

FINAL PLAT ESTABLISHING BLUERIDGE MEADOWS SUBDIVISION

A 10.557 ACRE TRACT OF LAND, OUT OF THE BENJAMIN CLARK SURVEY, ABSTRACT NO. 163, COLLIN COUNTY, TEXAS, BEING A PART OF THE CALLED 105.563 ACRE TRACT OF LAND AS CONVEYED TO MILLENNIUM INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP, BY A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20200603000818960, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

OWNER CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, MILLENNIUM INTEREST, LTD., THE OWNERS OF A TRACT OF LAND SITUATED IN THE BENJAMIN CLARK SURVEY, ABSTRACT NO. 163, COLLIN COUNTY, TEXAS, AND BEING OUT OF A 105.563 ACRE TRACT CONVEYED TO THEM BY MILLENNIUM INTEREST, LTD. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BLUERIDGE MEADOWS SUBDIVISION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT MILLENNIUM INTEREST, LTD., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "BLUERIDGE MEADOWS SUBDIVISION," AN ADDITION TO COLLIN COUNTY, TEXAS

THE OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND WISH TO SUBDIVIDE SAME INTO LOTS(S) AND BLOCK(S), DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED "BLUERIDGE MEADOWS SUBDIVISION" TO COLLIN COUNTY, TEXAS AS OUR LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE TO THE OWNERS OF THE LOTS IN SAID SUBDIVISION, PUBLIC UTILITIES SERVING SAID SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON AND DO HEREBY GRANT AN EXPRESS EASEMENT ACROSS SAID PRIVATE STREETS SHOWN HEREON FOR THE USE, BENEFIT AND ACCOMMODATION OF THE COUNTY FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION, INCLUDING, BUT NOT LIMITED TO EMERGENCY VEHICLE ACCESS, INSPECTION SERVICES AND CODE ENFORCEMENT AND FOR THE MUTUAL BENEFIT, USE AND ACCOMMODATION OF ALL PUBLIC UTILITY ENTITIES. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS AND ARE NOT DEDICATED FOR USE AS PUBLIC STREETS OR RIGHTS-OF-WAY, AND THE PUBLIC SHALL HAVE NO RIGHT TO USE ANY PORTION OF SUCH PRIVATE STREETS, THE SALE OF THE LOT(S) SHOWN ON THIS PLAT SHALL BE MADE SUBJECT TO THE RESTRICTIONS AND CONDITIONS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY

BY FILING THIS PLAT OF RECORD, OWNER(S) AND ALL FUTURE OWNERS BY PURCHASING LOTS WITH REFERENCE TO THIS PLAT ACKNOWLEDGE AND COVENANT THAT COLLIN COUNTY IS NOT ACCEPTING THE SUBDIVISION ROADWAYS FOR MAINTENANCE AND SHALL HAVE NO OBLIGATION TO MAINTAIN OR REPAIR THE ROADWAYS IN THIS SUBDIVISION.

THAT 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.

THAT 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 ENHANCE OR INTERFERE WITH THE CONSTRUCTION, OPERATION, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS.

THAT 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.

THAT THE OWNERS OF THE LOTS ADJACENT TO OR UPON WHICH DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT OR THE HOMEOWNERS 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.

THAT 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 FOR EMERGENCY REPAIR IF THE DRAINAGE SYSTEM IN THAT EASEMENT IS CAUSING FLOODING OR DAMAGE DOWNSTREAM.

A HOMEOWNERS ASSOCIATION WILL BE CREATED UPON RECORDED OF THIS PLAT. MEMBERSHIP IS MANDATORY FOR EACH LOT OWNER. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS IN THIS SUBDIVISION IN PERPETUITY WITH SUCH MAINTENANCE TO BE FUNDED BY DUES COLLECTED FROM MEMBERS.

ROADS WILL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW ACCESS BY POLICE, FIRE, AND EMERGENCY SERVICE AGENCIES. THIS, AT A MINIMUM, REQUIRES A TRAVELABLE CAUSEWAY WITH AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS.

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

BY: _____
AUTHORIZED SIGNATURE.

PRINTED NAME AND TITLE.
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

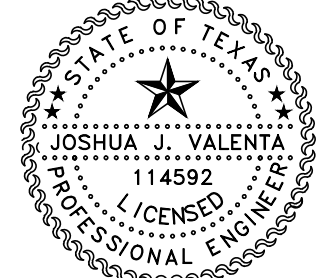
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPLICANT'S ENGINEER

I, JOSHUA VALENTA, AM A LICENSED PROFESSIONAL ENGINEER AUTHORIZED TO PRACTICE IN THE STATE OF TEXAS. I HAVE BEEN INVOLVED IN THE PREPARATION OF THE PLAT APPLICATION SUBMITTAL ON BEHALF OF THE APPLICANT, THE DESIGN OF THE PROPOSED ROADWAYS COMPLIES WITH THE COLLIN COUNTY ROADWAY STANDARDS AND THE DESIGN OF THE PROPOSED DRAINAGE IMPROVEMENTS AND FACILITIES COMPLIES WITH THE COLLIN COUNTY DRAINAGE DESIGN STANDARDS. BASED ON MY REVIEW, THE SUBDIVISION IS SUITABLE FOR THE USE OF ON-SITE SEWAGE FACILITIES. I HAVE CONFIRMED WITH THE WATER SUPPLIER FOR THE BLUERIDGE MEADOWS SUBDIVISION, THAT IT HAS AN ADEQUATE SUPPLY AND CAN DELIVER THE WATER AT AN ADEQUATE PRESSURE TO SERVE THE SUBDIVISION IN ACCORDANCE WITH TCEQ REGULATIONS.

BY: _____
PRINTED NAME: JOSHUA VALENTA
P.E. NUMBER: 114592
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



SURVEYORS CERTIFICATE

I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS. THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED AND PLATTED HEREON AS DETERMINED BY AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. THE PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

BY: _____
PRINTED NAME: KYLE PRESSLER
R.P.L.S. NUMBER: 4039
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



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.

BY: _____
PRINTED NAME: _____
DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

CERTIFICATE OF DIRECTOR OF ENGINEERING OR DESIGNEE

THIS PLAT MEETS THE REQUIREMENTS OF THE COLLIN COUNTY SUBDIVISION REGULATIONS.

COLLIN COUNTY DIRECTOR OF ENGINEERING
DATE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING FINAL PLAT OF THE "BLUERIDGE MEADOWS SUBDIVISION" 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.

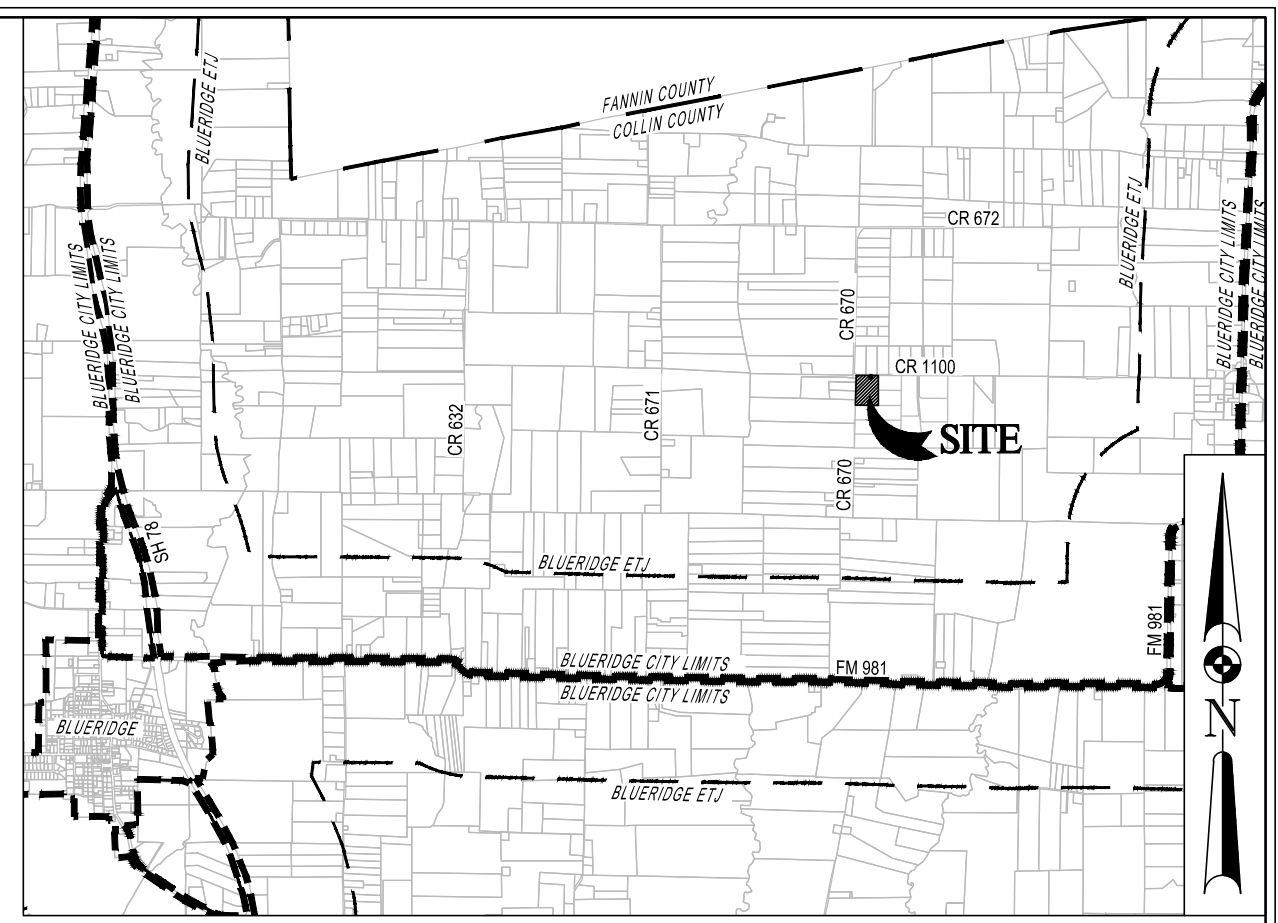
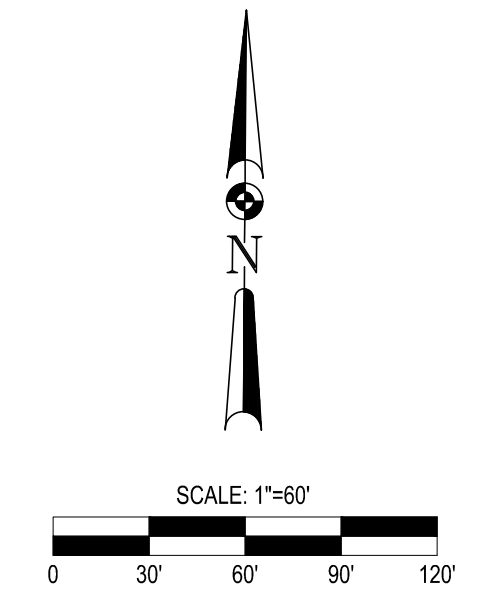
COLLIN COUNTY JUDGE

CERTIFICATION OF COLLIN COUNTY, TEXAS

I, _____ AS DIRECTOR OF ENGINEERING (DESIGNEE) HAVE BEEN DELEGATED THE AUTHORITY TO APPROVE THE FOREGOING _____ PLAT ON BEHALF OF THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS. I HEREBY CERTIFY I EXERCISED THIS AUTHORITY ON _____ TO APPROVE THE FOREGOING _____ PLAT AS THE ACT AND DEED OF THE COLLIN COUNTY COMMISSIONERS COURT. THIS APPROVAL DOES NOT CREATE AN OBLIGATION UPON COLLIN COUNTY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY ROADS OR OTHER IMPROVEMENTS SHOWN ON THE FOREGOING INSTRUMENT.

COLLIN COUNTY DIRECTOR OF ENGINEERING (OR DESIGNEE)
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



LOCATION MAP

LEGEND

- ▲ FOUND COTTON GIN SPINDLE
- FOUND 1/2" IRON ROD WITH A YELLOW "RPLS" 5886" PLASTIC CAP
- ⊗ SET COTTON GIN SPINDLE
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- FIELD NOTES FOR A 10.557 ACRE TRACT OF LAND

A 10.557 ACRE TRACT OF LAND, OUT OF THE BENJAMIN CLARK SURVEY, ABSTRACT NO. 163, COLLIN COUNTY, TEXAS, BEING A PART OF THE CALLED 105.563 ACRE TRACT OF LAND AS CONVEYED TO MILLENNIUM INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP, BY A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20200603000818960, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 10.557 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A SET COTTON GIN SPINDLE IN THE CENTERLINE OF COUNTY ROAD 670, A ROADWAY UNDER PUBLIC USE AND IN THE CENTERLINE OF COUNTY ROAD 1100, AS CREATED BY THE FINAL PLAT OF COUNTRY PLACE, RECORDED AS DOCUMENT NO. 2003-0182992, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID 105.563 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE S 89° 43' 04" E, WITH SAID CENTERLINE OF COUNTY ROAD 1100 AND THE NORTH LINE OF SAID 105.563 ACRE TRACT, A DISTANCE OF 576.16 FEET, TO A SET COTTON GIN SPINDLE IN SAID CENTERLINE OF COUNTY ROAD 1100; FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A SET COTTON GIN SPINDLE IN THE CENTERLINE OF SAID COUNTY ROAD 1100 AND THE NORTHEAST CORNER OF SAID 105.563 ACRE TRACT, BEARS S 89° 43' 04" E, A DISTANCE OF 1816.08 FEET.

THENCE DEPARTING SAID CENTERLINE OF COUNTY ROAD 1100, OVER AND ACROSS SAID 105.563 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:
1. S 0° 13' 14" E, AT 30.00 FEET, A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY" FOR A REFERENCE POINT AND CONTINUING FOR A TOTAL DISTANCE OF 782.55 FEET, TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY" FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. N 89° 37' 44" W, AT 573.68 FEET, A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY" FOR A REFERENCE POINT IN THE EAST LINE OF A ROADWAY EASEMENT OF RECORD IN DOCUMENT NO. 20070300200289020, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 680.70 FEET, TO A SET COTTON GIN SPINDLE IN SAID CENTERLINE OF COUNTY ROAD 670; THE WEST LINE OF SAID 105.563 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A SET COTTON GIN SPINDLE IN THE CENTERLINE OF SAID COUNTY ROAD 670 AND THE SOUTHWEST CORNER OF SAID 105.563 ACRE TRACT, BEARS S 1° 25' 44" W, A DISTANCE OF 1122.95 FEET.

THENCE N 1° 25' 44" E, WITH SAID CENTERLINE OF COUNTY ROAD 670 AND THE WEST LINE OF SAID 105.563 ACRE TRACT, A DISTANCE OF 782.54 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.557 ACRES OF LAND SITUATED IN COLLIN COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT AND ARE TO ACCOMPANY THIS FIELD NOTE DESCRIPTION. FIELD WORK PERFORMED ON JULY 14, 2020.

- STANDARD PLAT NOTES:**
- THIS SUBDIVISION PLAT KNOWN AS BLUERIDGE MEADOWS CONSISTS OF 8 NEW LOTS EACH WITH THE LARGEST LOT CONTAINING 1.289 ACRES, THE SMALLEST LOT CONTAINING 1.039 ACRES, AND THE AVERAGE LOT CONTAINING 1.206 ACRES.
 - 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 TRAVELING 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 PLAN 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 EXISTING DRAINAGE 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 OR 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 BMPs 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 SW85 AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.
 - ELECTRIC SERVICES WILL BE PROVIDED BY:
FANNIN COUNTY ELECTRIC COOPERATIVE (FCEC)
1530 SILO RD., BONHAM, TX 75418 (936) 583-2117
 - WATER WILL BE PROVIDED BY:
FRODOCK SPECIAL UTILITY DISTRICT
408 W. FM 545, SUITE 3, P.O. BOX 400
BLUE RIDGE, TX 75424 (972) 752-4100
 - EXISTING POND LOCATED WITHIN PROPOSED SITE TO BE BACKFILLED IN ACCORDANCE WITH COLLIN COUNTY REQUIREMENTS.
 - 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 THERE IS 15' DRAINAGE, WATER & UTILITY EASEMENT ALONG ADJACENT PROPERTY LINE AND 1" DRAINAGE, WATER AND UTILITY EASEMENT ALONG ALL REAR AND SIDE LOT LINES OF EVERY LOT TO WHICH OSSF SETBACKS APPLY.
 - THERE ARE NO EASEMENTS OTHER THAN THE 15' AND 10' DRAINAGE, WATER AND UTILITY EASEMENTS NOTED ABOVE.
 - THERE WERE NO PERMITTED STRUCTURES WITH ASSOCIATED OSSF ON ANY LOT AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES OR OSSF ON LOTS MUST BE DEVELOPED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
 - THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
 - THERE ARE NO PONDS ON ANY OF THE LOTS IN THE SUBDIVISION AND NO PONDS 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 AND 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.

- SURVEYOR'S NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
 - REFERENCED PROPERTY IS IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 205 OF 600, COMMUNITY PANEL NO. 48065C0205J, DATED JUNE 2, 2009.
 - THE TRACT SHOWN HEREON IS SUBJECT TO ALL COLLIN COUNTY ORDINANCES AND RESTRICTIONS.
 - SURFACE INFORMATION FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM.

OWNER/DEVELOPER BEAU KING MILLENNIUM INTERESTS, LTD. 1718 STATE STREET HOUSTON, TX 77007 OFFICE: (888) 774-5720 FAX: (713) 681-0570	ENGINEERING MATKIN-HOOVER ENGINEERING 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0099	SURVEYOR MATKIN-HOOVER SURVEYING 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0099
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DATE: DECEMBER 2022



PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES