

LEGEND	
D.R.C.C.T.	= DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	= PLAT RECORDS COLLIN COUNTY TEXAS
VOL	= VOLUME
PG	= PAGE
CM	= CONTROLLING MONUMENT
RF	= IRON ROD FOUND
RORS	= ROOME CAPPED IRON ROD SET
ROIF	= ROOME CAPPED IRON ROD FOUND
ESMT	= EASEMENT

Water Service:
Nevada SUD
108 N Warren St,
Nevada, TX 75173
972-843-2609

Electric Service:
Oncor Electric Delivery
310 Highway 205,
Terrell, TX 75161
903-456-1660

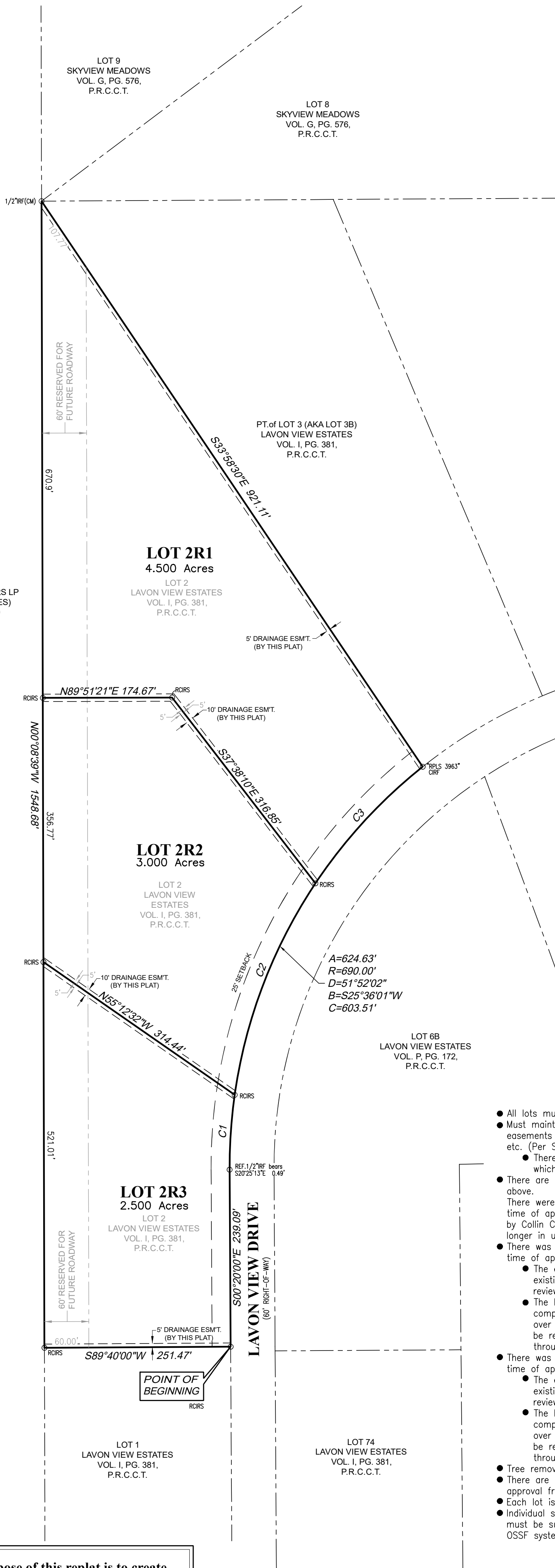
GENERAL NOTE

No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 49055C0445 of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X).

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.

EAST LAVON PARTNERS LP
(CALLED 216.85 ACRES)
CCW 20190408000368940
D.R.C.C.T.



OSSF NOTES

- 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/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - There is a 10' drainage easement on each lot-to-lot property line (5' on each lot) to which OSSF setbacks apply.
- There are no easements on lots 2R1, 2R2 or 2R3 other than the drainage easements noted above. There were no permitted/approved existing structures with associated OSSF(s) on lot 2R1 at the time of approval. Any existing structures or OSSFs on lot 2R1 must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.
- There was an existing structure/dwelling and an existing, associated OSSF on Lot 2R2 at the time of approval.
 - The existing OSSF for Lot 2R2 is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
 - The R.S. as-builts submitted with the plat shows all OSSF components for Lot 2R2 to be completely within the boundaries of Lot 2R2. 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 CCDS).
- There was an existing structure/dwelling and an existing, associated OSSF on Lot 2R3 at the time of approval.
 - The existing OSSF for Lot 2R3 is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
 - The R.S. as-builts submitted with the plat shows all OSSF components for Lot 2R3 to be completely within the boundaries of Lot 2R3. 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 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.

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'S DEDICATION & ACKNOWLEDGMENT

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **James Cummings, Roy Cummings & Sandie Cummings**, are the owners of Lot 2, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **Lavon View Estates Lots 2R1, 2R2 & 2R3**, on 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. The owners, **James Cummings, Janette Cummings, Roy Cummings & Sandie Cummings**, do 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 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 and 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 ____ day of _____, 2025.

James Cummings (Owner)

Roy Cummings (Owner)

Sandie Cummings (Owner)

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 **James Cummings**, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public for the
State of Texas

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 **Roy Cummings**, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public for the
State of Texas

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 **Sandie Cummings**, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public for the
State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat of **Lavon View Estates Lots 2R1, 2R2 & 2R3**, to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 2022, 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

OWNER'S CERTIFICATE

WHEREAS **James Cummings, Roy Cummings & Sandie Cummings**, is the owner of a tract of land situated in the State of Texas, County of Collin, being part of the S.M. Rainer Survey, Abstract No. 740, being all of Lot 2 of Lavon View Estates as recorded in Volume I, Page 381, of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a Roomie capped iron rod set in the west right-of-way line of Lavon View Drive (60 foot right-of-way) marking the northeast corner of Lot 1 of said Lavon View Estates, the southeast corner of Lot 2 and the herein described premises;

THENCE with the north line of Lot 1 and the south line of Lot 2, South 89°40'00" West, 251.47 feet to a Roomie capped iron rod set in an east line of a called 216.85 acre tract of land as recorded under Clerk's File No. 20190408000368940 of the Deed Records of Collin County, Texas, marking the northwest corner of Lot 1, the southwest corner of Lot 2 and said premises;

THENCE with an east line of said 216.85 acre tract and the west line of Lot 2, North 00°08'39" West, 1,548.68 feet to a 1/2" iron rod found marking the most southerly corner of Lot 9 of Skyview Meadows as recorded in Volume G, Page 576 of the Plat Records of Collin County, Texas, the most westerly corner of Lot 8 of said Skyview Meadows, the northwest corner of part of Lot 3 (aka Lot 3B) of said Lavon View Estates, the most northerly corner of Lot 2 and said premises;

THENCE with the southwesterly line of part of Lot 3 (aka Lot 3B) and the northeasterly line of Lot 2, South 33°58'30" East, 921.11 feet to a "RPLS 3963" capped iron rod found in the northwesterly right-of-way line of Lavon View Drive, marking the southwest corner of part of Lot 3 (aka Lot 3B), the most easterly corner of Lot 2 and said premises;

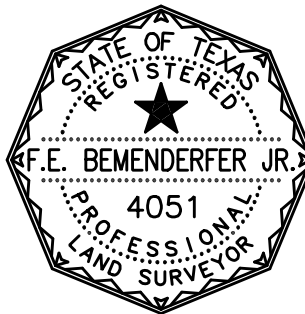
THENCE with a common line between Lavon View Drive and Lot 2 as follows: southwesterly along a curve to the left having a central angle of 51°52'02", for an arc distance of 624.63 feet, with a radius of 690.00 feet (chord = South 25°36'01" West, 603.51 feet) to a point marking the end of said curve, from which a 1/2" iron rod found for reference bears South 20°25'13" East, 0.49 feet; South 00°20'00" East, 239.09 feet to the place of beginning and containing 435,599 square feet or 10,000 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

F.E. Bemenderfer Jr.
Registered Professional
Land Surveyor No. 4051



STATE OF TEXAS §
COUNTY OF COLLIN §

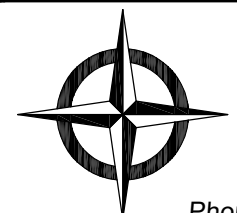
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F.E. Bemenderfer Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public for the
State of Texas

Replat
Lavon View Estates
Lots 2R1, 2R2 & 2R3
435,599 Sq.Ft / 10.000 Acres
being a Replat of Lavon View Estates
as recorded in Volume I, Page 381, C.C.M.R.
S.M. Rainer Survey, Abstract No. 740
Collin County, Texas
July 2025

P:\AC\202402\AC926861.dwg



Roome
Land Surveying

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

Submittal: July 23, 2025
Revised: July 31, 2025
Revised: August 4, 2025

Owner: James Cummings, Roy
Cummings & Sandie Cummings
6802 Stony Oak CT
Allen, TX 75002
(214) 392-8669
Attn: James Cummings
email: bubba_tx8@yahoo.com

Surveyor:
Roome Land Surveying
12255 W.15th St, Suite 100
Plano, TX 75075
(972) 423-4372
Attn: Fred Bemenderfer
email: fredb@roomeinc.com