

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **S2 LAND DEVELOPMENT, LLC**, acting herein by and through its duly authorized officers, does hereby certify and adopt this replat designating the herein above described property as **LOT 2 BRANCH HOLLOW ESTATES PHASE ONE**, 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. **S2 LAND DEVELOPMENT, LLC** 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, 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 \_\_\_\_\_, 202\_\_\_\_.

**S2 LAND DEVELOPMENT, LLC**, a Texas limited liability company

By:  
It's General Partner: \_\_\_\_\_

Name:  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §  
This instrument was acknowledged before me on \_\_\_\_\_, 202\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ of **S2 LAND DEVELOPMENT, LLC**, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

PROPERTY DESCRIPTION - 4.998 ACRES

**BEING** a tract of land situated in the Thomas Chambers Survey, Abstract No. 1049, Collin County, Texas being a portion of a called 5,656-acre tract of land described as Lot 2 Branch Hollow Estates Phase One, an addition to Collin County, according to the Plat filed of record in Volume H, Page 515 Plat Records, Collin County, Texas and described in Deed to S2 Land Development, LLC by deed recorded in Document No. 2024000155813, Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said 5,656-acre tract, same being the northwest corner of Lot 1 of said Branch Hollow Estates, described in deed to Barry Parks and Lori Parks, according to the document filed of record in Document No. 20160104000003760 O.P.R.C.C.T., in the east line of FM 982 a variable width right-of-way;

**THENCE** North 01°11'40" East, with the west line of said 5,656-acre tract of land, same being common with the east line of said FM 982, a distance of 291.62 feet to a 1/2-inch iron rod found for the northwest corner of said 5,656-acre tract, same being the southwest corner of Lot 3 of said Branch Hollow Estates, described as Tract III in deed to Wilson Masih and Esther Masih, according to the document filed of record in Document No. 20170731001005290 O.P.R.C.C.T., from which a 1/2" iron rod found for the northwest corner of said Lot 3 bears North 01°11'40" East, a distance of 292.09 feet;

**THENCE** South 88°46'57" East, with the north line of said Lot 2, same being common with the south line of said Lot 3, a distance of 745.77 feet to a point for the northeast corner of said Lot 2, in the west line of a called 43,644-acre tract of land conveyed to S2 Land Development LLC, according to the document filed of record in Document No. 2024000121415 O.P.R.C.C.T.;

**THENCE** South 01°11'12" West, with the east line of said Lot 2, same being common with the west line of said 43,644-acre tract, passing a 5/8-inch iron rod found with cap stamped "KHA" for the northwest corner of a called 22-acre tract of land conveyed to Sui Tang, according to the document filed of record in Document No. 20120326000344910 O.P.R.C.C.T. at a distance of 290.30 feet and continuing for a total distance of 292.18 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southeast corner of said Lot 2, same being the northeast corner of Lot 1 of said Branch Hollow Estates, in the west line of ;

**THENCE** North 88°44'24" West, with the south line of said 5,656-acre tract, same being the north line of said Lot 1, a distance of 745.81 feet to the **POINT OF BEGINNING** and containing 217,696 square feet or 4.998 acres of land.

NOTES:

- Mailboxes 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 streetlights for maintenance or operation.
- A road dedication 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 way.
- 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 easement 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, floodplain 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 corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.
- FLOOD STATEMENT: According to Community Panel No. 48085C0410J and 48085C0430J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X", which is not a special flood hazard area, and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

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' water easement along the western property line of lots 2 and 2R to which OSSF setbacks apply.
  - There is a 15' electric easement along the eastern portion of lot 2 (does not align with the property line so variable distance from the property line) 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 either lot 2 or lot 2R at the time of approval. Any existing structures or OSSF's on lot 2 or 2R must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in 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.

SURVEYOR'S CERTIFICATION

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 not within the 100 year floodplain.

Michael J. Swayne  
Registered Professional Land Surveyor No. 7143  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Phone 469-501-2200

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael J. Swayne, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

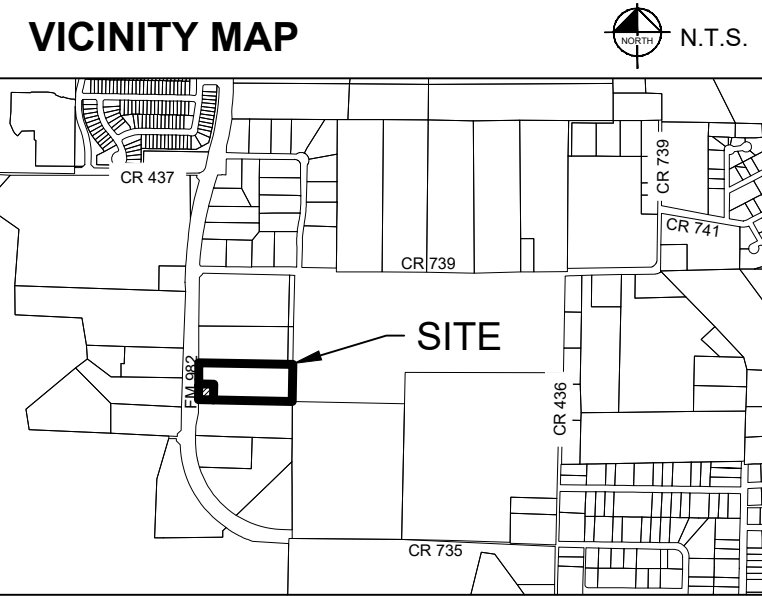
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

OWNERS:  
S2 Land Development LLC,  
10003 Technology Blvd  
Dallas, Texas 75220  
Phone: (972)-620-8204  
Contact : Kyle Bradley, P.E.

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Phone: 469-501-2200  
Contact : Daniel Arthur, R.P.L.S.

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	MJS	May, 2025	063249613	1 OF 1

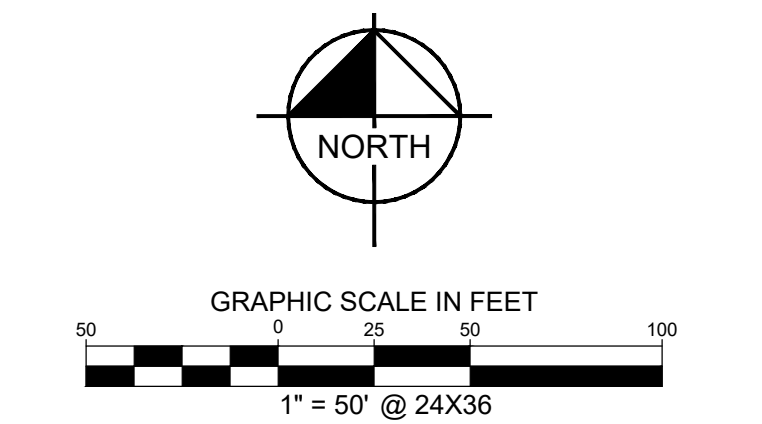


LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	ABSTRACT LINE
	OVERHEAD UTILITY LINE
	FENCE
	ASPHALT PAVEMENT

LEGEND

POB	POINT OF BEGINNING
IRFC	IRON ROD FOUND CAPPED
IRF	IRON ROD FOUND
VOL	VOLUME
PG.	PAGE
CMP	CORRUGATED METAL PIPE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS



CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat of "Lot 2 Branch Hollow Estates Phase 1" 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

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

REPLAT  
LOT 2 BRANCH HOLLOW ESTATES  
PHASE ONE  
RECORDED IN VOLUME H, PAGE 515  
PLAT RECORDS, COLLIN COUNTY, TEXAS  
CREATING  
LOT 2 3.998 ACRES  
LOT 2R 1.000 ACRES  
THOMAS CHAMBERS SURVEY,  
ABSTRACT NO. 1049  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

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