

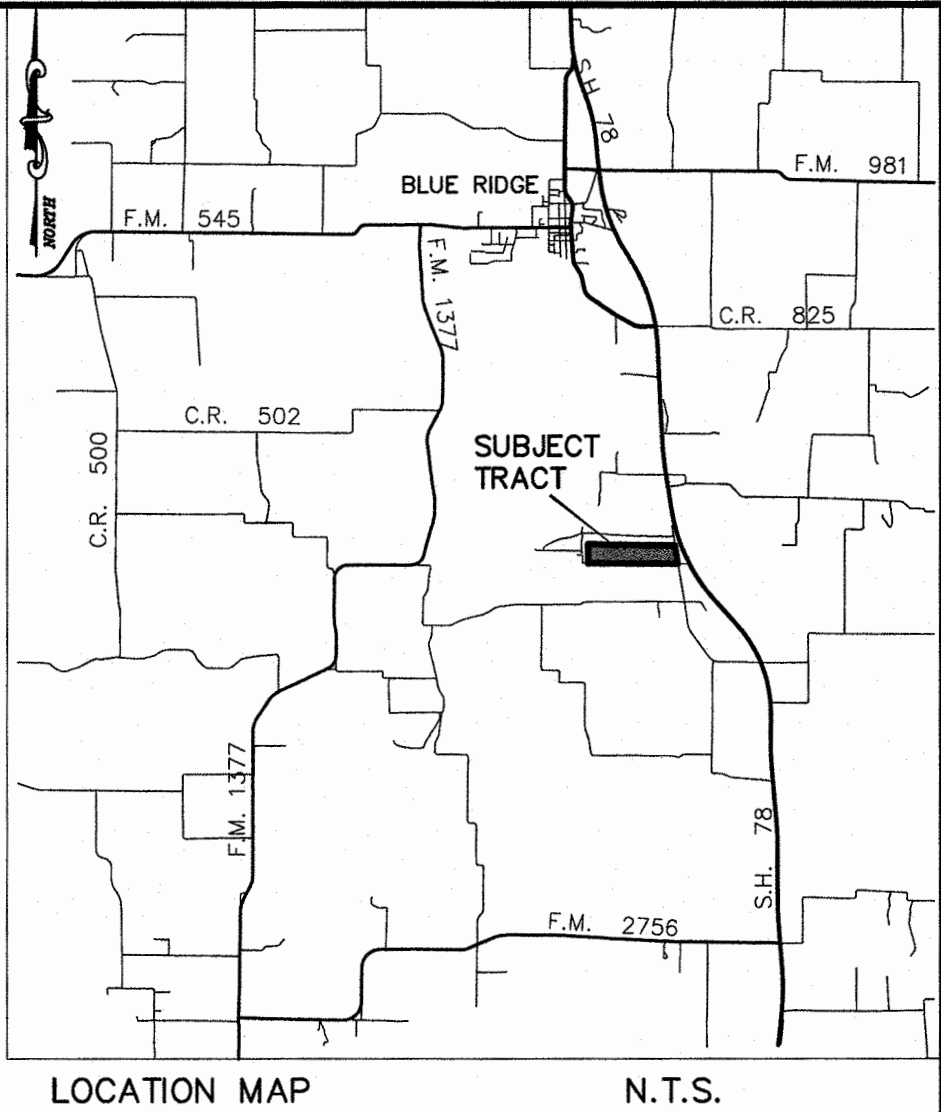
LEGEND	
CIRS	5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND AS NOTED
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
◀	Denotes STREET NAME CHANGE

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	34°42'08"	52.50'	S63°31'45"W	31.31'	31.80'
C2	9°52'30"	300.00'	N85°49'04"E	51.64'	51.71'
C3	28°49'57"	52.50'	N84°42'13"W	26.14'	26.42'
C4	310°45'05"	60.00'	S89°14'41"E	50.00'	325.42'
C5	310°45'05"	60.00'	S89°14'41"E	50.00'	325.42'
C6	5°48'12"	1625.00'	S87°51'13"W	164.52'	164.59'
C7	5°48'12"	1600.00'	S87°51'13"W	161.99'	162.06'
C8	5°48'12"	1575.00'	S87°51'13"W	159.46'	159.52'
C9	5°48'12"	1575.00'	N87°51'13"E	159.46'	159.52'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C10	5°48'12"	1600.00'	N87°51'13"E	161.99'	162.06'
C11	5°48'12"	1625.00'	N87°51'13"E	164.52'	164.59'
C12	310°45'05"	60.00'	S89°14'41"E	50.00'	325.42'
C13	310°45'05"	60.00'	S89°14'41"E	50.00'	325.42'
C14	310°45'05"	60.00'	S89°14'41"E	50.00'	325.42'
C15	158°05'55"	60.00'	S45°15'48"W	117.81'	165.56'
C16	310°45'05"	60.00'	N89°46'17"E	50.00'	325.42'
C17	44°34'38"	27.50'	S68°28'00"W	20.86'	21.40'
C18	18°57'26"	27.50'	N79°45'58"W	9.06'	9.10'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	47.28	N80°52'49"E
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L3	79.58	S01°13'36"E
L4	85.39	N00°45'19"E
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L7	406.06	S89°14'41"E
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L10	27.60	N70°17'15"W
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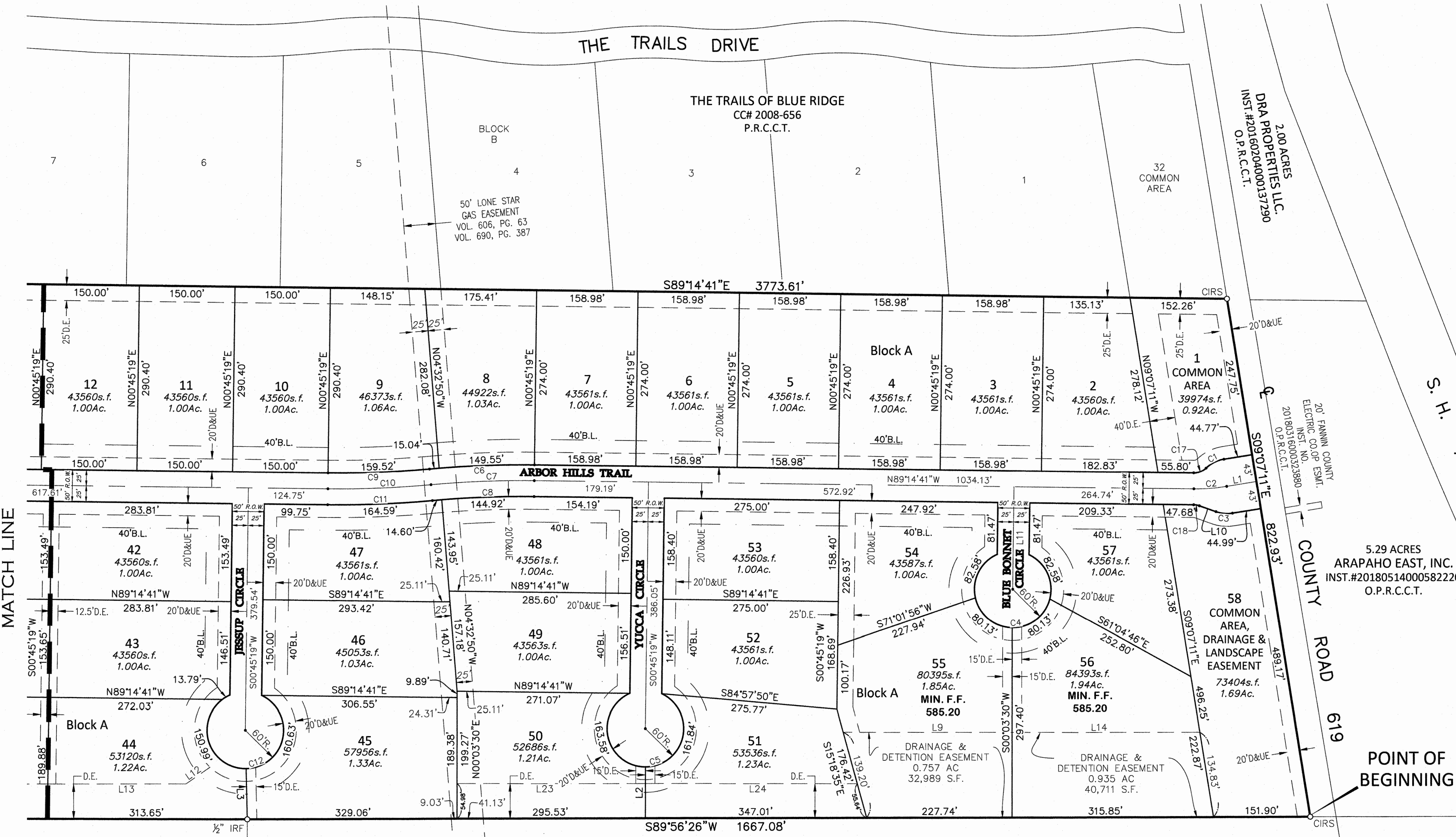
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L14	294.34	S89°56'30"E
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L20	304.05	S89°56'05"E
L21	304.05	S89°56'05"E
L22	308.83	S89°56'05"E
L23	295.53	S89°56'30"E
L24	332.26	S89°56'30"E



LOCATION MAP N.T.S.

NOTES:

- 1.) EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
- 2.) 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 480500195 J, DATED JUNE 2, 2009.
- 3.) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAYS IS PROHIBITED.
- 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 EXTERIOR LOT CORNERS ARE MONUMENTED WITH A 5/8 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. ALL INTERIOR 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 ROAD, OR ROAD WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROAD INVENTORY, 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.
- 18.) MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENT AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC.(PER STATE REGULATIONS).
- 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 SPECIFIED 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.
- 22.) DRIVEWAYS SHALL MEET CULVERT PERMIT REQUIREMENTS. DRIVEWAYS THAT DO NOT MEET CULVERT PERMIT REQUIREMENTS SHALL BE REMOVED AND CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 23.) CULVERT PERMITS ARE REQUIRED AT ALL EXISTING COUNTY ROAD TIE-INS.
- 24.) COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH CURRENT COUNTY MATERIALS.
- 25.) STREET LIGHTS THAT HAVE BEEN APPROVED WILL NOT BE MAINTAINED, REPAIRED, OR REPLACED BY COLLIN COUNTY.
- 26.) MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
- 27.) THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).



MATCH LINE

POINT OF BEGINNING

20.00 ACRES
BRENT WILSON KEMP
VOL. 5763, PG. 4382
O.P.R.C.C.T.

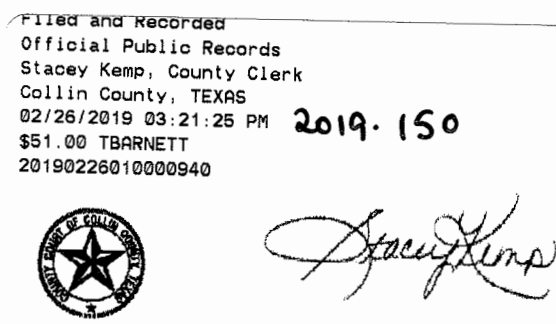
49.281 ACRES
ROY LEE BASS
INST.#20100618000620780
O.P.R.C.C.T.

2.134 ACRES
DERICK DALE & JESSICA LYNN HARRIS
INST.#20140813000865560
O.P.R.C.C.T.

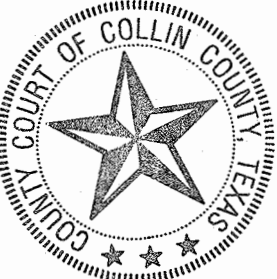
FROM:
R-6542-000-0030-1 / 9.562 AC
R-6556-001-0700-1 / 1.8 AC
R-6556-001-0750-1 / 35.553 AC
R-6556-001-0760-1 / 25.991 AC
FOR TAX YEAR 2019

ELEVATION BENCHMARK NOTE:
BM(1) "X" CUT IN PAVING AT THE CENTER OF THE CUL-DE-SAC OF SADDLEBROOK CIRCLE. ELEVATION = 573.51'

OWNER
STONEHOLLOW HOMES, INC.
905 Watters Creek Blvd. #250
Allen, Tx 75013



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.
TBP# Firm Reg. No. 11775
TBP#S Firm Reg. No. 10074301



S11793 FINAL PLAT
OF
THE TRAILS OF BLUE RIDGE
PHASE 2
56 RESIDENTIAL LOTS - 2 COMMON AREA LOTS
73.666 ACRES
OUT OF THE
JOEL LEE SURVEY, ABSTRACT NO. 542
JOSEPH MATTHEWS SURVEY, ABSTRACT NO. 556
IN THE
COLLIN COUNTY, TEXAS

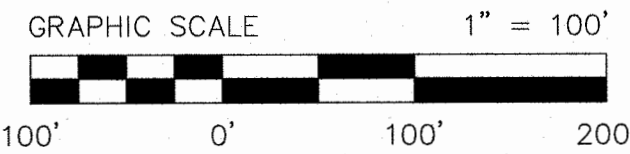
WATER PROVIDER: VERONA SPECIAL UTILITY DISTRICT
972-752-4016

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

11793-2

LEGEND

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D&UE	DRAINAGE & UTILITY EASEMENT
◆	DENOTES STREET NAME CHANGE

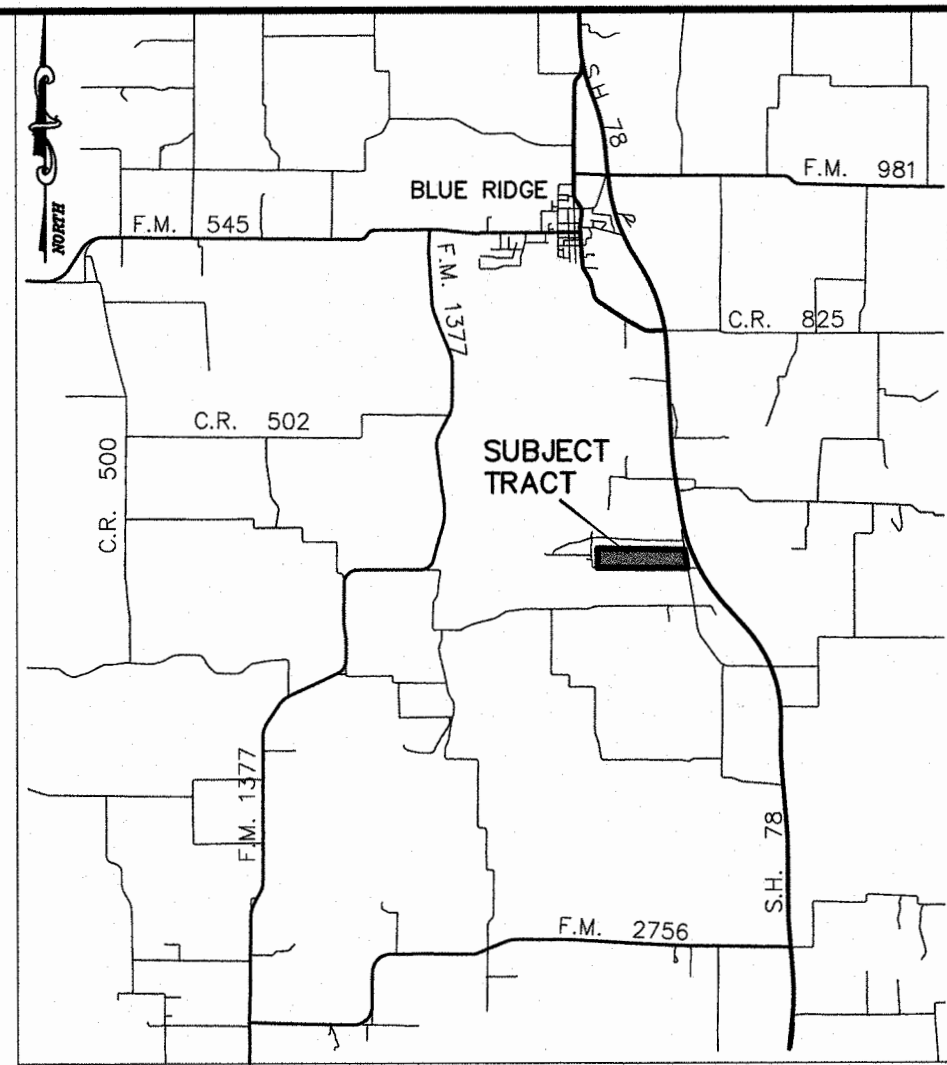


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- DUE TO THE PRESENCE OF A GAS EASEMENT ON LOTS 8,9,45,46,47,48,49, AND 50, AND A LARGE DRAINAGE AND DETENTION EASEMENT ON LOTS 55 AND 56, A PRE-PLANNING MEETING WITH PROFESSIONAL ENGINEER/REGISTERED SANITARIAN AND DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO INDIVIDUAL LOT DEVELOPMENT ON LOTS 8, 9, 45, 46, 47, 48, 49, 50, 55 AND 56.
- 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.
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S11793

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

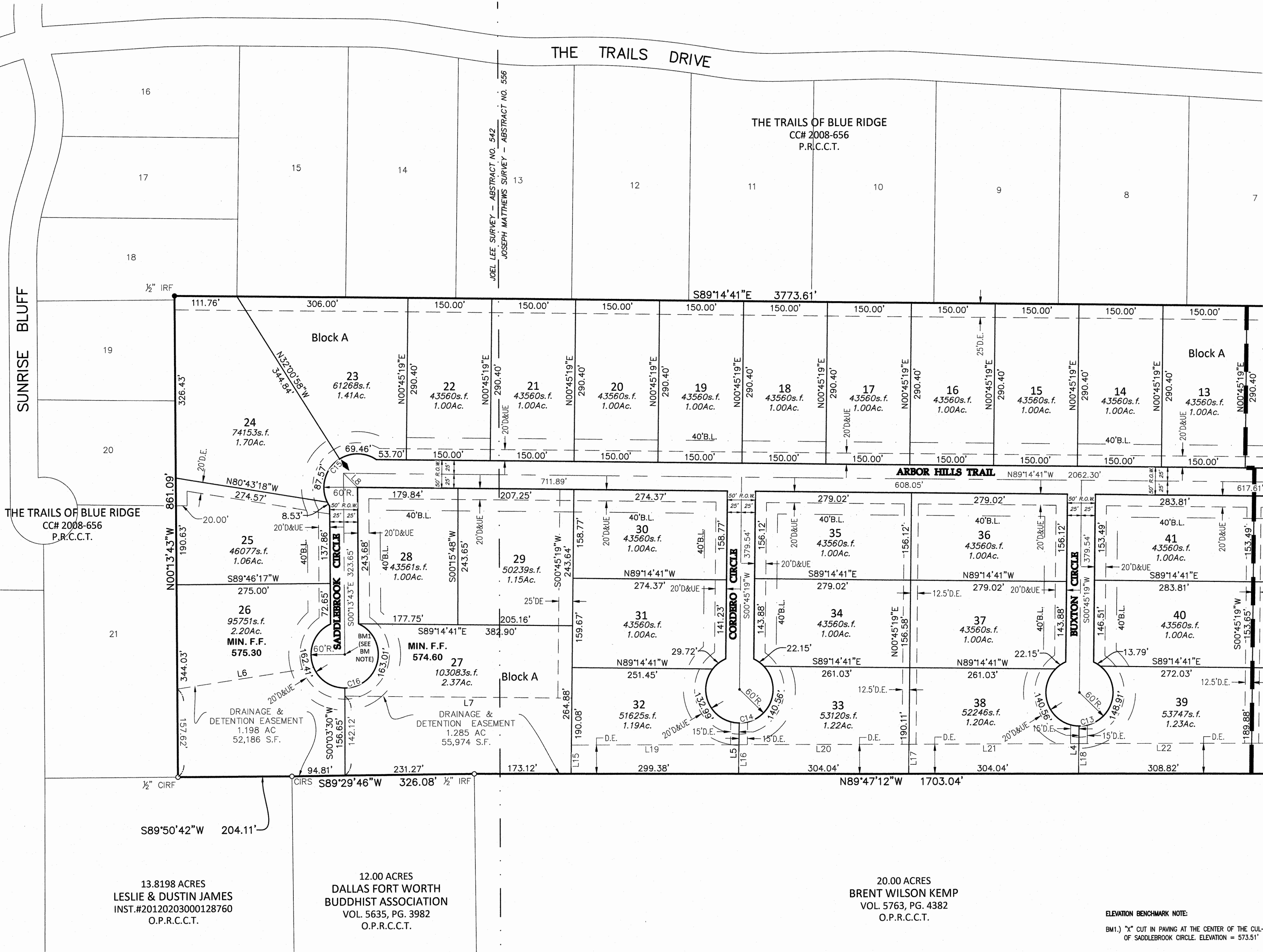
OUT OF THE
JOEL LEE SURVEY, ABSTRACT NO. 542
JOSEPH MATTHEWS SURVEY, ABSTRACT NO. 556
IN THE
COLLIN COUNTY, TEXAS

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.
TBPE Firm Reg. No. 11756
TBPLS Firm Reg. No. 10074301

FEBRUARY 11, 2019 #0010182.00



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

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

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.

20.00 ACRES
BRENT WILSON KEMP
VOL. 5763, PG. 4382
O.P.R.C.C.T.

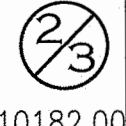
ELEVATION BENCHMARK NOTE:

BM1.) "X" CUT IN PAVING AT THE CENTER OF THE CUL-DE-SAC
OF SADDLEBROOK CIRCLE. ELEVATION = 573.51'

OWNER
STONEHOLLOW HOMES, INC.
905 Watters Creek Blvd. #250
Allen, Tx 75013

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/26/2019 03:21:28 PM
\$51.00 TBARNETT
2019022601000040

2019-151
[Signature]



LEGAL DESCRIPTION

WHEREAS Stonehollow Homes, LLC, is the owner of a 73.666 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 called 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, and being all of the called 1.8 acre tract of land conveyed to Stonehollow Homes, LLC by deed of record in Instrument No. 20170424000512890, of said Official Public Records, said 73.666 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 49.281 acre tract of land conveyed to Roy Lee Bass by deed of record in Instrument No. 20170424000512890 of said Official Public Records;

THENCE South 89 degrees 56 minutes 26 seconds West, with the north line of said 49.281 acre tract, a distance of 1,667.08 feet to a 1/2" iron rod found at the northeast corner of a 20 acre tract of land conveyed to Brent Wilson Kemp by deed of record in Volume 5763, Page 4382, of said Official Public Records;

THENCE North 89 degrees 47 minutes 12 seconds West, with the north line of said 20 acre tract, a distance of 1,703.04 feet to a 1/2" iron rod found at the north corner of a 12 acre tract of land conveyed to Dallas Fort Worth Buddhist Association, by deed of record in Volume 5635, Page 3982, of said Official Public Records;

THENCE South 89 degrees 29 minutes 46 seconds West, with the north line of said 12 acre tract, a distance of 326.08 feet to a 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" set at the northeast corner of a 13.8198 acre tract of land conveyed to Leslie James and Dustin James, by deed of record in Instrument No. 20120203000128760, of said Official Public Records;

THENCE South 89 degrees 50 minutes 42 seconds West, with the north line of said James tract, a distance of 204.11 feet to a 1/2" capped iron rod found at 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, said rod being the southwest corner of the herein described 73.666 acre tract;

THENCE North 00 degrees 13 minutes 43 seconds West, with the southerly east line of said The Trails Of Blue Ridge, a distance of 861.09 feet to a 1/2" iron rod found at the northwest corner of the herein described 73.666 acre tract;

THENCE South 89 degrees 14 minutes 41 seconds East, with the easterly south line of said The Trails Of Blue Ridge, a distance of 3,773.61 feet to a 5/8 inch iron rod with yellow cap stamped "WESTWOOD PS" set in the said west line of County Road 619, for the northeast corner of herein described tract in southeast corner of Lot 32 (Common Area) of said Trails Of Blue Ridge Addition;

THENCE South 09 degrees 07 minutes 11 seconds East, with the said west line of County Road 619, a distance of 822.93 feet to the POINT-OF-BEGINNING, containing 3,208,909 square feet or 73.666 acres of land.

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 11 day of February, 2019.

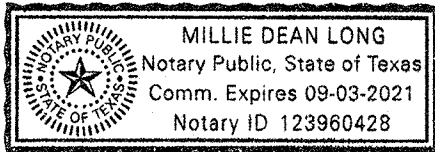
By: Ryan Hayes
STONEHOLLOW HOMES LLC
RYAN HAYES, AGENT

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 11 day of February, 2019.

Millie Dean Long
NOTARY PUBLIC, COLLIN COUNTY, TEXAS
MY COMMISSION EXPIRES: 09-03-2021



SURVEYOR'S 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

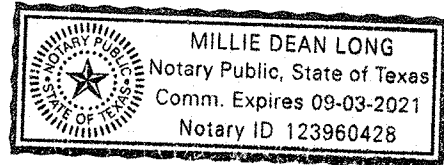


STATE OF TEXAS)
COUNTY OF COLLIN)

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 11 day of February, 2019.

Millie Dean Long
NOTARY PUBLIC, COLLIN COUNTY, TEXAS
MY COMMISSION EXPIRES: 09-03-2021



CERTIFICATE OF APPROVAL

APPROVED AS PLAT, THIS THE 3rd DAY OF April, 2017, BY THE COUNTY OF COLLIN, TEXAS.

Chris Hill
CHRIS HILL, COUNTY JUDGE

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.

MSA 3727
Registered Sanitarian or Designated Representative
Collin County Development Services

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 48085C0195 J, DATED JUNE 2, 2009.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAYS IS PROHIBITED.
- 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.
- 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 CONDITIONS.
- ALL EXTERIOR LOT CORNERS ARE MONUMENTED WITH A 5/8 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- 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.
- 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).
- 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.
- COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
- 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.
- TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.
- VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 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 DRIVING SURFACE.
- THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- 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.
- 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.
- UNLESS SPECIFIED 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.
- 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.
- DRIVEWAYS SHALL MEET CULVERT PERMIT REQUIREMENTS. DRIVEWAYS THAT DO NOT MEET CULVERT PERMIT REQUIREMENTS SHALL BE REMOVED AND CORRECTED AT THE CONTRACTOR'S EXPENSE.
- CULVERT PERMITS ARE REQUIRED AT ALL EXISTING COUNTY ROAD TIE-INS.
- COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH CURRENT COUNTY MATERIALS.
- STREET LIGHTS THAT HAVE BEEN APPROVED WILL NOT BE MAINTAINED, REPAIRED, OR REPLACED BY COLLIN COUNTY.
- MAIL BOXES SHALL MEET USPS SPECIFICATIONS.

S11793

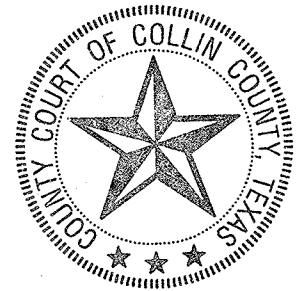
FINAL PLAT
OF
THE TRAILS OF BLUE RIDGE
PHASE 2
56 RESIDENTIAL LOTS - 2 COMMON AREA LOTS
73.666 ACRES

OUT OF THE
JOEL LEE SURVEY, ABSTRACT NO. 542
JOSEPH MATTHEWS SURVEY, ABSTRACT NO. 556
IN THE
COLLIN COUNTY, TEXAS
OWNER
STONEHOLLOW HOMES, INC.
905 Watters Creek Blvd. #250
Allen, Tx 75013

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.
TBPE Firm Reg. No. 11756
TBPLS Firm Reg. No. 10074301



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/26/2019 03:21:26 PM
\$51.00 TSBORNETT
20190226010009040

2019.152



Stacey Kemp