

FM 455

EX 90' R.O.W. VOL 450 PGS9 0.P.R.C.C.T.

14568 FM 121

903-482-7100

7985 FM 2931

940-440-9561

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

VAN ALSTYNE, TX 75495 AUBREY, TX, 76227

DATE OF PREPARATION: AUGUST 13, 2024

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

STATE OF TEXAS

COUNTY OF COLLIN

WHERAS ROBERT TESH IS THE OWNER OF A TRACT OF LAND, SITUATED IN THOMPSON HELMS SURVEY, ABSTRACT NO. 401, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO LONG BRANCH CATTLE CO., LLC, RECORD IN DOCUMENT NUMBER 20171003001326270 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO LONG BRANCH CATTLE CO., LLC, RECORD IN DOCUMENT NUMBER 20161007001363420 (O.R.C.C.T.) AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO LONG BRANCH CATTLE CO., LLC, RECORDED IN A DEED 20160408000423250 (O.P.R.C.C.T.) AND ALSO BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO THE ROBERT E. TESCH TRUST, RECORDED IN DOCUMENT NUMBER 2022000129671 (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND

COMMENCING AT A FOUND 1/2" IRON ROD, BEING THE SOUTHEAST CORNER OF SAID LONG BRANCH TRACT (DOC. NO. 2017100300132670), SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOHN AND MARY ASHBY, RECORDED IN DOCUMENT NUMBER 96-109213 (O.P.R.C.C.T.) AND ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 455, A 90 FOOT RIGHT-OF-WAY, AS RECORDED IN VOLUME 450 PAGE 59 (O.P.R.C.C.T.);

THENCE N 05°54'02" W, WITH THE EAST LINE OF SAID LONG BRANCH TRACT (DOC NO. 2017100300132670) AND THE WEST LINE OF SAID ASHBY TRACT, A DISTANCE OF 1,800.94 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE POINT OF BEGINNING;

THENCE DEPARTING THE AFORESAID MENTIONED LINE AND BEING OVER AND ACROSS SAID LONG BRANCH TRACTS (DOC. NO. 2017100300132670 AND DOC NO. 20161007001363420), ALSO BEING ACROSS SAID LONG BRANCH CATTLE CO. TRACT AND ALSO BEING ACROSS SAID ROBERT E. TESCH TRUST TRACT THE FOLLOWING BEARINGS AND DISTANCES;

S 87°05'58" W A DISTANCE OF 202.14 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 83°09'40" W A DISTANCE OF 200.73 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 78°52'52" W A DISTANCE OF 139.15 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", FROM WHICH A FOUND 1/2" IRON ROD WAS FOUND, BEING THE SOUTHEAST CORNER OF SAID LONG BRANCH TRACT (DOC. NO. 20160408000423250), ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO TIMOTHY RUSSELL PFEIFFER AND JOHN ALAN HOUGH, AS RECORDED IN DOCUMENT NUMBER 96-0029416 (O.P.R.C.C.T.), AND ALSO BEING THE WEST LINE OF SAID LONG BRANCH TRACT (DOC. NO. 20171003001326270) BEARS S 49°14'30" W A DISTANCE OF 549.20 FEET;

N 24°15'07" W A DISTANCE OF 144.63 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 04°01'37" W A DISTANCE OF 136.49 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 77°54'39" W A DISTANCE OF 155.66 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON":

N 11°45'10" W A DISTANCE OF 255.01 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 89°27'19" W A DISTANCE OF 527.54 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 28°51'36", A CHORD BEARING AND DISTANCE OF N 76°06'53" W 179.42 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 181.33 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED " PAPE DAWSON"

S 21°44'33" W A DISTANCE OF 293,35 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 88°02'47" W A DISTANCE OF 347.30 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE WEST LINE OF SAID TESCH TRACT AND ALSO BEING THE APPROXIMATE CENTERLINE OF COUNTY ROAD 133 (ASPHALT), NO RECORD INFORMATION FOUND;

THENCE N 00°54'04" W, WITH THE AFORESAID MENTIONED LINE AND PASSING THE NORTH LINE OF SAID TESCH TRACT, SAME BEING THE SOUTH LINE OF SAID LONG BRANCH TACT (DOC. NO. 20171007001363420), A DISTANCE OF 908,72 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE NORTHWEST CORNER OF LONG BRANCH TRACT (DOC. NO. 20161007001363420), ALSO BEING THE SOUTH LINE, ACCORDING TO THE FINAL PLAT FOR HIDDEN CREEKS POINTE, RECORDED IN VOLUME 2019 PAGE 355 OF PLAT RECORDS COLLING COUNTY, TEXAS (P.R.C.C.T.);

THENCE WITH THE NORTH LINE OF SAID LONG BRANCH TRACT (DOC. NO. 20161007001363420) AND THE SOUTH LINE OF SAID HIDDEN CREEKS TRACT AND BEING THE APPROXIMATE CENTERLINE OF THE LONG BRANCH CREEK THE FOLLOWING BEARINGS AND DISTANCES;

N 60°35'59" E A DISTANCE OF 171.91 FEET;

S 67°18'25" E A DISTANCE OF 135.19 FEET;

S 26°30'09" E A DISTANCE OF 251.68 FEET;

S 73°49'13" E A DISTANCE OF 208.24 FEET;

S 37°51'24" E A DISTANCE OF 131.50 FEET;

N 86°26'52" E A DISTANCE OF 180.27 FEET;

S 89°33'47" E A DISTANCE OF 141.76 FEET, BEING THE NORTHEAST CORNER OF SAID LONG BRANCH TRACT (DOC. NO. 20161007001363420) AND ALSO BEING THE NORTHWEST CORNER OF SAID LONG BRANCH TRACT (DOC. NO. 20171003001326270);

N 48°05'41" E A DISTANCE OF 88.26 FEET;

N 67°49'36" E A DISTANCE OF 105.70 FEET;

S 74°42'26" E A DISTANCE OF 123.53 FEET;

N 73°45'30" E A DISTANCE OF 161.90 FEET;

SAID ASHBY TRACT:

N 89°51'06" E A DISTANCE OF 234.62 FEET

S 37°43'49" E A DISTANCE OF 177.70 FEET; S 48°34'45" E A DISTANCE OF 233.58 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE NORTHEAST CORNER OF SAID LONG BRANCH TRACT (DOC. NO. 20171003001326270), ALSO BEING THE SOUTH LINE OF SAID HIDDEN CREEK TRACT AND ALSO BEING THE WEST LINE OF

THENCE S 02°54'02" E, DEPARTING THE APPROXIMATE CENTERLINE OF SAID LONG BRANCH CREEK, BEING THE EAST LINE OF SAID LONG BRANCH TRACT (DOC. NO. 20171003001326270) AND THE WEST LINE OF SAID ASHBY TRACT, A DISTANCE OF 726.36 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.958 ACRES OR 1.304.985 SQUARE FEET OF LAND MORE OR LESS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER 70104-00 BY PAPE DAWSON ENGINEERS, LLC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TESCH DEVELOPMENT & MANAGEMENT CO., LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LONG BRANCH ESTATES - CREEKSIDE, AN ADDITION TO COLLIN COUNTY, TEXAS.

THE OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND WISH TO SUBDIVIDE SAME INTO LOT(S) AND BLOCK(S), DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED LONG BRANCH ESTATES - CREEKSIDE TO COLLIN COUNTY, TEXAS AS OUR LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE TO THE OWNERS OF THE LOTS IN SAID SUBDIVISION, PUBLIC UTILITIES SERVING SAID SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON AND DO HEREBY GRANT AN EXPRESS EASEMENT ACROSS SAID PRIVATE STREETS SHOWN HEREON FOR THE USE, BENEFIT AND ACCOMMODATION OF THE COUNTY FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION, INCLUDING, BUT NOT LIMITED TO EMERGENCY VEHICLE ACCESS, INSPECTION SERVICES AND CODE ENFORCEMENT AND FOR THE MUTUAL BENEFIT, USE AND ACCOMMODATION OF ALL PUBLIC UTILITY ENTITIES. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS AND ARE NOT DEDICATED FOR USE AS PUBLIC STREETS OR RIGHTS-OF-WAY, AND THE PUBLIC SHALL HAVE NO RIGHT TO USE ANY PORTION OF SUCH PRIVATE STREETS. THE SALE OF THE LOT(S) SHOWN ON THIS PLAT SHALL BE MADE SUBJECT TO THE RESTRICTIONS AND CONDITIONS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY.

BY FILING THIS PLAT OF RECORD, OWNER(S) AND ALL FUTURE OWNERS BY PURCHASING LOTS WITH REFERENCE TO THIS PLAT ACKNOWLEDGE AND COVENANT THAT COLLIN COUNTY IS NOT ACCEPTING THE SUBDIVISION ROADWAYS FOR MAINTENANCE AND SHALL HAVE NO OBLIGATION TO MAINTAIN OR

THAT 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.

THAT 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.

THAT 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

THAT THE OWNERS OF THE LOTS ADJACENT TO OR UPON WHICH DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT OR THE HOMEOWNERS 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.

THAT 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 FOR EMERGENCY REPAIR IF THE DRAINAGE SYSTEM IN THAT EASEMENT IS CAUSING FLOODING OR DAMAGE DOWNSTREAM.

A HOMEOWNERS ASSOCIATION WILL BE CREATED UPON RECORDATION OF THIS PLAT. MEMBERSHIP IS MANDATORY FOR EACH LOT OWNER. THE

HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS IN THIS SUBDIVISION IN PERPETUITY WITH SUCH MAINTENANCE TO BE FUNDED BY DUES COLLECTED FROM MEMBERS. ROADS WILL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW ACCESS BY POLICE, FIRE, AND EMERGENCY SERVICE AGENCIES. THIS, AT A MINIMUM,

REQUIRES A TRAVELABLE CAUSEWAY WITH AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS.

TESCH DEVELOPMENT & MANAGEMENT CO., LLC.

SIGNED ON THIS THE ______DAY OF ______, _____.

ROBERT TESCH, PRESIDENT

DATE

2. DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.

STANDARD PLAT NOTES: 1. MAIL BOXES SHALL MEET USPS SPECIFICATIONS AND BE MAINTAINED BY BY THE HOA.

3. ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.

4. COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.

5. COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.

8. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID

9. LOT TO LOT DRAINAGE IS STRICKTLY PROHIBITED AND ALL WATER MUST BE CONTAINED WITHIN DRAINAGE EASEMENTS UNTIL IT REACHES ROW.

11. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FOUNDATIONS, STRUCTURES, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE

12.FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YEAR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YEAR FLOODPLAINS, AS SHOWN ON THE PLAT.

13. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOODPLAIN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.

NETWORK, MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.

HOUSE AFTER FINAL GRADING AND TWO FEET (2') ABOVE THE 100-YEAR BASE FLOOD ELEVATION.

16.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.

17.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

POLLUTION PREVENTION PLAN) AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.

ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF COLLIN COUNTY.

20. ALL CLUSTER MAILBOXES SHALL BE MAINTAINED BY THE HOA.

21.NO VERTICAL OBJECTS WITH A HEIGHT OF MORE THAN 2' SHALL BE PLACED INSIDE THE SIGHT VISIBILITY EASEMENTS INCLUDING FENCES, TREES, SHRUBS, PARKED VEHICLES, MAILBOXES, ABOVE GROUND UTILITY APPURTENANCES, SIGNS OTHER THAN THOSE NECESSARY FOR TRAFFIC CONTROL AND IDENTIFICATION OF ROADWAY NAMES, ETC.

22. 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.

23. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48085C0130J, DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS: ZONE A, DEFINED AS: "THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD)" - NO BASE FLOOD ELEVATIONS DETERMINED.

24.DRAINAGE EASEMENTS WITHIN THE SITE SHALL ALSO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF COLLIN COUNTY.

25.EASEMENTS SHOWN HEREON ARE CREATED BY THIS PLAT UNLESS NOTED OTHERWISE.

26.LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL. ALL WATER MUST BE CONTAINED WITHIN DRAINAGE EASEMENTS

27.ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES GOVERNING COLLIN COUNTY FOR ON-SITE SEWAGE FACILITIES, TOGETHER WITH ALL PLANNING AND EVALUATION MATERIALS REQUIRED.

28.FINISHED FLOOR ELEVATIONS SHALL BE 18" ABOVE SURROUNDING GRADES AND 2' ABOVE BASE FLOOD ELEVATIONS.

MUST MEET THE COLLIN COUNTY ROADWAY STANDARDS.

MAINTENANCE TO BE FUNDED BY DUES COLLECTED FROM MEMBERS.

ALL DEEDS CONVEYING LOTS IN THIS SUBDIVISION MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS IN THE SUBDIVISION ARE PRIVATE AND WILL NOT BE MAINTAINED BY COLLIN COUNTY, AND THAT COLLIN COUNTY WILL NOT ACCEPT THE ROADS FOR MAINTENANCE IN

AT A MINIMUM, REQUIRES A TRAVELABLE CAUSEWAY WITH AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS.

STATE OF TEXAS **COUNTY OF COLLIN**

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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

6. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS

7. 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

10. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

OPERATION, ACCESS, AND MAINTENANCE OF THE DRAINAGE FACILITY.

14. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY, OR ROADWAY WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROADWAY

15. THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS SHALL BE AT LEAST 18" ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE

18. THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE AN SW3P (STORMWATER

19. ALL OPEN SPACE, COMMON AREA, LANDSCAPED ISLANDS, AND NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS

UNTIL IT REACHES ROW.

SPECIAL PLAT NOTES FOR PRIVATE ROADS: EXCEPT AS OTHERWISE PROVIDED BY COLLIN COUNTY'S SUBDIVISION REGULATIONS, PROPOSED PRIVATE ROADS FOR THIS SUBDIVISION

THE ROADS IN THIS SUBDIVISION ARE PRIVATE AND WILL NOT BE MAINTAINED BY COLLIN COUNTY.

A HOMEOWNERS ASSOCIATION WILL BE CREATED UPON RECORDATION OF THIS PLAT. MEMBERSHIP IS MANDATORY FOR EACH LOT OWNER. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS IN THIS SUBDIVISION IN PERPETUITY WITH SUCH

ROADS MUST BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW ACCESS BY POLICE, FIRE, AND EMERGENCY SERVICE AGENCIES, THIS,

COLLIN COUNTY IS NOT RESPONSIBLE FOR TRAFFIC ENFORCEMENT WITHIN THE SUBDIVISION.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT TESCH.

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

SURVEYOR'S NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR: 1.000152710

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS, THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED AND PLATTED HEREON AS DETERMINED BY AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

THE PROPERTY _____ IS _____ IS NOT PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN.

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

MARCOS MADRID REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6740 FIRM REGISTRATION NO. 10194390 PAPE-DAWSON ENGINEERS 6105 TENNYSON PARKWAY, SUITE 210 PLANO, TEXAS 75024 TELE. (214) 420-8494

EMAIL: MMADRID@PAPE-DAWSON.COM CERTIFICATION DATE: MONTH/DAY/YEAR

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 MARCOS MADRID, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED

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

TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, ___

ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

PRINTED NAME: _____

CERTIFICATE OF APPLICANT'S ENGINEER: AM A LICENSED PROFESSIONAL ENGINEER AUTHORIZED TO PRACTICE IN THE STATE OF TEXAS. I HAVE BEEN INVOLVED IN THE PREPARATION OF THE PLAT APPLICATION SUBMITTAL ON BEHALF OF THE APPLICANT, ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES GOVERNING COLLIN COUNTY FOR ON-SITE SEWAGE FACILITIES, TOGETHER WITH ALL PLANNING

AND EVALUATION MATERIALS REQUIRED.

PRINTED NAME: _____

P.E. NUMBER:

OWNER/DEVELOPER: TESCH DEVELOPMENT & MANAGEMENT CO., LLC 2001 AUBURN HILLS PKWY McKINNEY, TX 75071 TEL: (512) 970-0530

CONTACT: BOB TESCH, PRESIDENT

ENGINEER: PAPE-DAWSON ENGINEERS, INC. TEL: (214) 420-8494 CONTACT: MATT GILBERTSON, P.E. LONG BRANCH ESTATES

FINAL PLAT OF

BEING 29.958 ACRES SITUATED IN THE THOMAS HELMS SURVEY, ABSTRACT NO. 401 IN COLLIN COUNTY, TEXAS.

LOTS 1-17, BLOCK A;

LOTS 1-2, BLOCK B;

18 RESIDENTIAL LOTS 1 COMMON AREA LOTS



DATE OF PREPARATION: AUGUST 13, 2024

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