

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480190455 J, dated June 6, 2008 this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
2) BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED 'MTG ENG.'
4) MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
5) DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.
6) ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.
7) COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.
8) COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.
9) A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.
10) BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOWWAY IS PROHIBITED.
11) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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.
12) 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.
13) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
14) 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.
15) FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YR FLOODPLANS, AS SHOWN ON THE PLAT.
16) ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSP, FLOOD PLAIN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
17) 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.
18) THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS SHALL BE AT LEAST 15' 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.
19) 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 RESTRICTION 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.
20) 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.
21) THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE AN SWP'S AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.
22) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR REPAIRS OR MAINTENANCE OF CENTRALIZED MAILBOXES.
23) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR REPAIRS OR MAINTENANCE OF SIDEWALKS.
24) ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
25) MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BENDS AND/OR CREEKS/RIVERS/PONDS, ETC (PER STATE REGULATIONS) NO VARIANCE WILL BE GRANTED FOR SETBACKS OR FOR OSSP REDUCTION.
26) THERE IS A 5' DRAINAGE EASEMENT (AND ASSOCIATED DETENTION FOND) ALONG THE WESTERN PROPERTY LINE, A 10' DRAINAGE EASEMENT ALONG THE EASTERN PROPERTY LINE OF LOT 1 TO WHICH OSSP SETBACKS APPLY.
27) THERE IS A 100' BISECTING ELECTRICAL EASEMENT ACROSS LOT 2 TO WHICH OSSP SETBACKS APPLY.
28) SUBJECT PROPERTY IS SUBJECT TO A BLANKET EASEMENT AS RECORDED IN VOL. 1581, PG. 298 P.R.C.C.T.
29) SUBJECT PROPERTY IS SUBJECT TO A 30' EASEMENT ALONG CR 643 AS RECORDED IN VOL. 4579, PG. 1597 P.R.C.C.T., SAID EASEMENT FALLS WITHIN COUNTY ROW DEDICATION.
30) THERE ARE NO EASEMENTS OTHER THAN THOSE NOTED ABOVE.
31) SURVYOR RELIED SOLELY ON THE TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, G.P.F. NO. 17-306160-MM, EFFECTIVE DATE MAY, 10, 2017 FOR ALL EASEMENTS OF RECORD.
32) THERE WERE SEVERAL EXISTING STRUCTURES AND A SINGLE EXISTING, ASSOCIATED OSSP ON LOT 1 AT THE TIME OF APPROVAL.
33) THE EXISTING OSSP FOR LOT 1 IS AN ALTERNATIVE SYSTEM THAT IS SUITABLE FOR THE SITE AND EXISTING STRUCTURE. ANY CHANGES TO THE EXISTING STRUCTURE OR TO THE EXISTING OSSP MUST BE REVIEWED BY CCDS PRIOR TO CONSTRUCTION FOR COMPLIANCE WITH OSSP REGULATIONS.
34) THE R.S. AS-BUILTS SUBMITTED WITH THE PLAT SHOWS ALL OSSP COMPONENTS FOR LOT 1 TO BE COMPLETELY WITHIN THE BOUNDARIES OF LOT 1. IF ANY OF THE OSSP COMPONENTS ARE ACTUALLY OVER 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 OSSP MAY BE REQUIRED ON INDIVIDUAL LOTS.
35) THERE WERE NO PERMITTED/APPROVED EXISTING STRUCTURES WITH ASSOCIATED OSSP(S) ON LOT 2 AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES OR OSSP(S) ON LOT 2 MUST BE REVIEWED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
36) TREE REMOVAL AND/OR GRADING FOR OSSP MAY BE REQUIRED ON INDIVIDUAL LOTS.
37) THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
38) EACH LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
39) INDIVIDUAL SITE EVALUATIONS AND OSSP 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 OSSP SYSTEM.
40) UTILITY PROVIDERS: WATER: CADDO BASIN SUD, 156 CR 1118 GREENVILLE, TX. 75401-7514 803-527-3504 ELECTRIC: ONCOR, 310 HWY 206 NORTH, TIRELL, TX. 75160 888-513-8662

OWNERS CERTIFICATE

WHEREAS Tennis Investments, LLC is the owner of that certain tract of land situated in the I. M. Foster Survey, Abstract No. 308 and the H. L. Douglas Survey, Abstract No. 290, Collin County, Texas and being more particularly described as follows:
All that certain lot, tract or parcel of land situated in the I. M. Foster Survey, Abstract No. 308 and the H. L. Douglas Survey, Abstract No. 290, Collin County, Texas, being all of that certain tract of land described in the deed from Clint Cash to Tennis Investments, LLC, as recorded in Clerk File No. 2018042000400000 of the Official Public Records of Collin County Texas (hereinafter called Subject Tract) and being more particularly described as follows:
BEGINNING at a mag spike set for a corner lying in County Road Number 643, said corner being the Southeast corner of the said Subject Tract and the Southwest corner of that certain tract of land described in the deed from Lucien Hines, et al. to William E. Moseley Jr., et al. as recorded in Clerk File No. 2016031000028210 of the Official Public Records of Collin County, Texas.
THENCE N. 89 deg. 47 min. 50 sec. W. a distance of 658.48 feet along the said County Road Number 643 and the South line of the said Subject Tract to a mag spike set for a corner lying in the intersection of the said County Road Number 643 and Sabine Creek, said corner being the Southwest corner of the said Subject Tract and the Southeast corner of Gary Estates, as recorded in Volume 2018, Page 590 and Clerk File No. 201807010000585 of the Plat Records of Collin County, Texas.
THENCE in a Northwesterly direction along the meanders of the said Sabine Creek, the West line of the said Subject Tract, the East line of the said Gary Estates and the East line of that certain tract of land described in the deed from Lucien Hines, et al. to Kenneth Gracy, et al. as recorded in Clerk File No. 20180518000608790 of the Official Public Records of Collin County, Texas the following bearings and distances:
N. 12 deg. 56 min. 12 sec. W. a distance of 90.55 feet;
N. 17 deg. 08 min. 48 sec. W. a distance of 58.11 feet;
N. 26 deg. 13 min. 27 sec. W. a distance of 74.88 feet;
N. 18 deg. 26 min. 05 sec. W. a distance of 158.83 feet;
N. 21 deg. 49 min. 26 sec. W. a distance of 185.05 feet;
N. 25 deg. 41 min. 51 sec. W. a distance of 185.05 feet;
N. 22 deg. 12 min. 42 sec. W. a distance of 67.26 feet;
N. 26 deg. 32 min. 32 sec. W. a distance of 67.26 feet;
N. 22 deg. 45 min. 22 sec. W. a distance of 60.41 feet;
N. 20 deg. 17 min. 59 sec. W. a distance of 18.33 feet;
to a point of a corner lying in the South line of Lot 29 of the Tower Estates Cabinet L, Slide 068 and Clerk File No. 20091027010002720 of the Plat Records of Collin County, Texas, said corner being the Northwest corner of the said Subject Tract and the Northeast corner of the said Gary Estates.
THENCE N. 89 deg. 02 min. 37 sec. E. a distance of 50.10 feet passing a 1/2" iron rod with plastic cap stamped 'GREER' found for a reference and continuing in all a distance of 366.92 feet along the North line of the said Subject tract and the South line of the said Lot 29 to a 1/2" iron rod with plastic cap stamped 'GREER' found for a corner lying in the West line of that certain tract of land described in the deed from Carlos Dodson to Muhammad Farooqi, as recorded in Clerk File No. 20160921001262570 of the Official Public Records of Collin County, Texas, said corner being the Northeast corner of the said Subject Tract and an outside all corner of the said Tower Estates.
THENCE S. 00 deg. 41 min. 11 sec. W. a distance of 51.98 feet along the East line of the said Subject Tract and the West line of the said Farooqi tract to a 1/2" iron rod with plastic cap stamped MTG STOVALL set for a corner; said corner being an inside ell corner of the said Subject Tract and the Southwest corner of the said Farooqi tract;
THENCE S. 89 deg. 25 min. 02 sec. E. a distance of 897.13 feet along the North line of the said Subject Tract, the South line of the said Farooqi tract and the South line of Lot 61 of the Silver Creek Estates, as recorded in Cabinet L, Slide 645, as recorded in the Plat Records of Collin County, Texas to a 1/2" iron rod with plastic cap stamped 'GREER' found for a corner, said corner being the Northeast corner of the said Subject Tract, the Southeast corner of the said Lot 61, the Southwest corner of Lot 62 of the said Silver Creek Estates and the Northwest corner of the said Moseley tract;
THENCE S. 00 deg. 07 min. 57 sec. W. at a distance of 1356.93 feet passing a 1/2" iron rod with plastic cap stamped MTG STOVALL set for a reference and continuing in all a distance of 1415.17 feet along the East line of the said Subject tract and the West line of the said Moseley tract to the POINT OF BEGINNING and containing 30.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Tennis Investments, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as TENNIS ADDITION, 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 Tennis Investments, LLC 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 his 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 at any time 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 shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the drainage system in that easement or having on the use and maintenance of a roadway and the drainage systems of the roadway.
10) Roadways in that easement are public roads and neither applicant or any future owner has the right to obstruct the roadways by a fence, gate, or otherwise.
11) All modifications to this document shall be by means of plat and approved by Collin County.
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 ___, 20__.

Name Title

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 20__.

Notary Public

HEALTH DEPARTMENT CERTIFICATION I, as representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSP 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.

By: _____ Designated Representative for Collin County Development Services

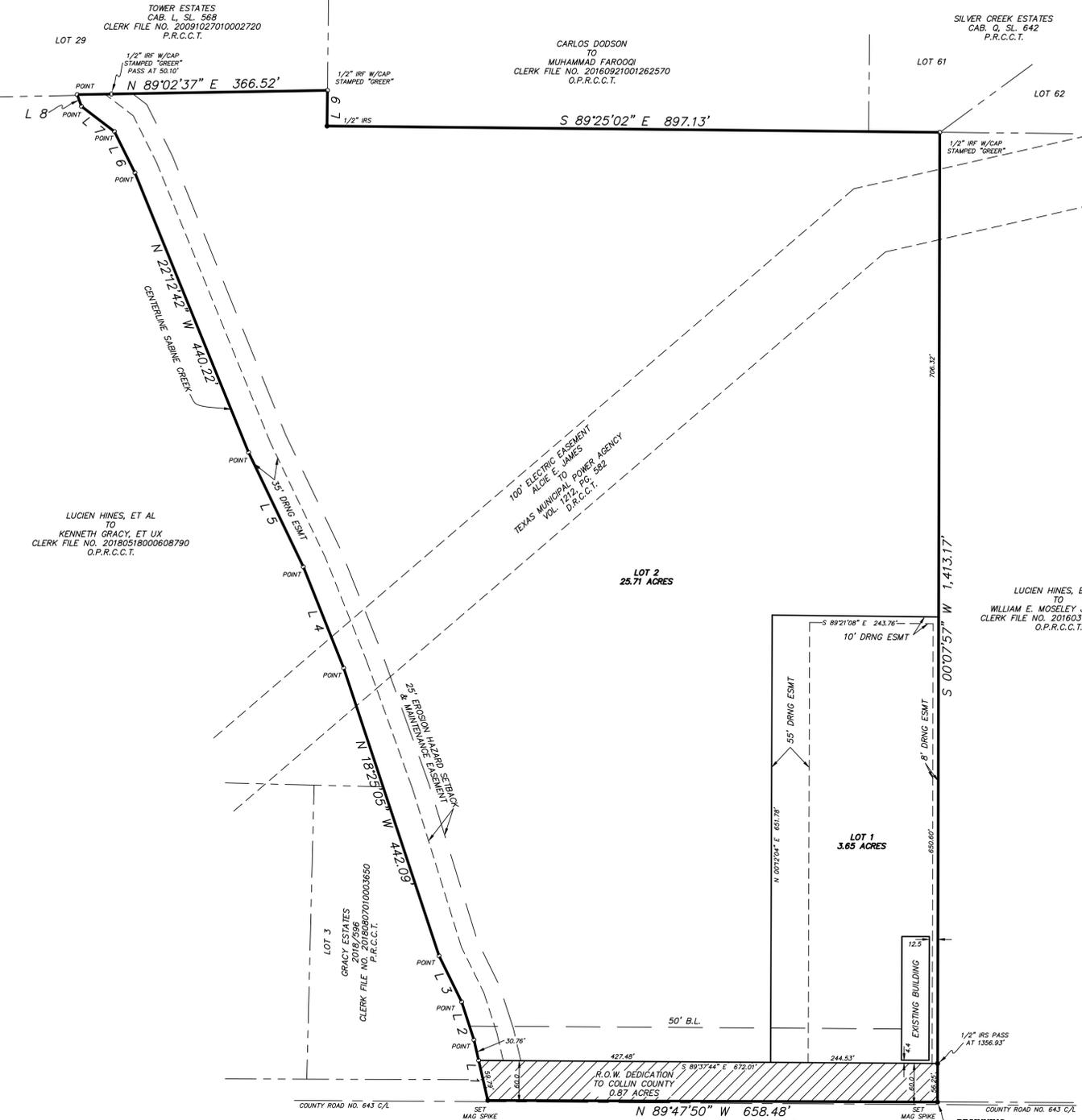


Table with 3 columns: Course, Bearing, Distance. Rows L 1 through L 9.

I, Jeffrey A. Wood, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of which are indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

STATE OF TEXAS COUNTY OF BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 20__.

Notary Public

I, _____ am a licensed professional engineer authorized to practice in the State of Texas. I have been involved in the preparation of the plat application submitted on behalf of the Applicant. The design of the proposed drainage improvements and facilities complies with the Collin County Roadway Standards and the design of the proposed drainage improvements and facilities complies with the Collin County Drainage Design Standards. Based on my review, the Subdivision is suitable for the use of On-Site Sewage Facilities. I have confirmed with the water supplier for the Subdivision, that it has an adequate supply and can deliver the water at an adequate pressure to serve the Subdivision in accordance with TCEQ regulations.

STATE OF TEXAS COUNTY OF BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 20__.

Notary Public

CERTIFICATION OF COLLIN COUNTY, TEXAS I, _____ AS DIRECTOR OF ENGINEERING (DESIGNER) HAVE BEEN DELEGATED THE AUTHORITY TO APPROVE THE FOREGOING _____ PLAT ON BEHALF OF THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS. I HEREBY CERTIFY I EXERCISED THIS AUTHORITY ON _____ TO APPROVE THE FOREGOING _____ PLAT AS THE ACT AND DEED OF THE COLLIN COUNTY COMMISSIONERS COURT. THIS APPROVAL DOES NOT CREATE AN OBLIGATION UPON COLLIN COUNTY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY ROADS OR OTHER IMPROVEMENTS SHOWN ON THE FOREGOING INSTRUMENT.

STATE OF TEXAS COUNTY OF BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 20__.

Notary Public

MINOR PLAT TENNIS ADDITION AN ADDITION TO COLLIN COUNTY, TEXAS 30.23 ACRES I.M. FOSTER SURVEY, ABST. NO. 308 H.L. DOUGLAS SURVEY, ABST. NO. 290 OWNERS: TENNIS INVESTMENTS, LLC OWNERS ADDRESS: P.O. BOX 117092 CARROLLTON, TX. 75011 MTG | STOVALL ENGINEERS & SURVEYORS 6417 WESLEY STREET GREENVILLE, TX DATE: JUNE 25, 2024 PH 903-450-1120 JOB NO. 226237-PLAT www.stovallsgis.com SHEET # 1 OF 1 FIRM LICENSE NO.101011-00 © MTG 2024

