

OWNER'S CERTIFICATE

COUNTY NOTES:

STATE OF TEXAS:
COUNTY OF COLLIN:

Whereas, Roxanne Padgett (A.K.A. Roxanne Flores) is the owner of a tract of land situated in the R. Harris Survey, Abstract No. 410, Collin County, Texas, and being all of Lot 2-B, Block A, of the Litchford Heights Addition, an addition to Collin County, Texas, as shown on the map or plat thereof recorded in Volume P, Page 558 of the Plat Records of Collin County, Texas, being the same Lot 2-B, Block A, of the Litchford Heights Addition conveyed to Roxanne Flores in Special Warranty Deed as recorded in Instrument No. 2023000051012 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the west Right-of-Way (ROW) line of County Road 175 at a 1/2" Iron Rod with yellow plastic cap stamped "4613" set for the northeast corner of said Lot 2-B, and said iron rod set being the southeast corner of Lot 2-A, Block A, of the Litchford Heights Addition, an addition to Collin County, Texas, as shown on the map or plat thereof recorded in Volume P, Page 558 of the Plat Records of Collin County, Texas; THENCE S 00°37'53" E with the west ROW line of County Road 175 a distance of 134.95' to a 1/2" Iron Rod with yellow plastic cap stamped "4613" set for the southeast corner of said Lot 2-B and said iron rod set also being the northeast corner of Lot 3R, Block A, of the Litchford Heights Addition, an addition to Collin County, Texas as shown on the map or plat thereof recorded in Volume O, Page 105 of the Plat Records of Collin County, Texas; THENCE N 89°31'13" W with the south line of said Lot 2-B and the north line of said Lot 3R a distance of 807.12' to a 1/2" Iron Rod with yellow plastic cap stamped "4613" set for the southwest corner of said Lot 2-B in the east line of Lot 1, Block A, of the Litchford Heights Addition, an addition to Collin County, Texas, as shown on the map or plat thereof recorded in Volume M, Page 621 of the Plat Records of Collin County, Texas; THENCE N 00°37'53" W with the west line of said Lot 2-B and east line of said Lot 1, a distance of 134.95' to a 1/2" Iron Rod with yellow plastic cap stamped "4613" set for the northwest corner of said Lot 2-B; THENCE S 89°31'13" E with the north line of said Lot 2-B a distance of 807.12' to the POINT OF BEGINNING, and containing 108,900 Square Feet or 2.500 acres of land.

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. A large portion of the acre for lot 2R is a driveway that is not suitable for OSSF disposal field. Careful pre-planning meeting with RS/PE is recommended for lot 2R. There are no easements on either lot. There were two (2) existing structures/dwelling and a single existing, associated OSSF on Lot 2-BR at the time of approval. The existing OSSF for Lot 2-BR is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations. The R.S. redesign submitted with the plat shows (after required repairs) all OSSF components for Lot 2-BR to be completely within the boundaries of Lot 2-BR. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system must be repaired or replaced with an approved alternative system (after review and permitting through CCDS). OSSF must be on a timer as designed at time of approval. There were no permitted/approved existing structures with associated OSSF(s) on lot 2R at the time of approval. Any existing structures or OSSF's on lot 2R must be reviewed and permitted by Collin County Development Services prior to any use. Tree removal and/or grading for OSSF 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 OSSF 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 OSSF system.

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Roxanne Padgett (A.K.A. Roxanne Flores) is the owner, and does hereby certify and adopt this plat designating the herein above described property as LITCHFORD HEIGHTS ADDITION, BLOCK A, LOTS 2-BR & 2R, 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. Roxanne Padgett does herein 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 may be placed in landscape easements.
5. 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.
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, 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 there construction 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 of 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 _____, 2023.

BY:
ROXANNE PADGETT - OWNER

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ day of _____, 2023.

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.

Designated Representative for Collin County Development Services

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

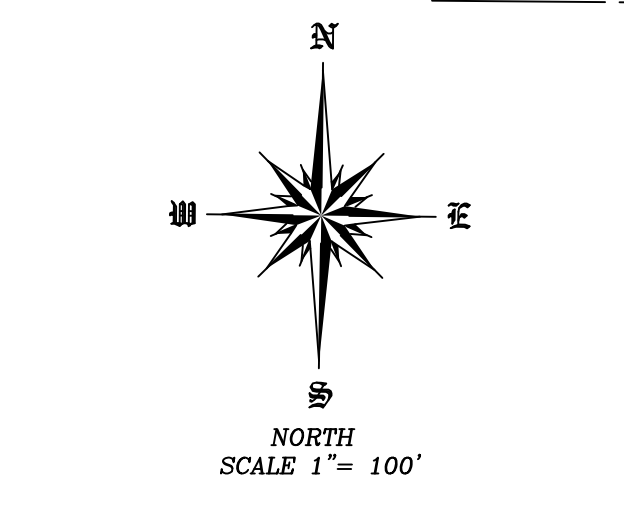
I hereby certify that the attached and foregoing Final Plat of LITCHFORD HEIGHTS ADDITION, BLOCK A, LOTS 2-BR & 2R to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ___ day of _____, 2023 at a meeting held in accordance with the Texas Open Meetings Act. 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

REPLAT
LITCHFORD HEIGHTS ADDITION
BLOCK A, LOTS 2-BR & 2R
BEING A REPLAT OF BLOCK A, LOT 2-B
LITCHFORD HEIGHTS ADDITION
2.500 ACRES
R. HARRIS SURVEY, ABSTRACT NO. 410
COLLIN COUNTY, TEXAS

OWNER
ROXANNE PADGETT
1177 LONE STAR RD.
CELINA, TX 75009
(972) 977-2300

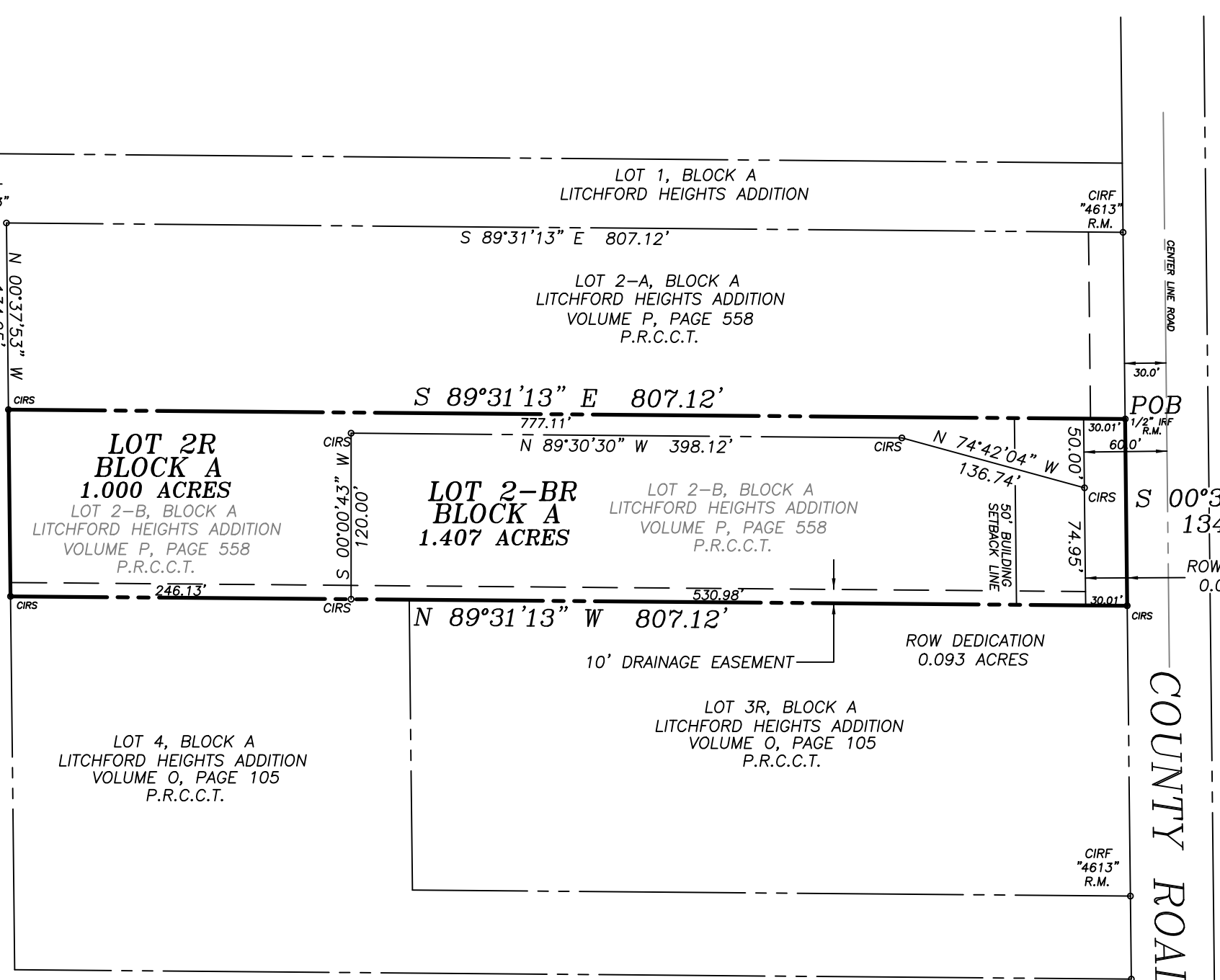
SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500



LEGEND
R.M. = REFERENCE MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CIRF = CAPPED 1/2" IRON ROD FOUND
IRF = IRON ROD FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

BASIS OF BEARINGS:
The basis of bearings and vertical position, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0. Coordinates shown are grid coordinates.

FLOODPLAIN NOTE:
This tract of land is designated to fall within Zone X (Unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0135 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas.



UTILITY PROVIDERS
Water - Mustang Water
Phone (940) 440-9561
Address 7985 FM2931, Aubrey, TX 76227
Electric - Grayson-Collin Electric
Phone (903) 482-7100
Address 14163 FM 121, Van Alstyne, TX 75495

STANDARD PLAT NOTES:

- 1. Mail boxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. All roadway signs shall meet Collin County specifications.
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
5. Collin County does not, and will not accept street lights for maintenance or operation.
6. A road dedicated to the public may not be obstructed, including by means of a gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. 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.
9. 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.
10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. 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.
12. 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.
13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

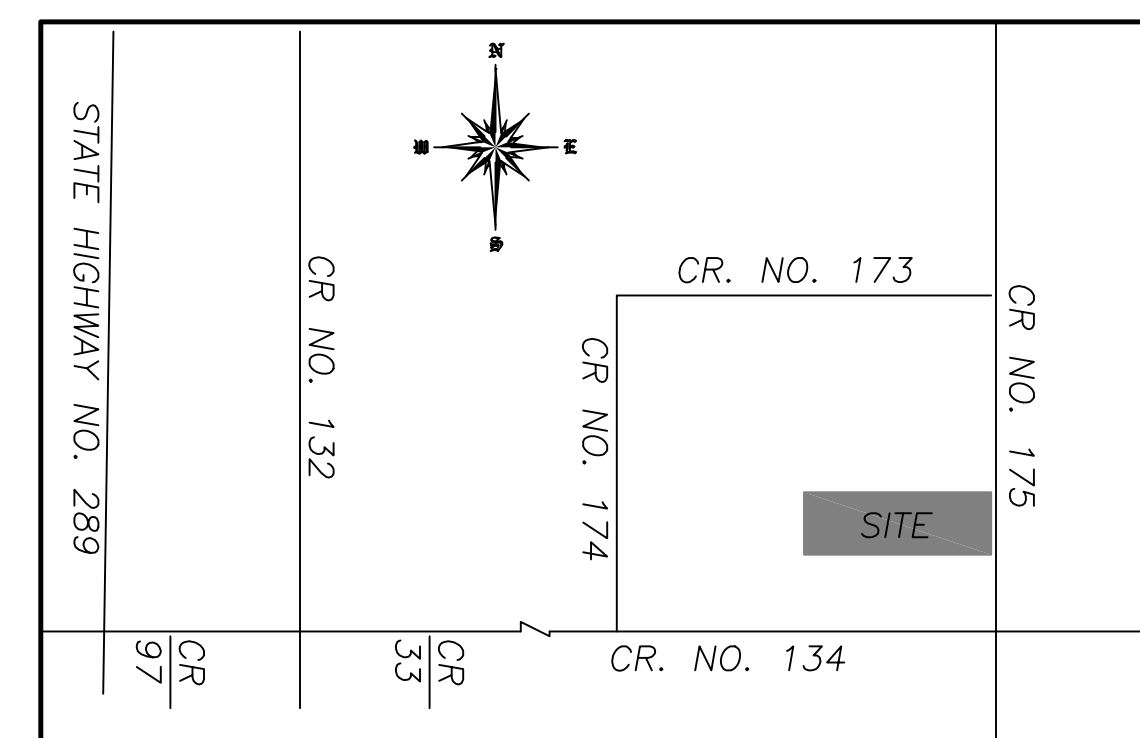
SURVEYOR'S CERTIFICATION

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: DAVID J. SURDUKAN
R.P.L.S. NO.: 4613

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12/11/2024



LOCATION MAP NOT TO SCALE