

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS RIVERSIDE (EAST) HOMEBUILDERS, LTD. is the owner of a tract of land situated in the Benjamin Bland Survey, Abstract Number 29, in Collin County, Texas, and being all of Lots 7-30 in Block A of Amended Terra Escalante 623 Addition, an addition in Collin County, Texas, according to the plat recorded under Volume 2022, Page 2, Plat Records, Collin County, Texas, same being conveyed by deed to Riverside (East) Homebuilders, LTD. as recorded under Document Number 20220302000342520, Official Public Records of Collin County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar with cap stamped, "BOUNDARY SOLUTIONS" found for the southwest corner of said Lot 30, same being the southwest corner of said Terra Escalante 623 Addition and the herein described tract;

THENCE with the perimeter and to the corners of said Terra Escalante 623 Addition, North 00 degrees 10 minutes 50 seconds East, a distance of 3,645.02 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" (hereinafter called "capped rebar set") at the northwest corner of Lot 7, Block A, of said addition;

THENCE with the north line of said Lot 7, South 89 degrees 49 minutes 10 seconds East, a distance of 348.48 feet to a capped rebar set;

THENCE with the east line of said Block A, South 00 degrees 10 minutes 50 seconds West, a distance of 3,648.21 feet to a 5/8 inch rebar with cap stamped, "BOUNDARY SOLUTIONS" found;

THENCE with the south line of said Block A, North 89 degrees 17 minutes 41 seconds West, a distance of 348.49 feet, returning to the **POINT OF BEGINNING** and containing 29.173 acres (1,314,332 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, RIVERSIDE (EAST) HOMEBUILDERS, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **AMENDED FINAL PLAT OF LOTS 7R-30R, BLOCK A, TERRA ESCALANTE 623 ADDITION**, 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. **RIVERSIDE (EAST) HOMEBUILDERS, LTD.** 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 the ____ day of _____ 20__

RIVERSIDE (EAST) HOMEBUILDERS, LTD., Owner
 _____ Agent (PRINT NAME/TITLE)

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
 the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, 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: _____

R.P.L.S. Number: _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
 the State of Texas

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. 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.

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: _____
 Designated Representative for Collin County Development Services

CERTIFICATE OF APPLICANT'S ENGINEER

I, _____, am a licensed professional engineer authorized to practice in the State of Texas. I have been involved in the preparation of the plat application submitted 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 Subdivision, **AMENDED FINAL PLAT OF LOTS 7R-30R, BLOCK A, TERRA ESCALANTE 623 ADDITION**, 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: _____

P.E. Number: _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

CERTIFICATE OF DIRECTOR OF ENGINEERING OR DESIGNEE

This Plat meets the requirements of the Collin County Subdivision Regulations.

Collin County Director of Engineering
 Date: _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

CERTIFICATE OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the **AMENDED FINAL PLAT OF LOTS 7R-30R, BLOCK A, TERRA ESCALANTE 623 ADDITION** 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

CERTIFICATE OF DIRECTOR OF ENGINEERING OR DESIGNEE WHERE APPROVAL OF PLAT INSTRUMENT DELEGATED

I, _____, as Director of Engineering (designee) have been delegated the authority to approve the foregoing **AMENDED FINAL PLAT OF LOTS 7R-30R, BLOCK A, TERRA ESCALANTE 623 ADDITION** Plat on behalf of the Commissioners Court of Collin County, Texas. I hereby certify I exercised this authority on _____ to APPROVE the foregoing **AMENDED FINAL PLAT OF LOTS 7R-30R, BLOCK A, TERRA ESCALANTE 623 ADDITION** 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)

STATE OF TEXAS §
 COUNTY OF _____ §

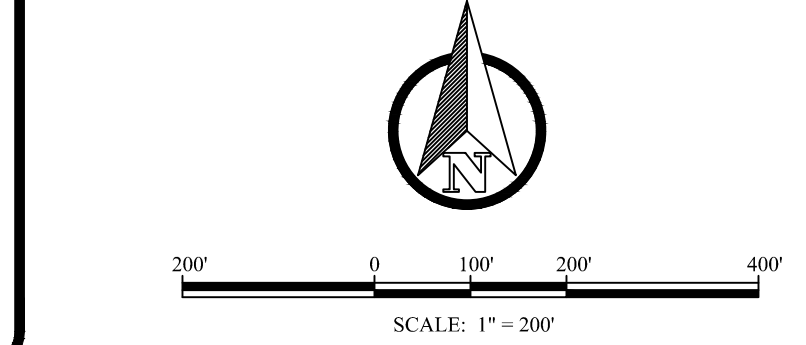
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

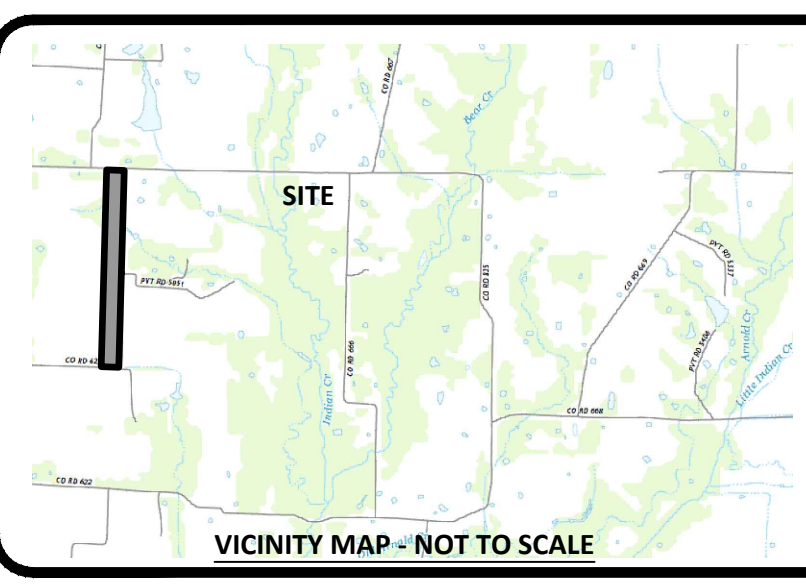
LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



BCS
BARTON CHAPA SURVEYING
 5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-864-1957
 info@bcsw.com
 TBPLS Firm #10194474

| | |
|--------------------|--------------|
| JOB NO. | 2021.138.003 |
| DRAWN: | BCS |
| CHECKED: | JHB |
| TABLE OF REVISIONS | |
| DATE | SUMMARY |



- SURVEYOR'S NOTES:**
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
 - This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0215, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
 - Monuments are found unless specifically designated as set.
 - Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

AMENDED FINAL PLAT
LOTS 7R-30R, BLOCK A
TERRA ESCALANTE 623 ADDITION
 29.173 ACRES SITUATED IN THE
 BENJAMIN BLAND SURVEY, ABSTRACT #29
 COLLIN COUNTY, TEXAS