maintenance of the drainage facility.

12. 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. 13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.)
- are required for building construction, on-site sewage facilities, and driveway 14. 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. 15. The finish floor elevations of all house pads shall be at least 12" 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. 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
- 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 General Permit.

lot owner is responsible for maintaining the portions of the drainage

- Due to proximity to adjacent pond/detention lots, careful planning will be required for 10A, 12A, 2D and 9D. Setbacks on those lots to normal elevation line of the adjacent pond will apply. Size of structure and/or OSSF distribution field may be limited on lots 10A, 12A, 2D and 9D.
- 24. There are no easements other than those noted on the final plat. 25. There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any Existing structures of OSSFs must be
- reviewed and permitted by Collin County Development Services prior to any use. 26. Tree removal and/or grading for OSSF may be required on individual lots. 27. There are no water wells noted in this subdivision and no water wells are allowed
- without prior approval from Collin County Development Services. 28. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage
- 29. 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.
- 30. HOA shall maintain the detention ponds. 31. Collin County will not be responsible for maintenance or repairs of centralized mail boxes.

## **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 ewage facilities are planned to be used.

resentative for Collin County Development Services

That Beaten Path Development-Highland Crossing, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as HIGHLAND CROSSING NORTH, an

3. The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes

6. 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

7. 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 patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time

8. 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

9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto. 10. 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. 11. 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.

12. This plat is subject to the Subdivision Regulations of Collin County, Texas.

mited liability company, its Manager Texas limited liability company, its Sole Member

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of July 2022.

mm My commission expires: 08-02-2025

Notary Public, State of Texa Comm. Expires 08-02-2025 Notary ID 131231549

## **OWNER'S CERTIFICATE**

WHEREAS BEATEN PATH DEVELOPMENT HIGHLAND CROSSING LLC, is the owner of a tract of land situated in the Christopher Nolan Survey, Abstract No. 664, City of Celina, Collin County, Texas and being a portion of a called 104.812-acre tract of land conveyed to Celina CR 138, LP, according to the document filed of record in Instrument No. 20201221002288390 Official Property Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described

BEGINNING at a 1/2-inch iron rod with plastic cap found in the west line of a called 34.405-acre tract of land described as Tract 9 conveyed to Thomas J. Carter Jr. and Nancy O'B. Carter Family Limited Partnership, according to the document filed of record in Instrument No. 20150827001083840 (O.P.R.C.C.T.) same being the northeast corner of a called 63.9-acre tract of land conveyed to Magnum Estates LLC., according to the document filed of record in Instrument No. 20170605000723310 (O.P.R.C.C.T.) being common with the southeast corner of said Celina tract and this tract;

THENCE South 89°57'06" West, leaving said west line, with the south line of said Celina tract being common with the north line of said Magnum tract, a distance of 2,279.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north line of said Magnum tract for the southeast corner of a called 2.4450-acre tract of land conveyed to R. Alan Moore, according to the document filed of record in Document Number 2022000109633 (O.P.R.C.C.T.) for the southwest corner of this tract;

**THENCE** leaving the north line of the above-mentioned Magnum tract with the east line of said Moore tract the following five (5) courses and distances:

North 00°02'54" West, a distance of 43.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 47°56'35" East, a distance of 171.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found

North 06°08'07" East, a distance of 172.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 25°27'55" East, a distance of 187.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 13°31'11" East, a distance of 278.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northeast corner of the above-mentioned Moore tract:

THENCE over and across the above-mentioned Celina tract the following two (2) courses and distances:

North 89°24'19" East, a distance of 150.00 feet to a 1/2-inch iron rod with plastic cap found for corner of this tract;

North 0°35'49" West, a distance of 1,004.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of a called 81.17-acre tract of land conveyed to Wheatland Crossing, LP, according to the document filed of record in Instrument No. 20140211000130170, same being common with the north line of the above-mentioned Celina tract for the northwest corner of this tract;

THENCE North 87°13'15" East, with said north line being common with the south lines of said Wheatland tract and a called 10.81-acre tract of land conveyed to WC 7068, LTD., according to the document filed of record in Instrument No. 20131209001622610 (O.P.R.C.C.T.) a distance of 1,790.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of a called 24.432-acre tract of land conveyed to Ronald McCutchin Family Partnership, LTD, according to the document filed of record in Volume 5180, Page 5070 (O.P.R.C.C.T.) for the southeast corner of said WC 7068 tract same being common with the northeast corner of the above-mentioned Celina tract for the northeast corner of this tract;

**THENCE** South 2°25'21" East, with the west line of the above-mentioned Thomas Carter tract same being common with the east line of the above-mentioned Celina tract, a distance of 992.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 1°08'21" East, with said common line, a distance of 869.26 feet to the POINT OF BEGINNING and containing 80.6146 acres or 3,511,571 square feet of land, more or less.

## **CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR**

STATE OF TEXAS COUNTY OF COLLIN

Celina, Texas 75009

Phone 469-501-2200

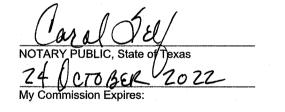
I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision.

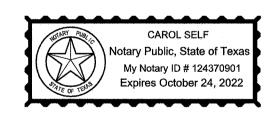
The property is not within the 100 year floodplain Sean Patton

Registered Professional Land Surveyor No. 5660 Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105



SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2022.



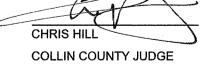


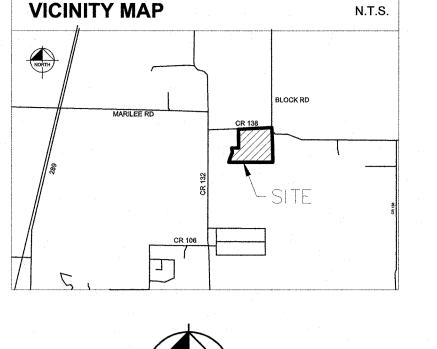
## **CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT**

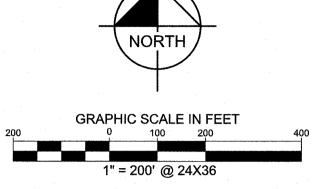
I hereby certify that the attached and foregoing Final Plat of the "HIGHLAND CROSSING NORTH " to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the day of March, 2021 at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

DATE

REVISION DESCRIPTION







O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRF	IRON ROD FOUND
IRFC	CAPPED IRON ROD FOUND
IRSC	CAPPED IRON ROD SET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE BUILDING LINE
	LOT LINE
	ROADWAY
	CENTERLINE

**LEGEND** 

**S12738** 

HIGHLAND CROSSING NORTH

80.6146 ACRES

BLOCK A LOTS 1-10, 12-21, 11X; BLOCK B LOTS 1-14; BLOCK C LOTS 1-14; BLOCK D LOTS 2-9, 1X & 10X;

BLOCK E LOTS 1-7;

63 RESIDENTIAL LOTS 3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

CHRISTOPHER NOLAN SURVEY, ABSTRACT NO. 664

COLLIN COUNTY, TEXAS



Celina, Texas 75009 FIRM # 10194503 Checked by Sheet No. <u>Scale</u> Drawn by Project No. SPA 1" = 200' **JULY 2022** 063234207 1 OF 1

OWNER/DEVELOPER: Beaten Path Development Highland STATE OF TEXAS, COUNTY OF COLLIN 700 W. Harwood Drive I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY Hurst, Texas 76054 DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN Phone: 972-762-2627 MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS

Contact: Jeffrey David SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2200

Contact: Sean Patton, RPLS APPLICANT: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact: Todd Hensley, P.E.

AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, COLLIN COUNTY. TEXAS

OF COLLIN COUNTY ON: 07/28/2022 03:59 PM

IN TESTIMONY WHEREOF, WITNESS MY HAND

NUMBER OF PAGES: 1 AMOUNT: \$33.00

PLAT BOOK: 2022 PAGE: 532 - 532

