

FILED FOR RECORD
2014 OCT 17 AM 9:20

Submitted by: *AP Development*
Suzanne A. Hinkle
Surveyor
P.O. Box 1000
Livingston, Texas 77351

DEVELOPER:
AP Development
12770 Coit Rd. Ste. 970
Dallas, Texas 75251
972-991-4484

ENGINEER:
Kimley-Horn
300 Municipal Dr.
Richardson, TX 75080
214-221-9955

SURVEYOR:
Geophysical Land Services, LLC
(ESM Surveying)
3205 Highway 59 North
Livingston, Texas 77351
936-327-4296

BASED UPON THE REPRESENTATIONS OF THE ENGINEER AND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH WATER REGULATIONS, THE POLK COUNTY FLOOD PLAN REGULATIONS, AND THE RULES OF POLK COUNTY ON-SITE SEWAGE FACILITIES. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. POLK COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

Lisa Ellis
LISA ELLIS, PERMIT INSPECTOR, DR/SFPM

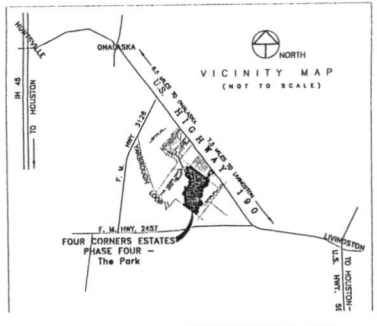
o SURVEYOR'S CERTIFICATE o
THIS IS TO CERTIFY THAT I, EARLINE McFADD, REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5774, TEXAS, HAVE MADE AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND PREPARED THIS PLAT FOR SUBDIVISION OF SAME; THAT ALL LOT AND BLOCK CORNERS, ANGLE POINT AND POINTS OF CURVATURE AND TANGENCY ARE PROPERLY MARKED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "ESM 5774", AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY SUPERVISION.

SURVEYED: MARCH, 2013 THROUGH MAY, 2014
DATED: AUGUST 29, 2014

GEOPHYSICAL LAND SERVICES, LLC/ESM Surveying
Texas Surveying Firm Registration No. 10076100
3205 US HIGHWAY 59 N
LIVINGSTON, TEXAS 77351
(936) 327-4296



BY: *Earline McFadd*



FOUR CORNERS ESTATES PHASE FOUR - The Park

80 LOTS 8,541 ACRES IN 5 RESERVES

A SUBDIVISION OF 91.68 ACRES OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF POLK, A PART OF THE GEORGE W. MILES SURVEY, A-413, AND BEING A PART OF THE 248.799 ACRES DESCRIBED AS TRACT 2 AND ALL OF THE 3.084 ACRES DESCRIBED AS TRACT 1 IN DEED TO AP DEVELOPMENT LIMITED PARTNERSHIP RECORDED IN VOLUME 146B, PAGE 144 OF THE POLK COUNTY OFFICIAL RECORDS.

STATE OF TEXAS
COUNTY OF POLK

WE, AP DEVELOPMENT LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF "FOUR CORNERS ESTATES PHASE FOUR - The Park" DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS "FOUR CORNERS ESTATES PHASE FOUR - The Park" SITUATED IN THE GEORGE W. MILES SURVEY, A-413, POLK COUNTY, TEXAS, AND DEDICATE TO THE PUBLIC USE, AS SUCH, THE STREET, PARKS AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON. FURTHER, I (or WE), DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING POLK COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES. FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF POLK COUNTY, BY POLK COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKFLOW, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT). CULVERTS OR BRIDGES MUST BE USED FOR DRIVEWAYS AND/OR WALKS

WE HEREBY COVENANT AGREE THAT ALL LOTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE FOR RESIDENTIAL PURPOSES UNLESS OTHERWISE NOTED.

WE HEREBY COVENANT AND AGREE WITH POLK COUNTY AND/OR PROPERTY OWNER THAT NO DWELLING UNIT SHALL BE CONSTRUCTED AND/OR OCCUPIED ON ANY LOT HAVING AN AREA OF LESS THAN ONE-HALF ACRE (1/2) UNLESS A SANITARY SEWER SYSTEM MEETING THE APPROVAL OF THE COUNTY AND STATE HEALTH AUTHORITIES SHALL FIRST HAVE BEEN EXTENDED TO THE LOT, PLOT, OR SITE; AND IN NO CASE SHALL ANY DWELLING BE CONSTRUCTED UPON A LOT, PLOT OR SITE OF LESS AREA THAN FIVE THOUSAND (5000) SQUARE FEET OR WITH LESS STREET BUILDING LINE FRONTAGE THAN FIFTY (50) FEET.

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF POLK COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF POLK COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLANE DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL, AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LENS.

APPROVED, FOR RECORDING PURPOSES, ONLY BY THE COMMISSIONERS COURT OF POLK COUNTY, TEXAS, THIS THE 14 DAY OF October 2014.

Robert C. Bob Willis
ROBERT C. BOB WILLIS
COMMISSIONER, PCT. 1

Ronnie Vincent
RONNIE VINCENT
COMMISSIONER, PCT. 2

John F. Thompson
JOHN F. THOMPSON
COUNTY JUDGE

Wilt Purvis
WILT PURVIS
COMMISSIONER, PCT. 3

C. T. Tommy Overstreet
C. T. TOMMY OVERSTREET
COMMISSIONER, PCT. 4

THIS IS TO CERTIFY THAT WE, AP DEVELOPMENT LIMITED PARTNERSHIP, OWNERS, HAVE COMPLIED OR WILL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, THE ENDANGERED SPECIES ACT, STATE ACQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

IN WITNESS WHEREOF SAID AP DEVELOPMENT LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THEREUNTO DULY AUTHORIZED, ON THIS THE 14 DAY OF October, 2014.

Frank Nuchezendo
FRANK NUCHENZENDO, PRESIDENT

STATE OF TEXAS
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN THOMPSON, COUNTY JUDGE OF POLK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, OF A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF POLK COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF POLK COUNTY, TEXAS.