

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Re-Plat of the "ARNOLD CREEK FARMS, LOTS 3B, 4A and 4B" 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.

CHRIS HILL
COLLIN COUNTY JUDGE

SURVEYOR'S CERTIFICATION

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have plated the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
By: Thomas W. Mauk
R.P.L.S. No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

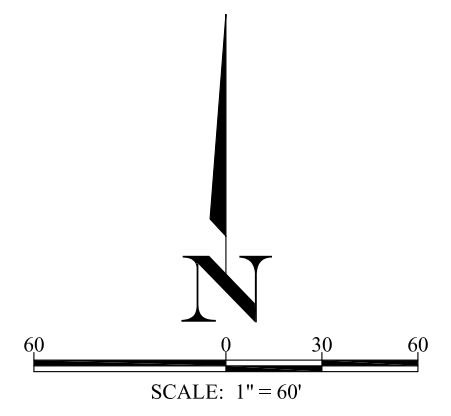
HEALTH DEPARTMENT CERTIFICATION

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

NOTES:

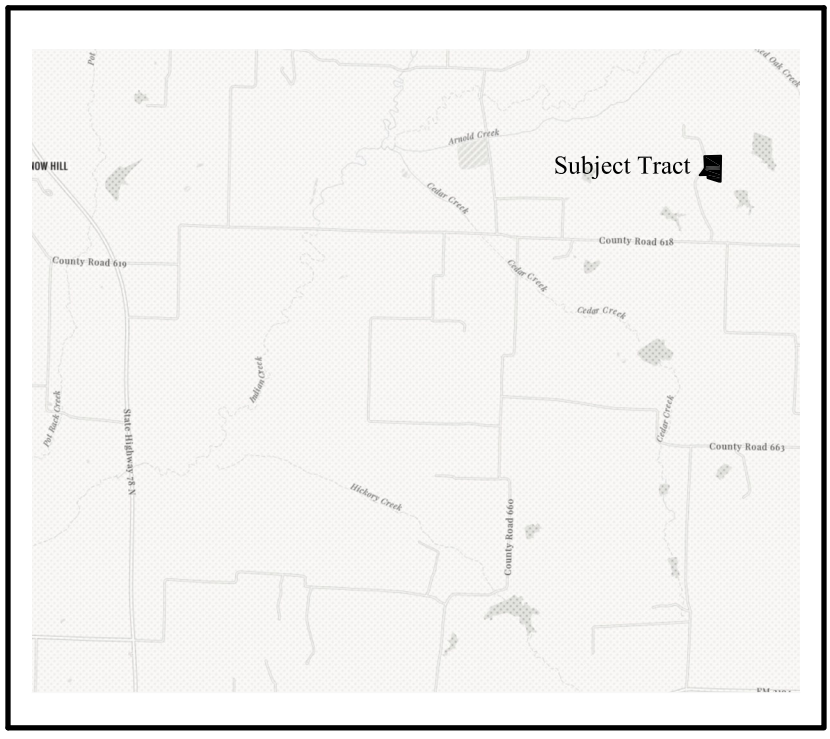
- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
- It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 480130 (022) I, present Effective Date of map June 2, 2009, herein property situated within Zone "X" (Unshaded).
- 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.
- Collin County will not be responsible for the maintenance or repairs of Centralized Mail Boxes.



LEGEND

- I.R.F. - 1/2" Iron Rod Found
- I.R.S. - 1/2" Iron Rod Set with blue cap stamped "Old Town Surveying"
- 5/8" I.R.F.C. - 5/8" Iron Rod Found with cap stamped "RPLS 5587"
- I.P.F. - Iron Pipe Found
- C.M. - Controlling Monument
- O.P.R.C.C.T. - Official Public Records, Collin County, Texas
- D.R.C.C.T. - Deed Records, Collin County, Texas
- P.R.C.C.T. - Plat Records, Collin County, Texas

Vicinity Map (N.T.S.)



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Christopher D. Miles is the owner of Lot 4, Arnold Creek Farms, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet D, Page 167, Plat Records, Collin County, Texas (P.R.C.C.T.), being that same tract of land described by deed recorded in Volume 2808, Page 790, Deed Records, Collin County, Texas (D.R.C.C.T.), and Jon M. Miles and Christopher D. Miles are the owners of a remainder portion of Lot 3, of said Arnold Creek Farms, being a portion of that tract of land described by deed recorded in Volume 1947, Page 202, D.R.C.C.T., and being situated in the David Spencer Survey, Abstract No. 797, and being more particularly described as follows:

- BEGINNING** at 1/2 inch iron pipe found for corner being the northeast corner of said Lot 4, same point being the northeast corner of the herein described tract, and being the southeast corner of Lot 5, of said Arnold Creek Farms;
- THENCE** South 01 degrees 01 minutes 05 seconds West, passing the southeast corner of said Lot 4, and continuing on for a total distance of 945.26 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" set for corner being in the east line of said Lot 3, same point being the most easterly northeast corner of a tract of land described by deed to Eric Allen Cullum, recorded under Instrument Number 20170515000618780, Official Public Records, Collin County, Texas;
- THENCE** North 87 degrees 22 minutes 05 seconds West, over and across said Lot 3 and with a north line of said Cullum tract, a distance of 66.85 feet to a fence post for corner;
- THENCE** North 72 degrees 49 minutes 39 seconds West, over and across said Lot 3 and with a north line of said Cullum tract, a distance of 427.52 feet to a 5/8 inch iron rod with cap stamped "RPLS 5587" found for corner;
- THENCE** North 00 degrees 59 minutes 48 seconds East, over and across said Lot 3 and with a north line of said Cullum tract, a distance of 110.41 feet to a 5/8 inch iron rod with cap stamped "RPLS 5587" found for corner being in the north line of said Lot 3 and the south line of said Lot 4;
- THENCE** South 89 degrees 58 minutes 08 seconds West, with the north line of said Lot 3 and the south line of said Lot 4, with a north line of said Cullum tract, a distance of 286.28 feet to a 1/2 inch iron pipe found for corner being in the east line of Private Road 5445;
- THENCE** North 37 degrees 33 minutes 43 seconds East, with the west line of said Lot 4 and the east line of said Private Road 5445, a distance of 258.87 feet to a 1/2 inch iron rod found for corner being the beginning of a non-tangent curve to the left, having a radius of 168.67 feet;
- THENCE** with the west line of said Lot 4 and the east line of said Private Road 5445, and with said curve to the left, through a central angle of 40 degrees 07 minutes 58 seconds, whose chord bears North 13 degrees 49 minutes 01 seconds East at 115.74 feet, an arc length of 118.15 feet to a point from which a 5/8 inch iron rod found bears North 02 degrees 29 minutes 03 seconds West at 0.69 feet;
- THENCE** North 02 degrees 29 minutes 03 seconds West, with the west line of said Lot 4 and the east line of said Private Road 5445, a distance of 370.90 feet to a 1/2 inch iron rod found for corner being the northwest corner of said Lot 4, same point being the southwest corner of said Lot 5;
- THENCE** North 88 degrees 21 minutes 20 seconds East, with the south line of said Lot 5, a distance of 607.26 feet to the **POINT OF BEGINNING** and containing 11.942 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Christopher D. Miles and John M. Miles acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **ARNOLD CREEK FARMS, LOTS 3B, 4A and 4B**, 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 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.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this _____ day of _____, 20____.

By: _____ By: _____
Christopher D. Miles (owner) Jon M. Miles (owner)

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 Christopher D. Miles, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

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 Jon M. Miles, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER
Chris Miles
PO Box 703
Farmersville, TX 75442
Ph.: 469.968.7210

SURVEYOR
Old Town Surveying, LLC.
Professional Land Surveyors
8100 Old Town Creek, Suite 100, Lewisville, Texas, 75057
Ph: 469.293.8079 info@oldtownsurveying.com
TRN Number: 10194611

RE-PLAT
of
ARNOLD CREEK FARMS
Lots 3B, 4A and 4B
and being 11.942 Acres out of
the David Spencer Survey,
Abstract Number 797,
Collin County, Texas
- 2022 -
Job No.: 20220880-Plat Date: 09/01/2022 Drafted By: TO