

Electric Provider:
FARMERS ELECTRIC
PO BOX 5800
GREENVILLE, TEXAS 75403
(903) 455-1715

Water Provider:
COPEVILLE SUD
16120 FM 1778
NEVADA, TEXAS 75173
(972) 853-4630

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480B5C0435J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY 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.

CERTIFICATION OF COLLIN COUNTY, TEXAS

I, _____, as Director of Engineering (designee) have been delegated the authority to approve the foregoing Minor Plat on behalf of the Commissioners Court of Collin County, Texas. I hereby certify I exercised this authority on _____ to APPROVE the foregoing Minor Plat as the act and deed of the Collin County Commissioners Court. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown on the foregoing instrument.

Collin County Director of Engineering (or Designee)
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____.

Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS
COUNTY OF COLLIN

OWNERS DEDICATION

Whereas, Grand Prairie Construction, Inc is the owner of a tract of land situated in the Denton Helmstettler Survey, Abstract No. 378, Collin County, Texas and being Lot 5, of Park Meadows Phase 1, an addition to Collin County, Texas according to the plat thereof recorded in Cabinet J, Page 137, Plat Records, Collin County, Texas.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Grand Prairie Construction, Inc, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as REPLAT LOT 5 of PARK MEADOWS PHASE 1, 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 Grand Prairie Construction, Inc 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 _____, 2025.

Owner, Grand Prairie Construction, Inc.

By:

STATE OF TEXAS
COUNTY OF COLLIN

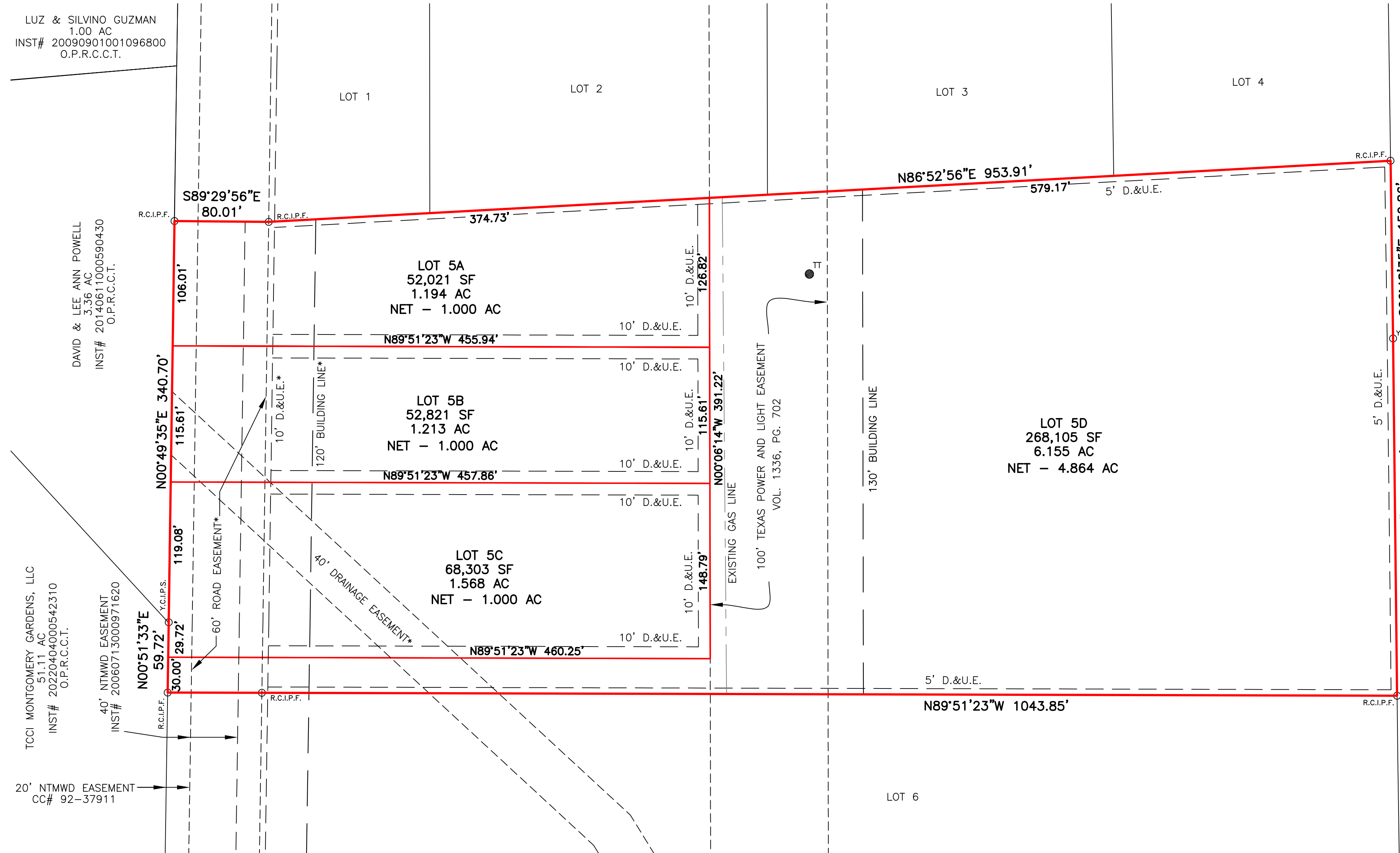
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

Notary Public for the State of Texas
My Commission expires _____

CROSS CREEK FARMS
LOT 1
CAB. F. PG. 736
P.R.C.C.T.

HSIENCHANG CHIU
12.944 AC
INST# 20201002001707460
O.P.R.C.C.T.



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/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - There is a public water storage tank on and adjacent property to the north of lot 5A. State law prohibits surface irrigation wastewater disposal within 150' of a public water supply elevated or ground storage tank. Due to the proximity of current/future public water infrastructure, lot 5A will be prohibited from utilizing surface irrigation disposal for septage. Lot 5A must utilize only subsurface OSSF disposal methods.
 - There is a 60' road easement and a 10' drainage and utility easement (70' total) along the western property line of lots 5A, 5B and 5C to which OSSF setbacks apply.
 - There is a 10' lot-to-lot drainage and utility easement along all other property lines of lots 5A, 5B and 5C to which OSSF setbacks apply.
 - There is a bisecting 40' drainage easement along the western portion of lot 5C to which OSSF setbacks apply.
 - There is a 100' IF&L easement along the western property line of lot 5D to which OSSF setbacks apply.
 - There is a 10' drainage and utility easement along every property line of lot 5D 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 lot 5A, 5B, 5C or 5D at the time of approval. Any existing structures or OSSFs on any of the lots 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.

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 HGA; 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

LEGEND

- TT - TRANSMISSION TOWER
- P.F.C. - POINT FOR CORNER
- I.P.F. - IRON PIN FOUND
- O.H.E. - OVERHEAD ELECTRIC
- O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
- * - PER PLAT CABINET J, PAGE 137, P.R.C.C.T.
- Y.C.I.P.S. - 1/2" IRON PIN SET WITH YELLOW CAP
- STAMPED "CCG INC RPLS 5129"
- R.C.I.P.F. - 1/2" IRON PIN FOUND WITH RED CAP
- STAMPED "GEER 4117"
- ALL CORNERS TO BE 1/2" IRON PIN SET WITH YELLOW CAP
- STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

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.

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.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

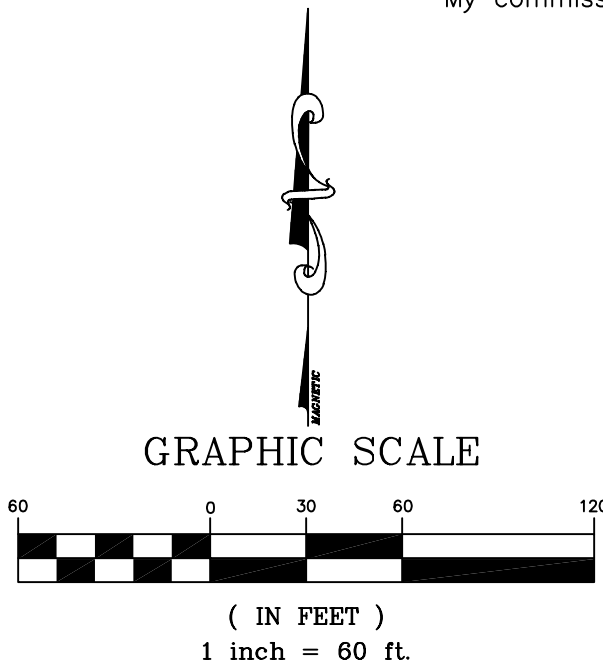
NOTARY CERTIFICATE

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 _____, 2025.

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



OWNER:
Grand Prairie Construction, Inc
Julian Cruz
210 SW 4th Street, Suite 100
Grand Prairie, Texas 75051

REPLAT
LOT 5
PARK MEADOWS PHASE 1
10.130 ACRES
DENTON HELMSTETTLER SURVEY
ABSTRACT NO. 378
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

203 W. FM 6, NEVADA, TX 75173
Phone (972) 840-1506
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TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB #	DATE	SCALE	DRAWN BY
3634-25	April 23, 2025	1" = 60'	SC