

COUNTY ROAD NO. 649.

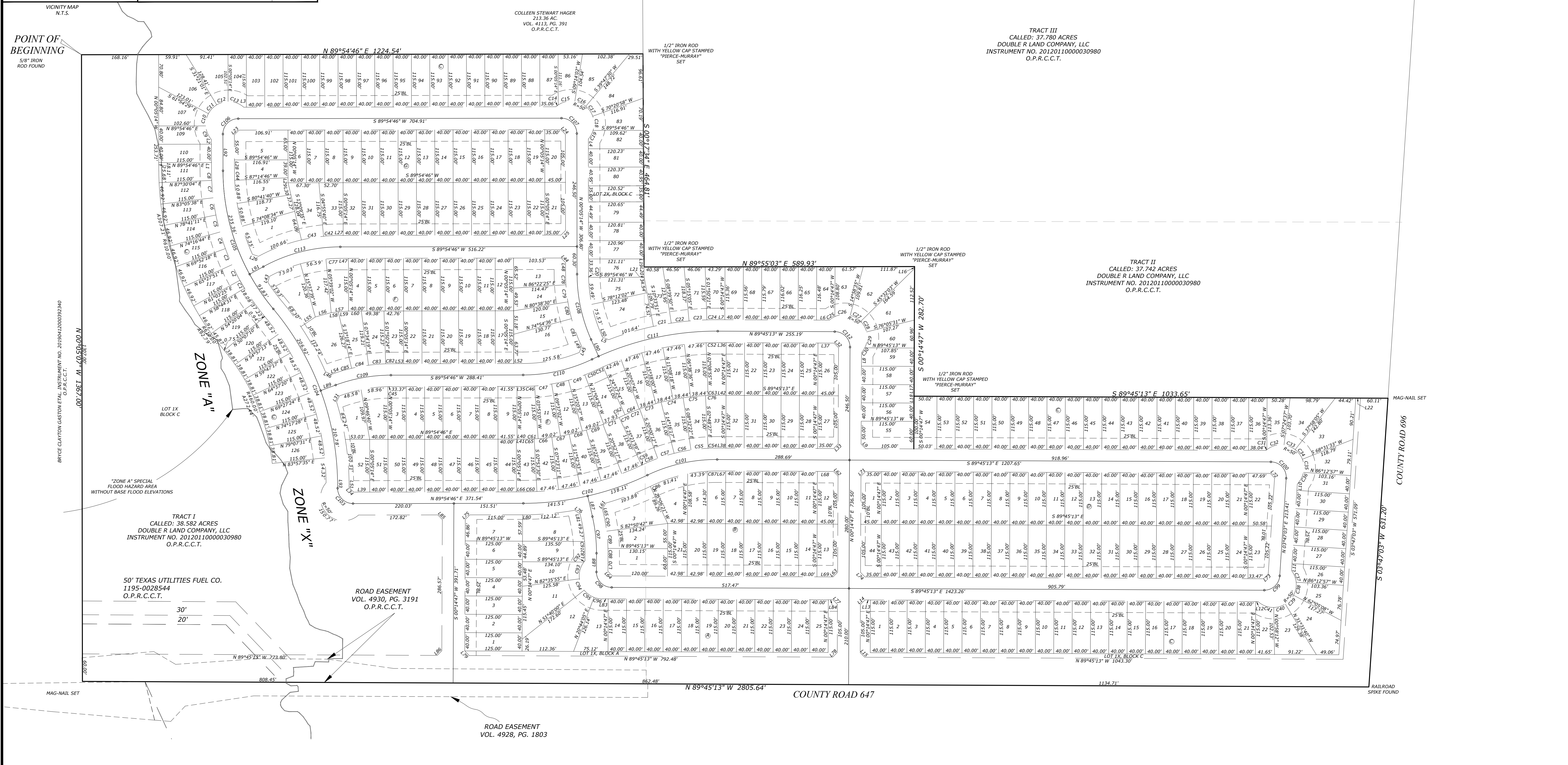
COUNTY ROAD 696

VICINITY MAP
N.T.S.

POINT OF BEGINNING
5/8" IRON ROD FOUND

LEGEND:
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
IRS 1/2" IRON ROD W/YELLOW CAP STAMPED
"PIERCE-MURRAY" SET
IRF 1/2" IRON ROD FOUND
BL BUILDING LINE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
PDE PRIVATE DRAINAGE FACILITY EASEMENT
OPE OPEN SPACE EASEMENT
MIN. FFE MINIMUM FINISHED FLOOR ELEVATION
AC ACRES
ETI EXTRA TERRITORIAL JURISDICTION

LAND USE TABLE	
RESIDENTIAL LOTS	328
NON-RESIDENTIAL LOTS	3
RESIDENTIAL ACREAGE	37.703 AC.
NON-RESIDENTIAL ACREAGE	12.782 AC.
RIGHT OF WAY DEDICATION	15.039 AC.
PARK ACREAGE	0.000 AC.
NET ACREAGE	AC.
TOTAL ACREAGE	65.524 AC.



TRACT I
CALLED: 38.582 ACRES
DOUBLE R LAND COMPANY, LLC
INSTRUMENT NO. 20120110000030980
O.P.R.C.C.T.

50' TEXAS UTILITIES FUEL CO.
1195-0028544
O.P.R.C.C.T.

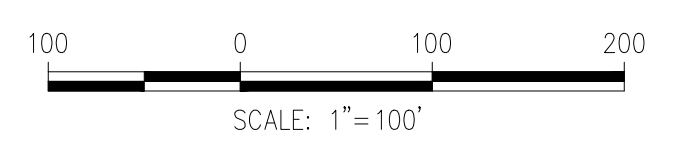
ROAD EASEMENT
VOL. 4930, PG. 3191
O.P.R.C.C.T.

ROAD EASEMENT
VOL. 4928, PG. 1803

TRACT III
CALLED: 37.780 ACRES
DOUBLE R LAND COMPANY, LLC
INSTRUMENT NO. 20120110000030980
O.P.R.C.C.T.

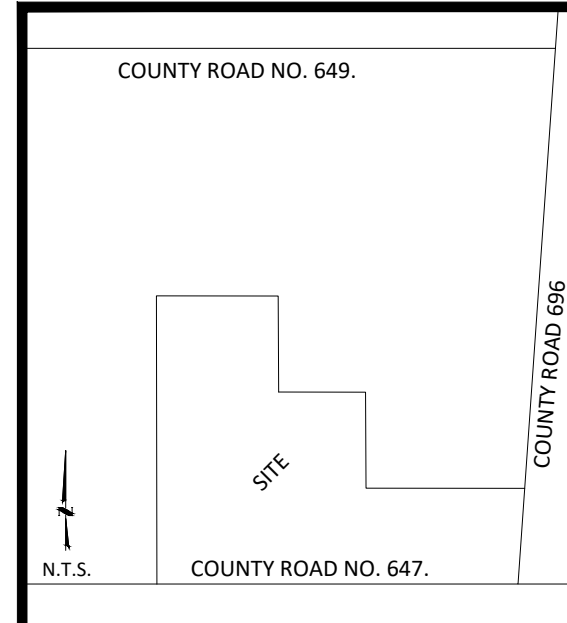
TRACT II
CALLED: 37.742 ACRES
DOUBLE R LAND COMPANY, LLC
INSTRUMENT NO. 20120110000030980
O.P.R.C.C.T.

PIERCE-MURRAY
LAND SOLUTIONS
Engineering & Surveying
800 TULLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(800) 538-2256
TBPELS FIRM REGISTRATION NO. 10194437
DATE: APRIL 27, 2022



FINAL PLAT
LEGACY CROSSING
LOT 1X & LOTS 1-25, BLOCK A, LOTS 1-21, BLOCK B, LOT 1X AND LOTS 1-126, BLOCK C, LOTS 1-44, BLOCK D, LOTS 1-52, BLOCK E, LOTS 1-26, BLOCK F, AND LOTS 1-34, BLOCK G, BEING 65.524 ACRES OF LAND SITUATED IN THE L. B. OUTLAW SURVEY, ABSTRACT NUMBER 675, COLLIN COUNTY, TEXAS

THIS PLAT FILED IN COUNTY CLERK'S FILE NO. _____ DATE: _____



O.P.R.D.C.T. IRS
BL
UE
DE
PDE
OPE
MIN. FFE
AC
ETI

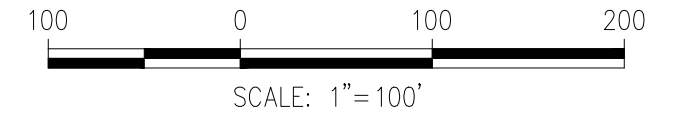
LEGEND:
OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
1/2" IRON ROD W/YELLOW CAP STAMPED
"PIERCE-MURRAY" SET
1/2" IRON ROD FOUND
BUILDING LINE
UTILITY EASEMENT
DRAINAGE EASEMENT
PRIVATE DRAINAGE FACILITY EASEMENT
OPEN SPACE EASEMENT
MINIMUM FINISHED FLOOR ELEVATION
ACRES
EXTRA TERRITORIAL JURISDICTION

LAND USE TABLE	
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RESIDENTIAL ACREAGE	37,703 AC.
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NET ACREAGE	AC.
TOTAL ACREAGE	65,524 AC.

VICINITY MAP
N.T.S.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	495.00'	2°18'52"	N 30°06'02" W	20.00'
C2	38.08'	495.00'	4°24'27"	N 25°44'25" W	38.07'
C3	38.08'	495.00'	4°24'27"	N 22°19'55" W	38.07'
C4	38.08'	495.00'	4°24'27"	N 17°55'23" W	38.07'
C5	38.08'	495.00'	4°24'27"	N 13°31'02" W	38.07'
C6	38.08'	495.00'	4°24'27"	N 09°06'36" W	38.07'
C7	38.08'	495.00'	4°24'27"	N 04°42'09" W	38.07'
C8	20.84'	495.00'	2°24'42"	N 01°17'35" W	20.83'
C9	33.03'	50.00'	37°51'06"	N 22°34'11" W	32.43'
C10	27.70'	50.00'	31°44'12"	N 44°45'13" E	14.14'
C11	26.67'	50.00'	30°33'28"	N 43°22'15" E	26.35'
C12	26.10'	50.00'	29°54'48"	N 73°36'23" E	25.81'
C13	37.71'	50.00'	42°45'23"	N 89°45'13" W	36.45'
C14	6.26'	50.00'	7°10'17"	N 52°05'20" E	6.25'
C15	38.01'	50.00'	43°33'35"	N 77°27'15" E	37.10'
C16	26.67'	50.00'	30°33'28"	S 09°30'14" E	26.35'
C17	26.67'	50.00'	30°33'28"	S 34°55'46" E	26.35'
C18	31.58'	50.00'	36°11'10"	S 01°33'27" E	31.06'
C19	21.70'	50.00'	24°51'58"	S 28°55'03" W	21.53'
C20	6.95'	325.00'	1°13'29"	S 00°41'58" E	6.95'
C21	39.67'	655.00'	3°28'13"	N 79°36'03" E	39.67'
C22	39.01'	655.00'	3°24'45"	N 83°02'32" E	39.01'
C23	39.01'	655.00'	3°24'45"	N 86°27'17" E	39.01'
C24	23.84'	655.00'	2°05'08"	N 89°17'13" E	23.84'
C25	14.53'	50.00'	16°39'18"	S 5°00'51" E	14.48'
C26	34.46'	50.00'	39°29'04"	N 85°14'03" E	33.78'
C27	26.67'	50.00'	30°33'28"	S 59°44'41" E	26.35'
C28	26.67'	50.00'	30°33'28"	S 06°32'27" W	26.35'
C29	35.69'	50.00'	40°53'54"	S 06°32'27" W	34.94'
C30	12.80'	50.00'	14°39'55"	S 34°19'23" W	12.76'
C31	26.67'	50.00'	30°33'28"	S 19°17'36" E	26.35'
C32	39.84'	50.00'	45°38'55"	N 74°35'09" E	38.79'
C33	26.67'	50.00'	30°33'28"	S 67°18'39" E	26.35'
C34	26.67'	50.00'	30°33'28"	S 36°45'11" E	26.35'
C35	29.16'	50.00'	33°24'41"	S 04°46'06" E	28.75'
C36	25.38'	50.00'	32°45'19"	S 28°55'03" W	25.38'
C37	27.42'	50.00'	31°28'29"	S 21°53'13" E	27.12'
C38	29.49'	50.00'	33°42'49"	S 11°00'57" W	29.07'
C39	26.67'	50.00'	30°33'28"	S 43°11'36" E	26.35'
C40	26.67'	50.00'	30°33'28"	S 7°44'04" W	26.35'
C41	37.20'	50.00'	42°37'34"	N 69°39'25" W	36.35'
C42	36.68'	375.00'	5°36'17"	S 87°04'45" W	36.67'
C43	48.80'	375.00'	7°29'10"	S 80°33'01" W	48.80'
C44	20.71'	445.00'	2°40'00"	N 01°25'14" W	20.71'
C45	6.63'	325.00'	1°10'10"	N 89°54'46" E	6.63'
C46	24.86'	375.00'	3°47'53"	N 88°00'49" E	24.85'
C47	37.52'	375.00'	5°43'55"	N 83°14'55" E	37.50'
C48	37.52'	375.00'	5°43'55"	N 89°54'46" E	37.50'
C49	37.52'	375.00'	5°43'55"	N 71°47'05" E	37.50'
C50	29.03'	375.00'	4°26'08"	N 66°42'03" E	29.02'
C51	14.44'	605.00'	1°52'02"	N 64°06'02" E	14.44'
C52	25.29'	605.00'	2°23'42"	N 89°02'56" E	25.29'
C53	19.99'	375.00'	3°03'14"	S 88°43'10" W	19.98'
C54	37.52'	375.00'	5°43'55"	N 89°54'46" E	37.50'
C55	37.52'	375.00'	5°43'55"	S 78°35'41" W	37.50'
C56	37.52'	375.00'	5°43'55"	S 78°35'41" W	37.50'
C57	37.52'	375.00'	5°43'55"	N 72°51'45" E	37.50'
C58	36.00'	605.00'	0°50'09"	N 74°40'49" E	36.00'
C59	1.59'	605.00'	0°09'02"	S 64°33'30" W	1.59'
C60	29.61'	605.00'	2°48'16"	S 88°30'38" W	29.61'
C61	32.48'	490.00'	3°47'53"	N 88°46'48" E	32.46'
C62	12.64'	490.00'	1°28'42"	N 65°06'24" E	12.64'
C63	20.48'	490.00'	2°23'42"	N 89°02'56" E	20.48'
C64	33.44'	490.00'	3°44'57"	N 64°45'13" E	33.44'
C65	23.98'	490.00'	2°48'16"	N 88°30'38" E	23.98'
C66	38.44'	490.00'	4°29'42"	N 84°51'39" E	38.43'
C67	38.44'	490.00'	4°29'42"	S 80°21'58" W	38.43'
C68	38.44'	490.00'	4°29'42"	S 75°52'16" W	38.43'
C69	38.44'	490.00'	4°29'42"	S 71°22'34" W	38.43'
C70	1.29'	490.00'	0°09'02"	S 64°33'30" W	1.29'
C71	38.44'	490.00'	4°29'42"	N 66°52'52" E	38.43'
C72	47.15'	490.00'	5°30'49"	N 67°14'24" E	47.13'
C73	49.02'	490.00'	5°43'55"	N 72°51'45" E	49.00'
C74	49.02'	490.00'	5°43'55"	S 78°35'41" W	49.00'
C75	49.02'	490.00'	5°43'55"	N 84°19'36" E	49.00'
C76	26.12'	490.00'	3°03'14"	N 88°43'10" E	26.11'
C77	31.56'	325.00'	5°33'48"	N 87°07'52" E	31.54'
C78	22.86'	375.00'	3°39'39"	S 01°54'30" E	22.85'
C79	37.52'	375.00'	5°43'55"	S 06°32'27" W	37.50'
C80	37.51'	375.00'	5°43'54"	S 12°13'27" E	37.50'
C81	59.05'	375.00'	9°01'18"	S 19°36'03" E	58.99'
C82	11.42'	375.00'	1°48'10"	S 89°02'11" W	11.42'
C83	37.52'	375.00'	5°43'55"	S 85°17'39" W	37.50'
C84	37.52'	375.00'	5°43'55"	S 79°13'24" W	37.50'
C85	46.75'	375.00'	6°44'39"	S 71°14'53" W	46.70'
C86	4.70'	655.00'	0°24'40"	N 64°41'19" E	4.70'
C87	21.33'	325.00'	3°45'39"	N 88°51'39" E	21.33'
C88	10.00'	325.00'	1°43'12"	N 00°33'49" W	10.00'
C89	37.84'	375.00'	5°46'53"	N 04°15'51" W	37.82'
C90	37.97'	375.00'	5°48'07"	S 10°03'21" E	37.96'
C91	25.63'	325.00'	4°31'05"	S 04°01'13" E	25.62'
C92	3.82'	50.00'	4°22'30"	S 39°28'07" W	3.82'
C93	38.90'	50.00'	44°46'57"	S 14°46'57" W	38.01'
C94	26.99'	50.00'	30°55'55"	N 22°52'02" W	26.67'
C95	26.99'	50.00'	30°55'55"	S 53°47'58" E	26.67'
C96	17.88'	50.00'	20°29'20"	N 29°29'20" W	17.78'
C97	80.65'	350.00'	13°12'12"	S 06°21'19" E	80.48'
C98	52.62'	33.50'	90°00'00"	S 44°45'13" E	47.38'
C99	50.53'	33.50'	86°27'44"	N 47°00'55" E	45.89'
C100	54.69'	33.50'	93°32'16"	N 42°59'05" W	48.82'
C101	157.38'	350.00'	25°45'48"	S 77°21'53" W	156.06'
C102	279.61'	630.00'	25°25'47"	S 77°21'53" W	277.23'
C103	52.62'	33.50'	90°00'00"	N 45°05'14" W	47.38'
C104	417.69'	600.00'	39°53'13"	N 20°01'50" W	408.31'
C105	327.19'	470.00'	39°53'13"	N 20°01'50" W	320.63'
C106	52.62'	33.50'	90°00'00"	N 44°54'46" E	47.38'
C107	52.62'	33.50'	90°00'00"	S 45°05'14" E	47.38'
C108	146.76'	150.00'	24°01'28"	S 12°05'58" E	145.68'
C109	122.95'	350.00'	20°07'39"	S 79°50'56" W	122.32'
C110	155.34'	350.00'	25°25'47"	S 77°21'53" W	154.07'
C111	283.28'	630.00'	25°45'48"	S 77°21'53" W	280.90'
C112	52.62'	33.50'	90°00'00"	N 44°45'13" W	47.38'
C113	175.27'	350.00'	28°41'32"	S 75°34'00" W	173.44'

PIERCE-MURRAY
LAND SOLUTIONS
Engineering & Surveying
800 TALLWOOD CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
TBPELS FIRM REGISTRATION NO. 10194437
DATE: APRIL 27, 2022



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 TRAVERING 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 PLAN.
- ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOOD PLAIN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CURBURES.
- 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. 60
- 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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, DOUBLE R LAND COMPANY, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE L. B. OUTLAW SURVEY, ABSTRACT NO. 675, COLLIN COUNTY, TEXAS, AND BEING OUT OF A 113.854 ACRE TRACT CONVEYED TO THEM BY MADALYNNNE DOYLE, ETAL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 65.524 ACRE TRACT OF LAND SITUATED IN THE L. B. OUTLAW SURVEY, ABSTRACT NUMBER 675, COLLIN COUNTY TEXAS AND BEING ALL OF THAT CALLED 38.582 ACRE TRACT OF LAND (TRACT I) DESCRIBED IN A DEED TO DOUBLE R LAND COMPANY, LLC AS RECORDED IN INSTRUMENT NO. 2012011000030980 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 37.742 ACRE TRACT OF LAND (TRACT II) DESCRIBED IN A DEED TO DOUBLE R LAND COMPANY, LLC AS RECORDED IN INSTRUMENT NO. 2012011000030980 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID DOUBLE R LAND COMPANY, LLC TRACT (TRACT I);

THENCE N 89°54'46" E A DISTANCE OF 1224.54 FEET ALONG THE NORTH LINE OF SAID TRACT I TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET FOR ITS NORTHEAST CORNER AND BEING IN THE WEST LINE OF A CALLED 37.780 ACRE TRACT OF LAND (TRACT III) DESCRIBED IN A DEED TO DOUBLE R LAND COMPANY, LLC AS RECORDED IN INSTRUMENT NO. 2012011000030980 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; THENCE S 00°17'34" E A DISTANCE OF 589.93 FEET ALONG THE EAST LINE OF SAID TRACT I AND ALONG THE WEST LINE OF SAID TRACT III AND THEN ALONG THE WEST LINE OF SAID TRACT I TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET; THENCE N 89°55'03" E A DISTANCE OF 589.93 FEET A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET; THENCE S 00°14'47" W A DISTANCE OF 282.70 FEET A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET; THENCE S 89°45'13" E A DISTANCE OF 1033.65 FEET TO A MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 696;

THENCE S 03°47'03" W A DISTANCE OF 631.20 FEET ALONG THE EAST LINE OF SAID TRACT II AND ALONG THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 696 TO A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT II AND BEING IN THE PAVEMENT OF SAID COUNTY ROAD NO. 696;

THENCE N 89°54'13" W A DISTANCE OF 2805.64 LEAVING SAID COUNTY ROAD NO. 696 AND ALONG THE SOUTH LINE OF SAID TRACT II AND THEN ALONG THE SOUTH LINE OF SAID TRACT I AND NEAR AND THEN IN THE EXISTING PAVEMENT OF COUNTY ROAD NO. 647 TO A MAG NAIL SET NEAR THE CENTERLINE OF SAID COUNTY ROAD NO. 647 AND BEING THE SOUTHWEST CORNER OF SAID TRACT I;

THENCE N 00°05'07" W A DISTANCE OF 1367.00 FEET ALONG THE WEST LINE OF SAID TRACT I TO THE POINT OF BEGINNING, AND CONTAINING 65.524 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DOUBLE R LAND COMPANY, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS (SUBDIVISION NAME), 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. THE [OWNER NAME] DOES HEREBY CERTIFY THE FOLLOWING: 1. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES. 2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS ARE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES. 3. 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. 4. 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, S. 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 PUBLICS USE THEREOF. 6. 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. 7. 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, S1 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. 8. 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 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. 9. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OR DRAINAGE IMPROVEMENTS ON PRIVATE LOTS OR ADJACENT THERETO. 10. 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. 11. 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. 12. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY COLLIN COUNTY. 13. THIS PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF COLLIN COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 20____.

BY: AUTHORIZED SIGNATURE, PRINTED NAME AND TITLE. SUBSCRIBED AND SWORN TO BEFORE