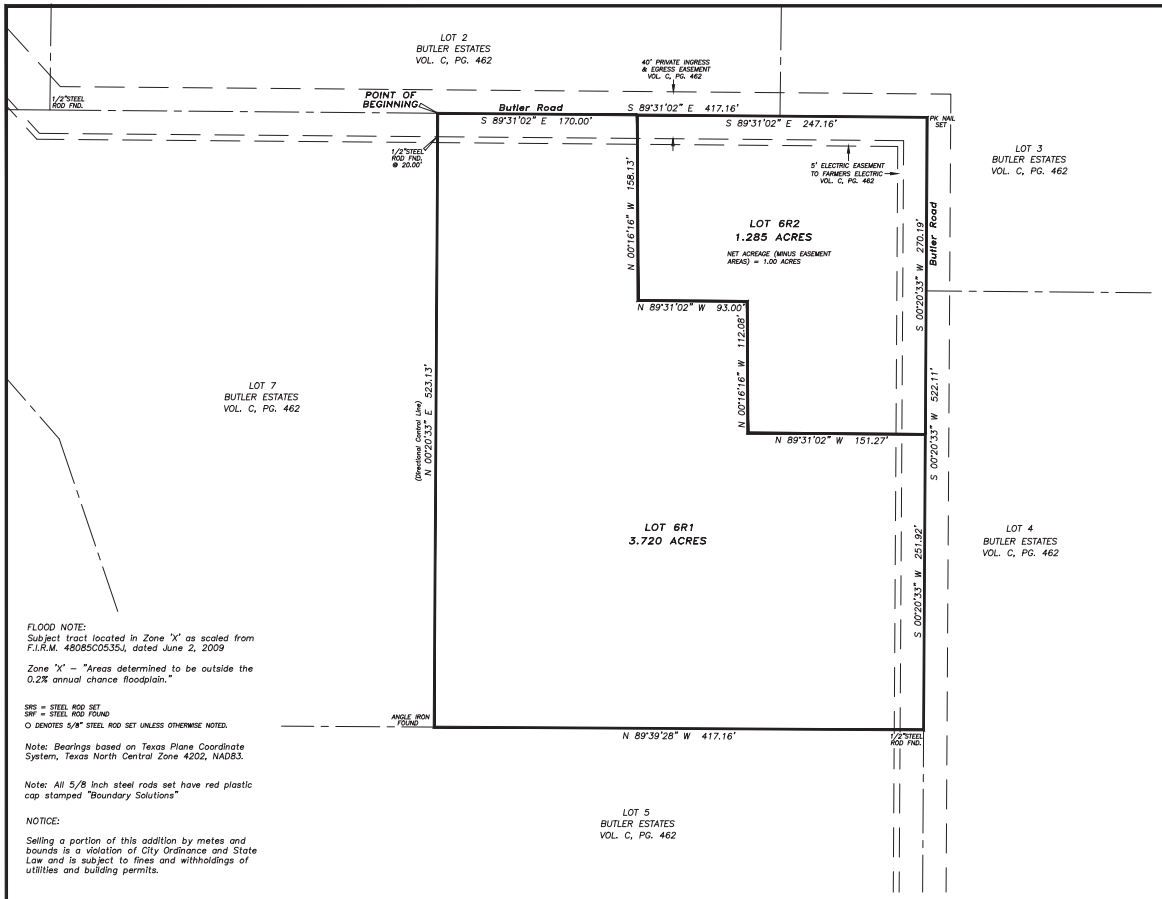


FLOOD NOTE:
Subject tract located in Zone 'X' as scaled from F.I.R.M. 48085C0535J, dated June 2, 2009

Zone 'X' – "Areas determined to be outside the 0.2% annual chance floodplain."

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND
O DENOTES 5/8" STEEL ROD SET UNLESS OTHERWISE NOTED.

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

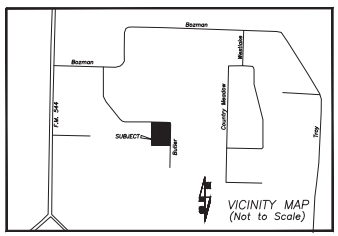
NOTICE:

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholdings of utilities and building permits.

N
S

SCALE: 1"=50'

0' 50' 100' 150' 200'



"Recommended for Approval"

_____ _____
Chairman, Planning & Zoning Commission *Date*
City of Wylie, Texas

"Approved for Construction"

_____ _____
Mayor, City of Wylie, Texas *Date*

"Accepted"

_____ _____
Mayor, City of Wylie, Texas *Date*

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Replat of Butler Estates, Lot 6R1 & Lot 6R2, an Addition to the City of Wylie E.T.J., Collin County, Texas was submitted to the City Council on the ____ day of _____, 20___ and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of _____, A.D., 20____.

_____
City Secretary
City of Wylie, Texas

- *All lots must utilize alternative type On-Site Sewage Facilities.*
- *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). No variances will be granted for setbacks or for OSSF reduction.*
  - *There is a bisecting 5' (approximately 20'-25' from the property line) utility easement along the northern and eastern property lines of lots 6R1 and 6R2 to which OSSF setbacks apply.*
  - *There is a large pond on lot 6R1 and partially on lot 6R2 to which OSSF setbacks apply on both lots.*
    - *Due to the setback requirements and reduced area on lot 6R2, careful pre-planning with RS/PE is recommended for lot 6R2. Dwelling size, placement of surface improvements may be limited on 6R2.*
- *There are no easements other than the 5' utility easement(s) noted above.*
- *There were multiple existing structures/dwelling and a single associated OSSF on lot 6R1 at the time of approval.*
  - *The existing OSSF on lot 6R1 is a Conventional OSSF – If the existing system ever fails or if changes are ever made to the existing structure(s), repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system.*
  - *The RS As-Builts submitted with the plat shows all OSSF components for lot 6R1 to be completely within the boundaries of lot 6R1 and meeting all required setbacks. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel or if required setbacks are not met, the entire system must be replaced with an approved alternative system (after review and permitting through CCDS)*
- *There were no permitted/approved existing structures with associated OSSF(s) on lot 6R2 at the time of approval. Any existing structures or OSSFs on lot 6R2 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.*
- *Each lot is limited to a maximum of 5,000 gallons of treated/disposed 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.*

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.

_____
Designated Representative for
Collin County Development Services

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Victor D. Poole and Paula A. Poole, are the Owners of a tract of land situated in the City of Wylie E.T.J., Collin County, Texas, out of the J.D. Shelby Survey, A-819, and being Lot 6 of Butler Estates as recorded in Volume C, Page 462 of the Plat Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point in the center of Butler Road, at the Northwest corner of said Lot 6, and at the Northeast corner of said Lot 7, from which a 1/2 inch steel rod found bears South 00 degrees 20 minutes 33 seconds West, 20.00 feet for witness;

THENCE South 89 degrees 31 minutes 02 seconds East, 417.16 feet along said Butler Road to a pk nail set at the Northeast corner of said Lot 6, and at an ell corner of Lot 3;

THENCE South 00 degrees 20 minutes 33 seconds West, 522.11 feet along said Butler Road to a 1/2 inch steel rod found at the Southeast corner of said Lot 6, and at the Northeast corner of Lot 5;

THENCE North 89 degrees 39 minutes 28 seconds West, 417.16 feet to an angle iron found at the Southwest corner of said Lot 6, and at the Southeast corner of said Lot 7;

THENCE North 00 degrees 20 minutes 33 seconds East (Directional Control Line), 523.13 feet along the West line of said Lot 6 to the POINT OF BEGINNING, containing 5.005 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Victor D. Poole and Paula A. Poole, do hereby adopt this plat designating the herein above described property as Replat of Butler Estates, Lot 6R1 & Lot 6R2, an Addition to the City of Wylie E.T.J., Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, 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 Council of the City of Wylie. 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 Wylie's use thereof.

The City of Wylie 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 Wylie 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 constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the _____ day of _____, 20___.

BY:

_____
Authorized Signature of Owner

_____
Printed Name and Title

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 Victor D. Poole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20___.

_____
Notary Public in and for Collin County, Texas

_____
My Commission Expires On:

WITNESS, my hand, this the _____ day of _____, 20___.

BY:

_____
Authorized Signature of Owner

_____
Printed Name and Title

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 Paula A. Poole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20___.

_____
Notary Public in and for Collin County, Texas

_____
My Commission Expires On:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Matthew Busby do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wylie.

PRELIMINARY & FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Matthew Busby R.P.L.S. 5751

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 Matthew Busby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20___.

_____
Notary Public in and for Collin County, Texas

_____
My Commission Expires On:

REPLAT

BUTLER ESTATES
LOT 6R1 & LOT 6R2
TOTAL ACREAGE = 5.005 ACRES
J.D. SHELBY SURVEY, A-819
CITY OF WYLIE E.T.J.
COLLIN COUNTY, TEXAS

BND.SOL. Job# 2111-043
Date Prepared:
July 15, 2022

SURVEYOR:
Boundary Solutions
116 McKinney St.
Farmersville, TX
214-499-8472

OWNER:
Victor D. Poole
Paula A. Poole
1856 Butler Road
Wylie, TX 75098