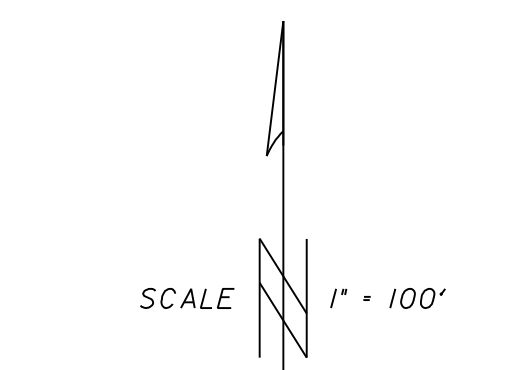


BENJAMIN CLARK SURVEY
ABSTRACT NO. 163

Doc. No. 20150105000010860
O.P.R.C.C.T.

- STANDARD PLAT NOTES:
1. Mailboxes shall meet USPS specifications.
 2. Driveway connections must meet Collin County specifications.
 3. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
 4. 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.
 5. 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.
 6. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 7. 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.
 8. 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.
 9. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
 10. 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.
 11. 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.
 12. 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.
 13. 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.
 14. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SWSP and submit to the Director of Engineering prior to receiving any permits.

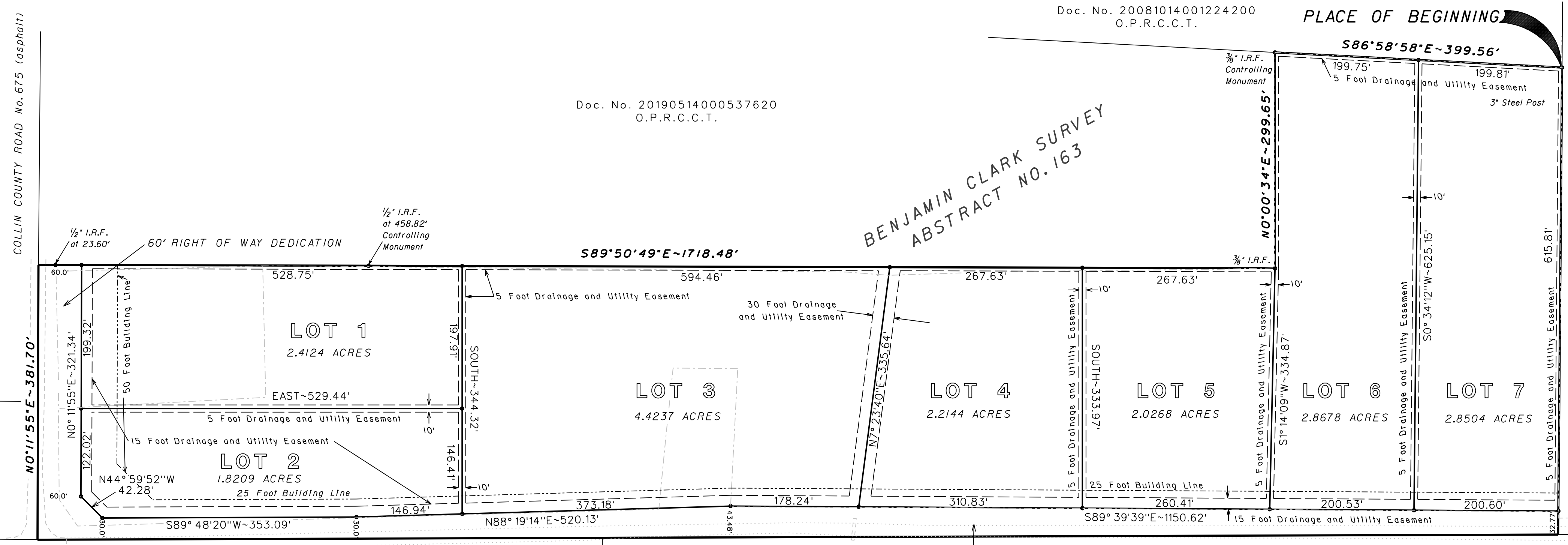


NOTE: CORNERS SET 10/2023
 * = Half Inch Iron Rod Set
 with Blue Cap Stamped "APPLE 5932"
 Unless Otherwise Noted

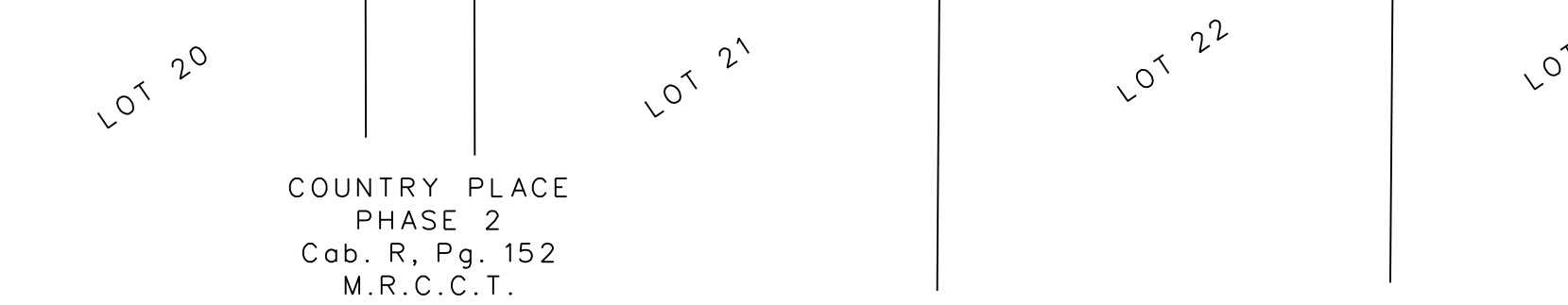
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V. 5745, P. 408
D.R.C.C.T.

COLLIN COUNTY ROAD No. 670 (asphalt)



COLLIN COUNTY ROAD No. 672 (rock)



VARIABLE WIDTH TOTAL
RIGHT OF WAY DEDICATION
2.2451 ACRES

V. 316, P. 153
D.R.C.C.T.

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 a 15' drainage and utility easement along every road adjacent property line of lots 1-8 and additionally along the eastern property line of lot 3 and the western property line of lot 4 to which OSSF setbacks apply.

There are no easements other than those noted above. There was an existing structure/dwelling and a single associated OSSF on Lot 1 at the time of approval.

The existing OSSF on Lot 1 is a Conventional OSSF 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 OSSF components for Lot 1 to be completely within the boundaries of Lot 1 and meeting all required setbacks. If any of the OSSF 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 was an existing structure/dwelling and a single existing, associated OSSF on Lot 3 at the time of approval.

The existing OSSF for Lot 3 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. as-built submitted with the plat shows all OSSF components for Lot 3 to be completely within the boundaries of Lot 3. 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).

There were no permitted/approved existing structures with associated OSSF(s) on lots 2, 4, 5, 6 or 7 at the time of approval. Any existing structures or OSSFs on lots 2, 4, 5, 6 or 7 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.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gayle W. Speed acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as

SPEED ESTATES

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. That Gayle W. Speed 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, sold 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 the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of stormwater 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 nor 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 _____, 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: _____

SURVEYOR'S CERTIFICATE

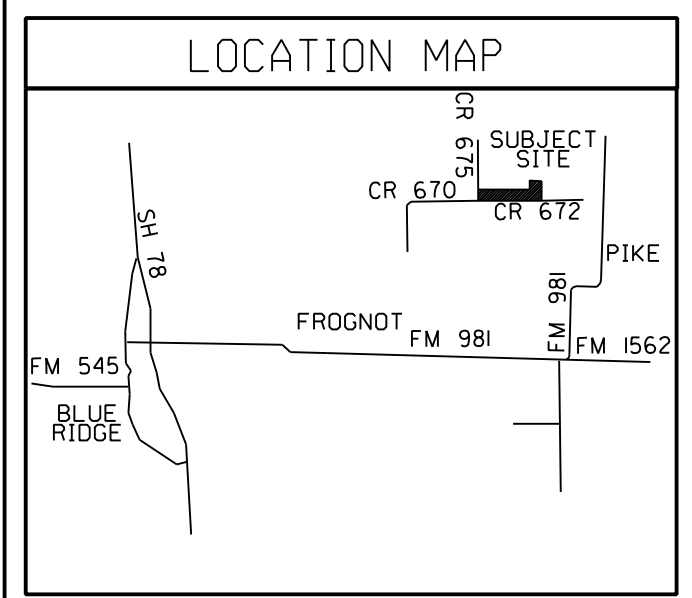
I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this ____ day of _____, 2023, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

David Apple R.P.L.S. No. 5932

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT
I hereby certify that the attached and foregoing Final Plat of the "SPEED ESTATES" 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
CHRIS HILL

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A CATEGORICAL "X" RATING AS SHOWN BY MAP NO. 48085C02051, effective on 06/02/2009.



UTILITY PROVIDERS:

Frognot SUD
408 W. FM 545, Suite 3
P.O. Box 400
Blue Ridge, TX 75424
(972) 752-4100

Fannin County
Electric Cooperative
P.O. Box 250
1530 Silo Rd.
Bonham, TX 75418
(903) 583-2117
1-800-695-9020

OWNER:
Gayle W. Speed
12428 County Road 675
Blue Ridge, TX 75424

SURVEYOR:
David Apple, RPLS 5932
402 South Morrow
Blue Ridge, Texas 75424
469-667-3430

FINAL PLAT
SPEED ESTATES
AN ADDITION TO
COLLIN COUNTY, TEXAS
BEING 20.8615 ACRES OF LAND, IN THE
BENJAMIN CLARK SURVEY, ABSTRACT NO. 163
COLLIN COUNTY, TEXAS