

STATE OF TEXAS:

COLLIN COUNTY:

WHEREAS, Lazaro Martinez Huerta, Mark Andrew Taylor, and Maisha Heather Taylor, are the owners of a tract of land situated in the Jonathan Douthitt Survey, Abstract No. 251, Collin County, Texas, and being more particularly described as follows:

SITUATED in Collin County, Texas, being part of the Jonathan Douthitt Survey, Abstract No. 251, being all of a called 6.000 acre tract of land described in a deed to Lazaro Martinez Huerta, as recorded in Instrument No. 202200093577, Official Public Records, Collin County, Texas, being all of Lots 1 and 2, Martinez Estates, an addition to Collin County, Texas, according to the plat thereof recorded in Plat Book 2024, Page 775, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod found at the northwest corner of said Huerta tract and the southwest corner of that certain tract of land described in deed to Collin County, as recorded in Volume 5910, Page 3146, said Official Public Records, said iron rod being on the east line of that certain tract of land described in deed to James T. Mangum, as recorded in Volume 1833, Page 727, Deed Records, Collin County, Texas;

Thence East, a distance of 396.00 feet along the common line of said Huerta and Collin County tracts to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the northeast corner of said Huerta tract and the northwest corner of that certain tract of land described in deed as Tract I to Alton W. Hopper, as recorded in Instrument No. 20060407000462250, said Official Public Records;

Thence South 00° 14' 48" East, a distance of 660.99 feet along the common line of said Huerta tract and said Tract I to the common south corner of said Huerta tract and said Tract I, being on the north line of that certain tract of land described in deed to Michael D. McCord and wife, Molly J. McCord, as recorded in Instrument No. 20120912001144870, said Official Public Records, and being in County Road 502;

Thence West, a distance of 396.00 feet along the common line of said Huerta and McCord tracts and along said County Road 502 to the southwest corner of said Huerta tract and the southeast corner of aforesaid Mangum tract;

Thence North 01° 14' 48" West, a distance of 660.99 feet to the Point of Beginning and containing 261,750 square feet or 6.001 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lazaro Martinez Huerta, Mark Andrew Taylor, and Maisha Heather Taylor, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as

MARTINEZ ESTATES, REVISED

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. That Lazaro Martinez Huerta, Mark Andrew Taylor, and Maisha Heather Taylor 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 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 stormwater 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 nor 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 _____, 2024.

Authorized signature.

Authorized signature.

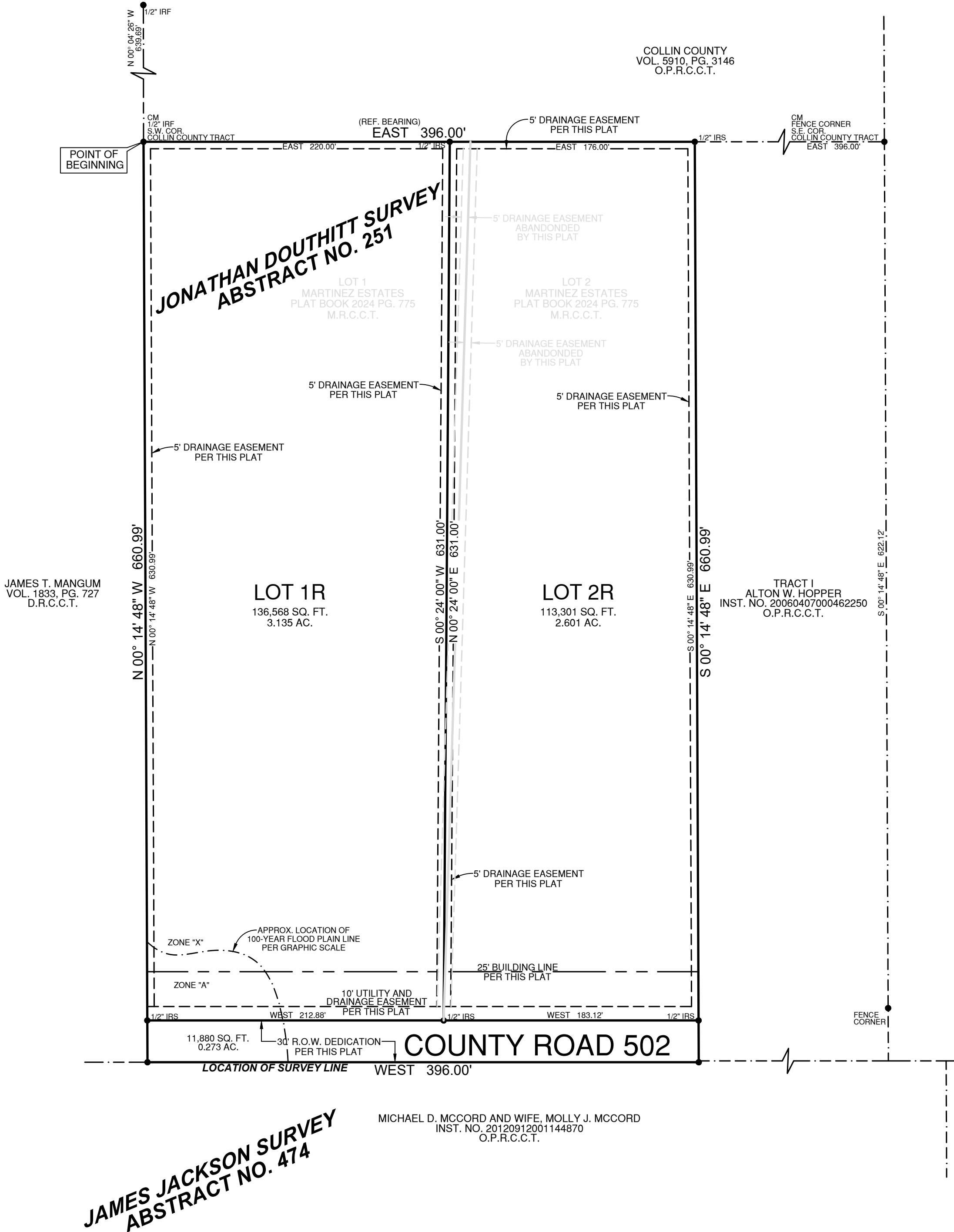
Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2024.

Notary Public, State of Texas

My commission expires: _____



CERTIFICATION OF DIRECTOR OF ENGINEERING OR DESIGNEE WHERE APPROVAL OF PLAT INSTRUMENT DELEGATED CERTIFICATION OF COLLIN COUNTY, TEXAS

I, _____, as Director of Engineering (designee) have been delegated the authority to approve the foregoing Minor Plat of the "MARTINEZ ADDITION" on behalf of the Commissioners Court of Collin County, Texas. I hereby certify I exercised the authority on _____ to APPROVE the foregoing Minor Plat of the "MARTINEZ ADDITION" as the act and deed of the Collin County Commissioners Court. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown on the foregoing instrument.

Collin County Director of Engineering (Designee)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2024.

Notary Public, State of Texas

My commission expires: _____

OSSF NOTES:

- All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock throughout the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- All lots 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 10' utility and drainage easement along the southern, road-adjacent property line of Lot 1R and Lot 2R to which OSSF setbacks apply.
- There are no easements other than the utility and drainage easement noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on Lot 1R at the time of approval. Any existing structures or OSSF(s) on Lot 1R must be reviewed and permitted by Collin County Development Services prior to any use.
- There were several existing structures and a single existing, associated OSSF on Lot 2R at the time of approval.
- The existing OSSF for Lot 2R is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure(s) or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
- The PE as-builts submitted with the plat shows all OSSF components for Lot 2R to be completely within the boundaries of Lot 2R. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system must be repaired or replaces 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.

STANDARD PLAT NOTES:

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- 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 places 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.

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN INSTRUMENT NO. 202200093577, O.P.R.C.C.T.
LOT TO LOT DRAINAGE IS NOT ALLOWED.
IMPROVEMENTS NOT SHOWN.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS WERE DERIVED FROM COLLIN COUNTY GIS.

A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A", "X" RATING AS SHOWN BY MAP NO. 48085C0190 J, DATED JUNE 2, 2009.

SURVEYOR'S CERTIFICATE

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this ____ day of _____, 2024, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

David Apple R.P.L.S. No. 5932

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

OWNER (LOT 1):
Lazaro Martinez Huerta
8433 County Road 502
Blue Ridge, Tx 75424
(469) 877-1439

OWNER (LOT 2):
MARK ANDREW TAYLOR AND
MAISHA HEATHER TAYLOR
8433 County Road 502
Blue Ridge, Tx 75424
(972) 977-9796

SURVEYOR:
Premier Surveying, LLC
David Apple, RPLS
5700 W. Plano Parkway
Suite 1200
Plano, Tx 75093
(972) 612-3601

MINOR PLAT
MARTINEZ ESTATES, REVISED
BEING 6.001 ACRES OF LAND, IN THE
JONATHAN DOUTHITT SURVEY, ABSTRACT NO. 251
COLLIN COUNTY, TEXAS.