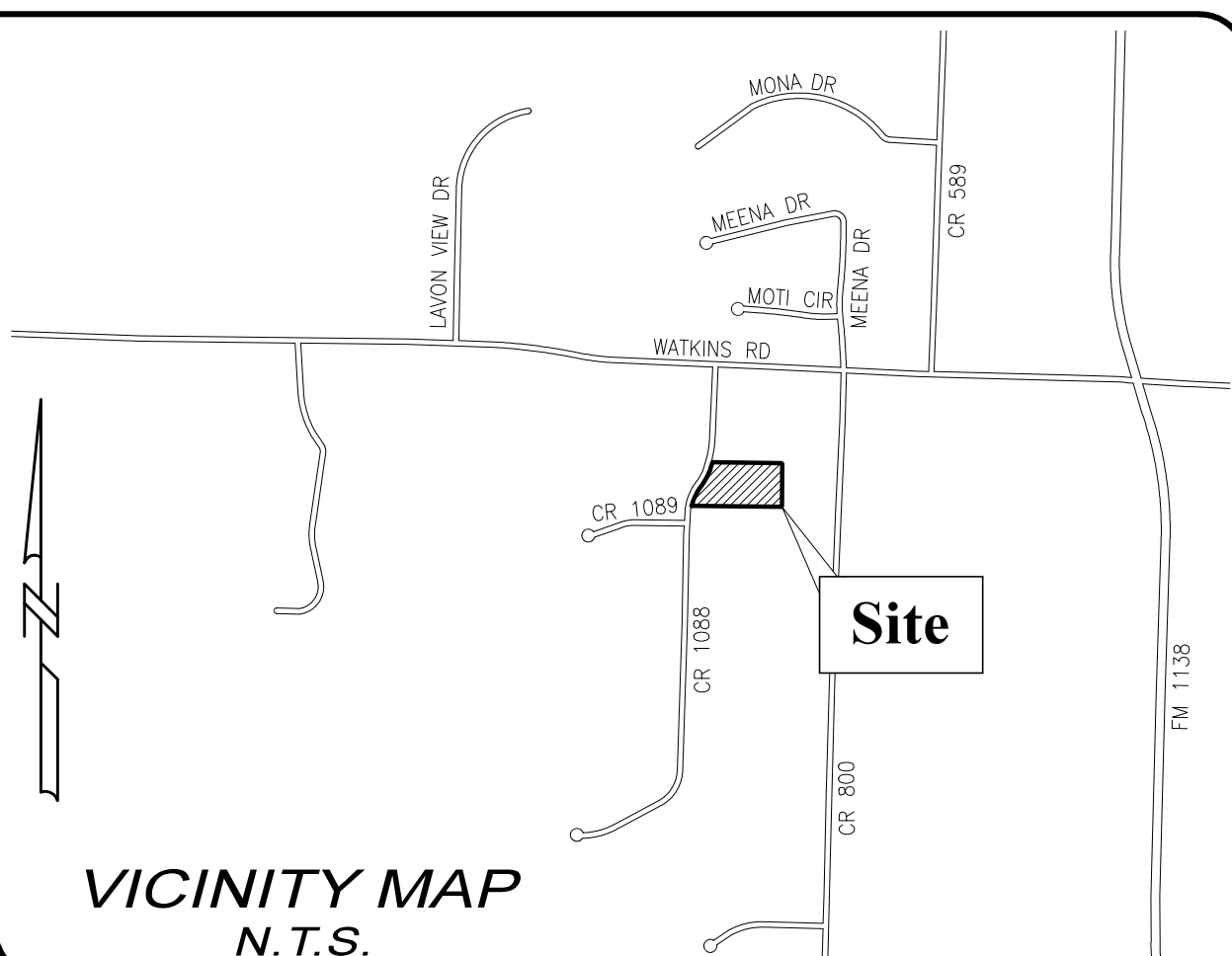


GENERAL NOTE
No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48065C0445J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X).

The purpose of this replat is to create two lots from one lot and create easements.



- STANDARD 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.

OSSF NOTES

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/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.

There is a 10' utility and drainage easement along the western property line of lot 52R1 and lot 52R2 to which OSSF setbacks apply.

There are no easements other than the utility and drainage easements noted above.

There was an existing structure/dwelling and a single existing, associated OSSF on lot 52R1 at the time of approval.

The existing OSSF for Lot 52R1 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-builts submitted with the plat shows all OSSF components for Lot 52R1 to be completely within the boundaries of Lot 52R1. 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). Tree removal and/or grading for OSSF may be required on individual lots.

There were no permitted/approved existing structures with associated OSSF(s) on lot 52R2 at the time of approval. Any existing structures or OSSFs on lot 52R2 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

OWNER'S DEDICATION & ACKNOWLEDGMENT

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Aspenia Homes LLC**, is the owner of Lot 52, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **Lavon Hills Lots 52R1 & 52R2**, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown therein. The owner, **Aspenia Homes LLC**, do 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 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 ____ day of _____, 2024.

Aspenia Homes LLC (Owner)
Maureen Madubuike (CEO)

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Maureen Madubuike**, 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.

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

Notary Public for the State of Texas

OWNER'S CERTIFICATE

WHEREAS **Aspenia Homes LLC**, is the owner of a tract of land situated in the State of Texas, County of Collin, being part of the D.H. Havens Survey, Abstract No. 388, being all of Lot 52 of Lavon Hills (AKA Hillside Drive) (60' Right-of-Way), marking the southwest corner of Lot 52 and said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the curving east right-of-way line of County Road 1088 (AKA Hillside Drive) (60' Right-of-Way), marking the southwest corner of Lot 52 and the herein described premises;

THENCE with the south line of Lot 51 and the north line of Lot 52, South 89°17'50" East, 552.43 feet to a 1/2" iron rod found in the west line of Lot 40 of said Lavon Hills, marking the southeast corner of Lot 51, the northeast corner of Lot 52 and said premises, from which a 1/2" iron rod found bears North 00°42'10" East, 402.53 feet marking the northeast corner of Lot 51;

THENCE with the west line of Lot 40, Lot 39, Lot 38, Lot 37 and Lot 36 of said Lavon Hills, and the east line of Lot 52, South 00°42'10" West, passing at 190.42 feet a room capped iron rod set and continuing for a total distance of 346.00 feet to a Room capped iron rod set marking the northeast corner of Lot 53, the southeast corner of Lot 52 and said premises, from which a 1/2" iron rod found bears South 00°42'10" West, 99.50 feet marking the southwest corner of Lot 36 and the northwest corner of Lot 35 of said Lavon Hills;

THENCE with the north line of Lot 53 and the south line of Lot 52, North 89°17'50" West, 711.40 feet to a point in the curving east right-of-way line of County Road 1088, marking the northwest corner of Lot 53, the southwest corner of Lot 52 and said premises, from which a 1/2" iron rod found bears South 87°06'04" West, 0.76 feet;

THENCE with the curving east right-of-way of County Road 1088 and the curving west line of Lot 52 as follows: Northeasterly along said curve to the right having a central angle of 21°44'58", for an arc distance of 172.87 feet, with a radius of 455.41 feet (chord = North 25°49'41" East, 171.84 feet) to a Room capped iron rod set marking a point of a reverse curve; northeasterly along said curve to the left having a central angle of 23°23'21", for an arc distance of 210.40 feet, with a radius of 515.41 feet (chord = North 25°00'29" East, 208.94 feet) to the place of beginning and containing 217,831 square feet or 5.001 acres of land.

SURVYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

NOT FOR RECORDING

F.E. Bemenderfer Jr.
Registered Professional
Land Surveyor No. 4051

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F.E. Bemenderfer Jr.**, 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.

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

Notary Public for the State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat of **Lavon Hills Lots 52R1 & 52R2**, to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 2024, 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

Legend

- CM Controlling Monument
- IRF Iron rod found
- RCRS Room Capped Iron Rod Set
- CCMR Collin County Map Records
- CCLR Collin County Land Records

Water Service:
Bear Creek SUD
P.O. Box 188
Lavon, TX 75166
972-843-2101

Electric Service:
Onco Electric Delivery
310 Highway 205,
Terrell, TX 75161
903-456-1660

Submital: Jan. 18, 2024
Revised: Jan. 25, 2024

Owner:
Aspenia Homes LLC
P.O. Box 864
Allen, TX 75013
(469) 556-7738
Attn: Maureen Madubuike
email: mitem@yahoo.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomeinc.com

Water Service:
Bear Creek SUD
P.O. Box 188
Lavon, TX 75166
972-843-2101

Electric Service:
Onco Electric Delivery
310 Highway 205,
Terrell, TX 75161
903-456-1660

Submital: Jan. 18, 2024
Revised: Jan. 25, 2024

Owner:
Aspenia Homes LLC
P.O. Box 864
Allen, TX 75013
(469) 556-7738
Attn: Maureen Madubuike
email: mitem@yahoo.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomeinc.com

**Replat
Lavon Hills
Lots 52R1 & 52R2
217,831 Sq.Ft / 5.001 Acres**
being a Replat of Lavon Hills
as recorded in Volume G, Page 376, C.C.M.R.
D.H. Havens Survey, Abstract No. 388
Collin County, Texas
January 2024

P:\AC\2023\31\AC913646.dwg

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100