

STANDARD PLAT 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. OSF, 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.

VICINITY MAP N.T.S.

OSSF NOTES

- 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 OSF reduction.
 - There is a large pond on 3R to which OSF setbacks apply.
 - There is a 20' road-adjacent easement utility easement on each lot to which OSF setbacks apply.
- There are no easements other than the utility easement noted above.
- There was an existing structure/dwelling and a single associated OSF on lot 3R at the time of approval.
 - The existing OSF on lot 3R is a Conventional OSF - if the existing system ever fails or if changes are ever made to the existing structure(s), repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system.
 - The RS AS-Built submitted with the plat shows all OSF components for lot 3R to be completely within the boundaries of lot 3R and meeting all required setbacks. If any of the OSF 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 CCDS).
- There were no permitted/approved existing structures with associated OSF(s) on lot 4R at the time of approval. Any existing structures or OSFs on lot 4R must be reviewed and permitted by Collin County Development Services prior to any use.
- There was an existing structure/dwelling and an existing, associated OSF on Lot 4RR at the time of approval.
 - The existing OSF for Lot 4RR is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSF must be reviewed by CCDS prior to construction for compliance with OSF regulations.
 - The R.S. as-built submitted with the plat shows all OSF components for Lot 4RR to be completely within the boundaries of Lot 4RR. If any of the OSF components are actually over the any of the lot lines and continue onto another parcel, the entire system must be replaced or replaced with an approved alternative system (after review and permitting through CCDS).
- Tree removal and/or grading for OSF 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 OSF 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 OSF 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 OSF 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

OWNER'S DEDICATION & ACKNOWLEDGMENT

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Beth Anne Moline** and **Gilbert Salas** are the owners of Lot 3 and Lot 4, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **Lots 3R, 4R & 4RR Rolling Meadows No. 3 Addition**, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The owners, **Beth Anne Moline** and **Gilbert Salas** do 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 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 the ____ day of _____, 2023.

Beth Anne Moline
Signature of Owner Lot 3

Gilbert Salas
Signature of Owner Lot 4

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 **Beth Anne Moline**, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public 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 **Gilbert Salas**, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public for the
State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat of **Lots 3R, 4R & 4RR Rolling Meadows No. 3 Addition**, to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 202__, 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
CHRIS HILL

GENERAL NOTE

No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C03053 of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X).

The purpose of this replat is to create
three lots from two lots

Legend

CM Controlling Monument
IRF Iron rod found
RORS Roome Capped Iron Rod Set
PRCCT Plat Records Collin County Texas
DRCT Deed Records Collin County Texas

Submittal: 05.18.23
Revised: 06.13.23

Gilbert V Salas
10495 PR 5393
Princeton, TX 75407
Water Service: Verona SUD
408 W FM 545 #400,
Blue Ridge, TX 75424
972-752-4016
Electric Service: Pulse Power
10200 Gregans Mill Suite 150
The Woodlands, TX 77380
833-785-7797
Annette R Nauenburg
10498 PR 5393
Princeton, TX 75407
Water Service: Verona SUD
408 W FM 545 #400, Blue Ridge, TX 75424
972-752-4016
Electric Service: Constellation
1001 Louisiana St #2300,
Houston, TX 77002
888-900-7052
Beth Anne Moline
10458 PR 5393
Princeton, TX 75407
Water Service: Verona SUD
408 W FM 545 #400,
Blue Ridge, TX 75424
972-752-4016
Electric Service: Green Mountain Energy
910 Louisiana St 22nd floor,
Houston, TX 77002
866-785-4668

Owner:
Beth Anne Moline
10458 Private Road 5393
Princeton, TX 75407
(214) 448-5694
Attn: Beth Anne Moline
Bethanmm@gmail.com

Owner:
Gilbert Salas
10495 Private Road 5393
Princeton, TX 75407
(214) 908-6304
Attn: Gilbert Salas
email: gsalas33@yahoo.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomeinc.com

OWNER'S CERTIFICATE

WHEREAS Beth Anne Moline and Gilbert Salas are the owners of two tracts of land situated in the State of Texas, County of Collin, being part of the John Burk Survey, Abstract No. 116, being all of Lot 3 and Lot 4 of Rolling Meadows No. 3 Addition as recorded in Volume H, Page 15, of the Plat Records of Collin County, Texas, and being part of a called 10,144 acre tract of land as recorded in Volume 5287, Page 3382 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Private Road 5393, marking the northeast corner of a called 16,329 acre tract of land as recorded in Volume 4515, Page 2065 of the Deed Records of Collin County, Texas, the northwest corner of Lot 3 of said addition, the northwest corner of said 10,144 acre tract and the herein described premises;

THENCE with a common line between Private Road 5393, said 10,144 acre tract, Lot 3 and Lot 4 of said addition as follows: North 82°37'02" East, 604.19 feet to a Roome capped iron rod set marking the beginning of a curve to the left, same being the northeast corner of Lot 3 and the northwest corner of Lot 4; northeasterly along said curve having a central angle of 87°57'19", for an arc distance of 92.87 feet, with a radius of 60.50 feet (chord = North 46°01'26" East, 84.02 feet) to a 1/2" iron rod found marking the southwest corner of a called 1,022 acre tract of land as recorded under County Clerk's File No. 20120828001068320 of the Deed Records of Collin County, Texas, the northerly most northwest corner of Lot 4 and said premises;

THENCE with the south line of said 1,022 acre tract, the south line of Lot 2 of said Rolling Meadows No. 3 Addition, and a north line of Lot 4, South 86°49'27" East, 384.95 feet to a 1" metal rod found in the west line of a called 25,457 acre tract of land as recorded in Volume 1009, Page 64 of the Deed Records of Collin County, Texas, marking the southeast corner of Lot 2 of said Addition, the northerly most northeast corner of Lot 4 and said premises;

THENCE with the west line of said 25,457 acre tract and an east line of Lot 4, South 00°12'11" West, 29.70 feet to a 1/2" iron rod found marking the southwest corner of said 25,457 acre tract, an interior ell corner of Lot 4 and said premises;

THENCE with the south line of said 25,457 acre tract and a north line of Lot 4, North 89°37'57" East, 105.72 feet to a Roome capped iron rod set marking the northwest corner of a called 19,407 acre tract of land as recorded under County Clerk's File No. 20180604000679910 of the Deed Records of Collin County, Texas, the easterly most northeast corner of Lot 4 and said premises;

THENCE with the west line of said 19,407 acre tract and an east line of Lot 4, South 00°49'08" West, 787.97 feet to a 1/2" iron rod found marking the northeast corner of Lot 6 of Rolling Meadows Addition as recorded in Volume G, page 597 of the Plat Records of Collin County, Texas, the southeast corner of Lot 4 and said premises;

THENCE with the north line of Rolling Meadows Addition and the south line of Lot 4 and Lot 3, and the south line of said 10,144 acre tract, North 89°32'40" West (Basis of Bearings), passing at 330.31 feet a 1/2" iron rod found, passing at 604.56 feet a Roome capped iron rod set marking the southeast corner of said 10,144 acre tract and continuing for a total distance of 1,139.20 feet to a point marking the southeast corner of the aforementioned 16,329 acre tract, the southwest corner of Lot 3, the southwest corner of said 10,144 acre tract and said premises, from which a 1/2" iron rod found for reference bears North 00°04'00" East, 0.36 feet;

THENCE with the east line of said 16,329 acre tract, the west line of said 10,144 acre tract and the west line of Lot 3, North 00°04'00" East, 693.21 feet to the place of beginning and containing 883,937 square feet or 20.292 acres of land.

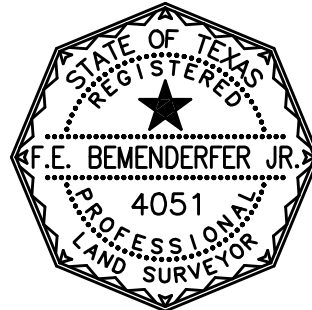
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

NOT FOR RECORDING

F.E. Bemenderfer Jr.
Registered Professional
Land Surveyor No. 4051



STATE OF TEXAS §
COUNTY OF COLLIN §

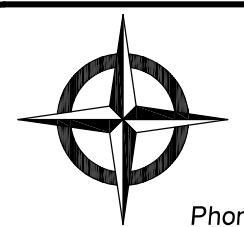
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F.E. Bemenderfer Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public for the
State of Texas

Replat
Lots 3R, 4R & 4RR
Rolling Meadows No. 3 Addition
883,937 Sq.Ft / 20.292 Acres

being a Replat of Lots 3 & 4 of
Rolling Meadows No. 3 Addition
as recorded in Volume H, Page 15, C.C.M.R.
John Burk Survey, Abstract No. 116
Collin County, Texas
May 2023



Roome
Land Surveying

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

P:\AC\202301\AC201871.dwg