

Line Table		
Line #	Length	Direction
L1	24.14'	N00°31'57"E
L2	50.00'	N89°28'03"W
L3	5.00'	S00°31'57"W
L4	27.07'	S45°31'57"W
L5	27.07'	N44°28'03"W
L6	5.00'	N00°31'57"E
L7	50.00'	N89°28'03"W
L8	13.22'	S83°16'51"E
L9	28.28'	S44°28'01"E
L10	28.28'	S45°31'57"W
L11	6.81'	N47°41'10"E
L12	63.86'	N47°41'10"E
L13	52.16'	N28°39'00"E
L14	26.71'	N19°54'03"E
L15	36.33'	N46°39'30"E
L16	30.45'	N65°48'33"E
L17	13.95'	S84°16'38"E
L18	39.10'	S27°28'44"E
L19	47.68'	S08°21'22"E
L20	22.97'	S25°01'11"E

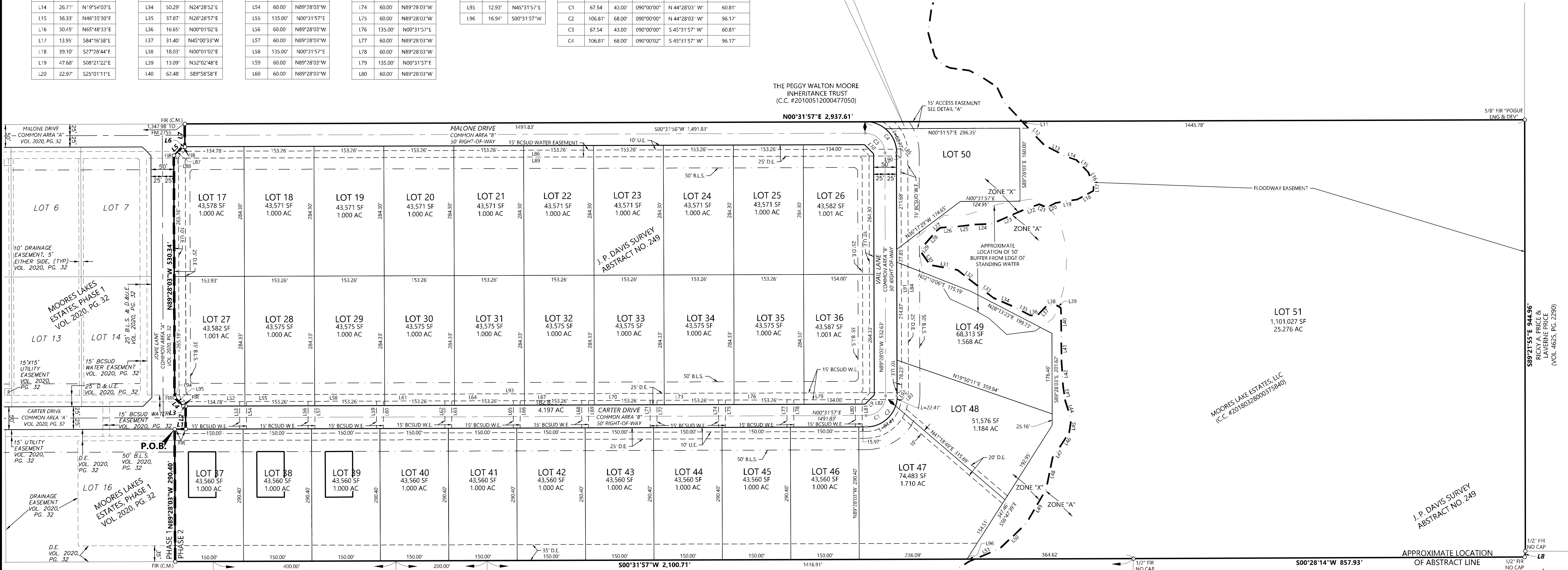
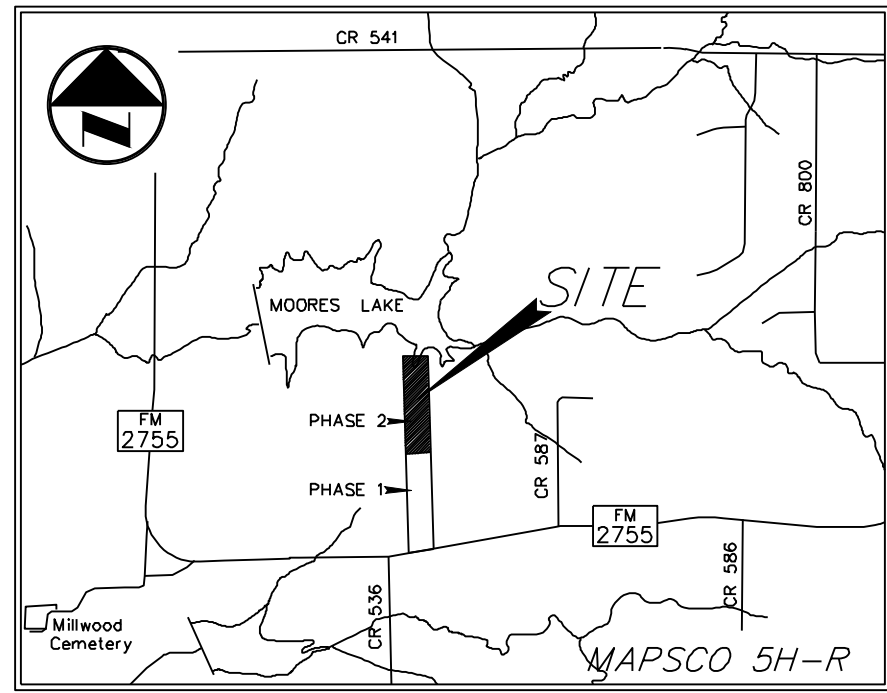
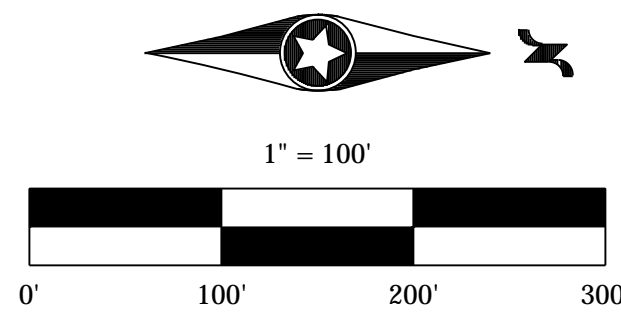
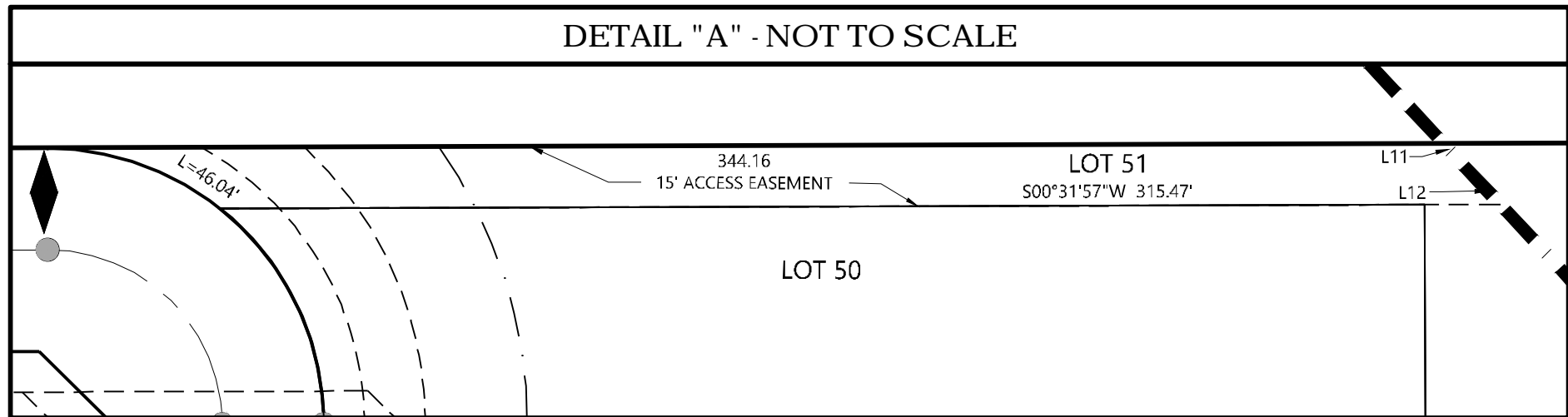
Line Table		
Line #	Length	Direction
L21	18.04'	S22°39'21"W
L22	41.25'	S19°39'11"E
L23	70.87'	S23°03'10"E
L24	40.25'	S01°57'34"E
L25	41.83'	S05°41'54"E
L26	30.55'	S02°35'16"E
L27	9.43'	S36°17'29"E
L28	37.35'	S48°01'18"E
L29	20.63'	S47°44'07"E
L30	39.87'	N55°47'47"E
L31	60.52'	N10°56'19"E
L32	53.32'	N38°42'10"E
L33	47.47'	N37°55'04"E
L34	50.29'	N24°28'52"E
L35	37.87'	N28°28'57"E
L36	16.65'	N00°01'02"E
L37	31.40'	N45°00'33"W
L38	18.03'	N00°01'02"E
L39	13.09'	N32°02'48"E
L40	62.48'	S89°58'58"E

Line Table		
Line #	Length	Direction
L41	55.54'	S89°58'58"E
L42	54.22'	N87°05'04"E
L43	30.83'	N82°15'33"E
L44	43.49'	N73°19'58"E
L45	28.08'	S81°27'35"E
L46	38.12'	S56°53'44"E
L47	28.88'	S54°47'23"E
L48	71.63'	S77°35'32"E
L49	87.44'	S58°53'47"E
L50	78.27'	S42°35'22"E
L51	59.71'	S22°15'01"E
L52	133.36'	N00°31'57"E
L53	60.00'	N89°28'03"W
L54	60.00'	N89°28'03"W
L55	135.00'	N00°31'57"E
L56	60.00'	N89°28'03"W
L57	60.00'	N89°28'03"W
L58	135.00'	N00°31'57"E
L59	60.00'	N89°28'03"W
L60	60.00'	N89°28'03"W

Line Table		
Line #	Length	Direction
L61	135.00'	N00°31'57"E
L62	60.00'	N89°28'03"W
L63	60.00'	N89°28'03"W
L64	135.00'	N00°31'57"E
L65	60.00'	N89°28'03"W
L66	60.00'	N89°28'03"W
L67	135.00'	N00°31'57"E
L68	60.00'	N89°28'03"W
L69	60.00'	N89°28'03"W
L70	135.00'	N00°31'57"E
L71	60.00'	S89°28'03"E
L72	60.00'	N89°28'03"W
L73	135.00'	N00°31'57"E
L74	60.00'	N89°28'03"W
L75	60.00'	N89°28'03"W
L76	135.00'	N00°31'57"E
L77	60.00'	N89°28'03"W
L78	60.00'	N89°28'03"W
L79	135.00'	N00°31'57"E
L80	60.00'	N89°28'03"W

Line Table		
Line #	Length	Direction
L81	60.00'	N89°28'03"W
L82	87.33'	S00°31'57"W
L83	20.00'	S44°28'03"E
L84	520.34'	S89°28'03"E
L85	20.00'	N45°31'57"E
L86	1585.69'	S00°31'56"W
L87	12.93'	S44°28'03"E
L88	5.86'	S89°28'03"E
L89	1588.61'	S00°31'56"W
L90	507.92'	N89°28'03"W
L91	507.92'	N89°28'03"W
L92	7.57'	N44°28'03"W
L93	1588.61'	S00°31'56"W
L94	5.86'	S89°28'03"E
L95	12.93'	N45°31'57"E
L96	16.94'	S00°31'57"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	67.54'	43.00'	090°00'00"	N 44°28'03" W	60.81'
C2	106.81'	68.00'	090°00'00"	N 44°28'03" W	96.17'
C3	67.54'	43.00'	090°00'00"	S 45°31'57" W	60.81'
C4	106.81'	68.00'	090°00'02"	S 45°31'57" W	96.17'



LEGEND	
SIR	1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND
FIR	1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND (UNLESS OTHERWISE NOTED)
●	POINT OF CURVATURE
(CM)	CONTROLLING MONUMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.C.S.U.D. W.E.	BEAR CREEK SPECIAL UTILITY DISTRICT WATER EASEMENT
VOLUME PG.	VOLUME PAGE
C.C.#	COUNTY CLERK'S NUMBER
P.O.B.	POINT OF BEGINNING
◆	STREET NAME CHANGE
B.L.S.	BUILDING LINE SETBACK
U.E.	UTILITY EASEMENT

GENERAL NOTES REGARDING PHASE 2:

- 1) TOTAL ACREAGE = 65.115 ACRES
- 2) TOTAL NUMBER OF LOTS = 36
- 3) SMALLEST LOT ACREAGE = 1.000 ACRES
- 4) LARGEST LOT ACREAGE = 25.572 ACRES
- 5) AVERAGE LOT SIZE (NOT INCLUDING LOT 51 = 1.039 ACRES

LOT SUMMARY	
PHASE 1	PHASE 2
NUMBER OF LOTS.....17	NUMBER OF LOTS.....36
NUMBER OF RESIDENTIAL LOTS.....16	NUMBER OF RESIDENTIAL LOTS.....34
NUMBER OF H.O.A. LOTS.....1	NUMBER OF H.O.A. LOTS.....1
NUMBER OF OPEN SPACE LOTS.....0	NUMBER OF OPEN SPACE LOTS.....1

Lot Table	
Lot #	Useable Acreage
Lot 17	1.000
Lot 18	1.000
Lot 19	1.000
Lot 20	1.000
Lot 21	1.000
Lot 22	1.000
Lot 23	1.000
Lot 24	1.000
Lot 25	1.000
Lot 26	1.001
Lot 27	1.001
Lot 28	1.000
Lot 29	1.000
Lot 30	1.000
Lot 31	1.000
Lot 32	1.000
Lot 33	1.000

Lot Table	
Lot #	Useable Acreage
Lot 34	1.000
Lot 35	1.000
Lot 36	1.001
Lot 37	1.000
Lot 38	1.000
Lot 39	1.000
Lot 40	1.000
Lot 41	1.000
Lot 42	1.000
Lot 43	1.000
Lot 44	1.000
Lot 45	1.000
Lot 46	1.000
Lot 47	1.710
Lot 48	1.184
Lot 49	1.380
Lot 50	1.173

BOBBY L. SMITH
(VOL. 1161, PG. 343)

UTILITY CONTACTS

COLLIN COUNTY 972-548-3733	FARMERS ELECTRIC 903-461-2452
BEAR CREEK SPECIAL UTILITY DISTRICT 972-843-2101	ATMS ENERGY GAS 214-733-5122
TIME WARNER CABLE 972-742-5892	AT&T TELEPHONE 972-569-4760

Owner
MOORES LAKES ESTATE, LLC
1413 MALONE DRIVE
ROYSE CITY, TEXAS 75189
(214) 458-8845

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11758
TPES FIRM REGISTRATION NO. 10074501

FINAL PLAT
LOTS 17-51, AND COMMON AREA "B"
MOORES LAKE ESTATES, PHASE 2
35 RESIDENTIAL LOTS AND 1 COMMON AREA
65.115 ACRES OF LAND
BEING OUT OF THE
J. P. DAVIS SURVEY, ABSTRACT No. 249
COLLIN COUNTY, TEXAS

DESCRIPTION OF PROPERTY SURVEYED

WHEREAS Moores Lakes Estates, LLC is the sole owner of a 65.115 acre tract situated in the J. P. Davis Survey, Abstract No. 249, Collin County, Texas; and being a part of a tract of land conveyed to Moores Lakes Estates, LLC by deed of record in County Clerks No. 20180328000375840 of the Official Public Records of Collin County, Texas; said 65.115 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" in the east right-of-way line of Carter Drive, a 50-foot right-of-way; said point being at the northwest corner of Lot 16, Moores Lake Estates, Phase 1, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page 32, of the Map Records of Collin County, Texas;

THENCE westerly, along the north line of said Moores Lake Estates, Phase 1, the following courses and distances:

North 00 degrees 31 minutes 57 seconds East, along the said east line of Carter Drive, a distance of 24.14 feet to a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" at the northeast corner of the north terminus of said Carter Drive;

North 89 degrees 28 minutes 03 seconds West, along the north line of the said north terminus of Carter Drive, a distance of 50.00 feet to a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" at the northwest corner of the said north terminus of Carter Drive;

South 00 degrees 31 minutes 57 seconds West, along the west line of said Carter Drive, a distance of 5.00 feet to a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" for corner at the east end of a right-of-way clip at the intersection of the said west line of Carter Drive, and the north right-of-way line of Jovie Lane, a 50-foot right-of-way;

South 45 degrees 31 minutes 57 seconds West, departing the said west line of Carter Drive, along said right-of-way clip, a distance of 27.07 feet to a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" for corner at the west end of said right-of-way clip; said point being in the said north line of Jovie Lane;

North 89 degrees 28 minutes 03 seconds West, along the said north line of Jovie Lane, a distance of 530.34 feet to a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" for corner at the east end of a right-of-way corner clip at the intersection of the said north line of Jovie Lane, and the east right-of-way line of Malone Drive, a 50-foot right-of-way;

North 44 degrees 28 minutes 03 seconds West, departing the said north line of Jovie Lane, and along said right-of-way corner clip, a distance of 27.07 feet to a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" for corner at the west end of said right-of-way corner clip; said point being in the said east line of Malone Drive;

North 00 degrees 31 minutes 57 seconds East, along the said east line of Malone Drive, a distance of 5.00 feet to a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" at the east corner of the north terminus of said Malone Drive;

North 89 degrees 28 minutes 03 seconds West, along the north line of the said north terminus of Malone Drive, a distance of 50.00 feet to a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" for corner in the common line between the said Moores Lakes Estates, LLC tract and a tract of land conveyed to The Peggy Walton Moore Inheritance Trust, by deed of record in County Clerk's Number 20100512000477050, of said Official Public Records; said point also being the west corner of the north terminus of Malone Drive;

THENCE North 00 degrees 31 minutes 57 seconds East, departing the said north line of Moores Lake Estates, Phase 1, along said common line between the said Moores Lakes Estates, LLC tract and the Peggy Walton Moore Inheritance Trust tract, a distance of 2,937.61 feet to a found 5/8" iron rod with a yellow plastic cap stamped "POGUE ENG & DEV" found at the northeast corner of said Peggy Walton Moore Inheritance Trust tract and the northwest corner of said Moores Lakes Estates, LLC tract; said point being in the south line of a tract of land conveyed to Ricky A. Price and Laverne Price, by deed of record in Volume 4625, Page 2290, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 21 minutes 55 seconds East, along a common line between the said Price tract and the said Moores Lakes Estates, LLC tract, a distance of 944.96 feet to a found 1/2" iron rod at an angle point in the said Moores Lakes Estates, LLC tract and the southeast corner of said Price tract; said point being a southwest corner of Tract Two as described in deed to Lake Mary Investments and Properties, LLC, by deed of record in Volume 5834, Page 2078, of said Official Public Records;

THENCE South 83 degrees 16 minutes 51 seconds East, along a common line between the said Moores Lakes Estates, LLC tract and the said Lake Mary Investments and Properties, LLC tract, a distance of 13.22 feet to a found 1/2" iron rod at the northeast corner of said Moores Lakes Estates, LLC tract and a re-entrant corner of said Lake Mary Investments and Properties, LLC tract;

THENCE South 00 degrees 28 minutes 14 seconds West, continuing along the said common line between the Moores Lake Estates, LLC tract and the said Lake Mary Investments and Properties, LLC tract, a distance of 857.93 feet to a found 1/2" iron rod at a southwest corner of said Lake Mary Investments and Properties, LLC tract; said point being the northwest corner of a tract of land conveyed to Bobby L. Smith, by deed of record in Volume 1161, Page 343, of said Deed Records;

THENCE South 00 degrees 31 minutes 57 seconds West, along the common line between the said Smith tract and the said Moores Lakes Estates, LLC tract, at a distance of 1416.91 feet passing the southwest corner of said Smith tract and the northwest corner of that certain tract of land described in deed to Bobby L. Smith, by deed of record in Volume 1647, Page 747 of the said Deed Records, continuing along the common line between the said second referenced Smith tract and the said Moores Lakes Estates, LLC tract, at a distance of 1616.91 feet passing the southwest corner of the said second referenced Smith tract and the northwest corner of that certain tract of land described in deed to Charles J. Juricek, Jr., by deed of record in Volume 1174, Page 503 of the said Deed Records, continuing along the common line between the said Juricek tract and the said Moores Lakes Estates, LLC tract, at a distance of 2016.91 feet passing the southwest corner of said Juricek tract and the northwest corner of a tract of land conveyed to Luis Canales, by deed of record in County Clerk's Number 20200317000385310, of said Official Public Records, continuing along the common line between the said Canales tract and the said Moores Lakes Estates, LLC tract, in all a total distance of 2,100.71 feet to a found 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" at the northeast corner of said Lot 16, Moores Lake Estates, Phase 1;

THENCE North 89 degrees 28 minutes 03 seconds West, departing the said common line between the Canales tract and the Moores Lake Estates, LLC tract, along the north line of said Lot 16, a distance of 290.40 feet to the POINT-OF-BEGINNING, containing 2,836,399 square feet or 65.115 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and the monuments shown hereon were found and or placed under my personal supervision.



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2021.

Notary Public in and for the State of Texas.

NOTES:

- 1.) MOORES LAKE ESTATES - PHASE 2 IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 2.) EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
- 3.) THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C04451 AND 48085C05601, MAPS REVISED: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAPS. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS: ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "A" - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED.
- 4.) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAYS IS PROHIBITED.
- 5.) 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.
- 6.) 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.
- 7.) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
- 8.) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD P5" UNLESS OTHERWISE NOTED.
- 9.) INDIVIDUAL SITE EVALUATIONS AND O.S.S.F. (ON-SITE SEWAGE FACILITIES) DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY O.S.S.F. SYSTEM.
- 10.) UNLESS THE FINISHED FLOOR IS NOTED ON THE PLAT, THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST ONE FOOT ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.
- 11.) MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINE, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
- 12.) THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- 13.) COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES.
- 14.) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 15.) BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.
- 16.) (C.M.) - CONTROLLING MONUMENT.
- 17.) MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
- 18.) EXISTING PAVING, UTILITIES, FENCES, ETC., DAMAGED BY THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE OWNER/CONTRACTOR SHALL MAKE THESE REPAIRS AT HIS OWN EXPENSE.
- 19.) ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
- 20.) THERE ARE NO PERMITTED/APPROVED EXISTING STRUCTURES OR OSSFs ON THE PROPERTY AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES OR OSSfs MUST BE REVIEWED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
- 21.) TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
- 22.) RETENTION POND LOCATED IN LOT 51 SHALL BE MAINTAINED BY AN HOA. IF THERE IS NO HOA IN EXISTENCE, THE PONDS SHALL BE MAINTAINED BY THE OWNERS OF LOT 51 RESPECTIVELY.
- 23.) ROADS SHALL NOT BE MAINTAINED BY COLLIN COUNTY.
- 24.) COMMON AREAS (INCLUDING STREET PAVEMENT) TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- 25.) DUE TO THE PRESENCE OF A LARGE POND ON LOT 51, A PRE-PLANNING MEETING WITH PROFESSIONAL ENGINEER/ REGISTERED SANITARIAN AND DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO LOT DEVELOPMENT/IMPROVEMENT ON LOT 51.

BEAR CREEK SPECIAL UTILITY DISTRICT NOTES:

- 1.) BEAR CREEK SPECIAL UTILITY DISTRICT WILL BE THE WATER PROVIDER.
- 2.) THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED TO THE PUBLIC USE, INCLUDING SPECIFICALLY FOR THE BEAR CREEK SPECIAL UTILITY DISTRICT, FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
- 3.) NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
- 4.) BEAR CREEK SPECIAL UTILITY DISTRICT IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 5.) BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, VENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGE OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OR THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- 6.) BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF NGREES AND EGREES TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSRUCTION, RECONSTRUCTION, 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.
- 7.) ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY COLLIN COUNTY UNLESS SAID MODIFICATIONS PERTAIN TO BEAR CREEK SPECIAL UTILITY DISTRICT FACILITIES, AT WHICH TIME BEAR CREEK SPECIAL UTILITY DISTRICT SHALL ALSO REVIEW AND APPROVED.

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

Bear Creek Special Utility District

Name/Title

Date

"APPROVED FOR CONSTRUCTION"

Camille Reagan,

General Manager,

Bear Creek SUD

Date

"ACCEPTED"

General Manager, Bear Creek SUD

Date

HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable O.S.S.F. (On-Site Sewage Facilities) 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 DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Moores Lakes Estates, LLC is the owner of the above described property and do hereby adopt this plat designating the hereinabove described property as MOORES LAKE ESTATES, PHASE 2, an addition to Collin County, Texas, and do hereby dedicate the easements, as shown, for mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility 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 it's respective systems on said easements; and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's 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 Collin County.

WITNESS, my hand at McKinney, Texas this _____ day of _____, 2021.

Moores Lakes Estates, LLC

By: _____

William Arthur Carter

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William Arthur Carter.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

This Plat approved by Collin County Commissioners Court on the __ day of _____, 2021.

Chris Hill, County Judge

Date

UTILITY CONTACTS

COLLIN COUNTY	FARMERS ELECTRIC
972-548-3733	903-461-2452
BEAR CREEK SPECIAL UTILITY DISTRICT	ATMOS ENERGY GAS
972-843-2101	214-733-5122
TIME WARNER CABLE	AT&T TELEPHONE
972-742-5892	972-569-4760

Owner
MOORES LAKES ESTATE, LLC
1413 MALONE DRIVE
ROYSE CITY, TEXAS 75189
(214) 458-8845

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-9150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11758
TPO'S FIRM REGISTRATION NO. 10074501

FINAL PLAT
LOTS 17-51, AND COMMON AREA "B"
MOORES LAKE ESTATES, PHASE 2
35 RESIDENTIAL LOTS AND 1 COMMON AREA
65.115 ACRES OF LAND
BEING OUT OF THE
J. P. DAVIS SURVEY, ABSTRACT No. 249
COLLIN COUNTY, TEXAS

65.115 Acres June 14, 2021 Job No. 0010650.02 MOORES LAKE ESTATES, PHASE 2