

OWNERS 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 officers, do hereby certify and adopt this plat designating the hereinafter described property as **VAN BUREN ESTATES**, 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 alleys 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, resurfacing, 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, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of such fire lanes, during "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 paiting ordinances, rules, regulations and resolutions of the City of Weston, Texas.

WITNESS MY HAND THIS 28th DAY OF November, 2017.

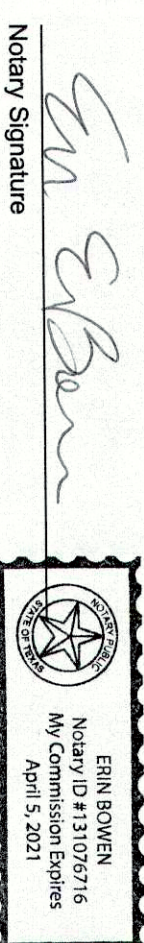
Van Buren Estates, LLC, a Texas limited liability company

Amber Blum
Owner/Agent

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 Amber Blum, 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 28th day of November, 2017.



Notary Signature

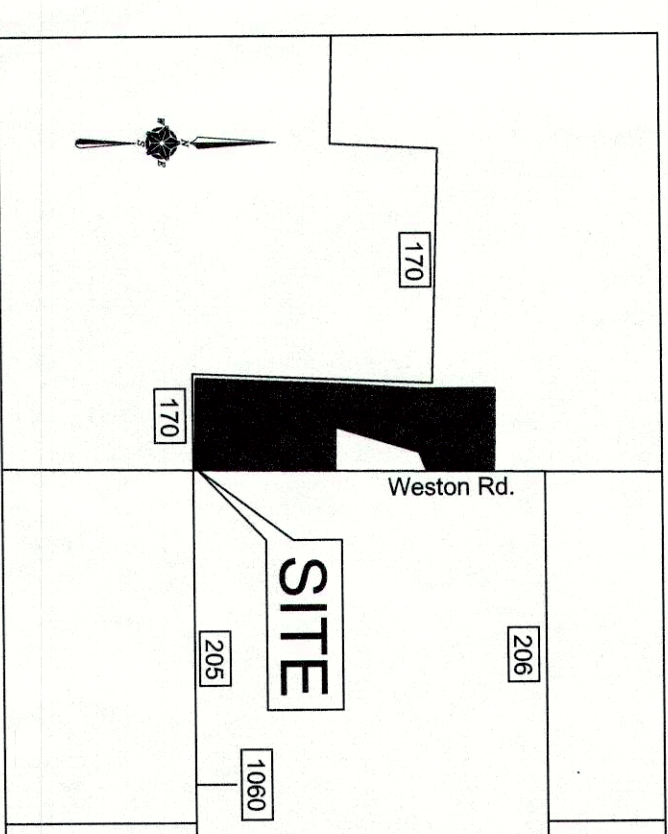
LEGEND

- ☐ IRON ROD FOUND --- --- --- EASEMENT LINE
☒ TX DOT WOOD MONUMENT --- --- --- BL BUILDING LINE
☐ FENCE POST FOR CORNER

TM TEMPORARY BENCHMARK
D.R.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
PROPERTY LINE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	325.42'	60.00'	N0° 16' 51"E 50.00'	
C2	325.42'	60.00'	S10° 45'05" N0° 16' 51"E 50.00'	
C3	325.42'	60.00'	S10° 45'05" N0° 16' 51"E 50.00'	
C4	325.42'	60.00'	S10° 45'05" N0° 16' 51"E 50.00'	
C5	136.92'	60.00'	S89° 43' 09"E 109.09'	
C6	325.42'	60.00'	S10° 45'05" S0° 16' 51"W 50.00'	
C7	136.92'	60.00'	S10° 45'05" N89° 43' 09"W 109.09'	
C8	136.92'	60.00'	S89° 43' 09"E 109.09'	
C9	325.42'	60.00'	S10° 45'05" S0° 16' 51"W 50.00'	
C10	136.92'	60.00'	S10° 45'05" N89° 43' 09"W 109.09'	

VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- 1) 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.
- 2) Setting 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.
- 3) The 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 48194 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.
- 4) The bearing shown on this survey was derived from Western Data Systems RTX 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.
- 5) 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.

- 6) 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.
- 7) Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 8) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 9) 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 Application to Aerobic Treatment with Surface Application on individual lots.
- 10) All lots must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp breaks and/or creek/swamp/ponds, etc. (Per State regulations.)
- 11) Tree removal and/or grading for OSSF may be required on individual lots.
- 12) 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.
- 13) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- 14) 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.
- 15) All lot corners to be set with 1/2 inch iron rods with yellow caps stamped "TXHS".
- 16) A portion of Lot 90 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 delineated line of the 100-year flood plain.
- 17) The large pond on Lot 9 and the existing dwelling on Lot 86 are to be removed.

CERTIFICATE OF APPROVAL

Approved this the 28th day of November, 2017 by the Planning & Zoning Commission of the City of Weston, Texas.

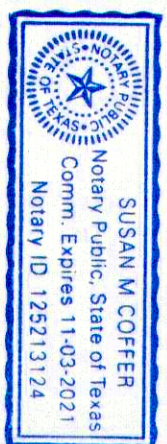
Patricia Schumaker
Planning and Zoning Commission Chairperson

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 Patricia Schumaker, 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 28th day of November, 2017.

Susan W. Coffey
Notary Signature



Secretary, Planning and Zoning Commission or City Engineer

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 Paul D. Reyes, 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 28th day of November, 2017.

Notary Signature

HEALTH DEPARTMENT CERTIFICATION:

I 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.

Michelle Reyes
Registered Sanitation or Designated Representative
Collin County Development Services

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Van Buren Estates, LLC, a Texas limited liability company is the owner of a tract of land situated in the Leonidas Wilson Survey, Abstract No. 982 in Collin County, Texas, and conveyed to Van Buren Estates, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 20170615000779230, Official Public Records, Collin County, Texas, and being more particularly described by its metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the Southeast corner of a tract of land conveyed to Honey Creek Ranch Corp., a Texas corporation, by Deed recorded in Instrument No. 20000110063, Official Public Records, Collin County, Texas, and lying in the current West right-of-way line of FM Road No. 543 and being the Northeast corner of the herein described tract:

Thence South 00 degrees 28 minutes 15 seconds East, along said current West right-of-way line of FM Road No. 543, a distance of 1,078.25 to a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Erik E. and Victoria J. Fuller, husband and wife, by Deed recorded in Instrument No. 20150804000974420, Official Public Records, Collin County, Texas;

Thence South 68 degrees 12 minutes 35 seconds West, a distance of 310.45 feet to a 1/2 inch iron rod found at the Northwest corner of said Fuller tract;

Thence South 15 degrees 58 minutes 35 seconds West, a distance of 1' 467.39 to a 8 inch Bolt D.Vanc post for corner at the Southwest corner of a tract of land conveyed to Steven Wade Ford, a single man and Lisa Ovgian, a single woman, by Deed recorded in Instrument No. 2015081100053760, Official Public Records, Collin County, Texas;

Thence South 69 degrees 58 minutes 25 seconds East, a distance of 703.86 feet to a 1/2 inch iron rod found for corner lying in said West right-of-way line of FM Road No. 543;

Thence South 00 degrees 30 minutes 18 seconds East, along said West right-of-way line of FM Road No. 543, a distance of 904.77 feet to a TXDOT monument found for corner;

Thence South 00 degrees 44 minutes 18 seconds East, continuing along said West right-of-way line of FM Road No. 543, a distance of 1,607.32 to a TXDOT monument found for corner;

Thence South 00 degrees 00 minutes 37 seconds West, continuing along said West right-of-way line of FM Road No. 543, a distance of 348.17 feet to a cotton sprig set in the approximate centerline of County Road 170 and being on a North line of that certain tract of land conveyed to BFL Land, LLC, by Deed recorded in Instrument No. 20130913001293160, Official Public Records, Collin County, Texas;

Thence North 68 degrees 51 minutes 56 seconds West, along the approximate centerline of said County Road 170, a distance of 1,454.38 feet to a 1/2 inch iron rod found at an interior all corner of said BFL Land tract and said County Road 170;

Thence North 01 degrees 37 minutes 52 seconds East, continuing along the approximate centerline of said County Road 170, a distance of 1,997.27 feet to a 1/2 inch iron rod found at the Northeast corner of said County Road 170, and the Southeast corner of a tract of land conveyed to Eleanor Evans and James E. Johnson, by Deed recorded in Volume 964, Page 251, Deed Records, Collin County, Texas;

Thence North 02 degrees 25 minutes 48 seconds East, a distance of 594.69 feet to a 1/2 inch iron rod found at the Northeast corner of said Evans/Johnson tract and the Southeast corner of a tract of land conveyed to Michael G. McKee by Deed recorded in Instrument No. 20040162135, Deed Records, Collin County, Texas;

Thence North 02 degrees 59 minutes 09 seconds East, continuing along a distance of 204.47 feet to a 1/2 inch iron rod found at the Northeast corner of said McKee tract and the Southeast corner of a tract of land conveyed to James Earl Johnson, by Deed recorded in Instrument No. 2015081200133240, Official Public Records, Collin County, Texas;

Thence North 03 degrees 04 minutes 25 seconds East, continuing along a distance of 797.01 feet to a 1/2 inch iron rod found at the Northeast corner of said Johnson tract and the Southeast corner of said Honey Creek Ranch tract;

Thence North 00 degrees 54 minutes 33 seconds West, continuing a distance of 1274.57 feet to a 1/2 inch iron rod found at an interior all corner of said Honey Creek Ranch tract;

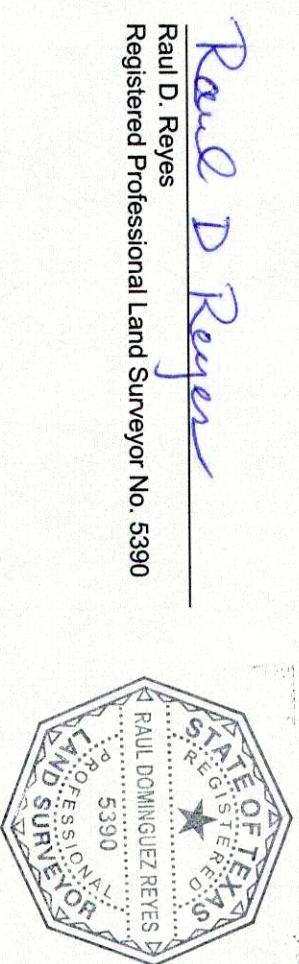
Thence North 89 degrees 56 minutes 28 seconds East, a distance of 798.90 feet to a 1/2 inch iron rod found for corner;

Thence South 89 degrees 22 minutes 28 seconds East, a distance of 489.47 feet to the POINT OF BEGINNING and containing 5,891,703 square feet or 135.25 acres of land.

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, Paul D. Reyes, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Subdivision regulations of the City of Plano, Texas.



Paul D. Reyes
Registered Professional Land Surveyor No. 5390

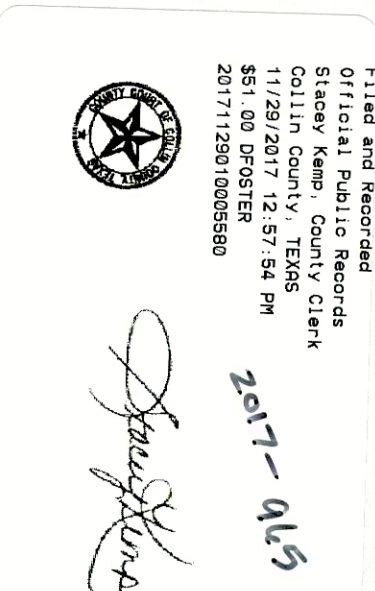
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned a Notary Public in and for the State of Texas, on this day personally appeared Paul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of November, 2017.



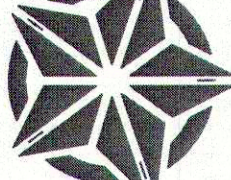
Erin Korman
Notary Public



Proposed zoning is:
"Residential Estates District 1" (RED 1)

FINAL PLAT
VAN BUREN ESTATES
LOTS 1-90, BLOCK A
5,891,703 SQ. FT. / 135.25 AC.
LEONIDAS WILSON SURVEY, ABSTRACT NO. 982
COLLIN COUNTY, TEXAS

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10109300



OWNER
VAN BUREN ESTATES, LLC
a Texas limited liability company
1221 N. Jefferson Avenue
Mt. Pleasant, Texas 75455