

OWNER'S DEDICATION  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Van Buren Estates, LLC, a Texas limited liability company, acting herein by and through its authorized officer, Amy Burnside, Managing Member, does hereby certify and adopt this plat designating the herein described property as **VAN BUREN ESTATES, PHASE II**, an Addition to the City of Weston, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alley are dedicated for street purposes. The easements and public use areas, as shown, 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, if approved by the City of Weston. In addition, utility easements may also 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 and City of Weston's use thereof. The City of Weston and public utility entities 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 City of Weston and public utility entities 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 with the necessity at any of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and -pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Weston, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weston, Texas.

WITNESS MY HAND THIS 22 DAY OF August, 2018.

Van Buren Estates, LLC, a Texas limited liability company

*Amy Burnside*  
Amy Burnside, Managing Member

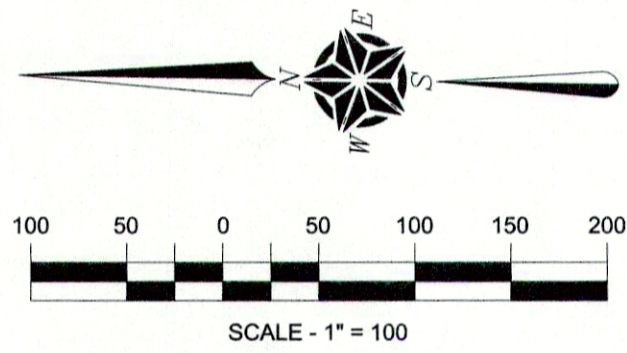
STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Amy Burnside, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of August, 2018.

*Erin Bowen*  
Notary Signature  
ERIN BOWEN  
Notary ID #131076716  
My Commission Expires  
April 5, 2021

LEGEND				
○	IRON ROD FOUND	— OHP —	OVERHEAD POWER LINE	
⊗	IRON ROD SET	— E —	UNDERGROUND ELECTRIC LINE	
○	IRON PIPE FOUND	— —	EASEMENT LINE	
⊠	"X" FOUND / SET	— B.L. —	BUILDING LINE	
●	POWER POLE	— W —	EXISTING WATER LINE	
		— W —	PROPOSED WATER LINE	
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS				
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS				
PROPERTY LINE				



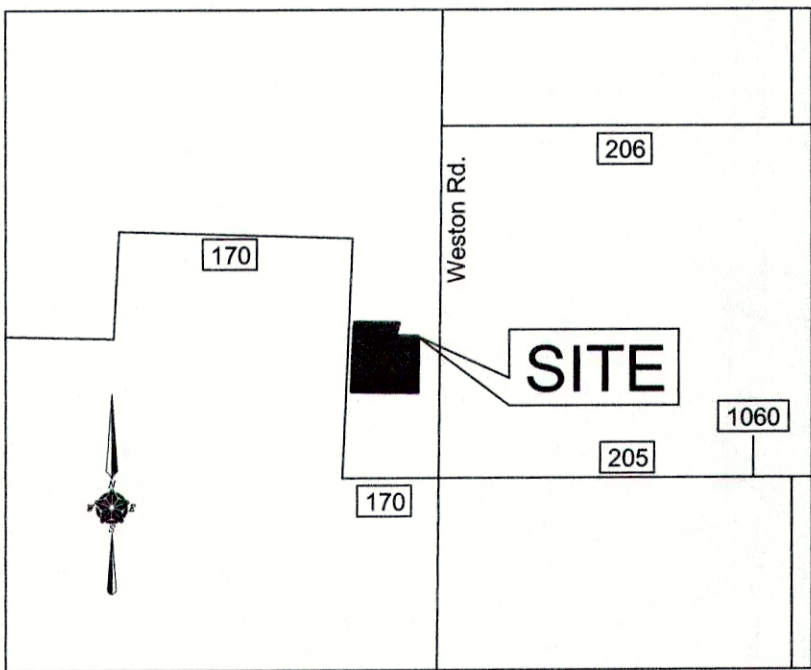
PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	233.92'	150.00'	89°21'07"	S45° 02' 36"E 210.93'
C2	325.42'	60.00'	310°45'05"	N89° 37' 58"E 50.00'
C3	155.95'	100.00'	89°21'07"	N45° 02' 36"W 140.62'
C10	194.94'	125.00'	89°21'08"	S45° 02' 35"E 175.77'

SCS EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C4	69.32'	67.60'	58°44'55"	N67° 38' 26"E 66.32'
C5	221.23'	553.95'	22°52'56"	N49° 42' 26"E 219.76'
C6	54.64'	100.00'	31°18'16"	S64° 58' 25"E 53.96'
C7	55.26'	150.00'	21°06'35"	N61° 25' 00"W 54.95'
C8	45.51'	189.67'	13°44'53"	S41° 26' 02"W 45.40'
C9	159.17'	146.47'	62°15'49"	S65° 41' 30"W 151.46'
C11	35.22'	287.07'	07°01'50"	N57° 37' 59"E 35.20'

SCS EASEMENT LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	104.73'	N1°37'52"E	
L2	174.19'	S82°59'07"E	
L3	21.88'	N36°37'55"E	
L4	67.79'	N54°22'35"E	
L5	72.51'	N48°57'39"E	
L6	117.97'	N37°55'55"E	
L7	3.65'	S55°36'47"E	
L8	118.76'	S30°29'19"W	
L9	66.21'	S19°08'43"W	
L10	114.61'	S52°19'09"W	
L11	86.00'	S48°18'28"W	
L12	94.10'	S34°33'36"W	
L13	162.27'	N83°10'35"W	

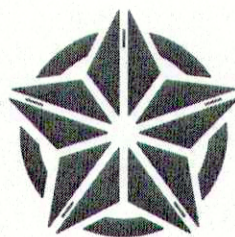
DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	17.37'	N16°07'02"E
L15	25.84'	N00°16'51"E
L16	19.89'	N89°37'58"E
L17	47.00'	S0°22'02"E
L18	15.00'	S89°37'58"W

VICINITY MAP - NOT TO SCALE



SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

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Firm #10169300



GENERAL NOTES:

- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011). Distances are shown as surface values.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes and is subject to fines and withholding of utilities and building permits.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map number 48121C0390G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- The existing creeks or drainage channels traversing along or across the addition 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.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 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 and may interfere with tank placement.
- 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.)
- Tree removal and/or grading for OSSF may be required on individual lots.
- 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 or any OSSF system.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- TBM=684.70 (Temporary Benchmark) located on a concrete headwall, approximately 3,859 feet from the North right-of-way line of County Road 170 on the West right-of-way line of F.M. 543.
- 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.
  - Due to the presence of a large drainage area/feature across/immediately adjacent to lots 92, 93, 95, 96 and 97 and a large pond on lot 93, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to lot design/development/improvement on lots 92, 95, 96, 97 and 93.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations.)
  - A portion of lots 95, 96 and 97 is located within the 100-year flood plain:
    - Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
    - All electrical/mechanical/appliances located within the 100-year flood plain must be elevated at least 2' above base flood elevation.
    - A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
- There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
- 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.

