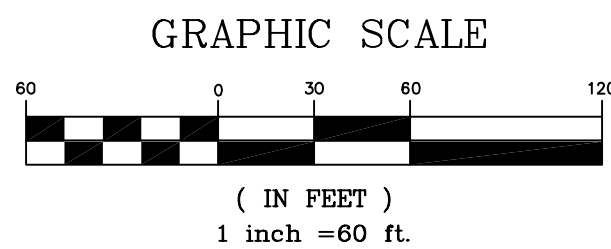


LEGEND	
D.&U.E.	— DRAINAGE & UTILITY EASEMENT
I.P.F.	— IRON PIN FOUND
M.R.C.C.T.	— MAP RECORDS, COLLIN COUNTY, TEXAS
PFC	— POINT FOR CORNER

Water Provider:
Copeville Special Utility District
P.O. BOX 135
16120 FM 1778
Nevada, TX 75173
(972) 853-4630

Electric Provider:
Oncor Electric
310 Highway 205
Terrell, TX 75160
972-551-7233



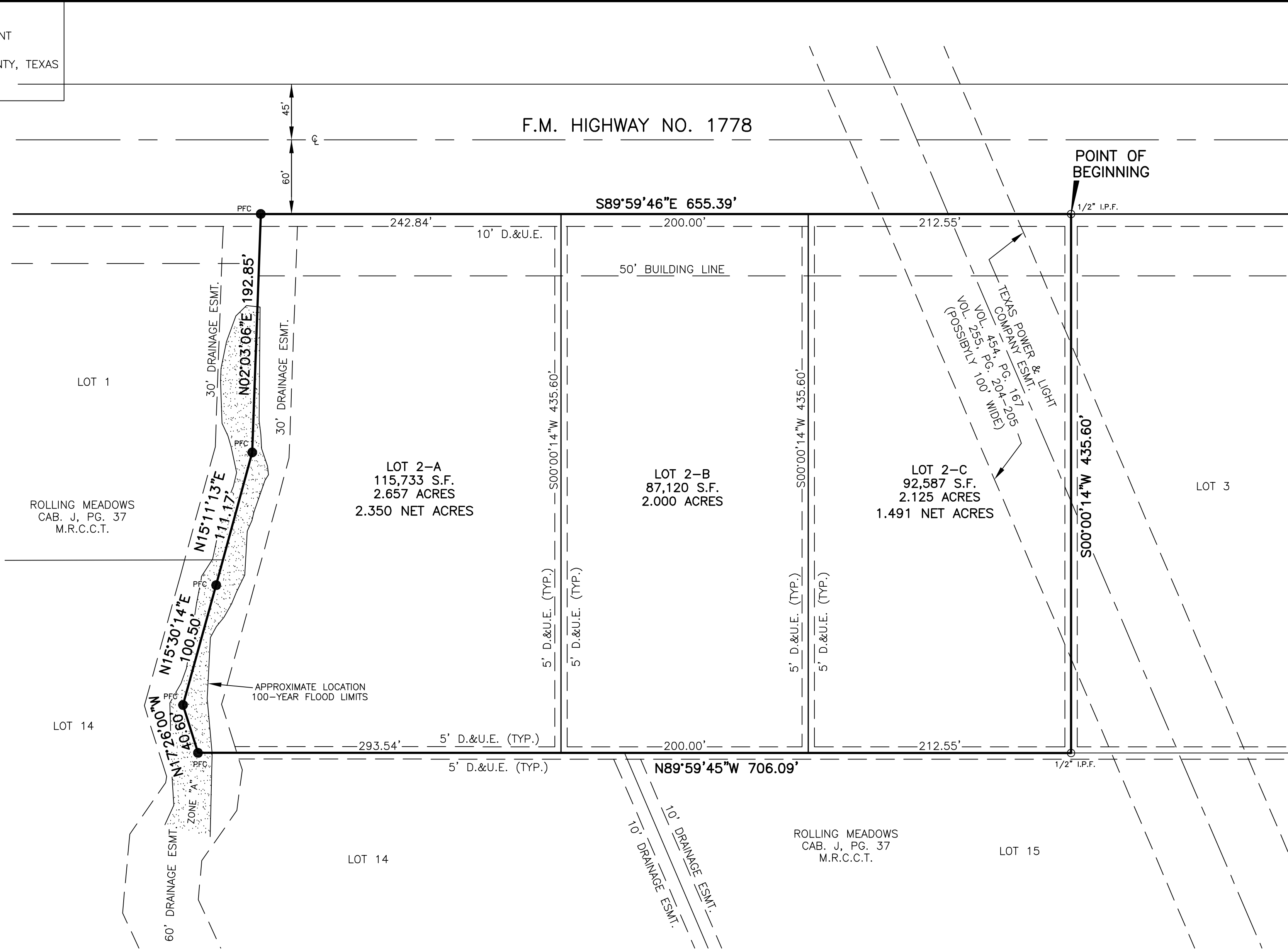
FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0435J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES:

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision 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.
- 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.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
- The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
- Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
- Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
- The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.

- 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.
 - The western property line of lot 2A is comprised of a creek/drainage area with associated flood plain and drainage easement. Due to the setback requirements from the easement/creek, careful pre-planning with OSSF designer is recommended.
 - The flood plain has been encumbered in an easement and no development may take place within the easement.
 - There is a 100' utility easement that bisects the northern and eastern property lines of lot 2C. Due to the setback requirements from the utility easement, careful pre-planning with OSSF designer is recommended.
- There are no easements other than the aforementioned drainage easement and utility easement, a 10' drainage/utility easement along the northern property line of each lot and a 5' drainage/utility easement along all other property lines on the final plat.
- There was an existing structure/dwelling and a single associated OSSF on lot 2A at the time of approval.
 - The P.E. As-Built submitted with the plat shows all OSSF components for lot 2A to be completely within the boundaries of the platted lot. 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 CCOS).
 - The existing OSSF on lot 2A is a Conventional OSSF - if the existing system ever fails or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system.
- There were no permitted/approved existing structures with associated OSSF(s) on lots 2B or 2C at the time of approval. Any existing structures or OSSFs on 2B or 2C 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

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the ROLLING MEADOWS to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 20____ at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

COLLIN COUNTY JUDGE

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

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 James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas
My commission expires: _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Canales Rental Property, LLC, is the owner of a tract of land situated in the J. McMinn Survey, Abstract No. 554, Collin County, Texas and being all of Lot 2, of Rolling Meadows, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 37, Map Records, Collin County, Texas and as conveyed to Canales Rental Property, LLC by deed recorded in Instrument No. 20200714001092050, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the south right-of-way line of F.M. Highway No. 1778 (105' R.O.W.) for the northeast corner of said Lot 2 and the northwest corner of Lot 3 of said Rolling Meadows;

Thence, South 00°00'14" West, along the east line of said Lot 2 and the west line of said Lot 3, a distance of 435.60 feet to a 1/2" iron pin found on the north line of Lot 15 of said Rolling Meadows and for the southeast corner of said Lot 2 and the southwest corner of said Lot 3;

Thence, North 89°59'45" West, along the south line of said Lot 2, the north line of said Lot 15 and the north line of Lot 14 of said Rolling Meadows, a distance of 706.09 feet to a point for corner in creek;

Thence, North 17°26'00" West, along the center of said creek, the west line of said Lot 2 and an east line of said Lot 14, a distance of 40.60 feet to a point for corner;

Thence, North 15°30'14" East, along the center of said creek, the west line of said Lot 2 and an east line of said Lot 14, a distance of 100.50 feet to a point for corner;

Thence, North 15°11'13" East, along the center of said creek, the west line of said Lot 2, an east line of said Lot 14 and the east line of Lot 1 of said Rolling Meadows, a distance of 111.17 feet to a point for corner;

Thence, North 02°03'06" East, along the center of said creek, the west line of said Lot 2 and the east line of said Lot 1, a distance of 192.85 feet to a point on the south right-of-way line of F.M. Highway No. 1778 (105' R.O.W.) for the northwest corner of said Lot 2 and the northeast corner of said Lot 1;

Thence, South 89°59'46" East, along the south right-of-way line of F.M. Highway No. 1778 (105' R.O.W.) and the north line of said Lot 2, a distance of 655.39 feet to the Point of Beginning and containing 295,438 square feet or 6.782 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That Canales Rental Property, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as ROLLING MEADOWS, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. That Canales Rental Property, LLC does herein certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, 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.
- Utility easements may be used for the mutual use and accommodation of the 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 use thereof.
- The public utilities 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 Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
- Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.

WITNESS my hand this the ____ day of _____, 2021.

Canales Rental Property, LLC
Jose Luis Canales, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Jose Luis Canales, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires: _____

REPLAT

ROLLING MEADOWS

BEING A REPLAT OF LOT 2
OF ROLLING MEADOWS

CAB. J, PG. 37
J. McMINN SURVEY, ABSTRACT NO. 554
COLLIN COUNTY, TEXAS

OWNER:
CANALES RENTAL PROPERTY, LLC
9251 COUNTY ROAD 589
NEVADA, TEXAS 75173

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2727-20	1"=60'	JUNE 30, 2021	CP