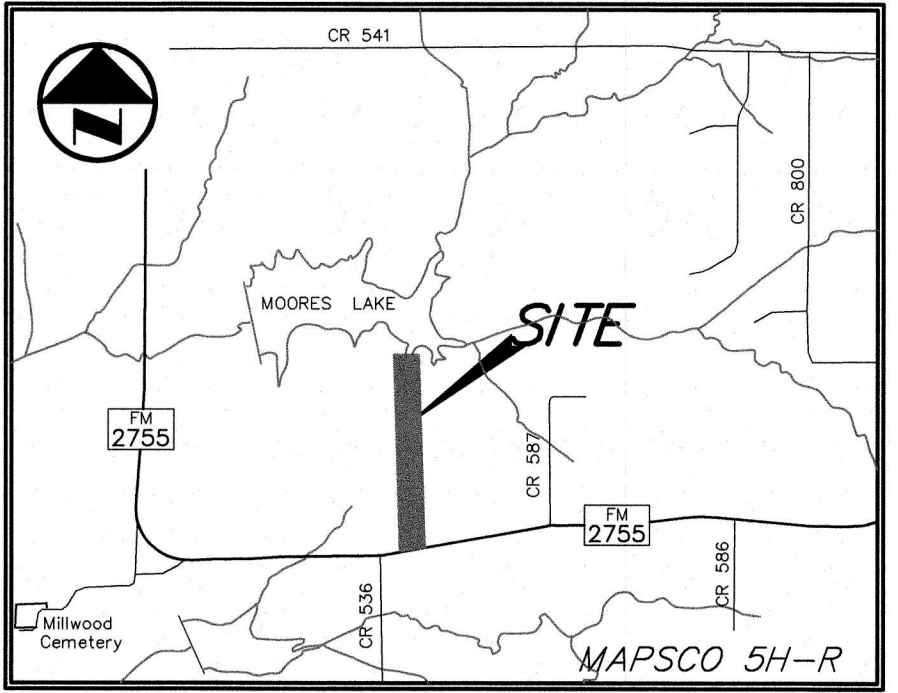


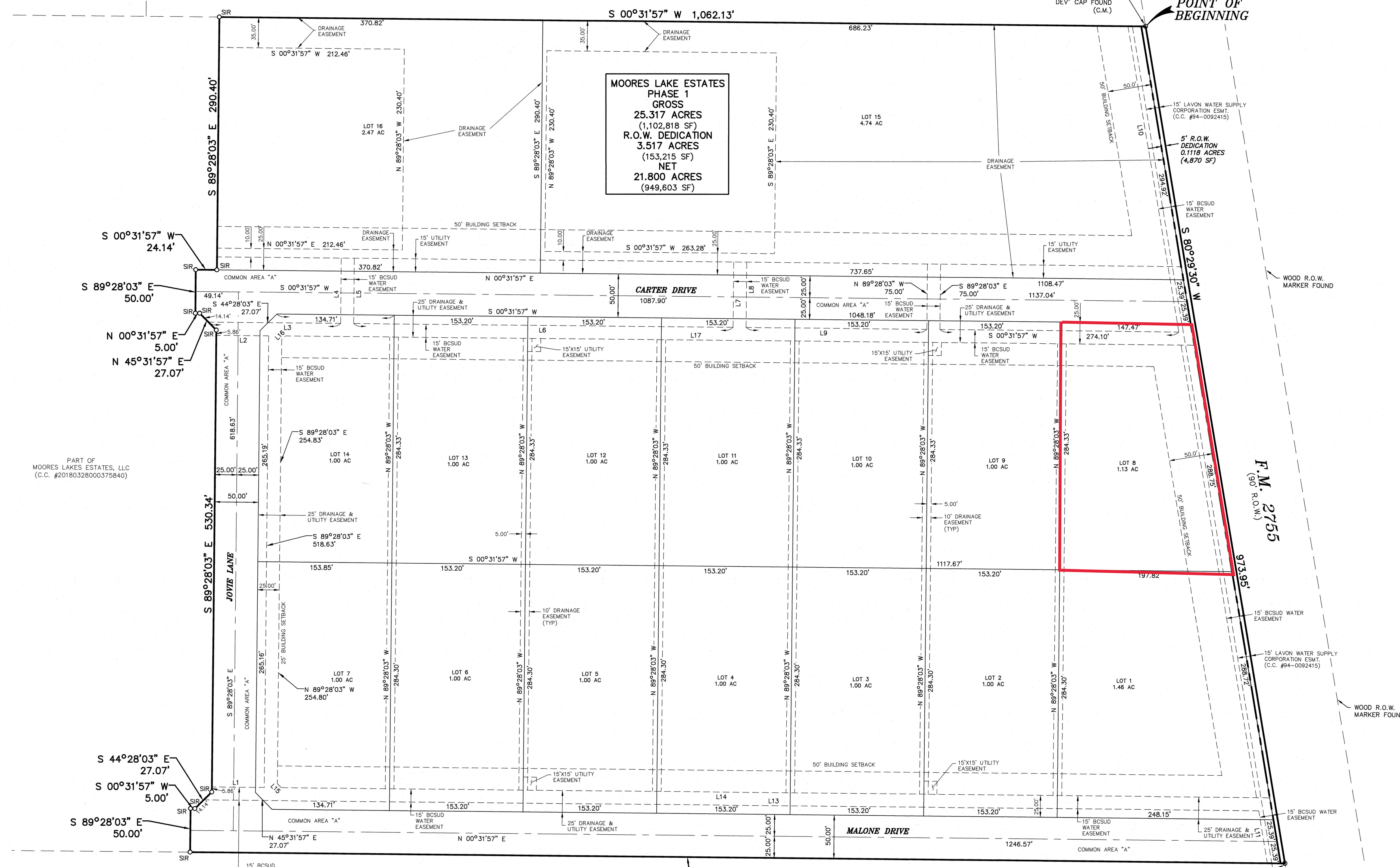
HMLEON, 01/06/2020 - 4:55PM
 N:\00106500\DWG\SURVEY\00106500.FINAL PLAT PH1.DWG
 WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING, INC.

CHARLES J. JURICEK, JR.
(VOL. 1174, PG. 503)

JEFF FARRAR
(C.C. #20130314000341970)



VICINITY MAP
NOT TO SCALE



**MOORES LAKE ESTATES
PHASE 1
GROSS
25.317 ACRES
(1,102,818 SF)
R.O.W. DEDICATION
3.517 ACRES
(153,215 SF)
NET
21.800 ACRES
(949,603 SF)**

LINE #	LENGTH	BEARING
L1	60.00	S00°31'57"W
L2	60.00	N00°31'57"E
L3	69.22	S00°31'57"W
L4	75.00	N89°28'03"W
L5	75.00	N89°28'03"W
L6	435.00	S00°31'57"W
L7	75.00	N89°28'03"W
L8	75.00	N89°28'03"W
L9	207.26	S00°31'57"W
L10	355.85	N80°29'30"E
L11	60.93	N80°29'30"E
L12	1127.72	N00°31'57"E
L13	1134.08	N00°31'57"E
L14	6.36	N45°31'57"E
L15	6.36	S44°28'03"E
L16	1042.25	S00°31'57"W
L17		

CULVERT SIZES						
LOT	AREA (AC)	C	I	Q(cfs)	SLOPE (%)	Culvert Size (IN)
1	7.92	0.5	5.49	21.74	2.50%	30
2	6.71	0.5	5.49	18.42	2.50%	27
3	5.62	0.5	5.49	15.43	2.50%	24
4	4.53	0.5	5.49	12.44	1.00%	21
5	3.45	0.5	5.49	9.46	N/A	N/A
6	2.36	0.5	5.49	6.47	N/A	N/A
7	1.27	0.5	5.49	3.49	N/A	N/A
8	1.43	0.5	5.49	3.92	1.86%	18
9	6.17	0.5	5.49	16.92	1.35%	24
10	5.62	0.5	5.49	15.43	1.94%	24
11	4.53	0.5	5.49	12.45	1.94%	21
12	3.45	0.5	5.49	9.46	1.94%	18
13	2.36	0.5	5.49	6.47	1.94%	18
14	1.27	0.5	5.49	3.49	1.94%	18
15	1.73	0.5	5.49	4.74	N/A	N/A
16	1.37	0.5	5.49	3.75	N/A	N/A

- NOTES:
- 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.
 - (C.M.) - Controlling Monument.
 - SIR - 1/2-inch iron rod with "WESTWOOD PS" cap set.
 - BCSUD - Bear Creek Special Utility District

Files and Records
Official Public Records
Stacy Kemp, County Clerk
Collin County, TEXAS
01/13/2020 11:37:23 AM
\$41.00 FEE
2020011301000170



OWNER:
Moore's Lakes Estate, LLC
7815 Hillside Drive
Sachse, Texas 75048
(214) 458-8845

PPOGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of Westwood
2740 DALLAS PARKWAY
SUITE 280
PLANO, TEXAS 75093
TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430

PREPARED 11-17-2017
SURVEYED 03-28-2017
SCALE: 1" = 60'
W NUMBER R0010650.00
DRAWN BY: RLG
CHECKED BY: AWS

**FINAL PLAT
MOORES LAKE ESTATES
PHASE 1**

BEING OUT OF THE
J. P. DAVIS SURVEY, ABSTRACT No. 249
COLLIN COUNTY, TEXAS
SHEET 1 OF 2 25.317 Acres

WAC

DESCRIPTION OF PROPERTY SURVEYED

WHEREAS, Moores Lakes Estates, LLC owner of a 25.317 acre tract of land situated in the J. P. Davis Survey, Abstract No. 249, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed to Moores Lakes Estates, LLC recorded in County Clerk's File No. 20180328000375840 of the Deed Records of Collin County, Texas; said 25.317 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southeast corner of said Moores Lakes Estate tract in the northerly right-of-way line of F. M. 2755 (90-foot wide right-of-way); said point also being the southwest corner of that certain tract of land described in General Warranty Deed to Jeff Farrar recorded in County Clerk's File No. 20130314000341970 of the said Deed Records;

THENCE, South 80 degrees, 29 minutes, 30 seconds West (Deed: South 79 degrees, 53 minutes, 09 seconds West), along the said northerly line of F. M. 2755, a distance of 973.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the southwest corner of said Moores Lakes Estate tract and the southeast corner of that certain tract of land described in Special Warranty Deed to The Peggy Walton Moore Inheritance Trust recorded in County Clerk's File No. 20100512000477050 of the said Deed Records;

THENCE, North 00 degrees, 31 minutes, 57 seconds East (Deed: North 00 degrees, 04 minutes, 24 seconds West), departing the said northerly line of F. M. 2755 and along the common line between said Moores Lakes Estate tract and said The Peggy Walton Moore Inheritance Trust tract, a distance of 1256.08 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE, in an easterly direction departing the said common line between Moores Lakes Estate tract and The Peggy Walton Moore Inheritance Trust tract and over and across said Moores Lakes Estate tract, the following courses and distances:

South 89 degrees, 28 minutes, 03 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 00 degrees, 31 minutes, 57 seconds West, a distance of 5.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 44 degrees, 28 minutes, 03 seconds East, a distance of 27.07 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 89 degrees, 28 minutes, 03 seconds East, a distance of 530.34 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

North 45 degrees, 31 minutes, 57 seconds East, a distance of 27.07 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

North 00 degrees, 31 minutes, 57 seconds East, a distance of 5.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 89 degrees, 28 minutes, 03 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 00 degrees, 31 minutes, 57 seconds West, a distance of 24.14 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 89 degrees, 28 minutes, 03 seconds East, a distance of 290.40 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner in the common line between said Moores Lakes Estate tract and said Jeff Farrar tract;

THENCE, South 00 degrees, 31 minutes, 57 seconds West (Deed: South 00 degrees, 04 minutes, 24 seconds East), along the said common line between Moores Lakes Estate tract and Jeff Farrar tract, a distance of 1062.13 feet to the POINT OF BEGINNING;

CONTAINING, 1,102,818 square feet or 25.317 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groyzman, 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.

R. Groyzman Roman L. Groyzman, Registered Professional Land Surveyor No. 5864

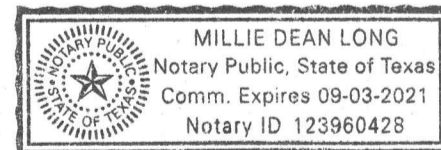


STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groyzman, 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 Collin County, Texas, this 7 day of January, 2020.

Millie Dean Long Notary Public in and for the State of Texas.



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

NOTES:

- 1.) MOORES LAKE ESTATES - PHASE 1 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 48085C0445J AND 48085C0560J, 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 FLOODELEVATIONS 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 PS" 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 15 AND RETENTION POND LOCATED IN LOT 16 SHALL BE MAINTAINED BY AN HOA. IF THERE IS NO HOA IN EXISTENCE, THE PONDS SHALL BE MAINTAINED BY THE OWNERS OF LOT 15 AND 16 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 16, A PRE-PLANNING MEETING WITH PROFESSIONAL ENGINEER/ REGISTERED SANITARIAN AND DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO LOT DEVELOPMENT/IMPROVEMENT ON LOT 16.

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 INGRESSES AND EGRESSES TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, 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 Camille Reagan / GENERAL MANAGER Date January 8, 2020

"APPROVED FOR CONSTRUCTION"

Camille Reagan January 8, 2020 Camille Reagan, General Manager, Bear Creek SUD



"ACCEPTED"

Camille Reagan January 8, 2020 General Manager, Bear Creek SUD

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 1, 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 its 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 its 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 7th day of January, 2020.

Moores Lakes Estates, LLC By: William Arthur Carter owner/sale member WAC

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 7 day of January, 2020.

Millie Dean Long Notary Public in and for the State of Texas



This Plat approved by Collin County Commissioners Court on the 17th day of March, 2018.

Chris Hill, County Judge Date 9 JAN 2020

Official Public Records State of Texas Collin County, TEXAS 01/18/2020 11:37:23 AM 641 00 381028 2020013010000170 2020-33



FINAL PLAT MOORES LAKE ESTATES PHASE 1

BEING OUT OF THE J. P. DAVIS SURVEY, ABSTRACT No. 249 COLLIN COUNTY, TEXAS SHEET 2 OF 2 25.317 Acres WAC

Table with columns for OWNER (Moores Lakes Estate, LLC), PPOGUE ENGINEERING & DEVELOPMENT COMPANY, INC., PREPARED (11-17-2017), SURVEYED (03-28-2017), SCALE (1" = 60'), W NUMBER (R0010650.00), DRAWN BY (RLG), CHECKED BY (AWS).

Vertical text on the left margin: HMLECN 01/08/2020 - 9:45AM WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING, INC. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING, INC. UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING, INC. ALL RIGHTS RESERVED.