



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown herein were found or placed under my supervision.

_____ 20__

FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Matthew Busby
R.P.L.S. No. 5751

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 Matthew Busby, Land Surveyor, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__

Notary Public in and for the State of Texas

My Commission Expires On: _____

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

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Andrew Sutherland and Lorelei Sutherland, are the owners of a tract of land situated in the James Ellison Survey, Abstract No. 293, Collin County, Texas and being further described as follows:

- BEING all of Lot 12 of Sunset Acres as recorded in Volume D, Page 166 of the Plat Records of Collin County, Texas, same being that tract of land described in deed to Andrew Sutherland and Lorelei Sutherland as recorded under CCF 20130625000891910 of the Official Public Records of Collin County, Texas, and being further described as follows:
- BEGINNING at a point in County Road No. 700, at the Southeast corner of said Lot 12, and at the Southwest corner of that called 20.02 acres of land described in deed to Randall E. Lehmann as recorded under CCF 2014082000034290 of the Official Public Records of Collin County, Texas, from which a 1/2 inch steel rod found bears North 00 degrees 10 minutes 40 seconds East, 30.08 feet for witness;
- THENCE North 89 degrees 19 minutes 52 seconds West, 573.00 feet along said County Road No. 700 to a point at the Southwest corner of said Lot 12, and at the Southeast corner of Lot 11, from which a 1/2 inch steel rod found bears North 00 degrees 10 minutes 36 seconds East, 30.33 feet for witness;
- THENCE North 09 degrees 10 minutes 36 seconds East, 934.02 feet to a fence corner post found at the Northwest corner of said Lot 12, at the Northeast corner of said Lot 11, and on the South line of Lot 10;
- THENCE South 09 degrees 38 minutes 20 seconds East, 573.00 feet to a fence corner post found at the Northeast corner of said Lot 12, at the Southeast corner of said Lot 10, and on the West line of said 20.02 acres;
- THENCE South 09 degrees 10 minutes 40 seconds West (Directional Control Line), 937.10 feet along the common line of said Lot 12 and said 20.02 acres to the POINT OF BEGINNING, containing 12.306 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Andrew Sutherland and Lorelei Sutherland, owners, do hereby certify and adopt this plat designating the herein above described property as SUNSET ACRES, LOTS 12A & 12B, 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. Andrew Sutherland and Lorelei Sutherland, owners, 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 of any time of prospecting 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.
- 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 _____ day of _____, 20__

By: _____

Andrew Sutherland
Owner

Lorelei Sutherland
Owner

STATE OF _____
COUNTY OF _____

STATE OF _____
COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Andrew Sutherland, 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 considerations therein expressed.

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Lorelei Sutherland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

My Commission Expires On: _____

My Commission Expires On: _____

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 roadway 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 HDA; 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 BMPs 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 a SWQP and submit to the Director of Engineering prior to receiving any permits.
- Collin County will not be responsible for repairs or maintenance of centralized mailboxes.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat Plat of Sunset Place, Lots 12A & 12B, 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 Replat.

Collin County Judge, Chris Hill

GENERAL NOTES:

- SUNSET PLACE is not within any Extra-Territorial Jurisdiction of any City or Town at the time of plat submit.
- Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4802, NAD83.
- Selling a portion of this addition by metes and bounds is a violation of County Ordinance and State law and is subject to fines and withholding of utilities and building permits.
- The purpose of this Replat is to create 2 plotted lots.
- Verify exact location of underground utilities prior to any digging or construction.

SES = STEEL ROD SET
SIF = STEEL ROD SET

UTILITY SERVICE PROVIDERS:

Water: Caddo Basin S.U.D.
Electric Providers: Oncor Electric

FLOOD ZONE NOTE:
Subject tract located in Zone "X" as noted from F.I.R.M. 480803335, dated June 2, 2009

Zone "X" - "Areas determined to be outside the 0.2% annual chance floodplain."

REPLAT

SUNSET PLACE
LOTS 12A & 12B

Being all of Lot 12 of Sunset Place as recorded in Volume D, Page 166 of the Plat Records of Collin County, Texas.

12.306 TOTAL ACRES
JAMES ELLISON SURVEY, A-293
COLLIN COUNTY, TEXAS

OWNERS:
Andrew Sutherland
Lorelei Sutherland
3159 C.R. 700
Farmersville, TX 75442

SURVEYOR:
Boundary Solutions, Inc.
116 McKinney Street
Farmersville, TX 75442