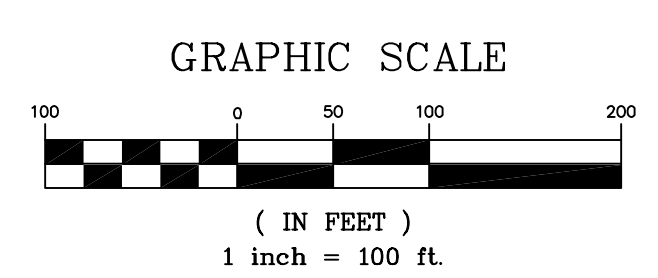


LEGEND
 DR.&U.E. - DRAINAGE & UTILITY EASEMENT
 I.P.F. - IRON PIN FOUND
 P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS

Electric Provider:
 Oncor Electric
 310 Highway 205
 Terrell, TX 75160
 972-551-7235

Water Provider:
 Copeville Special Utility District
 P.O. BOX 135
 16120 FM 1778
 Nevada, TX 75173
 (972) 853-4630



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.

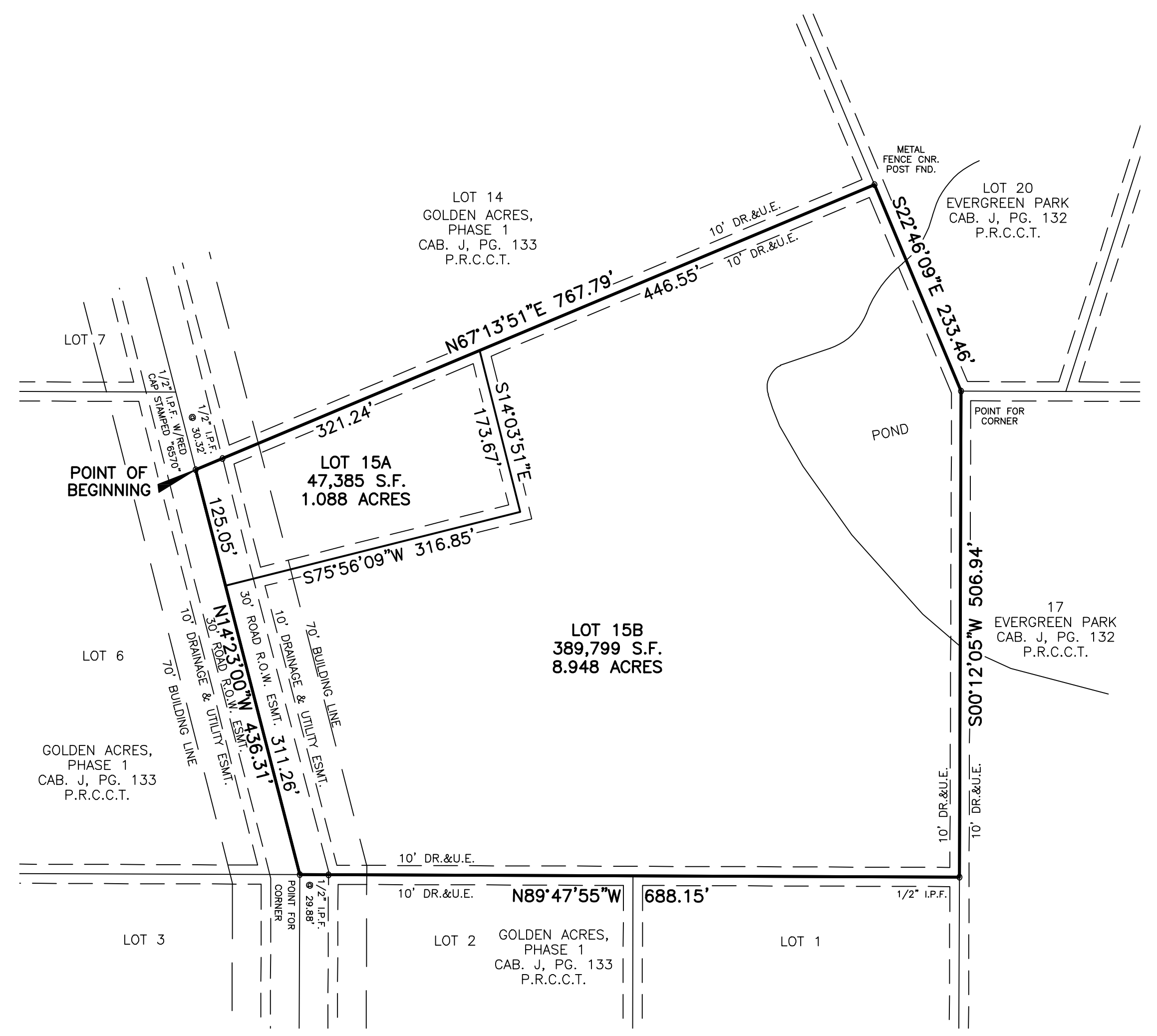
Designated Representative for
 Collin County Development Services

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT
 I hereby certify that the attached and foregoing Final Plat of the GOLDEN ACRES, PHASE 1 LOT 15A & 15 B, an addition 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

FLOOD NOTE:
 ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0435J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- 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 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.
 - 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 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 granted for setbacks or for OSSF reduction.
 - There is a 30' ROW and a 10' drainage/utility easement (40' total easements) along the western property line of each property to which OSSF setbacks apply.
 - There is a 10' drainage/utility easement along all other property lines on each lot to which OSSF setbacks apply.
 - There is a section of a large pond on the eastern property line of 15B to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on lot 15A at the time of approval. Any existing structures or OSSFs on lot 15A must be reviewed and permitted by Collin County Development Services prior to any use.
- There was an existing building/structure and existing, associated OSSF on lot 15B at the time of approval.
 - The existing OSSF on lot 15B 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-Built 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.

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 _____, 2022.
 Notary Public in and for the State of Texas
 My commission expires: _____

OWNER:
 MANUEL A. ALVAREZ
 ADRIANA S. ALVAREZ
 6339 NUGGET DRIVE
 NEVADA, TEXAS 75173

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2962-21	1"=100'	JANUARY 13, 2022	CP

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN
 Whereas, Manuel A. Alvarez and Adriana S. Alvarez, are the owners of a tract of land situated in the J. McMinn Survey, Abstract No. 554, Collin County, Texas, and being all of Lot 15 of Golden Acres, Phase 1, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 133, Plat Records, Collin County, Texas, and being more particularly described as follows:

- Beginning at a 1/2" iron pin found with red cap stamped "6570" for the northwest corner of said Lot 15, the southwest corner of Lot 14 of said Golden Acres, Phase 1, being on the east line of Lot 6 of said Golden Acres, Phase 1 and being in the center of Nugget Drive (a 60' road r.o.w. easement);
- Thence, North 67°13'51" East, along the north line of said Lot 15 and the south line of said Lot 14, at a distance of 30.32 feet passing a 1/2" iron pin found for reference and for a total distance of 767.79 feet to a metal fence corner post found for the northeast corner of said Lot 15, the southeast corner of said Lot 14 and being on the west line of Lot 20 of Evergreen Park, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 132, Plat Records, Collin County, Texas;
- Thence, South 22°46'09" East, along the easterly line of said Lot 15 and the westerly line of said Lot 20, a distance of 233.46 feet to a point for corner in pond for the southwest corner of said Lot 20 and the northwest corner of Lot 17 of said Evergreen Park;
- Thence, South 00°12'05" West, along the east line of said Lot 15 and the west line of said Lot 17, a distance of 506.94 feet to a 1/2" iron pin found for the southeast corner of said Lot 15 and the northeast corner of Lot 1 of said Golden Acres, Phase 1;
- Thence, North 89°47'55" West, along the south line of said Lot 15, the north line of said Lot 1 and the north line of Lot 2 of said Golden Acres, Phase 1, at a distance of 658.27 feet passing a 1/2" iron pin found for reference and for a total distance of 688.15 feet to a point for the southwest corner of said Lot 15, the northwest corner of said Lot 2, the northeast corner of Lot 3 of said Golden Acres, Phase 1, the southeast corner of said Lot 6 and being in the center of said Nugget Drive;
- Thence, North 14°23'00" West, along the west line of said Lot 15, the east line of said Lot 6 and the center of said Nugget Drive, a distance of 436.31 feet to the Point of Beginning and containing 437,184 square feet or 10.036 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That Manuel A. Alvarez and Adriana S. Alvarez herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as GOLDEN ACRES, PHASE 1 LOT 15A & LOT 15B, 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. That Manuel A. Alvarez and Adriana S. Alvarez do herein 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 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.
- 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.
- 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.

WITNESS my hand this the ____ day of _____, 2022.

Manuel A. Alvarez, Owner
 Adriana S. Alvarez, 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 Manuel A. Alvarez, 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 _____, 2022.

Notary Public for the State of Texas
 My Commission expires _____

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 Adriana S. Alvarez, 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 _____, 2022.

Notary Public for the State of Texas
 My Commission expires _____

REPLAT
GOLDEN ACRES, PHASE 1
LOT 15A & LOT 15B
 BEING A REPLAT OF LOT 15
 OF GOLDEN ACRES, PHASE 1
 CAB. J, PG. 133
 J. McMINN SURVEY, ABSTRACT NO. 554
 COLLIN COUNTY, TEXAS