

LIN	E TABLE		LINE TABLE				E TABLE		LIN	E TABLE		LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO. BEARING LENGT			NO.	BEARING	LENGTH	
L1	N47°58'14"W	35.00'	L11	N54°38'53"E	35.59'	L21	S41°30'05"E	13.54'	L31	N48°24'00"E	14.75'	L41	N41°30'05"W	27.17'	
L2	S80°43'37"E	28.59'	L12	S36°06'08"E	35.59'	L22	N48°29'55"E	14.72'	L32	S48°24'00"W	14.75'	L42	N48°29'55"E	29.55'	
L3	S45°23'01"E	36.14'	L13	S49°08'16"W	14.27'	L23	S41°30'05"E	13.54'	L33	S41°36'00"E	13.51'				
L4	S44°36'59"W	34.55'	L14	S42°13'47"E	13.67'	L24	S48°24'00"W	14.75'	L34	N66°27'53"E	18.21'				
L5	N43°21'12"E	13.50'	L15	N47°46'13"E	14.60'	L25	S41°36'00"E	13.51'	L35	S42°01'46"W	5.08'				
L6	S47°13'14"E	14.89'	L16	N47°46'13"E	14.60'	L26	S41°36'00"E	13.51'	L36	N02°58'14"W	14.14'				
L7	S52°56'39"E	16.15'	L17	S48°24'00"W	14.75'	L27	S48°24'00"W	14.75'	L37	N56°27'15"E	20.00'				
L8	N36°50'43"E	11.74'	L18	N48°29'55"E	14.72'	L28	S41°36'00"E	13.51'	L38	S41°49'41"W	33.09'				
L9	N42°13'47"W	13.67'	L19	S41°30'05"E	13.54'	L29	N48°08'23"E	14.68'	L39	N42°13'47"W	27.40'				
L10	S40°50'15"E	14.02'	L20	N48°29'55"E	14.72'	L30	S42°12'14"E	13.67'	L40	S34°41'11"E	30.74'				

CURVE TABLE											
NO.	DELTA	RADIUS	LE								
C1	10°00'08"	250.00'	2								
C2	5°32'22"	250.00'	2								
C3	23°06'33"	250.00'	1								
C4	48°52'13"	35.50'	~ ~ ~								
C5	7°19'55"	1000.00'	1								
C6	1°02'28"	1000.00'	1								

NOTES:

- 1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- 2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998473223.
- 3. All common areas, HOA Lots, and drainage easements are to be owned and maintained by the Property Owner's Association.
- 4. FLOOD STATEMENT: According to Community Panel No. 48085C0410J and 48085C0430J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "Non-Shaded X", which is not a special flood hazard area, and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 5. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 6. The existing creeks or drainage channels traversing along or across the addition 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
- 7. 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.
- 8. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 9. Collin County permits are required for all building construction.
- 10. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 11. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- 12. The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
- 13. The homeowner is responsible for the lateral to the right-of-way line. The City is responsible for the lateral from the right-of-way line to the sanitary sewer main.
- 14. Mail boxes shall meet USPS specifications.

CENTRE POINT ESTATES PHASE ONE

VOL. G, PG. 41 O.P.R.C.C.T.

CALLED 2.000 ACRES

- 15. The streets, including street signs, street lights, and sidewalks, within Arbor Trails Phase South will be maintained by Collin County Municipal District Number 10.
- 16. Driveway connections must meet Collin County specifications.
- 17. All roadway signs shall meet Collin County specifications.
- 18. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- 19. Collin County does not, and will not accept street lights for maintenance or operation.
- 20. A road dedicated to the public may not be obstructed, including by means of a gate.
- 21. 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.
- 22. 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.
- 23. 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.
- 24. 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.
- 25. 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.
- 26. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- 27. The easement to Culleoka Water Supply Corporation recorded in Volume 1370, Page 292, Real Property Records of Collin County, Texas will be abandoned upon recording of this plat.
- 28. Common Area Lots 1X and 3X, Block A and Lot 1X, Block B are designated as water and sanitary sewer easements by this plat, as shown.

FINAL PLAT ARBOR TRAIL SOUTH

BLOCK A, LOTS 1-96, 1X-3X; BLOCK B, LOTS 1-32, 1X;, BLOCK C, LOTS 1-25; BLOCK D, LOTS 1-37; BLOCK E, LOTS 1-20; BLOCK F, LOTS 1-20; BLOCK G, LOTS 1-42

> 272 RESIDENTIAL LOTS 4 COMMON AREA LOTS

BEING 29.151 ACRES IN THE

THOMAS CHAMBERS SURVEY, ABSTRACT NO. 1049 COLLIN COUNTY, TEXAS



ociates, Inc. Suite 105	OWNER/DEVELOPER: S2 LAND DEVELOPMENT 10003 Technology BLVD.

Dallas, Texas 75220 Phone: 972-620-8204 Contact : Justin Christ, P.E.

APPLICANT: Kimley-Horn and Asso 400 N. Oklahoma Dr., Celina, Texas 75009 Phone: 469-501-2200 Contact : Jacob Clemmensen, P.E

SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Daniel Arthur, R.P.L.S.

WATER UTILITY PROVIDER: Culleoka Water Supply Corporation Princeton, Texas 75407 Phone: 972-734-3572 Contact : Peter Williams

Phone: 972-569-1283

Contact : Matthew Ward

Email: matthew.ward@oncor.com

Phone: 972-736-2416

Contact : Tommy Mapp

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BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE
A	1	3497	0.080	A	36	2925	0.067	A	/1	2828	0.065	В	/	2828	0.065	<u> </u>	9	2828	0.065	D	19	4531	0.104	E –	17	2576	0.059	G	12	2716	0.062
A	2	2828	0.065	A	37	2929	0.067	A	72	2828	0.065	В	8	2828	0.065	<u> </u>	10	2828	0.065	D	20	4610	0.106	E –	18	2576	0.059	G	13	2634	0.060
A	3	2828	0.065	A	38	2932	0.067	A	73	2738	0.063	В	9	2828	0.065	С	11	2828	0.065	D	21	2828	0.065	E	19	2576	0.059	G	14	4550	0.104
A	4	2828	0.065	A	39	2936	0.067	A	74	4478	0.103	В	10	2828	0.065	С	12	5382	0.124	D	22	2828	0.065	E	20	4401	0.101	G	15	5832	0.134
A	5	2828	0.065	A	40	2940	0.067	A	75	6687	0.154	В	11	2828	0.065	С	13	5241	0.120	D	23	2828	0.065	F -	1	3661	0.084	G	16	4218	0.097
A	6	2828	0.065	A	41	2943	0.068	A	76	6609	0.152	В	12	2828	0.065	С	14	2828	0.065	D	24	2828	0.065	F -	2	2576	0.059	G	17	2986	0.069
A	7	2828	0.065	A	42	2947	0.068	A	77	4192	0.096	В	13	2828	0.065	С	15	2828	0.065	D	25	2828	0.065	F	3	2576	0.059	G	18	2576	0.059
A	8	2828	0.065	A	43	2950	0.068	A	78	3253	0.075	В	14	2828	0.065	С	16	2828	0.065	D	26	2828	0.065	F	4	2576	0.059	G	19	2576	0.059
A	9	2828	0.065	A	44	5954	0.137	A	79	5748	0.132	В	15	2828	0.065	С	17	2828	0.065	D	27	2828	0.065	F	5	2576	0.059	G	20	2576	0.059
A	10	2828	0.065	A	45	2888	0.066	A	80	2894	0.066	В	16	2828	0.065	C	18	2828	0.065	D	28	2828	0.065	F	6	2576	0.059	G	21	2576	0.059
A	11	2828	0.065	A	46	4459	0.102	A	81	2908	0.067	В	17	2828	0.065	С	19	2828	0.065	D	29	2828	0.065	F	7	2576	0.059	G	22	2576	0.059
A	12	2828	0.065	A	47	6956	0.160	A	82	2922	0.067	В	18	2828	0.065	С	20	2828	0.065	D	30	2828	0.065	F	8	2576	0.059	G	23	2576	0.059
A	13	2828	0.065	A	48	6475	0.149	A	83	2936	0.067	В	19	2828	0.065	С	21	2828	0.065	D	31	2828	0.065	F	9	2576	0.059	G	24	2576	0.059
A	14	2828	0.065	A	49	4154	0.095	A	84	2950	0.068	В	20	2828	0.065	С	22	2828	0.065	D	32	2828	0.065	F	10	5139	0.118	G	25	2576	0.059
A	15	2828	0.065	A	50	2758	0.063	A	85	3494	0.080	В	21	2828	0.065	С	23	2828	0.065	D	33	2828	0.065	F	11	3968	0.091	G	26	2576	0.059
A	16	2828	0.065	A	51	2828	0.065	A	86	2895	0.066	В	22	3484	0.080	С	24	2828	0.065	D	34	2828	0.065	F	12	2576	0.059	G	27	4065	0.093
A	17	2828	0.065	A	52	2828	0.065	A	87	5125	0.118	В	23	5427	0.125	С	25	5238	0.120	D	35	2828	0.065	F	13	2576	0.059	G	28	4531	0.104
A	18	2828	0.065	A	53	2828	0.065	A	88	7167	0.165	В	24	7760	0.178	D	1	5042	0.116	D	36	2828	0.065	F	14	3036	0.070	G	29	2828	0.065
A	19	2828	0.065	A	54	2828	0.065	A	89	5035	0.116	В	25	5242	0.120	D	2	2828	0.065	D	37	4628	0.106	F	15	2576	0.059	G	30	2828	0.065
A	20	4407	0.101	A	55	2828	0.065	A	90	3263	0.075	В	26	3569	0.082	D	3	2828	0.065	E	1	3957	0.091	F	16	2576	0.059	G	31	2828	0.065
A	21	5306	0.122	A	56	2828	0.065	A	91	2856	0.066	В	27	3775	0.087	D	4	2828	0.065	E	2	2576	0.059	F	17	2576	0.059	G	32	2828	0.065
A	22	2831	0.065	A	57	2828	0.065	A	92	2879	0.066	В	28	3269	0.075	D	5	2828	0.065	E	3	2576	0.059	F	18	2576	0.059	G	33	2828	0.065
A	23	2828	0.065	A	58	2828	0.065	A	93	2902	0.067	В	29	3326	0.076	D	6	2828	0.065	E	4	2576	0.059	F	19	2576	0.059	G	34	2828	0.065
Α	24	2828	0.065	A	59	2828	0.065	A	94	2932	0.067	В	30	3379	0.078	D	7	2828	0.065	E	5	2576	0.059	F	20	4401	0.101	G	35	2828	0.065
A	25	2831	0.065	A	60	2828	0.065	A	95	2970	0.068	В	31	3336	0.077	D	8	2828	0.065	E	6	2576	0.059	G	1	4425	0.102	G	36	2828	0.065
A	26	3176	0.073	A	61	2828	0.065	A	96	3559	0.082	В	32	3254	0.075	D	9	2828	0.065	E	7	2576	0.059	G	2	2576	0.059	G	37	2828	0.065
A	27	5055	0.116	A	62	2828	0.065	A	1X	12942	0.297	В	1X	24718	0.567	D	10	2828	0.065	E	8	2576	0.059	G	3	2576	0.059	G	38	2828	0.065
Α	28	4106	0.094	A	63	2828	0.065	A	2X	20029	0.460	С	1	4346	0.100	D	11	2828	0.065	E	9	2576	0.059	G	4	2576	0.059	G	39	2828	0.065
А	29	2828	0.065	A	64	2828	0.065	А	3X	7656	0.176	С	2	2828	0.065	D	12	2828	0.065	E	10	4768	0.109	G	5	2576	0.059	G	40	2828	0.065
A	30	2828	0.065	A	65	2828	0.065	В	1	2961	0.068	С	3	2828	0.065	D	13	2828	0.065	E	11	4353	0.100	G	6	2576	0.059	G	41	2828	0.065
Α	31	2828	0.065	A	66	2828	0.065	В	2	2828	0.065	С	4	2828	0.065	D	14	2828	0.065	E	12	2576	0.059	G	7	2576	0.059	G	42	3606	0.083
Α	32	2828	0.065	Α	67	2828	0.065	В	3	2828	0.065	С	5	2828	0.065	D	15	2828	0.065	E	13	2576	0.059	G	8	3055	0.070	ROW		344369	7.906
A	33	2828	0.065	A	68	2828	0.065	В	4	2828	0.065	С	6	2828	0.065	D	16	2828	0.065	E	14	2576	0.059	G	9	2576	0.059	OVERALL		1269815	29.151
А	34	2918	0.067	A	69	2828	0.065	В	5	2828	0.065	С	7	2828	0.065	D	17	2828	0.065	E	15	2576	0.059	G	10	3971	0.091				
А	35	2921	0.067	Α	70	2828	0.065	В	6	2828	0.065	С	8	2828	0.065	D	18	2828	0.065	E	16	2576	0.059	G	11	3420	0.079			1	

OWNER'S CERTIFICATE

STATE OF TEXAS§

COUNTY OF COLLIN §

PROPERTY DESCRIPTION

29.151 ACRES

WHEREAS Arbor Trails Land, LLC., is the owner of a tract of land situated in the Thomas Chambers Survey, Abstract No. 1049. Collin County, Texas and being all of a called 29,15-acre tract of land conveyed to Arbor Trails Land, LLC., according to the document filed of record in Document No. 2023000124190 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found with cap stamped "Colman RPLS 4001" for a southeast corner of said Arbor Trails tract, same being for the northeast corner of a called 1.00-acre tract of land conveyed to Haley Marie Muela and Alex Muela, according to the document filed of record in Document No. 20210504000905380 (O.P.R.C.C.T.), in the west line of F.M. 982;

THENCE North 88°05'06" West, with the north line of said Muela tract, same being common with the northernmost south line of said Arbor Trails tract, a distance of 359.04 feet to a 1/2-iron rod found with cap stamped "Coleman RPLS 4001" for corner;

THENCE South 01°37'28" West, with the westernmost east line of said Arbor trails tract, same being common with the west line of said Muela tract, passing at 121.38 feet a 1/2-iron rod found with cap stamped "Coleman RPLS 4001" and continuing for a total distance of 126.29 feet to a 5/8-inch iron rod set with cap stamped "KHA" for a southeast corner of said Arbor Trails tract, same being for the southwest corner of said Muela tract, in the north line of a called 11.185-acre tract of land conveyed to The Meadows at Princeton, according to the document filed of record in Document No. 2022000125539 (O.P.R.C.C.T.);

THENCE North 88°54'09" West, with the south line of said Arbor Trails tract, same being common with the north line of said 11.185-acre tract, a distance of 995.96 feet to a brass monument found stamped "Corps of Engineers Survey Marker" for the southwest corner of said Arbor Trails tract, same being the northwest corner of said 11.185-acre tract, in the east line of that tract of land conveyed to Lake Lavon with no record found;

THENCE with the west line of said Arbor Trails tract, same being the east line of said Lake Lavon tract the following bearings and distances

North 06°09'50" East, a distance of 499.56 feet to a brass monument found stamped "Corps of Engineers Survey Marker" for corner;

North 54°13'22" West, a distance of 329.88 feet to a brass monument found stamped "Corps of Engineers Survey Marker" for corner;

North 42°01'46" East, a distance of 318.29 feet to a brass monument found stamped "Corps of Engineers Survey Marker" for the northwest corner of said Arbor Trails, same being the northeast corner of said Lake Lavon tract, in the approximate centerline of County Road 437;

THENCE South 88°56'53" East, with said approximate centerline, a distance of 1,416.31 feet to a 5/8-inch iron rod set with cap stamped "KHA" for the northeast corner of said Arbor Trails tract, same being the northwest corner of a called 0.29-acre tract of land described as Tract III conveyed to Masih Wilson, according to the document filed of record in Document No. 2022011200064020 (O.P.R.C.C.T.);

THENCE South 00°29'23" West, with the east line of said Arbor Trails tract, same being common with the west line of said Wilson tract, a distance of 341.67 feet to a 1/2-inch iron rod found for corner at the beginning of a non-tangent curve to the left with a radius of 2.864.65 feet, a central angle of 09°20'11", and a chord bearing and distance of South 06°39'29" West, 466.27 feet in the west line of F.M. 982;

THENCE with said F.M. 982 and said curve to the left, an arc distance of 466.79 feet to the POINT OF **BEGINNING** and containing 1,269,815 square feet or 29.151 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That ARBOR TRAILS LAND, LLC., acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as; **ARBOR TRAILS SOUTH**, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culleoka Water Supply Corporation, forever, the streets and easements shown thereon. ARBOR TRAIL LAND, LLC. does hereby certify the following:

The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas for sanitary sewer purposes. Collin County Municipal Utility District No. 4 (the "District") will maintain the streets, storm drains, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.

The easements and public use areas, as shown are dedicated for the public use, including specifically for Collin County, City of Princeton, and Culleoka Water Supply Corporation, forever for the purposes indicated on the 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 if approved by Collin County. 4. Collin County, City of Princeton, and Culleoka Water Supply Corporation are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair. 5. Utility easements may also be used for the mutual 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, City of Princeton and Collin County and subject to offset specifications for any existing utilities. 6. Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall have the right to remove and keep

removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements 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. Repair and replacement of street pavement shall be the responsibility of the Developer or District, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the

public utility's owner. The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.

9. 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.

10. Collin Countyshall have the full right of ingress and egress to or from a drainage easement of 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.

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.

ARBOR TRAILS LAND, LLC., a Texas limited liability company

It's General Partner: Name:

Title:

STATE OF TEXAS

COUNTY OF This instrument was acknowledged before me on

_, 2023, by _ _ of **ARBOR TRAILS LAND, LLC.**, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

NOTES:

1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.

2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998473223. 3. All common areas, HOA Lots, and drainage easements are to be owned and maintained by the Property Owner's Association.

4. FLOOD STATEMENT: According to Community Panel No. 48085C0410J and 48085C0430J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "Non-Shaded X", which is not a special flood hazard area, and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

5. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited

6. The existing creeks or drainage channels traversing along or across the addition 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

- 7. 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.
- 8. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 9. Collin County permits are required for all building construction.
- 10. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 11. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- 12. The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
- 13. The homeowner is responsible for the lateral to the right-of-way line. The City is responsible for the lateral from the right-of-way line to the sanitary sewer main.
- 14. Mail boxes shall meet USPS specifications.
- 15. The streets, including street signs, street lights, and sidewalks, within Arbor Trails Phase South will
- be maintained by Collin County Municipal District Number 10.
- 16. Driveway connections must meet Collin County specifications.
- 17. All roadway signs shall meet Collin County specifications.
- 18. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- 19. Collin County does not, and will not accept street lights for maintenance or operation.
- 20. A road dedicated to the public may not be obstructed, including by means of a gate.
- 21. 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.
- 22. 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.
- 23. 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.
- 24. 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.
- 25. 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.
- 26. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.

KNOW ALL MEN BY THESE PRESENTS: 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 _____ is not ______ is partially within the 100 year floodplain.

Daniel Arthur Registered Professional Land Surveyor No. 5933 Kimlev-Horn and Associates, Inc. 400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone 469-501-2200

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____,

20

Notary Public, State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

roads or other improvements shown of the Final Plat.

Collin County Judge, Chris Hill

P.O. Box 909

ELECTRIC PROVIDER: Oncor Electric Delivery, LLC 4600 State Highway 121 McKinney, TX 75070 Phone: 972-569-1283

Email: matthew.ward@oncor.com

Contact : Matthew Ward

SURVEYOR'S CERTIFICATION

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

I hereby certify that the attached and foregoing Final Plat of the "Arbor Trails South" 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

> SEWER UTILITY PROVIDER: City of Princeton 255 E. Monte Carlo Blvd Princeton, Texas 75407 Phone: 972-736-2416 Contact : Tommy Mapp

WATER UTILITY PROVIDER: Culleoka Water Supply Corporation Princeton, Texas 75407 Phone: 972-734-3572 Contact : Peter Williams

APPLICANT: Kimlev-Horn and Associates. Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Jacob Clemmensen, P.E

SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Daniel Arthur, R.P.L.S.

FINAL PLAT ARBOR TRAIL SOUTH

BLOCK A, LOTS 1-96, 1X-3X; BLOCK B, LOTS 1-32, 1X;, BLOCK C, LOTS 1-25; BLOCK D, LOTS 1-37; BLOCK E, LOTS 1-20; BLOCK F, LOTS 1-20; BLOCK G, LOTS 1-42

> 272 RESIDENTIAL LOTS 4 COMMON AREA LOTS

BEING 29.151 ACRES IN THE

THOMAS CHAMBERS SURVEY, ABSTRACT NO. 1049 COLLIN COUNTY, TEXAS

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	oad, Two Galleria 00, Dallas, Texa		RM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3820					
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No.				
N/A	SPA	MJS/DRA	12/01/2023	063249608	2 OF 2				
OWNER/DEV S2 LAND DEV 10003 Techno Dallas, Texas Phone: 972-6 Contact : Just	VELOPMENT blogy BLVD. 75220 20-8204								