a tract of land situated in the Asa Blankenship Survey, Abstract No. 139, Collin County, Texas, and being part of that certain called 60.81 acre tract of land conveyed from Charles E. Cozean, Jr. to Jefferson Estates LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 20201006000030690, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at or near the intersection of the centerlines of County Road 673 and County Road 707, at the Northeast corner of a called 18,867 acre tract of land conveyed to Kenneth N. Langham, et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 3654, Page 231, Official Public Records, Collin County, Texas, at the Northwest corner of a called 3.72 acre tract of land conveyed to Jesus Duran, et ux, by General Warranty Deed with Vendor's Lien, as recorded in File No. 20190325000305000, Official Public Records, Collin County, Texas, at the Southeast corner of a called 15,000 acre tract of land conveyed to Leroy W. Warren, Jr., et ux, by General Warranty Deed, as recorded in File No. 20070828001200820, Official Public Records, Collin County, Texas, and at the Southwest corner of said 60.81 acre tract;

THENCE North 00 degrees 05 minutes 28 seconds West, with the East line of said 15,000 acre tract, with the West line of said 60.81 acre tract, and along the centerline of County Road No. 707, a distance of 473.77 feet to a Cotton spindle set with a washer at the Westerly Southwest corner of a called 15.12 acre tract of land conveyed to S360 Investments LLC, by deed as recorded in File No. 20210225000369140, Official Public Records, Collin County, Texas, from which a 1/2 inch iron rod found at the Northwest corner of said 15.12 acre tract bears North 00 degrees 05 minutes 28 seconds West, a distance of 232.00 feet;

THENCE North 89 degrees 54 minutes 32 seconds East, over and across said 60.81 acre tract and with the Northerly South line of said 15.12 acre tract, passing at 30.00 feet a 1/2 inch iron rod set with a yellow cap stamped (By-Line), continuing in all a total distance of 324.32 feet to a 1/2 inch iron rod found with a yellow cap stamped (By-Line) at an ell corner of said 15.12 acre tract;

THENCE South 00 degrees 05 minutes 28 seconds East, over and across said 60.81 acre tract and with the Easterly West line of said 15.12 acre tract, a distance of 148.00 feet to a 1/2 inch iron rod found with a yellow cap stamped (By-Line) at the Southerly Southwest corner of said 15.12 acre tract;

THENCE North 89 degrees 54 minutes 32 seconds East, over and across said 60.81 acre tract and with the Easterly South line of said 15.12 acre tract, a distance of 715.53 feet to a 1/2 inch iron rod found with a yellow cap stamped (By-Line) at the Southeast corner of said 15.12 acre tract;

THENCE North 00 degrees 05 minutes 28 seconds West, over and across said 60.81 acre tract and with the East line of said 15.12 acre tract, passing at 965.97 feet a 1/2" iron rod found capped (By-Line) for reference, continuing for a total distance of 1,100.98 feet to a point for corner in a pond, at the Northeast corner of said 15.12 acre tract, in the South line of a called 13,373 acre tract of land conveyed to Robert Kirk Bratton, et ux, by General Warranty Deed with Vendor's Lien, as recorded in File No. 20140422000385810, Official Public Records, Collin County, Texas, and in a North line of said 60.81 acre tract, from which a 1/2 inch iron rod found capped (By-Line) bears South 45 degrees 10 minutes 54 seconds West, a distance of 134.99 feet and from which a 1/2 inch iron rod found bears South 45 degrees 10 minutes 54 seconds West, a distance of 576.37 feet;

THENCE North 45 degrees 10 minutes 54 seconds East, with the South line of said 13,373 acre tract and with a North line of said 60.81 acre tract, a distance of 182.53 feet to a point for corner in said pond, at the Southeast corner of said 13,373 acre tract, in the West line of a called 45,162 acre tract of land conveyed to Ernest James Hale, Jr., et ux, by Warranty Deed with Vendor's Lien, as recorded in File No. 20170822001124930, Official Public Records, Collin County, Texas, and at the North corner of said 60.81 acre tract;

THENCE South 30 degrees 16 minutes 58 seconds East, with the West line of said 45,162 acre tract and with an East line of said 60.81 acre tract, passing at 86.36 feet a 1/2" iron rod found capped (Owens) for reference, continuing for a total distance of 236.26 feet to a point at the Southwest corner of said 45,162 acre tract and an ell corner in the North line of said 60.81 acre tract, from which a 1" steel fence post bears South 87 degrees 09 minutes 43 seconds East, a distance of 1.31 feet;

THENCE North 89 degrees 30 minutes 23 seconds East, with the South line of said 45,162 acre tract, with the South line of a called 22,615 acre tract of land conveyed to Phattyfarm, LLC, by Warranty Deed, as recorded in File No. 2017101001459230, Official Public Records, Collin County, Texas, and with a North line of said 60.81 acre tract, passing at 417.15 feet a 1/2" iron rod found capped (Owens) at the Southeast corner of said 45,162 acre tract and at the Southwest corner of said 22,615 acre tract, continuing for a total distance of 874.89 feet to a 1/2" iron rod found capped (Owens) at the Southeast corner of said 22,615 acre tract, in the West line of a called 41,595 acre tract of land conveyed to Jeremy Cuba, by Warranty Deed with Vendor's Lien, as recorded in File No. 20170410000456290, Official Public Records, Collin County, Texas, and at the Northeast corner of said 60.81 acre tract, from which a 1/2" iron rod found bears North 00 degrees 41 minutes 20 seconds East, a distance of 409.14 feet;

THENCE South 00 degrees 41 minutes 20 seconds West, with the West line of said 41,595 acre tract and with an East line of said 60.81 acre tract, a distance of 175.17 feet to a point for corner in the centerline of a creek, from which a 1/2" iron rod found capped (Sanderson 4911) bears North 07 degrees 54 minutes 37 seconds East, a distance of 28.18 feet;

THENCE with the centerline of said creek and with the East line of said 45,828 acre tract, the following courses and distances:

- South 51 degrees 52 minutes 46 seconds West, a distance of 38.39 feet to a point;
- South 16 degrees 58 minutes 46 seconds West, a distance of 92.00 feet to a point;
- South 10 degrees 52 minutes 14 seconds East, a distance of 122.00 feet to a point;
- South 15 degrees 19 minutes 46 seconds West, a distance of 148.00 feet to a point;
- South 27 degrees 53 minutes 46 seconds West, a distance of 160.00 feet to a point;
- South 23 degrees 00 minutes 14 seconds East, a distance of 100.00 feet to a point;
- South 74 degrees 44 minutes 14 seconds East, a distance of 70.00 feet to a point;
- South 28 degrees 27 minutes 14 seconds East, a distance of 197.00 feet to a point;
- South 09 degrees 44 minutes 46 seconds West, a distance of 300.00 feet to a point;
- South 01 degrees 04 minutes 14 seconds East, a distance of 96.70 feet to a point;
- South 27 degrees 33 minutes 46 seconds West, passing at 104.69 feet a 1/2 inch iron rod set with a yellow cap capped (BY-LINE), continuing in all a total distance of 167.05 feet to an "X" found in a concrete bridge, at or near the centerline of County Road 673, at the Southwest corner of a called 10,010 acre tract of land conveyed to Valerie Ann Long, et vir, by Warranty Deed with Vendor's Lien, as recorded in File No. 20180924001192910, Official Public Records, Collin County, Texas, and at the Southeast corner of said 60.81 acre tract;

THENCE North 78 degrees 58 minutes 34 seconds West, generally along the centerline of County Road 673 and with the South line of said 60.81 acre tract, a distance of 620.67 feet to a PK nail found at the Northwest corner of a called 20,075 acre tract of land conveyed to Mark R. Eastin, et ux, by Special Warranty Deed, as recorded in File No. 20190222000184010, Official Public Records, Collin County, Texas, at the Northeast corner of a called 14.31 acre tract of land conveyed to John E. Price, by General Warranty Deed, as recorded in File No. 20140721000759410, Official Public Records, Collin County, Texas, and at an angle in the South line of said 60.81 acre tract;

THENCE North 88 degrees 36 minutes 59 seconds West, with the South line of said 60.81 acre tract and along County Road No. 673, passing at 764.79 feet a 1/2 inch iron rod found, continuing in all a total distance of 1,476.30 feet to the POINT OF BEGINNING and CONTAINING 45.69 acres of land.

OWNER/DEVELOPER - JEFFERSON ESTATES LLC PHONE NUMBER: 214-616-1820		 BY-LINE SURVEYING LLC P.O. Box 834 Emory, TX 75440 Ph: (937) 473-5150 Firm No. 10194233 www.bylinesurveying.com <small>©Copyright, By-Line Surveying LLC. All rights reserved.</small>	FINAL PLAT JEFFERSON ESTATES 45.69 ACRES, 8 LOTS, 1.00 ACRE TO 35.00 ACRE LOTS AN ADDITION TO COLLIN COUNTY, TEXAS ASA BLANKENSHIP SURVEY, ABSTRACT NO. 139 SHEET 2 OF 2
PROJECT NAME: FINAL PLAT JEFFERSON ESTATES ADDRESS: COUNTY ROAD NO. 707, BLUE RIDGE, TX PREPARED: 4/15/2021 BY-LINE JOB NO: 2021-084 SCALE: 1" = 100' TECHNICIAN: TYB			