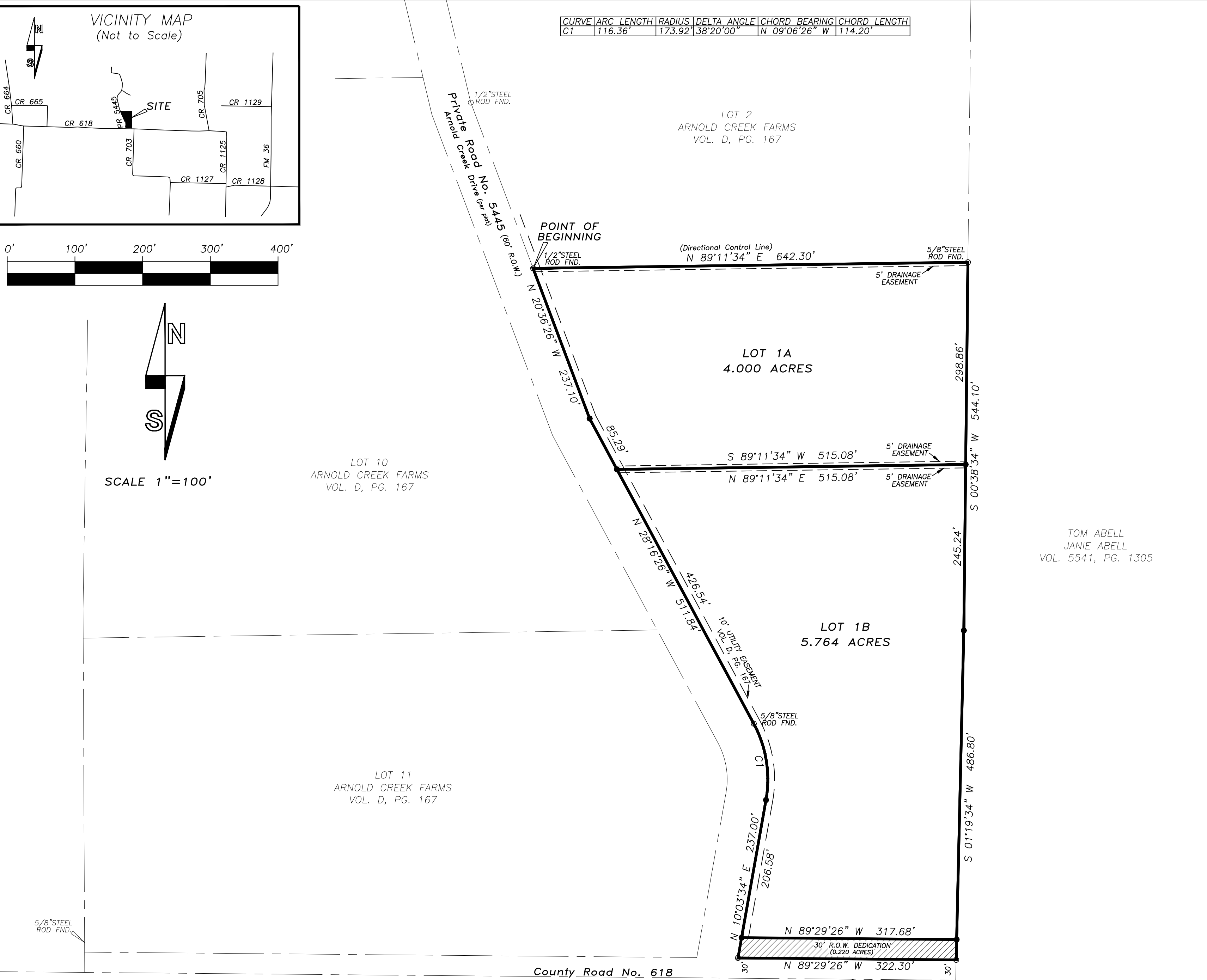


SCALE 1"=100'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	116.36'	173.92'	38°20'00"	N 09°06'26" W	114.20'



CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat Plat of Arnold Creek Farms, Lot 1A & Lot 1B, 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 Replat.

Collin County Judge, Chris Hill

NELDA YVONNE KATHCART
CC# 20210205000249810

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my supervision.

_____, 20____

PRELIMINARY & FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

Matthew Busby
R.P.L.S. No. 5751

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 Matthew Busby, Land Surveyor, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____

Notary Public in and for the State of Texas

My Commission Expires On: _____

- 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/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- There are no easements other than those noted above.
- 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

GENERAL NOTES:

- ARNOLD CREEK FARMS is not within any Extra-Territorial Jurisdiction of any City or Town at the time of plot submission.
- Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.
- Selling a portion of this addition by metes and bound is a violation of County Ordinance and State law and is subject to fines and withholding of utilities and building permits.
- The purpose of this Replat is to create 2 platted lots.
- Verify exact location of underground utilities prior to any digging or construction.

SRF = STEEL ROD SET
SRF = STEEL ROD FOUND
● DENOTES 5/8" STEEL ROD SET UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE:

Subject tract located in Zone 'X' as scaled from F.I.R.M. 48085C0220J & 48085C0335J, dated June 2, 2009

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Tom Abell and Janie Abell, are the owners of a tract of land situated in the David Spencer Survey, Abstract No. 797, Collin County, Texas and being further described as follows:

BEING all of Lot 1 of Arnold Creek Farms as recorded in Volume D, Page 167 of the Plat Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the East right-of-way line of Private Road No. 5445 (Arnold Creek Drive), at the Northwest corner of said Lot 1, and at the Southwest corner of Lot 2;

THENCE North 89 degrees 11 minutes 34 seconds East (Directional Control Line), 642.30 feet along the common line of said Lot 1 and Lot 2 to a 5/8 inch steel rod found at the Northeast corner of said Lot 1, and at the Southeast corner of said Lot 2

THENCE along the East line of Lot 1 as follows:

South 00 degrees 38 minutes 34 seconds West, 544.10 feet;

South 01 degrees 19 minutes 34 seconds West, 486.80 feet to a 5/8 inch steel rod set on the North right-of-way line of County Road No. 618, and at the Southeast corner of said Lot 1;

THENCE North 89 degrees 29 minutes 26 seconds West, 322.30 feet along the North line of said County Road NO. 618 to a 5/8 inch steel rod set on the East right-of-way line of said Private Road No. 5445;

THENCE along the East right-of-way line of said Private Road No. 5445 as follows:

North 10 degrees 03 minutes 34 seconds East, 237.00 feet to a 5/8 inch steel rod set at point of curve;

Northwesterly, 116.36 feet along said curve to the left having a radius of 173.92 feet and a central angle of 38 degrees 20 minutes 00 seconds (Chord bears North 09 degrees 06 minutes 26 seconds West, 114.20 feet) to a 5/8 inch steel rod found at point of tangent;

North 28 degrees 16 minutes 26 seconds West, 511.84 feet to a 5/8 inch steel rod set;

North 20 degrees 36 minutes 26 seconds West, 237.10 feet to the POINT OF BEGINNING, containing 9.984 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tom Abell and Janie Abell, owners, do hereby certify and adopt this plat designating the herein above described property as ARNOLD CREEK FARMS, LOT 1A & LOT 1B, 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 thereon. Tom Abell and Janie Abell, owners, 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 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.
- 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 the ____ day of _____, 20____.

BY:

Tom Abell
Owner

Janie Abell
Owner

STATE OF _____
COUNTY OF _____

STATE OF _____
COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tom Abell, 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 considerations therein expressed.

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Janie Abell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

My Commission Expires On: _____

My Commission Expires On: _____

REPLAT

**ARNOLD CREEK FARMS
LOT 1A & LOT 1B**

Being all of Lot 1 of Arnold Creek Farms as recorded in Volume D, Page 167 of the Plat Records of Collin County, Texas.

**9.984 TOTAL ACRES
DAVID SPENCER SURVEY, A-797
COLLIN COUNTY, TEXAS**

OWNERS:

Tom & Janie Abell
17863 C.R. 618
Farmersville, TX 75442

SURVEYOR:

Boundary Solutions, Inc.
116 McKinney Street
Farmersville, TX 75442