

PLAT NOTES

- 1) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.
- 2) 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.
- 3) 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.
- 4) Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 5) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 6) All private driveway tie-ins to a county maintained roadway must be even with the existing driveway surface.
- 7) All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- 8) No Part of the subject property lies within a Special Flood Hazard Area inundated by 100 year flood per Map Number 48085C 0410 J of the F.I.R.M. Flood Insurance Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X).

GENERAL NOTES

1. SELLING OFF A PORTION OF THIS ADDITION BY METES AND SOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT, IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. Visibility Notes: Intersection visibility triangles shall be shown and maintained in accordance with the County Design Manual.
3. Culvert permits are required at all existing county road tie-ins.
4. The finish floor elevations of all house pads will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.
5. There are no restrictive covenants or deed restrictions on this property. (per owner).

LEGEND

- CM Controlling Monument
- RCIRS Roome Capped Iron Rod Set
- RCIRF Roome Capped Iron Rod Found
- CCMR Collin County Map Records
- CCLR Collin County Land Records
- IPF Iron Pipe Found

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Tim Bennett Engineering & Constuction, Inc., the owner, does hereby adopt this plat designating the hereinabove described property as the **Final Plat of Lot 5R & 9R, Block 1 of Branchwood Estates No. 1**, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easement strips, and any public utility shall at any time have the right of ingress and egress to or from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining and adding to or removing from all parts or its respective system without the necessity at any time of procuring the permission from anyone.

EXECUTED this _____ day of _____, 2019.

Tim Bennett Engineering & Constuction, Inc. (Tim Bennett)

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 **Tim Bennett**, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public for the
State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the _____ day of _____, 2019.

Collin County Judge, Chris Hill

OSSF NOTES

- Due to the site evaluator's determination that all lots are predominately class IV soils) 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). Due to the presence a 30' drainage easement that may or may not be suitable for OSSF components on lot 5R/blk 1, it is recommended that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lot 5R/blk 1 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
- There is an existing structure and an existing OSSF on lot 9R/blk 1. The existing OSSF on lot 9R/ blk1 is a conventional system. The RS statement submitted with the plat indicates that all existing OSSF components for lot 9R/blk 1 are to be legally abandoned, with the tanks being pumped and backfilled.
- There is an existing OSSF on lot 5R/blk 1. The existing OSSF on lot 5R/blk 1 is an alternative system. Any changes to the existing system must be reviewed by CCDS prior to construction for compliance with OSSF and development regulations. The RS statement submitted with the plat indicates that the existing spray distribution system will be replaced with a drip distribution system.
- 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 individual lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- Individual site elevations 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 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.

Registered Sanitarian or Designated Representative
Collin County Developmental Services

Date _____

PURPOSE OF THIS PLAT IS COMBINE FIVE LOTS INTO TWO LOTS

Owners:
Tim Bennett Engineering & Construction Inc.
P.O. Box 2077
Wylie, Tx 75098
Attn: Tim Bennett
(P) 214-262-7450
Email:timbennett2@verizon.net

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
email: fredb@roomeinc.com
Attn: Fred Bemenderfer

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Tim Bennett Engineering & Construction, Inc. is the owner of 5 tracts of land situated in the State of Texas, County of Collin, being part of the S.D. Terry Survey, Abstract No. 890, being all of Lots 5, 6, 7 & 8, Block 1 of Branchwood Estates No. 1, an addition to Collin County as recorded in Volume K, Page 178 of the Collin County Map Records and Lot 9, Block 1 of Branchwood Estates No. 2, an addition to Collin County as recorded in Volume K, Page 179 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a point at the intersection of the east right-of-way line of F.M. 546 (variable width right-of-way) and the south right-of-way line of Olive Street (50' right-of-way), marking the northwest corner of said Lot 9, and the northwest corner of the herein described premises, from which a 1/2" iron rod found for reference bears South 01°03'00" West, 0.68 feet;

THENCE with south right-of-way line of Olive Street, the north line of Lot 9 and said premises, North 89°41'11" East, 255.00 feet to a 1/2" iron rod found marking the northeast corner of Lot 9, the northwest corner of Lot 10, Block 1 of said Branchwood Estates No. 2, and an ell corner for the north line of said premises;

THENCE with the common line between Lots 9 & 10, South 00°18'49" East, 206.40 feet to a 1/2" iron rod found in the north line of Lot 8 of said Branchwood Estates No. 1, marking the southeast corner of Lot 9, the southwest corner of Lot 10, and an ell corner for the north line of said premises;

THENCE with the common line between Lots 8 & 10, South 88°57'00" East, 265.81 feet to a Roome capped iron rod set in the west line of Branchwood Estates No. 3 as recorded in Volume L, Page 893 of the Collin County Map Records, marking the southeast corner of Lot 10, the northeast corner of Lot 8, and the most easterly northeast corner of said premises;

THENCE with the common line between Branchwood Estates No. 1 & Branchwood Estates No. 3, and east line of said premises as follows: South 15°01'49" East, 145.69 feet to a Roome capped iron set marking an angle break; South 12°29'05" West, 265.29 feet to a capped iron rod found marking the northeast corner of Lot 4, the southeast corner of Lot 5, and the southeast corner of said premises;

THENCE with the common line between Lots 4 & 5 of Branchwood Estates No. 1, and the south line of said premises, North 88°57'00" West, 513.41 feet to a 1/2" iron rod found in the east right-of-way line of F.M. 546, marking the northwest corner of Lot 4, the southwest corner of Lot 5 and said premises;

THENCE with the east right-of-way line of F.M. 546, the west line of Branchwood Estates No. 1 and said premises, North 01°03'00" East, 150.00 feet to a Roome capped iron rod set at the intersection of the east right-of-way line of F.M. 546 and the south right-of-way line of Fig Circle, and marking the northwest corner of Lot 5;

THENCE with the right-of-way line of Fig Circle, the west line of Banchwood Estates No. 1, and the west line of said premises as follows: South 88°57'00" East, 28.30 feet to a Roome capped iron rod set marking the beginning of a curve to the left; northeasterly along said curve having a radius of 50.00 feet with a central angle of 180°00'00" an arc length of 157.08 feet (chord = North 01°03'00" East, 100.00 feet) to a Roome capped iron rod set marking the end of curve; North 88°57'00" West, 28.30 feet to a Roome capped iron rod set at the intersection of the east right-of-way line of F.M. 546 and the north right-of-way line of Fig Circle, and marking the southwest corner of Lot 8;

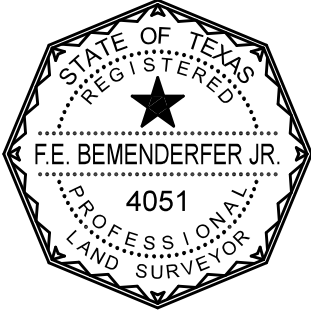
THENCE with the east right-of-way line of F.M. 546, the west line of Branchwood Estates No. 1 & 2, and the west line of said premises, North 01°03'00" East, 350.27 feet to the Point of Beginning and containing 6.022 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

F.E. Bemenderfer Jr.
Registered Professional
Land Surveyor No. 4051



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 **F.E. Bemenderfer Jr.**, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____th day of _____, 2019.

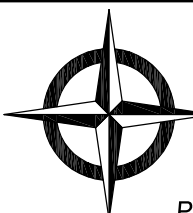
Notary Public for the
State of Texas

Final Plat
Lots 5R & 9R, Block 1
Branchwood Estates No. 1
6.022 Acres

being a Replat of Lots 5, 6, 7, & 8, Block 1
Branchwood Estates No. 1
Recorded in Volume K, Page 178, CCMR
and Lot 9, Block 1
Branchwood Estates No. 2
Recorded in Volume K, Page 179, CCMR
S. D. Terry Survey, Abstract No. 890
Collin County, Texas
March 2019

Revised: 05/15/2019

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