

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 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, 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 22nd DAY OF August, 2018.

Van Buren Estates, LLC, a Texas limited liability company

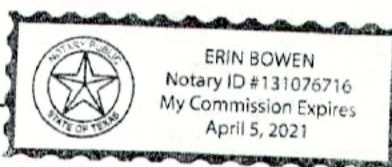
Amy Burnside
Amy Burnside, Managing Member

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



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/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.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp breaks and/or creeks/ponds, etc. (Per State regulations.)
 - 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.
- 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.

OWNER'S 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 being a portion out of the Amended Plat of Van Buren Estates, an Addition to the City of Weston, Collin County, Texas, according to the Map thereof recorded in Volume 2018, Page 370, Map Records, Collin County, Texas, said tract being 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 metes and bounds as follows:

Beginning at a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the East line of County Road 170 at the Northwest corner of Lot 52, Block A of said Amended Plat of Van Buren Estates and being the Southwest corner of the herein described tract;

Thence North 01 degrees 37 minutes 52 seconds East, along said East line of County Road 170, a distance of 336.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS", for an angle point in said East line;

Thence North 02 degrees 25 minutes 48 seconds East, continuing along said East line of County Road 170, a distance of 470.62 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Southwest corner of Lot 51, Block A of said Amended Plat of Van Buren Estates and being the Northwest corner of the herein described tract;

Thence South 89 degrees 43 minutes 09 seconds East, departing said East line of County Road 170, a distance of 678.75 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Southeast corner of Lot 48, Block A of said Amended Plat of Van Buren Estates and lying in the Northwest line of a tract of land conveyed to Steven Wade Ford, a single man and Lisa Ovigian, a single woman, by Deed recorded in Instrument No. 20150811001003760, Official Public Records, Collin County, Texas;

Thence South 15 degrees 58 minutes 35 seconds West, along said Northwest line of Ford/Ovigian tract, a distance of 212.12 feet to an 8 inch Bois D'Arc fence post at the Southwest corner of said Ford/Ovigian tract, and being an interior corner of the herein described tract;

Thence South 89 degrees 58 minutes 25 seconds East, along the South line of said Ford/Ovigian tract, a distance of 310.18 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Northwest corner of Lot 89, Block A of said Amended Plat of Van Buren Estates, for the most Easterly Northeast corner of the herein described tract;

Thence South 00 degrees 22 minutes 02 seconds East, along the West line of said Lot 89, Block A, common with the East line of the herein described tract, a distance of 603.90 feet to a 1/2 inch iron rod found with cap stamped "4857" at the Northeast corner of Lot 57, Block A of said Amended Plat of Van Buren Estates, for the Southeast corner of the herein described tract;

Thence North 89 degrees 43 minutes 09 seconds West, along the North line of said Lot 57, Block A, common with the South line of the herein described tract, a distance of 963.95 feet to the POINT OF BEGINNING and containing 707,679 square feet or 16.25 acres of land.

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, Gary E. Johnson, 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 Weston, Texas.

Gary E. Johnson
Gary E. Johnson
Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, 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 22nd day of August, 2018.

Erin Bowen
Notary Public

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.

M. J. D. S. H. 5/17
Registered Sanitarian or Designated Representative
Collin County Development Services

APPROVED
Patti Harrington
Patti Harrington, Mayor, City of Weston
ATTEST
Susan M. Coffey
Susan Coffey, City Secretary



Filed and Recorded
Official Public Records
Stacy Kemp, County Clerk
Collin County, Texas
08/27/2018 09:32:40 PM
\$31.00 FOSTER
2019082701003980

2018-662



OWNER
VAN BUREN ESTATES, LLC
a Texas limited liability company
1221 N. Jefferson Avenue
Mt. Pleasant, Texas 75455
attn: Amy Burnside
Ph: 214-616-1820
amy@reedross.com

Zoning is:
"Residential Estates District 1" (RED 1)

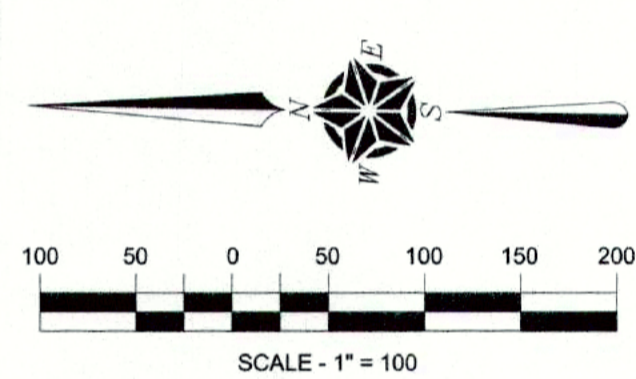
REPLAT
VAN BUREN ESTATES, PHASE II
LOTS 90-97, BLOCK A
707,679 SQ. FT. / 16.25 AC.
REPLAT OF THE AMENDED PLAT OF
VAN BUREN ESTATES
VOLUME 2018, PAGE 370,
MAP RECORDS, COLLIN COUNTY, TEXAS
LEONIDAS WILSON SURVEY, ABSTRACT NO. 982
CITY OF WESTON, COLLIN COUNTY, TEXAS

DATE: 08/22/18 / JOB # 1801062-1 / SCALE - 1" = 100' / CN

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 LINE TABLE

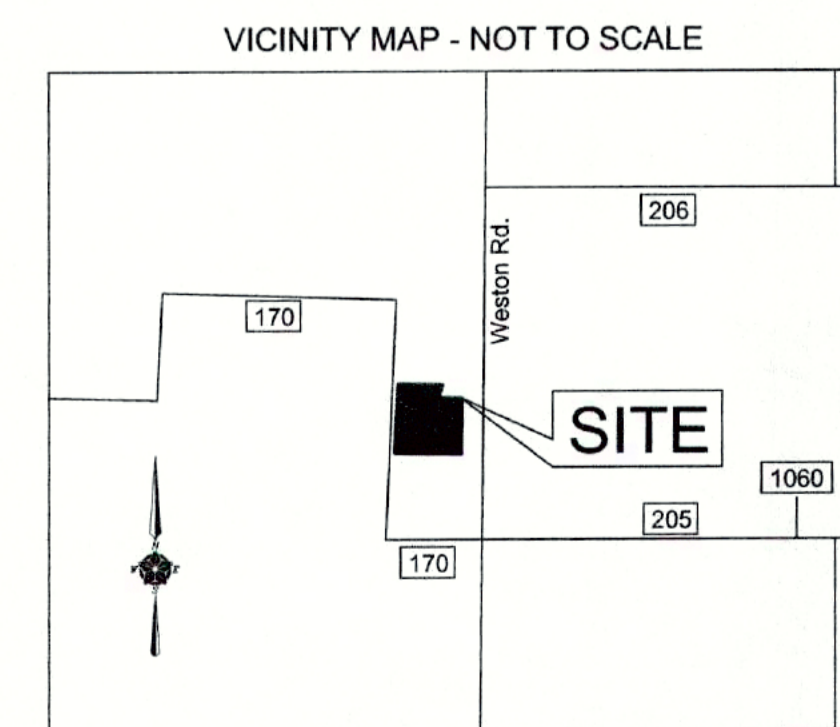
LINE #	LENGTH	DIRECTION
L1	104.73'	N1°37'52"E
L2	174.19'	S82°59'07"E
L3	21.88'	N36°37'55"E
L4	67.79'	N54°22'35"E
L5	72.51'	N48°57'39"E
L6	117.97'	N37°55'55"E
L7	3.65'	S55°36'47"E
L8	118.76'	S30°29'19"W
L9	66.21'	S19°08'43"W
L10	114.61'	S52°19'09"W
L11	86.00'	S48°18'28"W
L12	94.10'	S34°33'36"W
L13	162.27'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

SCS EASEMENT CURVE TABLE

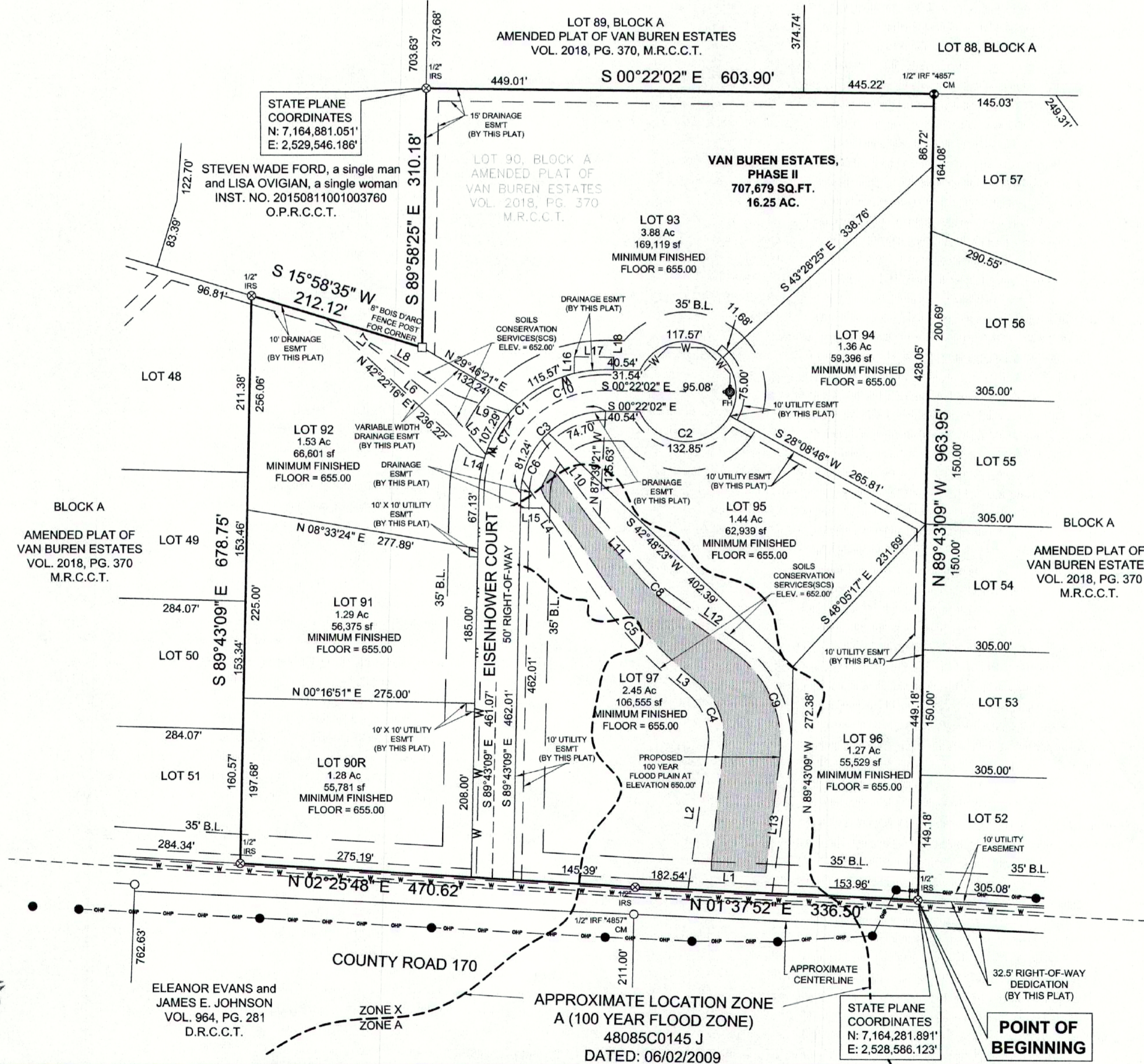
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C4	69.32'	67.60'	58°44'55"	N67° 38' 26"E 66.32'
C5	221.23'	553.95'	22°52'56"	N49° 42' 26"E 219.76'
C6	54.64'	100.00'	31°18'16"	S64° 58' 25"E 53.96'
C7	55.26'	150.00'	21°06'35"	N61° 25' 00"W 54.95'
C8	45.51'	189.67'	13°44'53"	S41° 26' 02"W 45.40'
C9	159.17'	146.47'	62°15'49"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

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



SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



ELEANOR EVANS and JAMES E. JOHNSON
VOL. 964, PG. 281
D.R.C.C.T.

APPROXIMATE LOCATION ZONE A (100 YEAR FLOOD ZONE)
48085C0145 J
DATED: 06/02/2009

STATE PLANE COORDINATES
N: 7,164,281.891'
E: 2,528,586.123'

POINT OF BEGINNING