LEGEND

DR. & U.E. - DRAINAGE & UTILITY EASEMENT I.P.F. — IRON PIN FOUND M.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS R.C.I.P.F. - 1/2" IRON PIN FOUND WITH RED CAP

STAMPED "GEER 4117"

LOCATION MAP (N.T.S.)

### NOTES:

- 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
- 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
- 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.
- > 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). No
- variances will be aranted for setbacks or for OSSF reduction. o There is a 15' drainage and utility easement along the northern property line of each lot, a 10' drainage and utility easement approximately 50'-60' south of the northern property line across each lot, a 10' drainage and utility easement along the southern property line of each lot and 5' drainage and utility easements along the
- eastern and western property lines of each lot. There are no other easements on the property. > There are no easements on either lot other than those noted above.
- > There was an existing structure/dwelling and a single associated OSSF on lot 12B at the time of approval. o The P.E. As-Builts submitted with the plat shows all OSSF components for lot 12B to be completely within the boundaries of the platted lot. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel or if required setbacks are not met, the entire system must be replaced with an
- approved alternative system (after review and permitting through CCDS). The existing OSSF on lot 12B is an alternative system, suitable for the site and existing structure. Any changes to
- the existing structure must be reviewed by CCDS prior to construction for compliance with OSSF regulations. > There was an existing structure/dwelling under construction and NO ASSOCIATED OSSF on lot 12Å.
- o An OSSF permit must be obtained for lot 12A prior to utilization of any structure on the lot. > 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.

# SURVEYOR CERTIFICATE

## KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual on—the—ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

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. James Bart Carroll

Texas Registered Professional Land Surveyor No. 5129

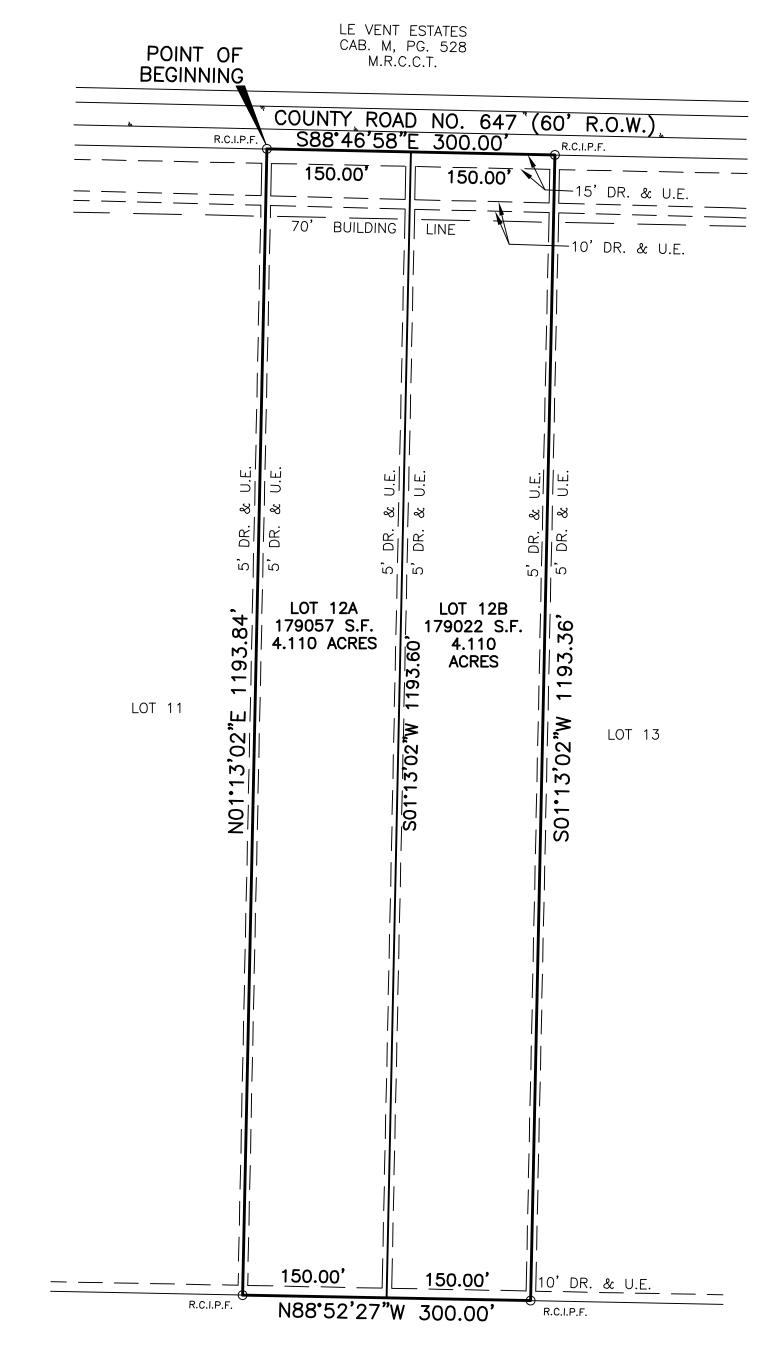
NOTARY CERTIFICATE

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 James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas. My commission expires: \_\_\_\_\_



CARLOS L. BENNETT VOL. 465, PG. 65 D.R.C.C.T.

### CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

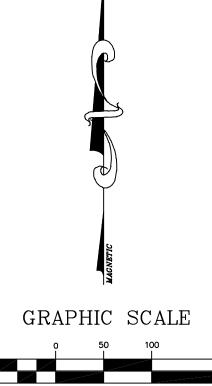
I hereby certify that the attached and foregoing Final Plat of the PRADO PLACE PHASE 1, LOT 12A & 12 B to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at a meeting held in accordance with the Texas Open Meetings Act. 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

# Health Department Certificate:

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.

Designated Representative for Collin County Development Services



( IN FEET )

1 inch = 100 ft.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

Whereas, Mario Bolanos Gallegos and Joel Longoria Montiel, are the owners of a tract of land situated in the Abner Lee Survey, Abstract No. 516, Collin County, Texas and being all of Lot 12 of Prado Place Phase 1, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 93, Map Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with red cap stamped "GEER 4117" on the south right-of-way line of County Road No. 647 (60' R.O.W.) for the northwest corner of said Lot 12 and the northeast corner of Lot 11 of said Prado Place Phase 1;

Thence, South 88'46'58" East, along the south right-of-way line of County Road No. 647 (60' R.O.W.) and the north line of said Lot 12. a distance of 300.00 feet to a 1/2" iron pin found with red cap stamped "GEER 4117" for the northeast corner of said Lot 12 and the northwest corner of Lot 13 of said Prado Place Phase 1:

Thence, South 01:13'02" West, along the east line of said Lot 12 and the west line of said Lot 13, a distance of 1193.36 feet to a 1/2" iron pin found with red cap stamped "GEER 4117" for the southeast corner of said Lot 12 and the southwest corner of said Lot 13:

Thence, North 88.52.27 West, along the south line of said Lot 12, a distance of 300.00 feet to a 1/2 iron pin found with red cap stamped "GEER 4117" for the southwest corner of said Lot 12 and the southeast corner of said Lot 11;

Thence. North 01:13'02" East, along the west line of said Lot 12 and the east line of said Lot 11, a distance of 1193.84 feet to the Point of Beginning and containing 358,079 square feet or 8.220 acres of land.

#### NOW. THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That Mario Bolanos Gallegos and Joel Longoria Montiel acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as PRADO PLACE PHASE 1, LOT 12A & 12 B, an addition to Collin County, Texas and do hereby dedicate to the public use forever, the streets, rights—of—way, and other public improvements—shown thereon. The Mario Bolanos Gallegos and Joel Longoria Montiel do 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
- 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
- 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 egsement 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, aate. 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.

Joel Longoria Montiel, Owner Mario Bolanos Gallegos, Owner

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Mario Bolanos Gallegos, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Notary Public for the State of Texas My Commission expires \_\_\_\_\_

STATE OF TEXAS COUNTY OF COLLIN

<u>Water Provider:</u>

156 CR 1118

Greenville, TX 75401

(903) 527-3504

Electric Provider:

310 Highway 205

Terrell, TX 75160

972-551-7233

Oncor Electric

Caddo Basin Special Utility District

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Joel Longoria Montiel, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Notary Public for the State of Texas My Commission expires \_\_\_\_\_\_

REPLAT

PRADO PLACE PHASE 1 LOT 12A & LOT 12B

BEING A REPLAT OF LOT 12 OF PRADO PLACE PHASE 1 VOL. 2014, PG. 93

ABNER LEE SURVEY, ABSTRACT NO. 516 COLLIN COUNTY, TEXAS

JUNE 21, 2021

CP

CARROLL CONSULTING GROUP, INC. <u>OWNERS:</u>

P.O. BOX 11 972-742-4411 MARIO BOLANOS GALLEGOS LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200 JOEL LONGORIA MONTIEL DATE PREPARED: 20090 COUNTY ROAD 647 JOB No. SCALE: DRAWN BY: FARMERSVILLE, TEXAS 75442 2804-21 1"=100'