

UTILITIES:
 WATER - Frognot SUD
 ELECTRIC - Electric Transmission Company
 SEWER - to be OSSF

LEGEND
 --- ASPHALT
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 D.&U.E. - DRAINAGE AND UTILITY EASEMENT
 M.N.S. - MAG NAIL SET
 P.F.C. - POINT FOR CORNER
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 R.P.R.C.C.T. - REAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 P.C.I.P.S. - 1/2" IRON PIN SET W/PINK CAP STAMPED
 "CCG INC REF COR"
 ALL CORNERS TO BE 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

Line #	Direction	Length
L1	N12°41'06"W	191.30'
L2	N05°52'22"E	174.41'
L3	N15°29'42"W	106.05'
L4	N15°40'28"W	38.99'
L5	N09°53'26"E	61.16'
L6	N01°08'41"W	66.53'

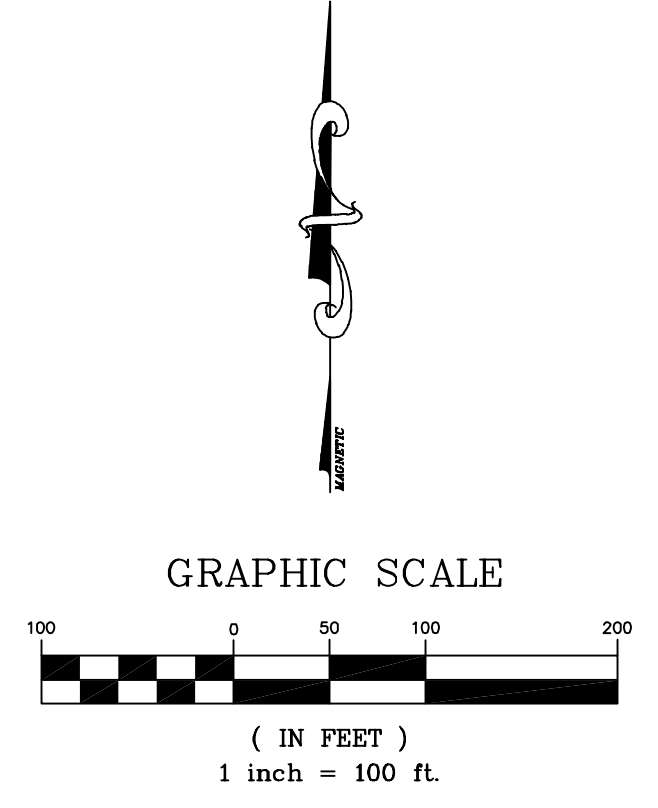
Line #	Direction	Length
L7	N13°27'55"W	182.01'
L8	N00°30'40"E	101.68'
L9	N06°41'24"W	139.85'
L10	N02°00'28"E	111.69'
L11	N29°33'37"E	71.05'
L12	N34°28'26"E	119.64'

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0215J AND 48085C0195J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED). 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:

- Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.
- Selling a portion of this addition by metes and bounds is a violation of County ordinance and state law and is subject to fines and withholding of utilities and building permits.



FINAL PLAT
COUNTRY RIDGE
 RESIDENTIAL LOTS 1-13, BLOCK A
 AGRICULTURAL TRACT 1
 JOSEPH MATHEWS SURVEY, ABSTRACT NO. 556
 COLLIN COUNTY, TEXAS

OWNERS:

Randal Limbacher
 3917 Harvest Knoll Drive
 Richardson, TX 75082
 972-690-6907

Michael Stewart
 3917 Harvest Knoll Drive
 Richardson, TX 75082

CARROLL CONSULTING GROUP, INC.

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 Phone (972) 840-1506
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JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3461-24	1"=100'	APRIL 19, 2024	SC

Whereas, Michael Stewart and Randal Limbacher are the owners of a tract of land situated in the Joseph Mathews Survey, Abstract No. 556, Collin County, Texas also being the same called 92.03 acre tract of land as conveyed to Michael Stewart in Executor's Deed recorded in Instrument No. 20090820001051040, Official Public Records, Collin County, Texas and also conveyed to Randal Limbacher in General Warranty Deed as recorded in Instrument No. 20100416000371640, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found at the centerline intersection of County Road 622 and County Road 623, being the southeast corner of said 92.03 acre tract and, the southwest corner of a 129.6 acre tract of land conveyed to Barakah Texas Properties, LLC by deed recorded in Instrument No. 2022000171605, Official Public Records, Collin County, Texas and being on the north line of a called 214.584 acre tract of land conveyed to Richard Nance and June Nance as described in deed recorded in Volume 4309, Page 2574, Real Public Records, Collin County, Texas;

Thence westerly along County Road 622, the south line of said 92.03 acre tract and the north line of said 214.584 acre tract the following:

North 87°52'40" West, at a distance of 316.07 feet to a point for corner;
North 88°01'25" West, at a distance of 238.46 feet to a point for corner;
North 88°47'36" West, at a distance of 298.74 feet to a mag nail found for corner;
North 88°36'43" West, at a distance of 349.40 feet to a point for corner;
North 89°13'53" West, at a distance of 326.41 feet to a mag nail found for corner;
North 89°35'59" West, at a distance of 305.82 feet to a mag nail found for corner;
South 89°06'15" West, at a distance of 734.43 feet to a point for corner;
North 86°58'04" West, at a distance of 156.07 feet to an X cut found in the concrete bridge, being the southwest corner of said 92.03 acre tract, the southeast corner of a 71.66 acre tract of land conveyed to Michael Cain Stewart, by deed recorded in Instrument No. 20090820001051050, Official Public Records, Collin County, Texas also conveyed to Randall Limbacher, by deed recorded in Instrument No. 20100416000371640, Official Public Records, Collin County, Texas, the northwest corner of said 214.584 acre tract and the center of Pot Rack Creek;

Thence in a northerly direction along the west line of said 92.03 acre tract, the east line of said 71.66 acre tract and the meanders of Pot Rack Creek the following:

North 12°41'06" West, a distance of 191.30 feet to a point;
North 05°52'22" East, a distance of 174.41 feet to a point;
North 15°29'42" West, a distance of 106.05 feet to a point;
North 15°40'28" West, a distance of 38.99 feet to a point;
North 09°53'26" East, a distance of 61.16 feet to a point;
North 01°08'41" West, a distance of 66.53 feet to a point;
North 13°27'55" West, a distance of 182.01 feet to a point;
North 00°30'40" East, a distance of 101.68 feet to a point;
North 06°41'24" West, a distance of 139.85 feet to a point;
North 02°00'28" East, a distance of 111.69 feet to a point;
North 29°33'37" East, a distance of 71.05 feet to a point;
North 34°28'26" East, a distance of 119.64 feet to a point for corner, being the northwest corner of said 92.03 acre tract and on the south line of a 91.87 acre tract of land conveyed to Lott Development, LLC, by deed recorded in Instrument No. 20210507000926460, Official Public Records, Collin County, Texas;

Thence North 89°53'09" East along the north line of said 92.03 acre tract and the south line of said 91.87 acre tract, passing a 1/2" iron pin set with pink cap stamped "CCG INC REF COR" at a distance of 50.00 feet and continuing for an overall distance of 563.19 feet to a 5/8" iron pin found, being the southeast corner of said 91.87 acre tract and the southwest corner of a 20.128 acre tract of land conveyed to Joseph Kattampally and Binalfa Kattampally, by deed recorded in Instrument No. 2021026002181150, Official Public Records, Collin County, Texas;

Thence South 89°48'10" East along the north line of said 92.03 acre tract and the south line of said 20.128 acre tract, a distance of 822.59 feet to a point for corner, being a reentrant corner of said 92.03 acre tract and a southeast corner of said 20.128 acre tract;

Thence North 00°03'53" East along a west line of said 92.03 acre tract and an east line of said 20.128 acre tract, a distance of 244.72 feet to a 1/2" iron pin found, being a northwest corner of said 92.03 acre tract and a reentrant corner of said 20.128 acre tract;

Thence South 83°31'17" East along the northeast line of said 92.03 acre tract and the southwest line of said 20.128 acre tract, passing a 1/2" iron pin found, at a distance of 1396.19 feet and continuing for an overall distance of 1415.70 feet to a point for corner in County Road 623;

Thence South 05°58'43" West along County Road 623 and an east line of said 92.03 acre tract, a distance of 303.60 feet to a point for corner;

Thence South 01°35'43" West along County Road 623 and the east line of said 92.03 acre tract, a distance of 1136.04 feet to the Point of Beginning and containing 3,949,366 square feet or 90.664 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Michael Stewart and Randal Limbacher do hereby certify and adopt this plat designating the herein above described property as COUNTRY RIDGE, 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 Michael Stewart and Randal Limbacher 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 _____, 2024.

Michael Stewart, Owner
Randal Limbacher, Owner

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Michael Stewart, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF _____, 2024.

Notary Public for the State of Texas

My Commission expires _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Randal Limbacher, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF _____, 2024.

Notary Public for the State of Texas

My Commission expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, 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.

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 Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, 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: _____

Health Department Certificate:

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

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of COUNTRY RIDGE, 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.

CHRIS HILL, COLLIN COUNTY JUDGE

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.
- Collin County will not be responsible for maintenance or repairs of Centralized Mail boxes.

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/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- There is a 15' drainage easement along the western property line of each lot and a 15' utility easement along the eastern property line of each lot 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 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.
- 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.

FINAL PLAT
COUNTRY RIDGE
RESIDENTIAL LOTS 1-13, BLOCK A
AGRICULTURAL TRACT 1
JOSEPH MATHEWS SURVEY, ABSTRACT NO. 556
COLLIN COUNTY, TEXAS

OWNERS:

Randal Limbacher
3917 Harvest Knoll Drive
Richardson, TX 75082
972-690-6907

Michael Stewart
3917 Harvest Knoll Drive
Richardson, TX 75082

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JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3461-24	1"=100'	APRIL 19, 2024	SC