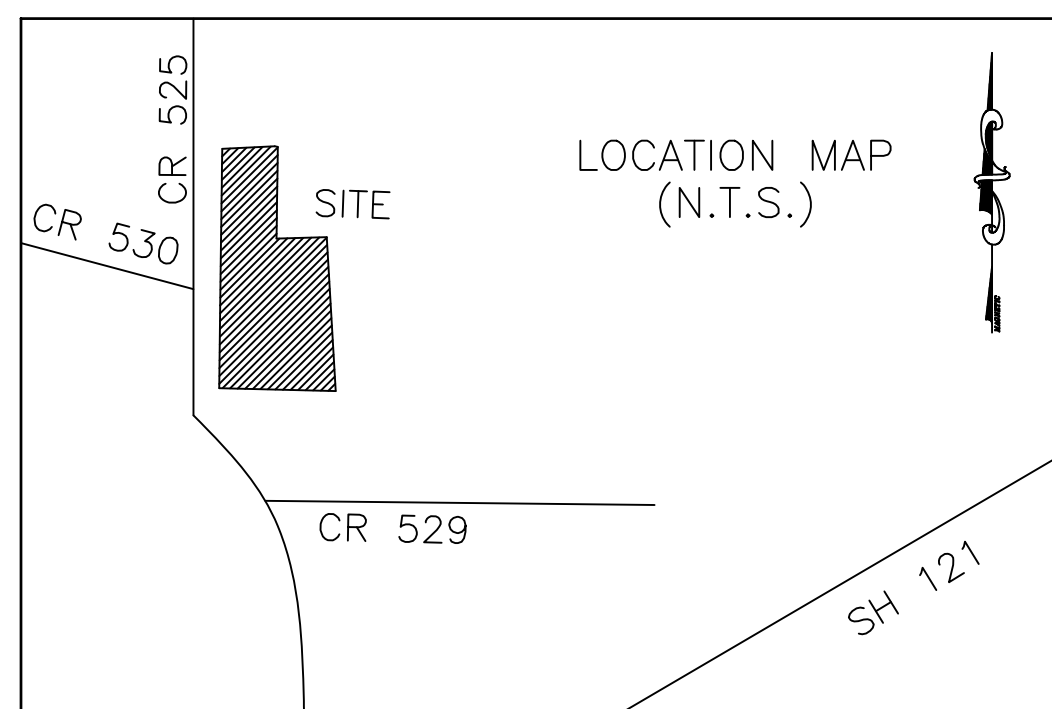


VICINITY MAP



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.
- All utility easements shall be kept clear of buildings, foundations, structures, plantings (trees/shrubs), and other obstructions to the operation, access and maintenance of the utility easement.

OSSF SPECIFIC 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 25' drainage easement along the northern property line of Lot 1 to which OSSF setbacks apply.
 - There is a 10' lot to lot drainage easement along each adjoining property line of Lots 1, 2, 3, 4, and 5 to which OSSF setbacks apply.
 - There is a small pond adjacent to/encroaching on to Lot 6 to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on Lots 1, 2, 3, 4, or 5 at the time of approval. Any existing structures or OSSFs on Lots 1, 2, 3, 4, or 5 must be reviewed and permitted by Collin County Development Services prior to any use.
- There was an existing structure/dwelling and a single associated OSSF on Lot 6 at the time of approval.
 - The existing OSSF on Lot 6 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 6 to be completely within the boundaries of Lot 6 and meeting all required setbacks. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel of if required setbacks are not met, the entire system must be 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 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/discharged 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

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, _____, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Paul J. Rust
 Paul J. Rust
 Texas Registered Professional Land Surveyor No. 6003

NOTARY CERTIFICATE

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary Public in and for the State of Texas
 My commission expires: _____

OWNERS DEDICATION

STATE OF TEXAS
 COUNTY OF COLLIN

Whereas, Michael Alan Heidlebaugh and Elyse Deborah Kelson are owners of a 54.414 acre tract out of the James White Survey, Abstract No. 1019, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod set with pink cap stamped "RUST 6003" for corner, said corner bears South 88°36'03" East a distance of 60.00 feet from the most southwest corner of said 54.414 acre tract;

Thence North 0°43'05" East, with the west line of our subject tract, and the west line of a called 20.000 acre tract conveyed to Keven Johnson and Katrina Johnson, and described in Instrument Number 202400005617, Real Property Records of Collin County, Texas, a distance of 2492.44 feet to a pink cap stamped "RUST 6003"; and being along the southerly line of a called 89.990 acre tract conveyed to Deborah L. Brown, and described in Volume 5387, Page 5369, Real Property Records of Collin County, Texas, from which the northwest corner of the 54.414 acre tract bears South 87°12'50" West, a distance of 60.00 feet;

Thence North 87°12'50" East, with a south line of the 89.990 acre Brown tract, and the northerly north line of the 54.414 acre tract, a distance of 488.30 feet to a pink cap stamped "RUST 6003";

Thence South 78°56'55" East, with a south line of the 89.990 acre Brown tract, and the northerly north line of the 54.414 acre tract, a distance of 32.70 feet to a pink cap stamped "RUST 6003"; said corner being the northwest corner of a called 100.34 acre tract conveyed to Raymond Beshears and Julia Beshears, and described in Document Number 20170601000705740, Real Property Records of Collin County, Texas;

Thence South 00°52'29" West, with a west line of the 100.34 acre Beshears tract, and a east line of the 54.414 acre tract, a distance of 921.91 feet to a yellow cap stamped "RPLS 4613", for a northeast corner of the 20.000 acre tract;

Thence South 00°52'29" West, with a west line of the 100.34 acre Beshears tract, and a east line of the 54.414 acre tract, a distance of 20.00 feet to a 1/2" iron rod found for an interior corner of the 20.000 acre tract, corner being a southwest corner of the 100.34 acre tract;

Thence North 88°22'20" East, with a south line of the 100.34 acre Beshears tract, and a north line of the 54.414 acre tract, a distance of 522.63 feet to a 1/2" iron rod found for corner, for a northeast corner of the 54.414 acre tract;

Thence South 03°20'05" East, with a west line of the 100.34 acre Beshears tract, and a east line of the 20.000 acre tract, a distance of 775.82 feet to a capped 1/2" iron rod found for corner marked 4613, said corner being the southeast corner of the 20.000 acre tract;

Thence South 03°20'05" East, with a west line of the 100.34 acre Beshears tract, and a east line of the 54.414 acre tract, a distance of 828.86 feet to a capped 1/2" iron rod found for corner marked 5633, said corner being the southeast corner of the 54.414 acre tract;

Thence North 88°36'03" West, with a north line of the 100.34 acre Beshears tract, and the southerly south line of the 54.414 acre tract, a distance of 1153.12 feet to the POINT OF BEGINNING, SAVE AND EXCEPT that called 20.000 acre tract conveyed to Keven Johnson and Katrina Johnson, and described in Clerk's File No. 202400005617, Real Property Records of Collin County, Texas, and the westernmost 60' of said 54.414 acre tract given in road dedication to the County of Collin, and containing a net of 32.07 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That _____ do hereby certify and adopt this plat designating the herein above described property as Heidlebaugh Estates Lots 1 Thru 6, 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 _____ does 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 _____, 2024.

Michael Alan Heidlebaugh, Owner

Elyse Deborah Kelson, Owner

PLAT

HEIDLEBAUGH ESTATES
 LOTS 1 THROUGH 6
 Being a replat of the remainder
 of a 54.414 acre Tract Out of the
 James White Survey, Abstract No. 1019
 Collin County, Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Plat of Heidlebaugh Estates Lots 1 Thru 6 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

LEGEND

- C.I.R.S. - CAPPED IRON ROD SET FOR CORNER
- C.I.R.F. - CAPPED IRON ROD FOUND
- R.P.R.C.C.T. - REAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- R.W.E. - ROADWAY EASEMENT
- B.L. - BUILDING LINE SETBACK
- D.E. - DRAINAGE EASEMENT

ALL CORNERS TO BE 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "RUST 6003" UNLESS OTHERWISE NOTED.

WATER PROVIDER:
 WESTMINSTER SPECIAL UTILITY DISTRICT
 972-924-3282

ELECTRIC PROVIDER:
 GRAYSON COLLIN ELECTRIC COOPERATIVE
 903-482-7100

FLOOD NOTE:
 According to my interpretations of Community Panel No. 48085C0090J of the National Flood Insurance Rate Maps for Collin County, Texas, the subject property lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or 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.

SURVEY NOTES:
 "Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits."

Bearings based in Grid North, United States State Plane Coordinate System, Texas North Central Zone 4202, NAD 83, Distances Hereon Are Grid Values. **

