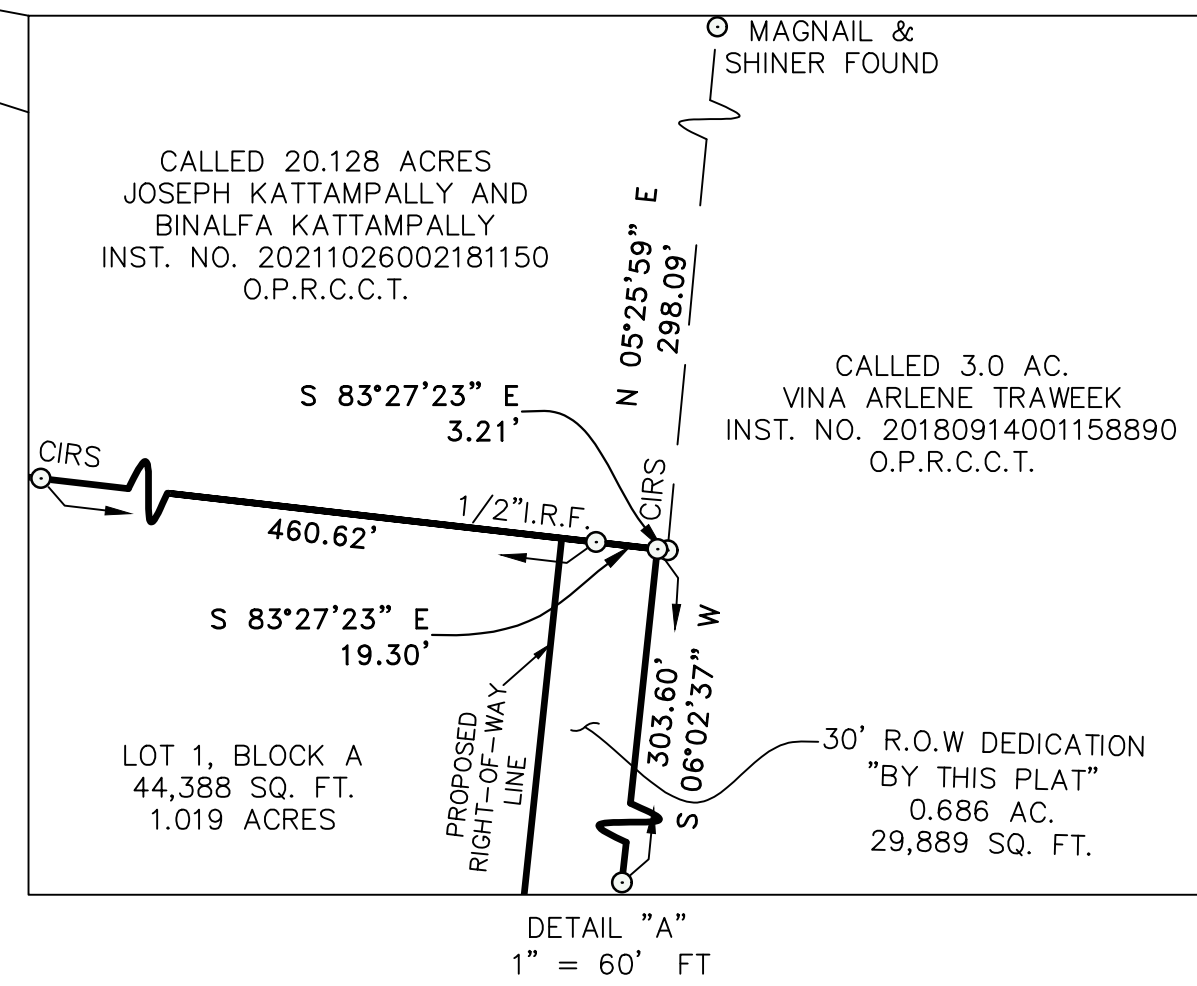
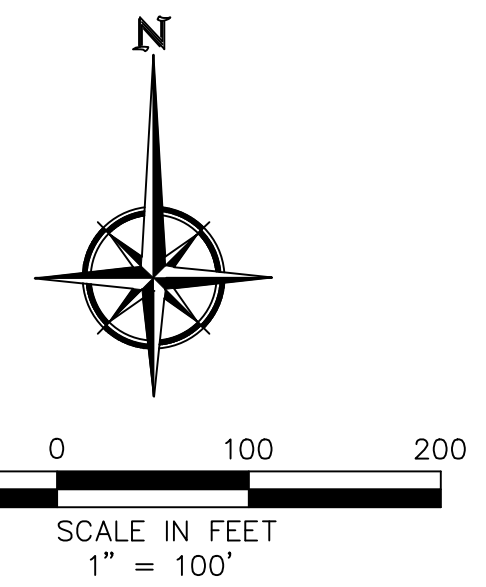
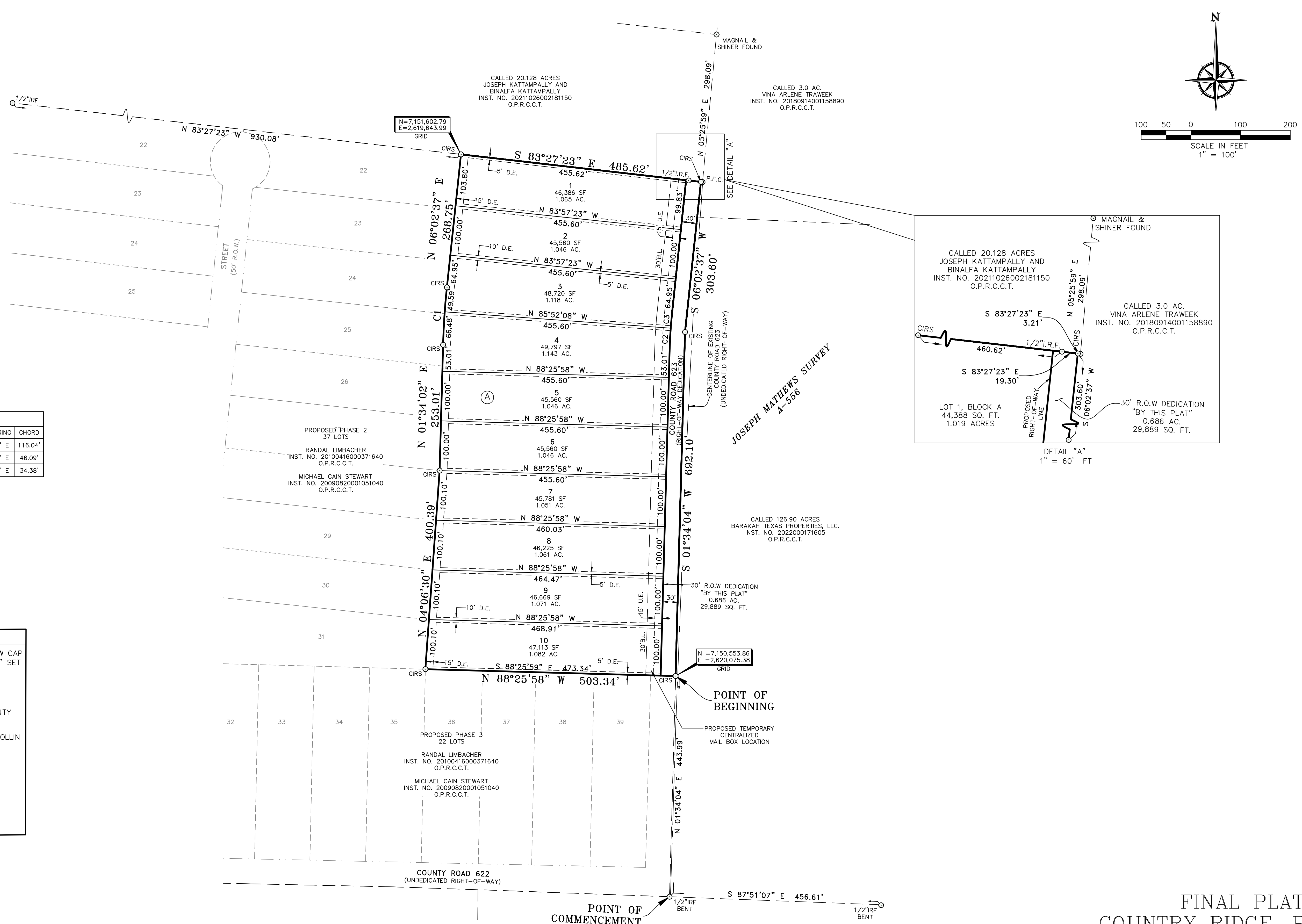


VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	4°28'35"	1485.60'	58.06'	116.07'	N 03°48'19" E	116.04'
C2	2°33'50"	1030.00'	23.05'	46.09'	N 02°50'57" E	46.09'
C3	1°54'45"	1030.00'	17.19'	34.38'	N 05°05'15" E	34.38'

LEGEND	
CIRS	5/8" IRON ROD WITH YELLOW CAP STAMPED "PETITT-ECD 6134" SET
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
INST. NO.	INSTRUMENT NUMBER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
VOL./PG.	VOLUME/PAGE
R.O.W.	RIGHT-OF-WAY



FINAL PLAT
COUNTRY RIDGE, PHASE 1
 RESIDENTIAL LOTS 1 THRU 10, BLOCK A
 497,260 SQ. FT. / 11.416 ACRES
 SITUATED IN THE
JOSEPH MATHEWS SURVEY, ABST. NO. 556
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
RANDEL LIMBACHER
 3917 HARVEST KNOLL DRIVE
 RICHARDSON, TX 75082
 972-690-6907

OWNER/DEVELOPER
MICHAEL CAIN STEWART
 3917 HARVEST KNOLL DRIVE
 RICHARDSON, TX 75082

PETITT - ECD
 CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
 TPCLS FIRM REGISTRATION
 ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
 1600 N. COLLINS BLVD., SUITE 3300, RICHARDSON, TX 75080
 201 WINDCO CIRCLE, SUITE 100, WYLIE, TX 75098
 (972) 941-8400

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Randal Limbacher and Michael Cain Stewart, being the owners of an 11.416-acre tract of land situated in the JOSEPH MATHEWS SURVEY, ABSTRACT NUMBER 556, in Collin County, Texas, and being part of that called 46.97-acre tract of land designated as First Tract described in Executor's Deed to Michael Cain Stewart recorded in Instrument Number 20090620001051040, Official Public Records, Collin County, Texas, (OPRCCT) and being part of that called 46.97-acre tract of land designated as First Tract described in General Warranty Deed granting an undivided half-interest to Randal Limbacher recorded in Instrument Number 20100416000371640, Official Public Records, Collin County, Texas, (OPRCCT), and being more particularly described as follows:

COMMENCING at a bent 1/2-inch iron rod found for the southeast corner of said 46.97 acre tract and being the southwest corner of called 126.90-acre tract of land described in General Warranty Deed to Barokah Texas Properties, LLC., recorded in Instrument Number 2022000171605, OPRCCT, also being in the approximate centerline intersection of County Road 622 (an undedicated road) and County Road 623 (an undedicated road), from which a bent 1/2 inch iron rod found bears South 87 degrees 51 minutes 07 seconds East, a distance of 456.61 feet;

THENCE North 01 degree 34 minutes 04 seconds East, with the east line of said 46.97 acre tract, a distance of 443.99 feet to a 5/8-inch iron rod with yellow cap stamped "Petitt-ECD 6134" set for the POINT OF BEGINNING;

THENCE departing said east line, over and across said 46.97 acre tract the following courses to 5/8-inch iron rods with yellow cap stamped "Petitt-ECD 6134" set for corner:

- North 88 degrees 25 minutes 58 seconds West, a distance of 503.34 feet;
North 04 degrees 06 minutes 30 seconds East, a distance of 400.39 feet;
North 01 degrees 34 minutes 02 seconds East, a distance of 253.01 feet and being the beginning of tangent curve to the right;
Northeasterly, with said curve, which has a central angle of 04 degrees 28 minutes 35 seconds, a radius of 1485.60 feet with a chord that bears North 03 degrees 48 minutes 19 seconds East, with a chord length 116.04 feet; and an arc length of 116.07 feet;

North 06 degrees 02 minutes 37 seconds East, a distance of 268.75 feet to a point in the south line of a called 20.128-acre tract of land described in General Warranty Deed With Vendors lien to Joseph and Binalfa Kattampally, recorded in Instrument Number 20211026002181150, OPRCCT;

THENCE South 83 degrees 27 minutes 23 seconds East, with the common line of said 46.97 acre tract and said Kattampally tract, passing at a distance of 466.32 feet a 1/2-inch iron found and continuing a total distance of 485.62 feet to a 5/8-inch iron rod with yellow cap stamped "Petitt-ECD 6134" set for the northeast corner of 46.97 acre tract;

THENCE South 06 degrees 02 minutes 37 seconds West, with the east line of said 46.97 acre tract, a distance of 303.60 feet to a 5/8-inch iron rod with yellow cap stamped "Petitt-ECD 6134" set for corner;

THENCE South 01 degree 34 minutes 04 seconds West, continuing with the east line of said 46.97 acre tract, a distance of 692.10 feet to POINT OF BEGINNING, containing 497,260 square feet or 11.416 acres of land, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Randal Limbacher and Michael Cain Stewart acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as COUNTRY RIDGE, PHASE 1, 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. The Randal Limbacher and Michael Cain Stewart do 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 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
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 _____, 20_____

BY: _____
Randal Limbacher

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____

Notary Public, State of Texas

My commission expires: _____

WITNESS, my hand, this the _____day of _____, 20_____

BY: _____
Michael Cain Stewart

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____

Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, James Mark Whitkanack, Registered Professional Land Surveyor, State of Texas, do hereby state that this correctly represents a survey made under my supervision on _____, 2024. The subdivision boundary corners are marked with iron pins.

DATED THIS _____ DAY OF _____, 2024.

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.

JAMES MARK WHITKANACK
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6134

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared James Mark Whitkanack, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this __ day of _____, 2024.

Notary public for the State of Texas

My commission expires: _____

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "COUNTRY RIDGE, PHASE 1" 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

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.

Registered Sanitarian or Designated Representative
for Collin County Development Services

OSSF NOTES:

- 1. All lots must utilize alternative type On-Site Sewage Facilities.
2. 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. There is a 15' drainage easement along the western property line of each lot, there is a 5' drainage easement along the north and south line of each lot. and a 15' utility easement along the eastern property line of each lot to which OSSF setbacks apply.
3. There are no easements other than those noted above.
4. There were no permitted/approved existing structures with associated OSSF(s) on any lot at the time of approval. Any existing structures or OSSFs on lots must be reviewed and permitted by Collin County Development Services prior to any use.
5. Tree removal and/or grading for OSSF may be required on individual lots.
6. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
7. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
8. 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.

NOTES:

- 1. Water services will be provided by Frognot SUD, (972) 752-4100
2. Electric services will be provided by Electric Transmission Company, (512) 391-6301
3. Telephone services will be provided by AT&T Texas, (972) 649-8738
4. Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Collin County, Texas and incorporated areas Map Number 48085C02115J, Effective July 2, 2009, Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
5. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999847313.
6. Subdivision property corners are 5/8-inch iron rods with caps marked "PETITT-ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "PETITT- ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. when a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
7. Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.

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.
19. Collin County will not be responsible for repairs or maintenance of centralized mailboxes.
20. Collin County will not be responsible for repairs or maintenance of sidewalks.

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