

STANDARD PLAT NOTES

1. Mail boxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. All roadway signs shall meet Collin County specifications.
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
5. Collin County does not, and will not accept street lights for maintenance or operation.
6. A road dedicated to the public may not be obstructed, including by means of a gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. 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.
9. 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.
10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. 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.
12. 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.
13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
 WHEREAS, Eduardo Soto Soto, is the owner of a tract of land situated in Collin County, Texas, in the Willis Roberts Survey Abstract No. 790, being all of Lot 9 of Sommerset Estates Revised, Phase 1, an addition to Collin County, Texas, as recorded in Volume J, Page 313, Plat Records of Collin County, Texas, and being described in deed to Eduardo Soto Soto, an individual, as recorded in Instrument No. 20190523000584600, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 60 D nail found in the right-of-way line of Sommerset Drive, being on the Southeast line of Lot 2, same being the Northwest corner of Lot 8, of said Sommerset Estates, being the North corner of said tract described herein;

THENCE South 44 degrees 36 minutes 25 seconds East, a distance of 940.00 feet to a mag nail found for corner on the Northwest line of a tract of land conveyed to The United States of America (deed information inapplicable), same being the South corner of said Lot 8;

THENCE South 70 degrees 16 minutes 11 seconds West, a distance of 429.92 feet to a fence post for corner being the Northeast corner of Lot 10 of said Sommerset Estates;

THENCE North 86 degrees 08 minutes 44 seconds West, a distance of 634.42 feet passing a 1/2 inch red-capped iron rod found for reference and continuing for a total distance of 634.42 feet to a 60 D nail found for corner in said Sommerset Drive right-of-way;

THENCE North 26 degrees 04 minutes 11 seconds East, a distance of 859.12 feet to the PLACE OF BEGINNING and containing 435,602 square feet or 10.000 acres of land.

SURVEYOR'S CERTIFICATE

I, Barry S. Rhodes, a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is true and accurate representation of the property described and platified hereon as determined by an actual survey made on the ground under my direction and supervision. The property is not within the 100 year floodplain.

PRELIMINARY DOCUMENT
 NOT FOR RECORDING PURPOSES
 Printed Name: Barry S. Rhodes
 R.P.L.S. No. 3691

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20__

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

UTILITY SERVICE PROVIDERS:

WATER: CADDO BASIN SPECIAL UTILITY DISTRICT
 ADDRESS: 156 C.R. 1118, GREENVILLE, TX 75401
 PHONE: 903-527-3504

ELECTRIC: TXU ENERGY
 ADDRESS: PO BOX 650700, DALLAS, TX 75265
 PHONE: 800-818-6132

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "SOTO 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

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Eduardo Soto Soto, does hereby adopt this plat designating the herein-described property as **LOTS 9A, 9B, & 9C, SOMMERSET ESTATES REVISED, PHASE 1**, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. Eduardo Soto Soto does herein certify the following:

1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
10. 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 of maintenance of a roadway and the drainage systems of the roadway.
11. 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.
12. All modifications to this document shall be by means of plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this the _____ day of _____, 20__

Authorized Signature

Printed Name and Title

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20__

Notary Public, State of Texas

My commission expires: _____

CERTIFICATE OF APPROVAL

I hereby certify that the attached and foregoing Final Plat of the "LOTS 9A, 9B & 9C, SOMMERSET ESTATES REVISED, PHASE 1" 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.

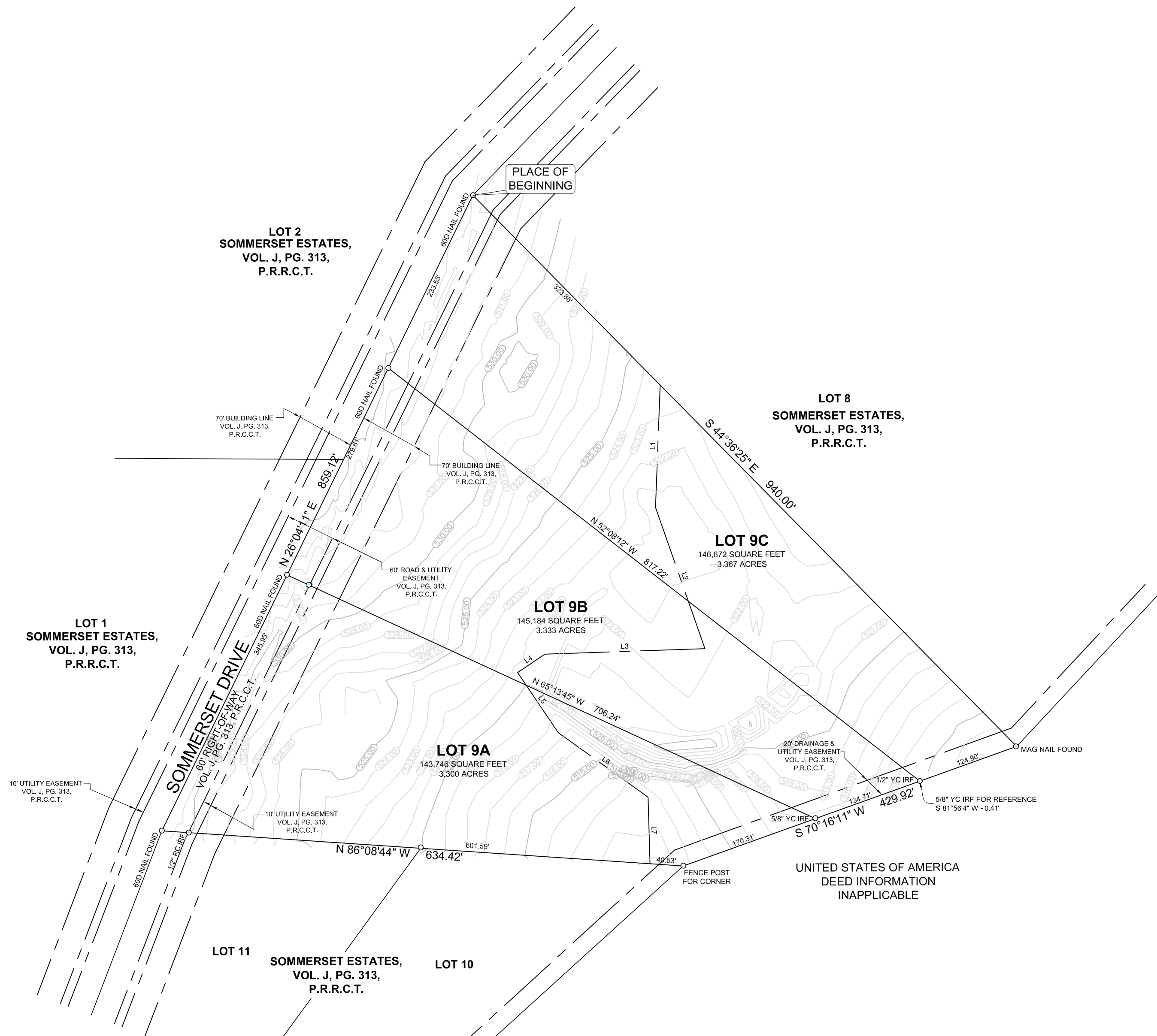
COLLIN COUNTY JUDGE CHRIS HILL

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.

By: _____

Printed Name: _____
 Designated Representative for
 Collin County Development Services



ON-SITE SEWAGE FACILITY NOTES

1. All lots must utilize alternative type On-Site Sewage Facilities.
2. 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 15' drainage and utility easement along the eastern property lines of 18A and B, the southern property lines of 18A and 18B and the western property line of 18A to which OSSF setbacks apply.
 - There is a variable width floodway easement encumbering most of lot 18A to which OSSF setbacks apply.
 - There is a large creek along the northern property line of 18A to which OSSF setbacks apply.
3. There are no easements other than those noted above.
4. There was an existing structure/dwelling and a single associated OSSF on Lot 18A at the time of approval.
 - The existing OSSF on Lot 18A is a Conventional OSSF - if the existing system ever fails or if changes are ever made to the existing structure(s), repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system.
 - The RS As-Built submitted with the plat shows all OSSF components for Lot 18A to be completely within the boundaries of Lot 18A and meeting all required setbacks. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel or if required setbacks are not met, the entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
5. There were no permitted/approved existing structures with associated OSSF(s) on lot 18B at the time of approval. Any existing structures or OSSFs on lot 18B must be reviewed and permitted by Collin County Development Services prior to any use.
6. Tree removal and/or grading for OSSF may be required on individual lots.
7. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
8. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
9. 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 Development Services

PROPERTY ADDRESS: 1120 SOMMERSET DRIVE, NEVADA, TX 75173
 ADDRESS: 1120 SOMMERSET DRIVE, NEVADA, TX 75173
 PHONE: 469-544-4892

SURVEYOR'S NOTES

1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
3. ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, GRID COORDINATES, NO SCALE OR PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) PLATTED LOTS FROM AN EXISTING PLATTED LOT.

LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
IRF YC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

LINE	LENGTH	BEARING
L1	148.51	S02°13'52"W
L2	181.74	S19°18'51"E
L3	194.43	S88°02'30"W
L4	40.00	S55°51'57"W
L5	88.00	S34°05'03"E
L6	134.32	S54°19'41"E
L7	80.89	S01°34'24"E



FIRM NO. 10194366
 1529 E. I-30, SUITE 103, GARLAND, TX 75043
 WEBSITE: WWW.BURNSSURVEY.COM
 PHONE: (214) 326-1090
 JOB NO.: 202301128-01 DATE: 05/25/2023 DRAWN BY: KW

REPLAT
SOMMERSET ESTATES REVISED
PHASE 1
LOTS 9A, 9B, & 9C

BEING A REPLAT OF LOT 9, OF SOMMERSET ESTATES,
 - 10.000 ACRES -
 WILLIS ROBERT SURVEY, ABSTRACT NO. 790,
 COLLIN COUNTY, TEXAS