

1. CONTOUR LINES ARE TAKEN FROM COLLIN COUNTY INTERACTIVE MAP AND ARE APPROXIMATE

2. WATER SOURCE: WATER LINE LOCATED ALONG LAKERIDGE DRIVE SERVICE SUPPLIED BY CULLEDKA WATER SUPPLY CORP.

5. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY

6. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL DWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.

7. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF

8. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE. PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

9. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. ADDITIONALLY (PER THE REGISTERED SANITARIAN THAT PERFORMED THE SUBDIVISION EVALUATION) THE MAJORITY OF THE LOTS MAY BE SUITABLE ONLY FOR AEROBIC TREATMENT WITH SURFACE IRRIGATION OSSFS ONLY.

FACILITY COMPONENTS FROM ANY/ALL EASEMENT AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS), NOTE: NO OSSF COMPONENT (WATER-TIGHT SEWER PIPE INCLUDED) MAY CROSS AN EASEMENT. ALL OSSF COMPONENTS AND STRUCTURES MUST BE CONSTRUCTED ON ONE SIDE OF AN EASEMENT \square NLY.

11. TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION. -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.

12. THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST (18 INCHES) ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING

13. SANITARY TREATMENT ON SITE

14. MUST OBTAIN BUILDING PERMIT PRIOR TO CONSTRUCTION OF HOUSE

15. EACH LOT OWNER MUST OBTAIN PERMIT FROM COUNTY PRIOR TO

16, COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.

17. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY-MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING ROAD SURFACE.

18, ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS FOUNDATIONS AND PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF

19. LOT USE: RESIDENTIAL

20. NOTE: ALL SIDE AND REAR LOT LINES SHALL HAVE A DRAINAGE

DITCH TO PREVENT LOT TO LOT DRAINAGE

21. 10' BUILDING SET BACK LINES ON ALL SIDE AND REAR LOT LINES EXCEPT AS SHOWN HEREON.

LOT 11 SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

25. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROAD, OR ROAD WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROAD INVENTORY, MUST BE EVEN WITH THE EXISTING

26. DRIVEWAYS SHALL MEET CULVERT PERMIT REQUIREMENTS DRIVEWAYS THAT DO NOT MEET CULVERT PERMIT REQUIREMENTS SHALL BE REMOVED AND CORRECTED AT THE CONTRACTOR'S

TRACKING OF MUD AND /OR SOILS ONTO EXISTING AND /OR NEW PAVEMENT. ANY TRACKING THAT OCCURS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

3. ANY DSSF THAT IS TO BE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN WILL REQUIRE SPECIAL PLANNING MATERIALS PRIOR TO PERMIT APPROVAL 4. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS PREPARED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION

IS PROHIBITED.

EROSION IN SAID DRAINAGE WAYS.

10. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE

GROUND AROUND THE HOUSE AFTER FINAL GRADING

PLACEMENT OF ENTRANCE CULVERT

THE DRAINAGE FACILITY.

22. ACCORDING TO FEMA MAP NO. 48085C0410J & 48085C0295J, DATED 6-2-2009

23. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.

24. CULVERT PERMITS ARE REQUIRED AT ALL EXISTING COUNTY ROAD TIE-INS.

DRIVING SURFACE.

EXPENSE.

27. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PREVENT

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS James A. Clough and Amy B. Clough are the owners of a tract of land situated in Collin County, Texas, in the W. D. Thompson survey, abstract no. 892, being a survey of Lot 11 of Lakeridge Farms, an addition to Collin County, Texas according to the revised map recorded in volume I, page 118 of the plat records of Collin County, Texas.

BEGINNING at a 1/2-inch iron pin set at the northeast corner of said Lot 11, in the south right-of-way line of County Road 728(paved Road);

THENCE South $00^{\circ}19'32$ " East, with the east line of said Lot 11, 153.21 feet to a 1/2-inch iron pin set at the southeast corner of said Lot 11 and the north corner of Lot 12 of said Lakeridge Farms;

THENCE South 34°10'45" West, with the southeast line of said Lot 11 and the northwest line of said Lot 12, passing a 1/2-inch iron pin set at 1286.48 feet and continuing in all, 1316.48 feet to a point in Lakeridge Drive at the south corner of said Lot 11 and the northwest corner of said Lot 12; same being in the northern line of Lot 16 of said Lakeridge Farms; same being in a curve, the radius point bears South 42*35'42" West, 1000.00

THENCE to the left along said curve, having a radius of 1000.00 feet, an arc length of 195.31 feet, a chord direction of North 53.00'00" West, and a chord length of 195.00 feet to a point at the west corner of said Lot 11 and the southeast corner of Lot 10 of said Lakeridge Farms;

THENCE North 22'38'00" East, with the northwest line of said Lot 11 and the southeast line of Lot 10, passing a 1/2-inch iron pin set at 30.00 feet and continuing in all, 1217.47 feet to a P.K. nail set in concrete by a corner post at the northwest corner of said Lot 11 and the northeast corner of said Lot 10; same being in the south right-of-way line of said County Road 728;

THENCE North 89°49'51" East, with the south right-of-way line of said County Road 728 and the north line of said Lot 11, 425.92 feet to the PLACE OF BEGINNING and containing 10.00 acres.

STATE OF TEXAS

COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, James A. Clough and Amy B. Clough, do hereby adopt this plat designating the herein above described property as REPLAT LOT 11, LAKERIDGE FARMS, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

WITNESS my hand at ______, Texas, this the _____day of ______2018.

James A. Clough, owner

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared James A. Clough 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____day of _____2018.

Notary Public in and for the State of Texas

Amy B. Clough, owner

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Amy B. Clough known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____day of ____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

That I, Bruce Geer, 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.

PRELIMINARY-THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE

AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 consideration therein expressed, and in the capacity therein

Given under my hand and seal of office, this the _____day of _____2018.

Notary Public in and for the State of Texas

This plat is approved by the Collin County Commissioner's Court on the _____day of

Keith Self, County Judge

DIRECTIONAL CONTROL LINE: SOUTHEAST LINE OF LOT 11 LAKERIDGE FARMS, VOLUME I, PAGE 118 COLLIN COUNTY PLAT RECORDS. CONTROLLING MONUMENTS: IRON PIN SET AT 30' OFFSET SOUTH CORNER AND IRON PIN SET AT SOUTHEAST CORNER LOT 11

LEGEND

O 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

9247 LAKERIDGE DRIVE

PRINCETON, TEXAS 75407

OWNER: JAMES A. CLOUGH & AMY B. CLOUGH

SURVEYOR: BRUCE GEER

1101 W. UNIVERSITY DRIVE MCKINNEY, TEXAS 75069 972-562-3959 972-542-5751 FAX

REPLAT LOT II LAKERIDGE FARMS AN ADDITION TO

10.00 ACRES IN THE W.D. THOMPSON SURVEY, ABSTRACT NO. 892 COLLIN COUNTY, TEXAS

COLLIN COUNTY, TEXAS