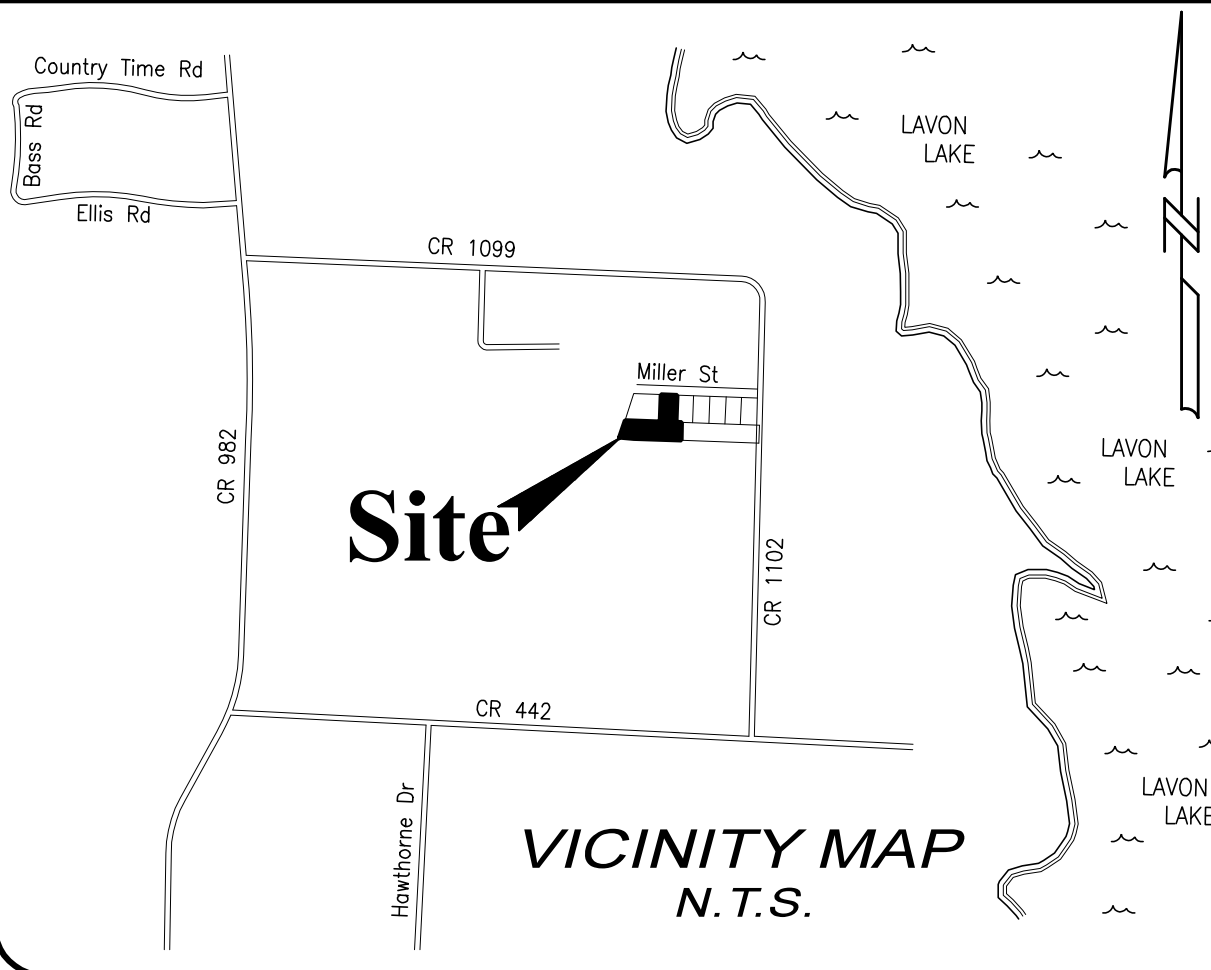


STANDARD PLAT NOTES

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 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.
- 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.
- 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.
- 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.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- 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.
- 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.
- 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 H04; 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.
- 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.
- The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SWSP and submit to the Director of Engineering prior to receiving any permits.



OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF COLLIN

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Armando Ordonez Soto, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **Lot 6R, Block A of Miller's Addition**, 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 owner, Armando Ordonez Soto, do hereby certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 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.
- 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.
- Utility easements may be used for the mutual use and accommodation of 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.
- 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.
- 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.
- 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.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- 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.
- Way 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.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Armando Ordonez Soto,  
Signature of Owner

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 **Armando Ordonez Soto**, 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 \_\_\_\_\_, 2021.

Notary Public for the  
State of Texas

LEGEND

- CM Controlling Monument
- CCMR Collin County Map Records
- CCLR Collin County Land Records
- RRF Iron Rod Found
- C.O.E.M. Corps of Engineer Monument
- RCIRS Roome Capped Iron Rod Set

- 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 granted for setbacks or for OSSF reduction.
  - There is a remainder lot that was not reviewed as part of this tract. If any OSSF components from the remainder lot are over the lot line and continue on to this property, those components be removed immediately and be reported to Collin County Development Services.
- There are no easements on this tract.
- There was an existing building/structure and existing, associated OSSF on the lot at the time of approval.
  - The existing OSSF on the lot 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.
  - The P.E. As-Builts submitted with the plat shows all OSSF components for the platted lot 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, the entire system(s) 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, 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 Developmental Services

Date

THE PURPOSE OF THIS PLAT IS COMBINE  
ONE LOT WITH THE REMAINDER OF A TRACT  
OF LAND

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Armando Ordonez Soto, is the owner of a tract of land situated in the State of Texas, County of Collin, being part of the Sarah D. Terry Survey, Abstract No. 890, being all of Lot 6, Block A of Miller's Addition as recorded in Volume 6, Page 97 of the Collin County Map Records, and a part of a called 0.89 acre tract as recorded under County Clerk No. 20210405000666530 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Corps of Engineers monument stamped "3812-3", found in the north line line of a called 21.450 acre tract as recorded under County Clerk No. 20151123001471100 of the Collin County Land Records, marking the southeast corner of a called 7.750 acre tract as recorded under County Clerk No. 20181231001578600 of the Collin County Land Records, the southwest corner of said 0.89 acre tract, and the southwest corner of the herein described premises;

THENCE with the east line of said 7.750 acre tract, and the west line of said 0.89 acre tract, North 18°21'30" East, 99.69 feet to a Roome capped iron rod set marking the northwest corner of said 0.89 acre tract, the most westerly northwest corner of said premises, and the southwest corner of Lot 8, Block A of the aforementioned Miller's Addition, from which a Corps of Engineers monument stamped "3812-2" found for reference, bears North 18°21'30" East, 814.98 feet;

THENCE with the north line of said 0.89 acre tract, same being the south line of Lots 7 & 8, Block A of the Miller's Addition, South 87°55'00" East, 194.30 feet to a 1/2" iron rod found marking the southeast corner Lot 7, the southwest corner of Lot 6, and for an interior ell corner of said premises;

THENCE with the common line between Lots 6 & 7, North 02°05'00" East, 150.00 feet to a 600 nail set in the south right-of-way line of Miller Street (50' Right-of-Way), marking the northeast corner of Lot 7, the northwest corner of Lot 6, and the most northerly northwest corner of said premises;

THENCE with the north line of Lot 6, same being the south right-of-way line of Miller Street, South 87°55'00" East (basis of bearings), 90.00 feet to a capped iron rod stamped "RPLS 1764" found marking the northeast corner of Lot 6, the most northerly northeast corner of said premises, and the northwest corner of Lot 5, Block A of said Miller's Addition, from which a capped iron rod stamped "1764" found marking the northeast corner of Lot 5, bears South 87°55'00" East, 90.00 feet;

THENCE with the common line between Lots 5 & 6, South 02°05'00" West, 150.00 feet to a 1/2" iron rod found in the north line of the aforementioned 0.89 acre tract, marking the southwest corner of Lot 5, the southeast corner of Lot 6, and for an interior ell corner of said premises;

THENCE with the north line of said 0.89 acre tract, same being the south line of Lot 5, South 87°55'00" East, 30.57 feet to a Roome capped iron rod set marking the most easterly northeast corner of said premises;

THENCE crossing through said 0.89 acre tract, South 01°04'23" West, 99.39 feet to a Roome capped iron rod set in the north line of a called 6.729 acre tract as recorded under County Clerk No. 20180125000101580 of the Collin County Land Records, and marking the southeast corner of said premises, from which a capped iron rod stamped "1764" found marking the northeast corner of said 6.729 acre tract, bears South 87°58'28" East, 110.75 feet;

THENCE with the north line of said 6.729 acre tract, same being the south line of said 0.89 acre tract, North 58°28" West, 265.05 feet to an existing Elm tree marking the northwest corner of said 6.729 acre tract, the northeast corner of the aforementioned 21.450 acre tract, and for an angle break on the south line of said premises;

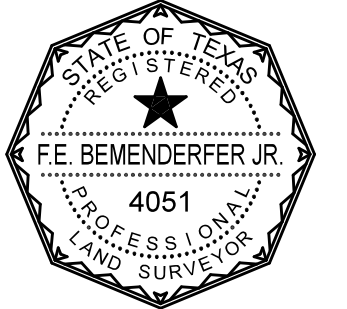
THENCE with the north line of said 21.450 acre tract, same being the south line of said 0.89 acre tract, North 85°04'37" West, 79.61 feet to the place of beginning and containing 46,216 square feet or 1.061 acres of land.

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 \_\_\_\_\_, 2021.

Notary Public for the  
State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing **Lot 6R, Block A of Miller's Addition**, 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

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Collin County Judge Chris Hill

Owners:  
Armando Ordonez Soto  
10822 Miller Street  
Princeton, Tx 75407  
(P) 972-480-2168  
Email:sprinklerrepair0323@gmail.com

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

Revised: 7.15.2021 OSSF

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