

Whereas, Steve Long is the owner of a tract of land situated in the Abraham Ogden Survey, Abstract No. 674, Collin County, Texas, and being more particularly described as follows:

THENCE South 0 degrees 39 minutes 24 seconds West, with the east line of said 24.639 acre tract a distance of 743.44 feet to a 1/2" Iron rod found with a blue cap stamped APPLE 5932 for the southeast corner of said 24.639 acre tract;

THENCE North 0 degrees 20 minutes 03 seconds East, with the west line of said 24.639 acre tract and said county road 699 a distance of 649.84 feet to 0 1/2" iron rod found with a blue cap stamped APPLE 5932 for the northwest corner of said 24.639 acre tract and being near the centerline of said county road;

North 89 degrees 04 minutes 49 seconds East, at 47.40 feet passing a 3' steel post, in all a total distance of 453.67 feet to a 3' steel post;

North 46 degrees 31 minutes 02 seconds East, a distance of 153.20 feet to a 3' steel post;

South 89 degrees 45 minutes 44 seconds East, a distance of 583.14 feet to the PLACE OF BEGINNING and containing 23.6395 acres of land.

That Steve Long acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as

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 Steve Long does herein certify the following:

2. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
3. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
4. The easements and public use areas, as shown, and created by this plat, are dedicated, for the purposes of public use forever, for the purposes indicated on this plat.
5. 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.
6. Utility easements may be used for the multiple use and accommodation of the all public utilities, and the parties of the same use of the same utility easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
7. The public utilities shall have the right to remove and keep removed all 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 said easements.
8. 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.
9. The easements created by this plat are to be used and maintained by the owner of the property on which the easement is created by 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 stormwater to the degree required by the design and original construction.
10. Collin County shall not be responsible for maintenance or repair of drainage improvements on private property.
11. 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.
12. Roadways of the Subdivision are public roads and neither applicant nor any future owner has the right to restrict the use of the roadways.
13. All modifications to this document shall be by means of plat and approved by Collin County.
14. This plat is subject to the Subdivision Regulations of Collin County, Texas.

Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____day of _____, 2024

Notary Public, State of Texas

My commission expires: -----

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge on this ____ day of _____, 2024, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

David Apple R.P.L.S. No. 5932

OWNER:
Steve Long
17019 County Road 706
Leonard, Texas 75452

SURVEYOR:
David Apple, RPLS 5932
402 South Morrow
Blue Ridge, Texas 75424
469-667-3430

BEING 23.6395 ACRES OF LAND, IN THE
ABRAHAM OGDEN SURVEY, ABSTRACT NO. 674
COLLIN COUNTY, TEXAS

1. Mailboxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstructing the flow of water in drainage channels is prohibited.
4. 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.
5. Collin County will not be responsible for the maintenance and operation of sold drainage ways or for the control of erosion in sold drainage ways.
6. Collin County will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
7. 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.
8. 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 Flood Hazard Map.
9. All necessary Collin County authorizations (i.e., OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
10. 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.
11. The finish floor of the main 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.
12. 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 a 100-yr flood proofing or other restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
13. 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 a Stormwater Management Plan.
14. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SWMP and submit to the Director of Engineering prior to receiving any permits.

NOTES:
BEARINGS BASED ON NAD 83, North Central Texas Zone 4202.
LOT TO LOT DRAINAGE IS NOT ALLOWED.
IMPROVEMENTS NOT SHOWN.

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO.48085C0220J, effective on 06/02/2009.

T-SHAI FARMS, LLC
Called 113J4 Acre Tract
Doc.No.2023000058596
O.P.R.C.C.T.

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 5' utility and drainage easement along every road-adjacent property line to which OSSF setbacks apply.

There is a 10' utility easement along the center of lot 5 (extending to near the northern property line of lot 5) to which OSSF setback will apply.

There is a pond in the southwest corner of Lot 4 to which OSSF setbacks apply.

There is a pond in the north central area of Lot 5 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 or 4 at the time of approval. Any existing structures or OSSFs on Lots 1, 2, 3 or 4 must be reviewed and permitted by Collin County Development Services prior to any use.

There were several existing structures and a single existing, associated OSSF on Lot 5 at the time of approval.

The existing OSSF for Lot 5 is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure(s) or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations.

The RS as-built's submitted with the plat shows all OSF components for Lot 5 to be completely within the boundaries of Lot 5. If any of the OSF components are actually over the any of the lot lines and continue onto another parcel, the entire system must be repaired or 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.

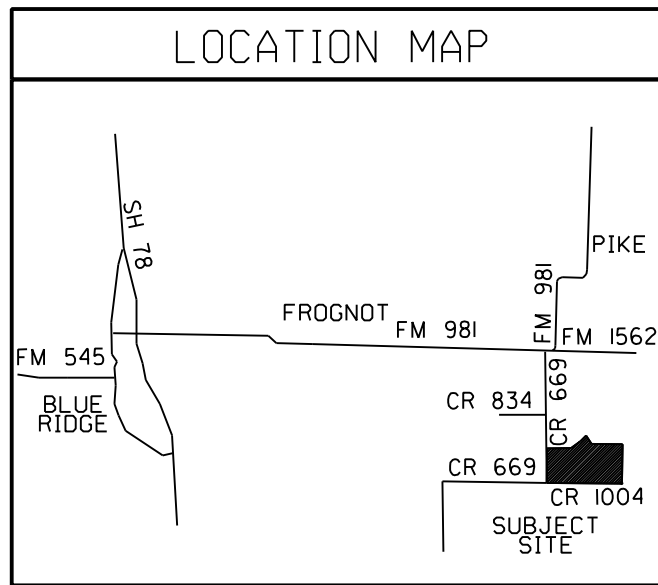
Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

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.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "THE STABLES" 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



UTILITY PROVIDERS:

Frognot SUD
408 W. FM 545, Suite 3
P.O. Box 400
Blue Ridge, TX 75424
(972) 752-4100

Fannin County
Electric Cooperative
P.O. Box 250
1530 Silo Rd.
Bonham, TX 75418
(903) 583-2117
1-800-695-9020