

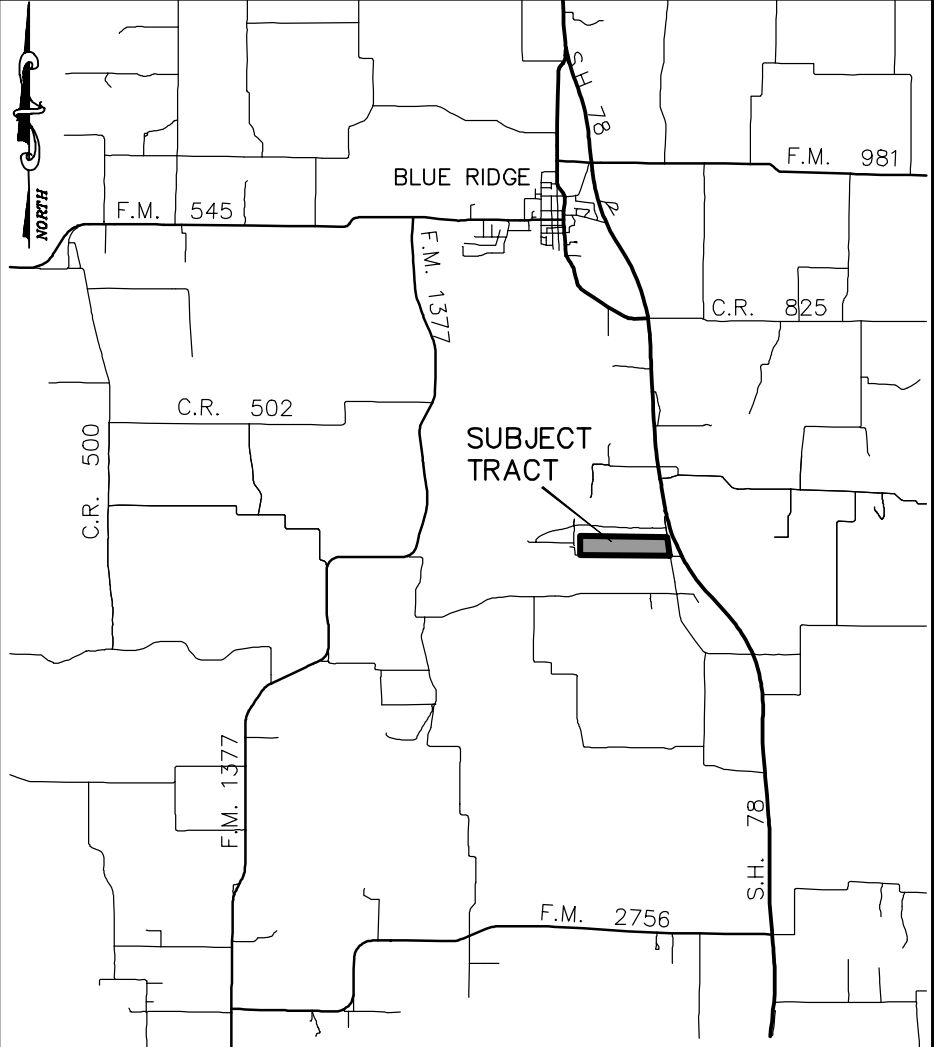
LEGEND

CIRS	5/8"IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND AS NOTED
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
BL	BUILDING LINE
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
◆	DENOTES STREET NAME CHANGE

CURVE TABLE					
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LOCATION MAP

N.T.S.

NOTES:

- EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
- IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN APPEARS TO BE CLASSIFIED AS ZONE "X" WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 4805C0195 J, DATED JUNE 2, 2009.
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- 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.
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FINAL PLAT
OF
**THE TRAILS OF BLUE RIDGE
PHASE 2**
56 RESIDENTIAL LOTS - 2 COMMON AREA LOTS
71.106 ACRES

OUT OF THE
JOEL LEE SURVEY, ABSTRACT NO. 542
JOSEPH MATTHEWS SURVEY, ABSTRACT NO. 556
IN THE
COLLIN COUNTY, TEXAS
OWNER
STONEHOLLOW HOMES LLC.
905 MARKET STREET SUITE 250, ALLEN, TEXAS 75013
RYAN HAYES 214-872-0346
ENGINEER/SURVEYOR

Westwood

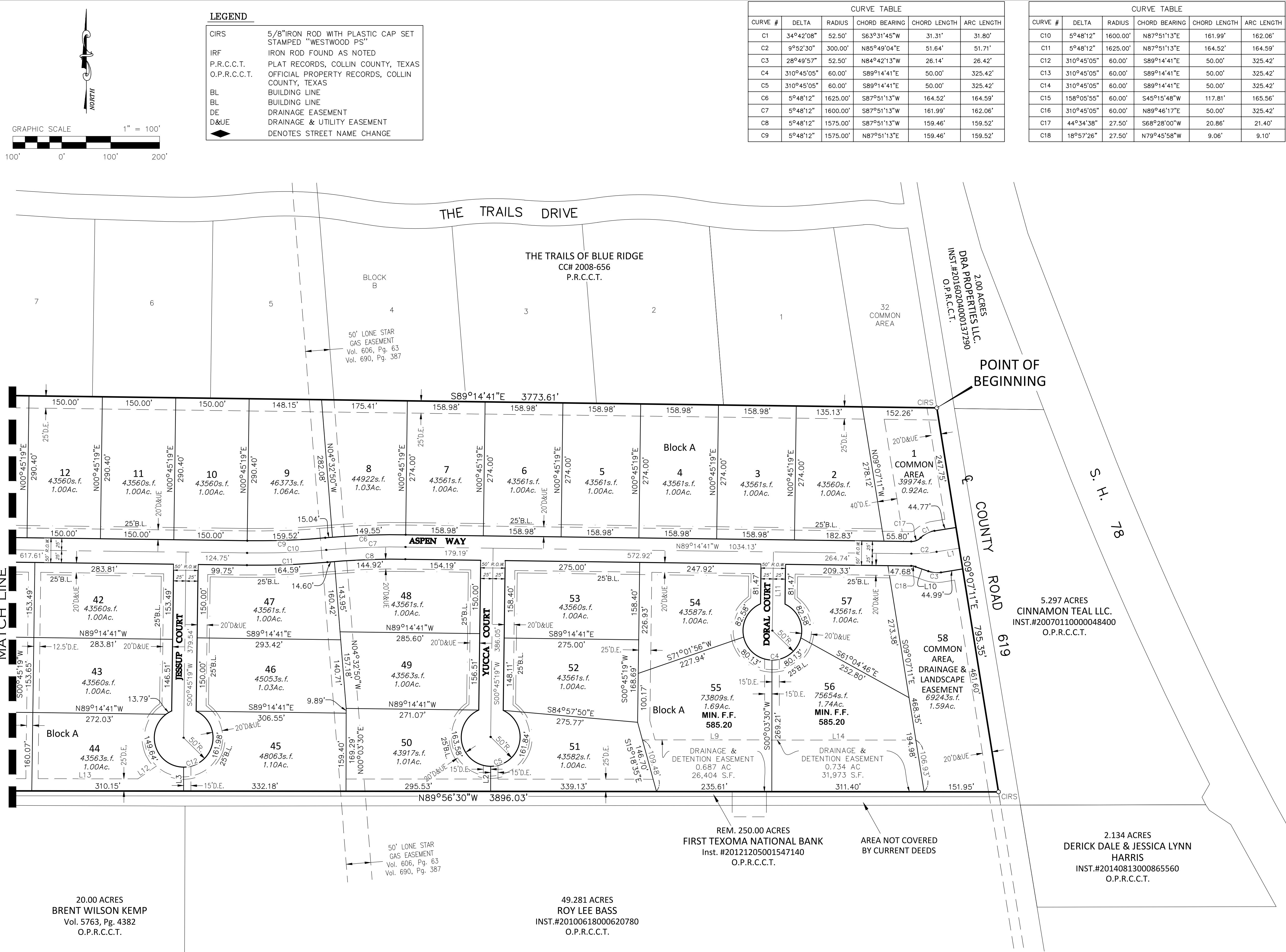
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

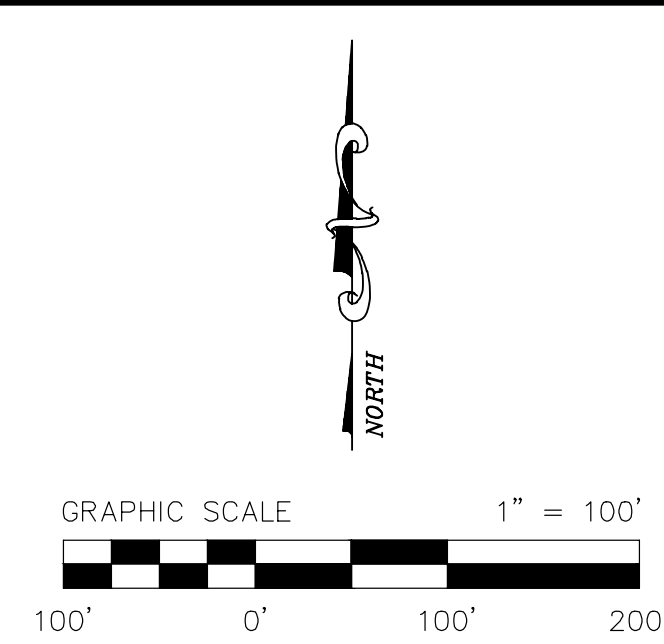
Westwood Professional Services, Inc.
Survey Firm Number: 10074301
Richard Hovas richard.hovas@westwoodps.com

MARCH 10, 2017 #0010182.00

WATER PROVIDER: VERONA SPECIAL UTILITY DISTRICT
972-752-4016

ELECTRIC UTILITY PROVIDER: FANNIN COUNTY ELECTRIC COMPANY
903-583-2117





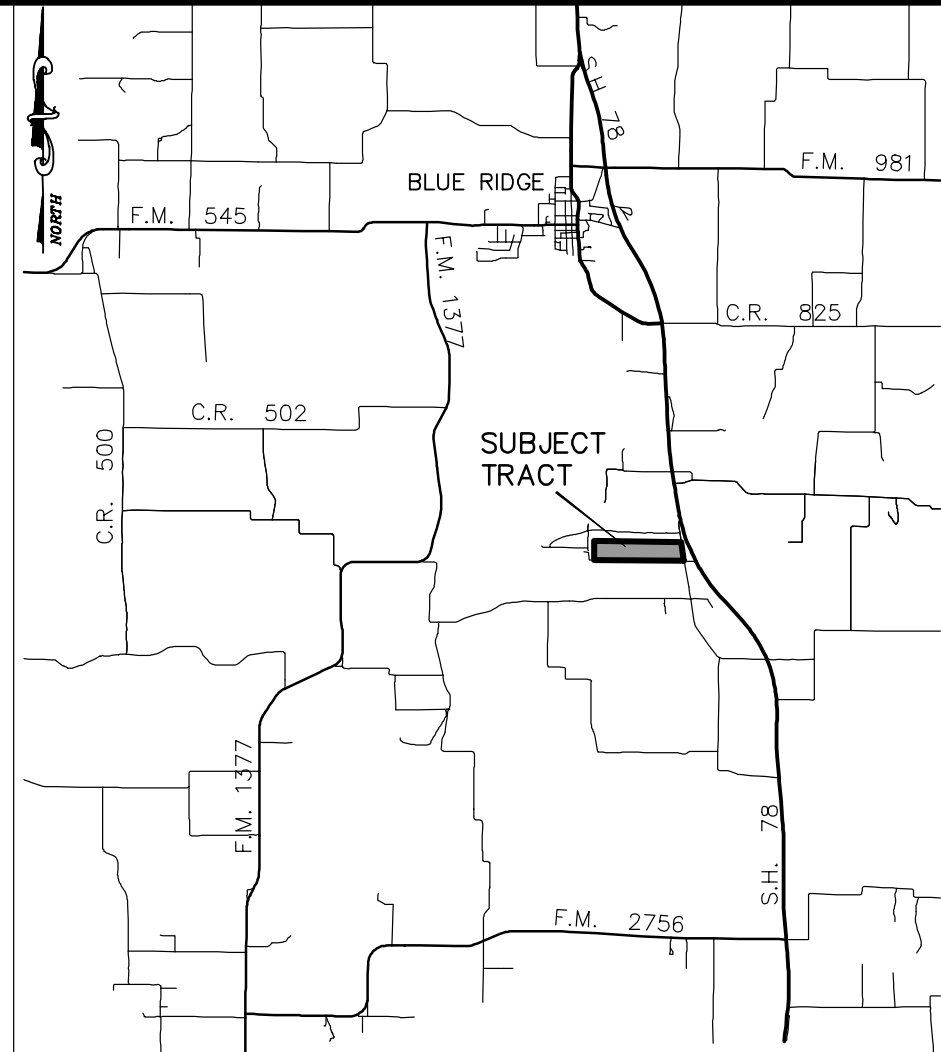
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OF
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PHASE 2
56 RESIDENTIAL LOTS - 2 COMMON AREA LOTS
71.106 ACRES

OUT OF THE
JOEL LEE SURVEY, ABSTRACT NO. 542
JOSEPH MATTHEWS SURVEY, ABSTRACT NO. 556
IN THE
COLLIN COUNTY, TEXAS
OWNER
STONEHOLLOW HOMES LLC.
905 MARKET STREET SUITE 250, ALLEN, TEXAS 75013
RYAN HAYES 214-872-0346
ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
Survey Firm Number: 10074301
Richard Hovas richard.hovas@westwoodps.com

MARCH 10, 2017 #0010182.00

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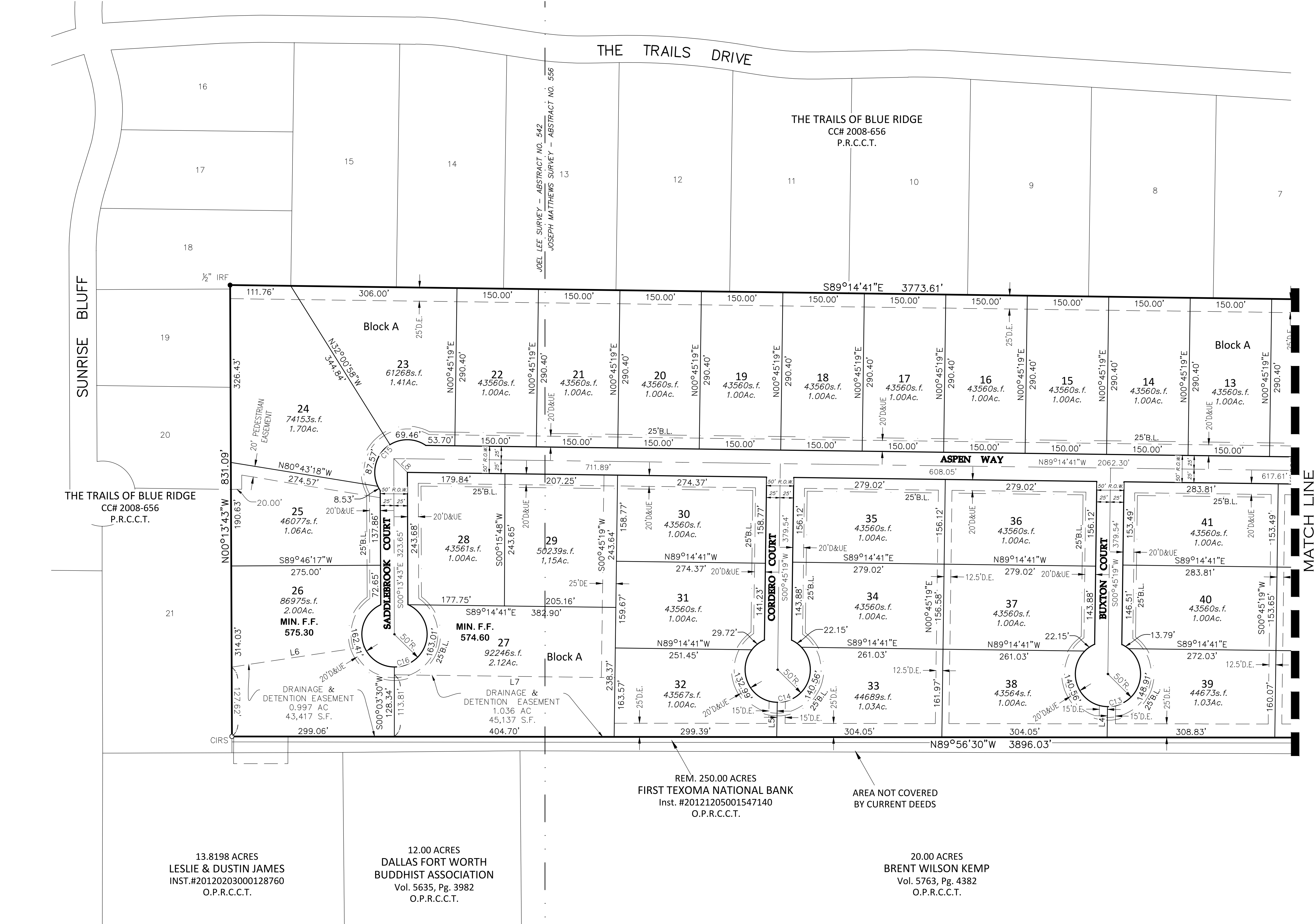
REM. 250.00 ACRES
FIRST TEXOMA NATIONAL BANK
Inst. #20121205001547140
O.P.R.C.C.T.

AREA NOT COVERED
BY CURRENT DEEDS

20.00 ACRES
BRENT WILSON KEMP
Vol. 5763, Pg. 4382
O.P.R.C.C.T.

13.8198 ACRES
LESLIE & DUSTIN JAMES
INST.#20120203000128760
O.P.R.C.C.T.

12.00 ACRES
DALLAS FORT WORTH
BUDDHIST ASSOCIATION
Vol. 5635, Pg. 3982
O.P.R.C.C.T.



LEGAL DESCRIPTION

WHEREAS Stonehollow Homes, LLC, is the owner of a 71.603 acre tract of land situated in Collin County, Texas, being a part of the Joel Lee Survey, Abstract No. 542 and the Joseph Matthews Survey, Abstract No. 556 and being all of the 71.106 acre tract of land conveyed to Stonehollow Homes, LLC by deed of record in Instrument No. 20160531000667350 of the Official Public Records of Collin County, Texas, said 71.603 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow cap stamped "WESTWOOD PS" set for the southeast corner of herein described tract in the west line of County Road 619 (a public right-of-way) and the northeast corner of a 1.422 acre tract of land conveyed to First Texoma National Bank by deed of record in Instrument No. 20121205001547140 of said Official Public Records;

THENCE with the north line of said 1.422 acre tract, North 89 degrees 56 minutes 30 seconds West, a distance of 3,896.03 feet to a 5/8 inch iron rod with yellow cap stamped "WESTWOOD PS" set for the southwest corner of herein described tract in the southeast corner of Lot 21, The Trails Of Blue Ridge, an addition to Collin County recorded in Instrument No. 2008-656, Plat Records of Collin County, Texas;

THENCE with the south line of said Trails of Blue Ridge Addition, North 00 degrees 13 minutes 43 seconds West, a distance of 831.09 feet to a 1/2" iron rod found for the northwest corner of herein described tract in the south line of Lot 18 of said The Trails Of Blue Ridge Addition;

THENCE continuing along the south line of said Trails of Blue Ridge Addition, South 89 degrees 14 minutes 41 seconds East, a distance of 3,773.61 feet to a 5/8 inch iron rod with yellow cap stamped "WESTWOOD PS" set for the northeast corner of herein described tract in southeast corner of Lot 32 (Common Area) of said Trails Of Blue Ridge Addition;

THENCE with the said west line of County Road 619, South 09 degrees 07 minutes 11 seconds East, a distance of 795.35 feet to the POINT-OF-BEGINNING, containing 3,097,391 square feet or 71.106 acres of land, more or less.

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, STONEHOLLOW HOMES LLC, is the sole owner of the above described property and does hereby adopt this plat designating the hereinabove described property as THE TRAILS OF BLUE RIDGE, PHASE 2, an addition to Collin County, Texas, and does hereby dedicated to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of Collin County and all public utilities desiring to use or using same. All and any public utility and Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of Collin County.

WITNESS, my hand at Allen, Texas this____day of_____, 2017.

By: STONEHOLLOW HOMES
RYAN HAYES, AGENT

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Ryan Hayes, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this____day of_____, 2017.

NOTARY PUBLIC, COLLIN COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

Health Department Certification:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable O.S.S.F. (On-Site Sewage Facilities) 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 Development Services

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared , 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this____day of_____, 2017.

NOTARY PUBLIC, COLLIN COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, Jason B. Armstrong, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and the monuments shown hereon were found and or placed under my personal supervision.

Jason B. Armstrong
Registered Professional Land Surveyor No. 5557

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Jason B. Armstrong, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this____day of_____, 2017.

NOTARY PUBLIC, COLLIN COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

APPROVED AS PLAT, THIS THE____DAY OF_____, 2017, BY THE COUNTY OF COLLIN, TEXAS.

KEITH SELF, COUNTY JUDGE _____.

WATER PROVIDER: VERONA SPECIAL UTILITY DISTRICT
972-752-4016

ELECTRIC UTILITY PROVIDER: FANNIN COUNTY ELECTRIC COMPANY
903-583-2117

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- 4.) 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.
- 5.) 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.
- 6.) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
- 7.) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- 8.) ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. ADDITIONALLY, DUE TO SHALLOW WATER TABLE, SEVERAL OF THE LOTS MAY BE FURTHER RESTRICTED ON THE TYPE OF OSSF SUITABLE FOR THE CONDITIONS.
- 9.) MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
- 10.) INDIVIDUAL SITE EVALUATIONS AND O.S.S.F. (ON-SITE SEWAGE FACILITIES) DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY O.S.S.F. SYSTEM.
- 11.) COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
- 12.) NOTICE SELLING A PORTION OF THIS ADDITION BY METES AND BOUND IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 13.) TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.
- 14.) VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 15.) ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- 16.) THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- 17.) THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREA LOTS AND DETENTION/RETENTION PONDS OF LOTS 26,27,55, AND 56 BLOCK A.

DUE TO THE PRESENCE OF A GAS EASEMENT ON LOTS 8,9,45,46,47,48,49, AND 50, AND A LARGE DRAINAGE AND DETENTION EASEMENT ON LOTS 55 AND 56, A PRE-PLANNING MEETING WITH PROFESSIONAL ENGINEER/REGISTERED SANITARIAN AND DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO INDIVIDUAL LOT DEVELOPMENT ON LOTS 8, 9, 45, 46, 47, 48, 49, 50, 55 AND 56.
- 19.) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 20.) UNLESS THE FINISHED FLOOR IS NOTED ON THE PLAT, THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST ONE FOOT ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.
- 21.) LOTS 1 AND 58 ARE COMMON AREA LOTS THAT WILL NOT BE USED FOR RESIDENTIAL CONSTRUCTION AND/OR OSSF. LOT 1 IS NOT APPROVED FOR ANY TYPE OF OSSF USAGE DUE TO LACK OF REQUIRED ACREAGE. ANY COMMON AREA CONSTRUCTION ON LOT 58 INCLUDING OSSF MUST BE DESIGNED AND PERMITTED SEPARATELY AND ACCORDING TO THE USAGE OF THE PROPERTY.

FINAL PLAT
OF
THE TRAILS OF BLUE RIDGE
PHASE 2
56 RESIDENTIAL LOTS - 2 COMMON AREA LOTS
71.106 ACRES

OUT OF THE
JOEL LEE SURVEY, ABSTRACT NO. 542
JOSEPH MATTHEWS SURVEY, ABSTRACT NO. 556
IN THE
COLLIN COUNTY, TEXAS
OWNER
STONEHOLLOW HOMES LLC.
905 MARKET STREET SUITE 250, ALLEN, TEXAS 75013
RYAN HAYES 214-872-0346
ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
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Survey Firm Number: 10074301
Richard Hovas richard.hovas@westwoodps.com

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