



LEGEND

- CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF = IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

POINT OF BEGINNING

CALLED 8.63 ACRES
JINSKY LLC
INSTRUMENT NO. 20210715001427870
O.P.R.C.C.T.

FLOODPLAIN NOTE:
This tract of land is designated to fall within Zone X, according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0430 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas.

BASIS OF BEARINGS:
The basis of bearings, are derived from the bearings shown for Lot 20, Southpoint, an Addition to Collin County as recorded in Cabinet A, Page 95, P.R.C.C.T.

OWNER CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Danny Folk, Jackie Folk, and Asa Womack are the owners of a tract of land situated in the John D. Kirby Survey, Abstract No. 515, Collin County, Texas, being all of Lot 20, Southpoint, an addition to Collin County as shown on the map or plat thereof recorded in Cabinet A, Page 95 of the Plat Records of Collin County, Texas, as conveyed to Asa Womack as recorded in Instrument No. 20170329000399280 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), being all of Lot 19 of said Southpoint Addition as conveyed to Danny and wife Jackie Folk as recorded in Instrument No. 20161025001442360, O.P.R.C.C.T., being all of a called 0.023 acre tract of land conveyed to Asa and wife Kelsey Womack as recorded in Instrument No. 2025000116198, O.P.R.C.C.T., and being more particularly described in metes and bounds follows:

BEGINNING in the east Right-of-Way line (ROW) of Southpoint Drive at 1/2" iron rod found for the northwest corner of said Lot 20;
THENCE S 88°41'00" E with the north line of said Lot 20 a distance of 194.80' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for the northeast corner of said Lot 20;
THENCE S 13°42'28" E a distance of 189.58' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for the southeast corner of said Lot 19;
THENCE S 88°19'00" W with the south line of said Lot 19 a distance of 133.35' to a 1/2" iron rod with yellow plastic cap stamped "4613" set in the east ROW line of Southpoint Drive for the southwest corner of said Lot 19;
THENCE N 28°55'00" W with the east ROW line of Southpoint Drive a distance of 220.00' to the POINT OF BEGINNING, and containing 30,876 Square Feet or 0.709 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Danny Folk, Jackie Folk, Asa Womack, and Kelsey Womack acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as SOUTHPOINT, 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. (The owner name) does hereby 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 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 the \_\_\_ day of \_\_\_, 202\_\_.

BY:

Authorized signature.
DANNY FOLK, OWNER
Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_ day of \_\_\_, 202\_\_.

Notary Public, State of Texas

My commission expires: \_\_\_

WITNESS, my hand, this the \_\_\_ day of \_\_\_, 202\_\_.

BY:

Authorized signature.
JACKIE FOLK, OWNER
Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_ day of \_\_\_, 202\_\_.

Notary Public, State of Texas

My commission expires: \_\_\_

WITNESS, my hand, this the \_\_\_ day of \_\_\_, 202\_\_.

BY:

Authorized signature.
ASA WOMACK, OWNER
Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_ day of \_\_\_, 202\_\_.

Notary Public, State of Texas

My commission expires: \_\_\_

WITNESS, my hand, this the \_\_\_ day of \_\_\_, 202\_\_.

BY:

Authorized signature.
KELSEY WOMACK, OWNER
Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_ day of \_\_\_, 202\_\_.

Notary Public, State of Texas

My commission expires: \_\_\_

SURVEYOR'S CERTIFICATION

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and plotted 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.

By: \_\_\_\_\_

Printed Name: DAVID J. SURDUKAN

R.P.L.S. Number: 4613

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_ day of \_\_\_, 2025.

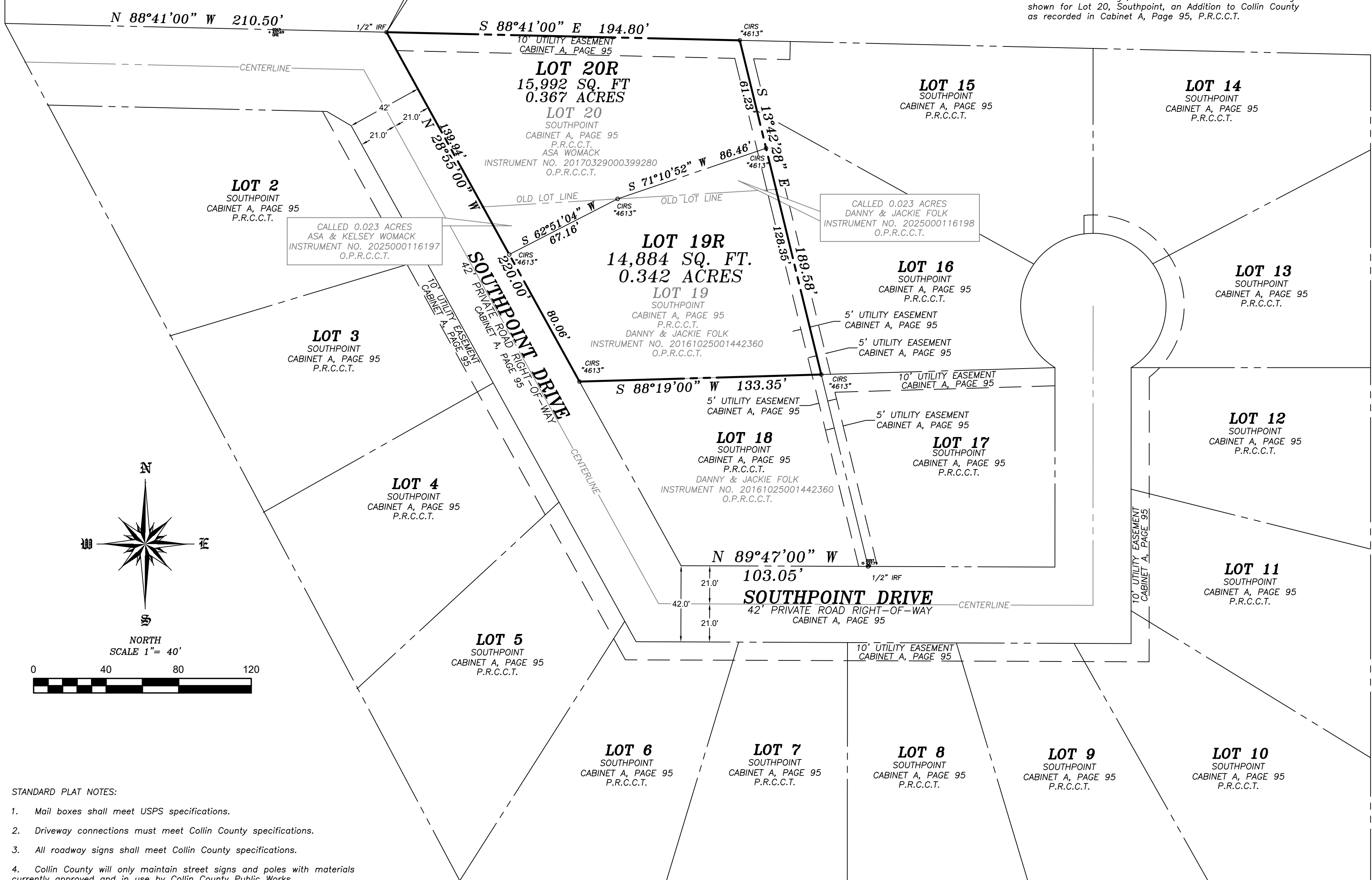
Notary Public, State of Texas

My commission expires: \_\_\_

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of "SOUTHPOINT" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_\_ day of \_\_\_, 202\_\_ 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



- 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 roadway 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 take BMPs 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.

- SPECIAL PLAT NOTES FOR PRIVATE ROADS:
1. Except as otherwise provided by Collin County's Subdivision Regulations, private roads in a proposed for this Subdivision must meet the Collin County Roadway Standards.
2. The roads in this Subdivision are private and will not be maintained by Collin County.
3. A homeowners' association will be created upon recordation of this plat. Membership is mandatory for each lot owner. The homeowners' association shall be responsible for maintenance of the roads in this Subdivision in perpetuity with such maintenance to be funded by dues collected from members.
4. All deeds conveying lots in this Subdivision must contain notice to the grantee that all roads in the Subdivision are private and will not be maintained by Collin County, and that Collin County will not accept the roads for maintenance in the future.
5. Roads must be maintained to such a standard that will allow access by police, fire, and emergency service agencies. This, at a minimum, requires a travelable causeway with an all-weather surface capable of supporting 75,000 pounds.
6. Collin County is not responsible for traffic enforcement within the Subdivision

The On-Site Sewage Facility (OSSF) review of the Southpoint Replat 20R and 19R OSSF-DS-RV-25-10-0089 OSSF Review (2 lots - see below) Final Plat has been completed and approved. Please make note, on the plat, of the following (bolded items only):

- (Due to the site evaluator's determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.
- Lots 19R and 20R have been approved as existing, small square lots due to the original subdivision date. The change made with this plat did not change the original square footage of the lots, so lots 19R and 20R will retain existing, small lot status for OSSF under this plat.
o Any OSSFs installed and/or operated on either lot 19R or 20R under this plat must comply with all applicable State/County requirements for sizing, setbacks, etc.
- Must maintain state-mandated setbacks 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.
o There is a 10' utility easement along the northern property line and a 5' utility easement along the eastern property line of lot 20R to which OSSF setbacks apply.
o There is a 5' utility easement along the eastern property line of lot 19R to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There was an existing structure/dwelling and an existing, associated OSSF on lot 20R at the time of approval.
o The existing OSSF for lot 20R 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.
o The R.S. as-built shows all OSSF components for lot 20R to be completely within the boundaries of lot 20R. 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 on lot 19R and an existing, associated OSSF for the structure on lot 19R on lot 18 at the time of approval.
o The existing OSSF for lot 19R/18 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.
o The R.S. as-built shows all OSSF components for lot 19R and 18 to be completely within the boundaries of lots 19R and 18. If any of the OSSF components are actually over the any of the lot lines and continue onto any other parcel, the entire system must be repaired or replaced with an approved alternative system (after review and permitting through CCDS).
o For the OSSF to cross from lot 19R to lot 18, State law requires that a deed recording be placed on the real property deeds of both properties that states that the properties (lot 19R and lot 18) cannot be sold separately.
- 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/discharged 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.

NOTE: This OSSF Review shall remain valid for twelve (12) months from the date of approval, after which it will be automatically void if plat not recorded within that time.

Please return the completed plat, with above inclusions, to my office for signature prior to recording. Please include the following signature block.

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.

