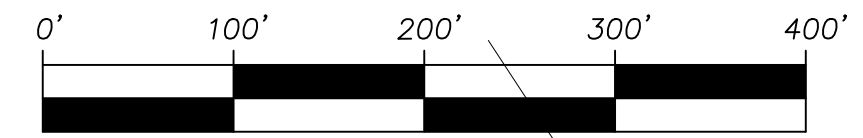
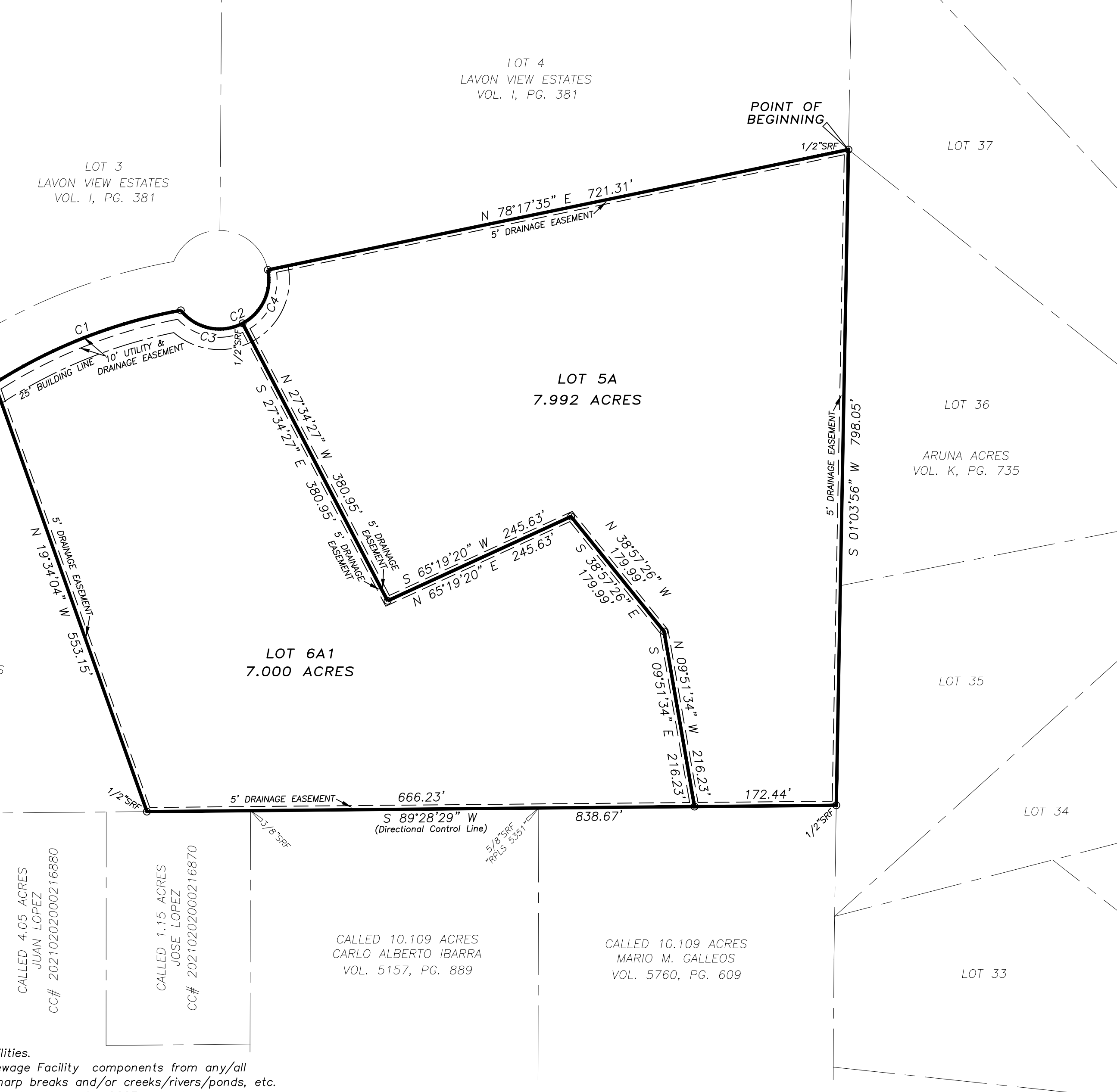


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	244.90'	630.00'	22°16'23"	N 68°35'59" E	243.37'
C2	160.43'	60.00'	153°11'50"	N 65°03'59" E	116.73'
C3	83.34'	60.00'	79°35'08"	S 78°07'40" E	76.80'
C4	77.09'	60.00'	73°36'42"	N 25°16'25" E	71.89'



SCALE 1"=100'



- 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/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- There is a 10' utility and drainage easement along every road-adjacent property line and a 5' drainage easement along every other property line to which OSSF setbacks apply.
- There is a pond on lot 5A and a pond on lot 6A1 to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There was an existing structure/dwelling and a single associated OSSF on lot 5A at the time of approval.
- The existing OSSF on lot 5A 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-Builts submitted with the plat shows all OSSF components for lot 5A to be completely within the boundaries of lot 5A 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 CDDS).
- There were two existing structures/dwellings, each with their own associated OSSF, on lot 6A1 at the time of approval - one existing system is a conventional OSSF and the other is an alternative OSSF.
- Existing Conventional OSSF
  - If the existing Conventional OSSF 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-Builts submitted with the plat shows all of the conventional OSSF components for lot 6A1 to be completely within the boundaries of lot 6A1 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 CDDS).
- Existing Alternative OSSF
  - The existing alternative system is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CDDS prior to construction for compliance with OSSF regulations.
  - The R.S. as-builts submitted with the plat shows all OSSF components for Lot 6A1 to be completely within the boundaries of Lot 6A1. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system must be repaired or replaced with an approved alternative system (after review and permitting through CDDS).
- 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/dispensed 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 Development Services

**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 hereon were found or placed under my supervision.

\_\_\_\_\_, 20\_\_\_\_

PRELIMINARY & 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: \_\_\_\_\_

**GENERAL NOTES:**

- LAVON VIEW ESTATES is not within any Extra-Territorial Jurisdiction of any City or Town at the time of plat submittal.
- Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.
- Selling a portion of this addition by metes and bound 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 platted lots.
- Verify exact location of underground utilities prior to any digging or construction.

SRS = STEEL ROD SET  
SRF = STEEL ROD FOUND  
QENOTES 5/8" STEEL ROD SET UNLESS OTHERWISE NOTED.

**UTILITY SERVICE PROVIDERS:**

Water: Nevada S.U.D.

Electric Providers: Oncor Electric

**FLOOD ZONE NOTE:**

Subject tract located in Zone 'X' as scaled from F.I.R.M. 48085C0445J, dated June 2, 2009.

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

**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 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.
- Collin County will not be responsible for repairs or maintenance of centralized mailboxes.

**PROPERTY OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Richard Lee Derose, Abigail R. Dominguez, and Jose A. Soto, are the owners of a tract of land situated in the S.M. Rainer Survey, Abstract No. 740, Collin County, Texas and being further described as follows:

BEING all of Lot 5 of Lavon View Estates as recorded in Volume I, Page 381 of the Plat Records of Collin County, Texas, and being all of Lot 6A of the Replat of Lavon View Estates as recorded in Volume P, Page 172 of the Plat Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at the Northeast corner of said Lot 5, at the Southeast corner of Lot 4, and on the West line of Aruna Acres as recorded in Volume K, Page 735 of the Plat Records of Collin County, Texas;

THENCE South 01 degrees 03 minutes 56 seconds West, 798.05 feet along the East line of said Lot 5 to a 1/2 inch steel rod found at the Southeast corner of said Lot 5;

THENCE South 89 degrees 28 minutes 29 seconds West (Directional Control Line), 838.67 feet along the South line of said Lot 5 and said Lot 6A to a 1/2 inch steel rod found at the Southwest corner of said Lot 6A, and at the Easterly most Southeast corner of Lot 6B;

THENCE North 19 degrees 34 minutes 04 seconds West, 553.15 feet to a 1/2 inch steel rod found capped "RPLS 3963" on the South line of Lavon View Drive (60'), at the Northwest corner of said Lot 6A, and at the Northeast corner of said Lot 6B, and a point of non-tangent curve;

THENCE Northeasterly, 244.90 feet along the South line of said Lavon View Drive and a curve to the right having a radius of 630.00 feet and a central angle of 22 degrees 16 minutes 23 seconds (Chord bears North 68 degrees 35 minutes 39 seconds East, 243.37 feet) to a 5/8 inch steel rod set at point of non-tangent curve;

THENCE Northeasterly, 60.00 feet along the South line of said Lavon View Drive and a curve to the left having a radius of 60.00 feet and a central angle of 153 degrees 11 minutes 50 seconds (Chord bears North 65 degrees 03 minutes 59 seconds East, 116.73 feet) to a 5/8 inch steel rod set at the Northwest corner of said Lot 5, and at the Southwest corner of said Lot 4;

THENCE North 78 degrees 17 minutes 35 seconds East, 721.31 feet to the POINT OF BEGINNING, containing 14.992 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Richard Lee Derose, Abigail R. Dominguez, and Jose A. Soto, owners, do hereby certify and adopt this plat designating the herein above described property as LAVON VIEW ESTATES, LOT 5A & LOT 6A1, 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. Richard Lee Derose, Abigail R. Dominguez, and Jose A. Soto, 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 easements 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.
- 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 \_\_\_\_\_, 20\_\_\_\_.

BY:

Richard Lee Derose  
Owner

Abigail R. Dominguez  
Owner

Jose A. Soto  
Owner

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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 Richard Lee Derose, 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 Abigail R. Dominguez, 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.

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jose A. Soto, 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\_\_\_\_.

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

My Commission Expires On: \_\_\_\_\_

My Commission Expires On: \_\_\_\_\_

**CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT**

I hereby certify that the attached and foregoing Replat Plot of Lavon View Estates, Lot 5A & Lot 6A1, 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

**REPLAT**

**LAVON VIEW ESTATES  
LOT 5A & LOT 6A1**

Being all of Lot 5 of Lavon View Estates as recorded in Volume I, Page 381 of the Plat Records of Collin County, Texas and all of Lot 6A of Lavon View Estates as recorded in Volume P, Page 172 of the Plat Records of Collin County, Texas.

**14.992 TOTAL ACRES  
S.M. RAINER SURVEY, A-740  
COLLIN COUNTY, TEXAS**

**OWNERS:**

Richard Lee Derose  
596 Lavon View Dr.  
Roysce City, TX 75189

**OWNERS:**

Abigail R. Dominguez  
Jose A. Soto  
534 Lavon View Dr.  
Roysce City, TX 75189

**SURVEYOR:**

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