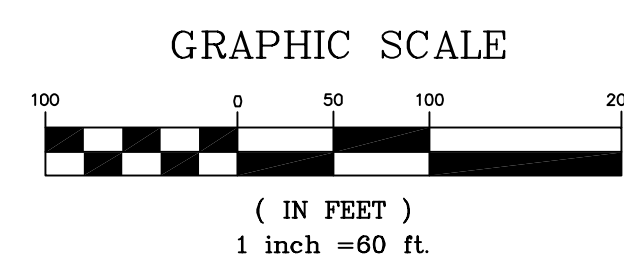


LEGEND
 D.&U.E. - DRAINAGE & UTILITY EASEMENT
 I.P.F. - IRON PIN FOUND
 M.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS
 PFC - POINT FOR CORNER
 Y.C.I.P.S. - 1/2" IRON PIN SET W/YELLOW CAP STAMPED "CCG INC RPLS 5129"
 ALL LOT CORNERS WILL BE 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

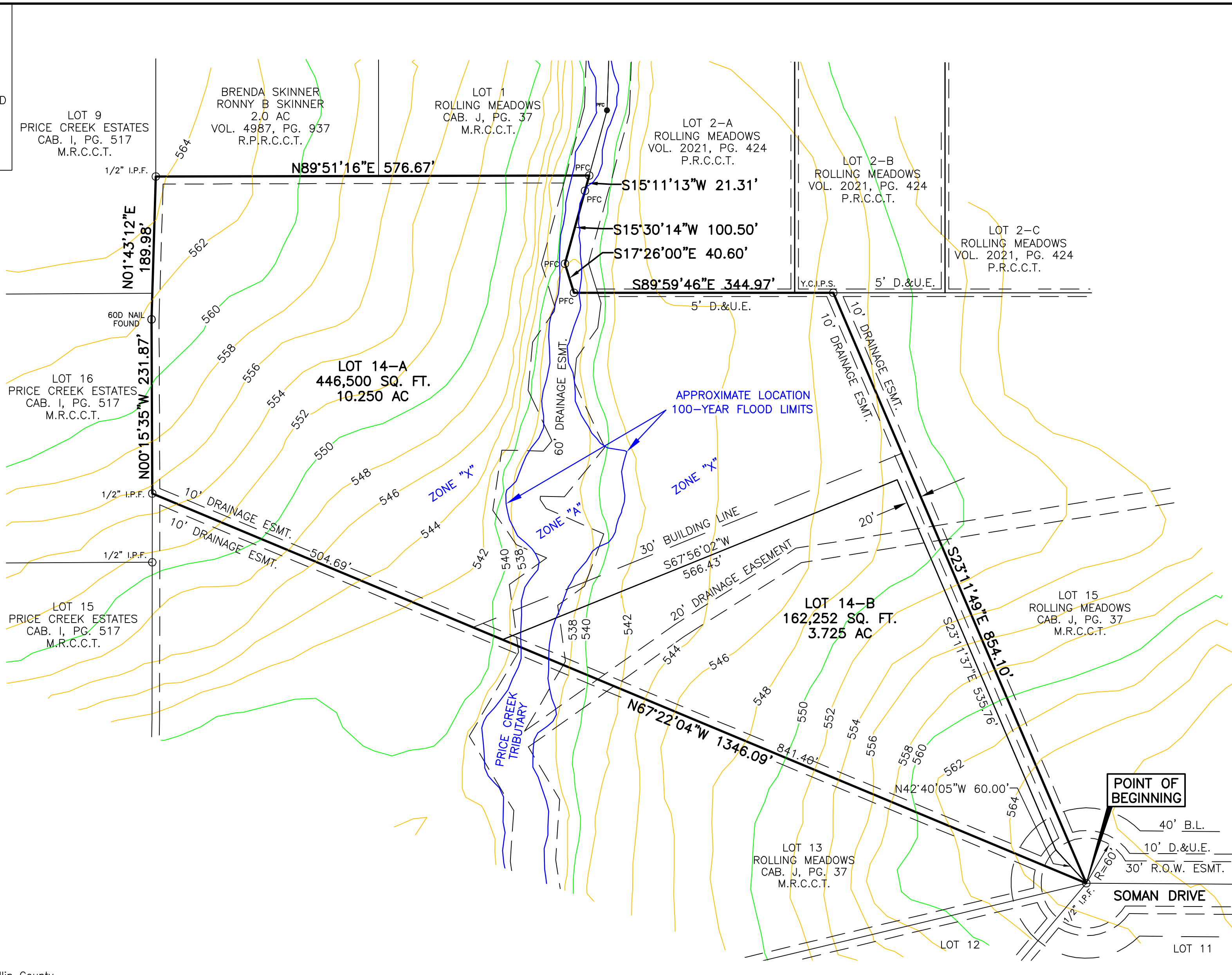
Water Provider:
 Copeville Special Utility District
 P.O. BOX 135
 16120 FM 1778
 Nevada, TX 75173
 (972) 853-4630

Electric Provider:
 Oncor Electric
 310 Highway 205
 Terrell, TX 75160
 972-551-7233



FLOOD NOTE:
 ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0435J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION 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.

- 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.
 - Each of the lots sharing use of the shared access driveway shall hold equal, indivisible, irrevocable and unrestricted rights in the shared access driveway, which rights shall be established by a recorded easement and the easement shall run with the land of each of the benefited lots. The easement instrument (plat or separate instrument) shall clearly state each lot's pro rata responsibility with respect to future maintenance and/or repairs of the shared access driveway.
 - The postal address of each of the lots shall be based upon the public roadway from which the shared access driveway gains access, and the mailboxes for each of the lots shall be located together (i.e., clustered) along the edge of the right of way.



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

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT
 I hereby certify that the attached and foregoing Final Plat of the ROLLING MEADOWS 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

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.

 James Bart Carroll
 Texas Registered Professional Land Surveyor No. 5129

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 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 _____, 2021.

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

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN

Whereas, Benjamin Arreguin is the owner of a tract of land situated in the J. McMinn Survey, Abstract No. 554, Collin County, Texas and being all of Lot 14, of Rolling Meadows, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 37, Map Records, Collin County, Texas and as conveyed to Benjamin Arreguin in Special Warranty Deed recorded in instrument No. 20150407000388030, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found in the center of Soman Drive, being a southeast corner of said Lot 14 and being a common corner to Lot 11, 12, 13 and 15 of said Rolling Meadows;

Thence North 67°22'04" West along the southwest line of said Lot 14 and the northeast line of said Lot 13, a distance of 1346.09 feet to a 1/2" iron pin found, being the southwest corner of said Lot 14, the northwest corner of said Lot 13 and on the east line of Lot 16, Price Creek Estates, an addition to Collin County, Texas according to the plat thereof recorded in Cabinet I, Page 517, Map Records, Collin County, Texas;

Thence North 00°15'35" West along the west line of said Lot 14 and the east line of said lot 16, a distance of 231.87 to a 60D nail found, being a northwest corner of said Lot 14 and a reentrant corner of said Lot 16;

Thence North 01°43'12" East along the west line of said Lot 14, the east line of said Lot 16 and an east line of Lot 9 of said Price Creek Estates, a distance of 189.98 feet to a 1/2" iron pin found, being the northwest corner of said Lot 14, on the east line of said Lot 9 and the southwest corner of a 2.0 acre tract of land conveyed to Brenda Skinner and Ronny B. Skinner, by deed recorded in Volume 4987, Page 937, Real Property Records, Collin County, Texas;

Thence North 89°51'16" East along the north line of said Lot 14, the south line of said 2.0 acre tract and the south line of Lot 1 of said Rolling Meadows, a distance of 576.67 feet to a point for corner in the center of Price Creek Tributary;

Thence southwesterly along the centerline of Price Creek Tributary, an east line of said Lot 14 and a west line of Lot 2-A, Replat of Lot 2, Rolling Meadows, an addition to Collin County, Texas according to the plat thereof recorded in Volume 2021, Page 424, Plat Records, Collin County, Texas the following:

South 15°11'13" West, a distance of 21.31 feet to a point for corner;
 South 15°30'14" West, a distance of 100.50 feet to a point for corner;
 South 17°26'00" East, a distance of 40.60 to a point for corner, being a reentrant corner of said Lot 14, and the southwest corner of said Lot 2-A;

Thence South 89°59'46" East along a north line of said Lot 14, the south line of said Lot 2-A and Lot 2-B of said Rolling Meadows Addition, a distance of 344.97 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129", being the northeast corner of said Lot 14 and the northwest corner of said Lot 15;

Thence South 23°11'49" East along the northeast line of said Lot 14 and the southwest line of said Lot 15, a distance of 854.10 to the Point of Beginning and containing 216,712 square feet or 13.975 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That Benjamin Arreguin acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as ROLLING MEADOWS, 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. That Benjamin Arreguin 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, repairing, 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.

WITNESS my hand this the ____ day of _____, 2024.

 Benjamin Arreguin, Owner

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Benjamin Arreguin, 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 _____

REPLAT
ROLLING MEADOWS
 BEING A REPLAT OF LOT 14
 OF ROLLING MEADOWS
 CAB. J, PG. 37
 J. McMINN SURVEY, ABSTRACT NO. 554
 COLLIN COUNTY, TEXAS

OWNER:			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3390-23	1"=100'	JANUARY 23, 2024	SC