

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

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

STATE OF TEXAS: COUNTY OF COLLIN: BEFORE me, undersighned authority, a Notary Public in and for the state, on this day personally appeared David Apple known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed,

Given under my hand and seal of office, this

____, day of ____,

and in the capacity therein stated.

______ Notary Public in and for the State of Texas

My commission expires:

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 Replat.

-----Collin County Judge, Chris Hill

STATE OF TEXAS

COUNTY OF COLLIN

Whereas, William Lytle and Kathy Lytle are the owners of a tract of land situated in the David Spencer Survey, Abstract No. 797, Collin County, Texas, and being all of Lot IA, Replat of Arnold Creek Farms, an Addition to Collin County, Texas, recorded in Plat Book 2024, Page 368, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNIG at a $\frac{1}{2}$ " iron rod found for the northwest corner of said Lot IA, being the southwest corner of Lot 2, of Aronld Creek Farms as recorded in volume D, page 167, Plat Records of Collin County, Texas and being in east right of way line of Private Road No. 5445 (Aronold Creek Drive);

THENCE North 89 degrees II minutes 34 seconds East (Directional Control Line) with the north line of said Lot IA, a distance of 642.30 feet to a%" iron found for the northeast corner of said Lot IA and being the southeast corner of said Lot 2;

THENCE South O degrees 38 minutes 34 seconds West, with the east line of said Lot IA, a distance of 298.86 feet to a $\frac{5}{8}$ " iron rod found for the southeast corner of said Lot IA and being the northeast corner of Lot IB of said Replat of Arnold Creek Farms:

THENCE South 89 degrees II minutes 34 seconds West, with a common line of said Lots a distance of 5/5.08 feet to a $\frac{5}{8}$ " iron rod found for the southwest corner of said Lot IA and being in the east right of way line of said Private Road 5445;

THENCE in a northerly direction with the east right of way line of said Private Road 5445 as follows:

North 28 degrees 16 minutes 26 seconds West, a distance of 85.29 feet to a $\frac{5}{8}$ " iron rod found;

North North 20 degrees 36 minutes 26 seconds West, a distance of 237.10 feet to the PLACE OF BEGINNING, containing 4.000 acres of land;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That William Lytle and Kathy Lytle acting herein by and through its dulyauthorized officers, does hereby certify and adopt this plat designating the herein abovedescribed property as Replat of Arnold Creek Farms, an addition to Collin County, Texas

The owners of the property described above and wish to subdivide same into lot IA, do hereby adopt this plat attached hereto and title

REPLAT ARNOLD CREEK FARMS LOT 1A N & LOT 1A S

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 repair the Roadways in this Subdivision.

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

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 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. 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 homeowner's association will be created upon recordation of this plat. Membership is mandatory for each lot owner. The homeowner's 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 allweather surface capable of supporting 75,000 pounds.

William Lytle Owner

My commission expires:

STATE OF TEXAS: COUNTY OF COLLIN: BEFORE me, undersighned authority, a Notary Public in and for the state, on this day personally appeared William Lytle known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this

		аау	<i>O</i>			_ ,			
Notary	 Public	 in	 and	for	the	State	of	Texas	

Kathy Lytle Owner

STATE OF TEXAS: COUNTY OF COLLIN: BEFORE me, undersighned authority, a Notary Public in and for the state, on this day personally appeared Kathy Lytle known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this

, day of,		day of	
-----------	--	--------	--

My commission expires:

______ Notary Public in and for the State of Texas

STANDARD PLAT NOTES:

I. Mail boxes shall meet USPS specifications.

2. Driveway connections must meet Collin County specifications.

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.

6. A road dedicated to the public may not be obstructed, including by means of a gate. 7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.

8. 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. 9. 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. 10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

II. 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.

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 culverts. 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 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.

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 18. 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

All lots must utilize alternative type On-Site Sewage Facilities.

receiving any permits.

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' drainage easement along all northern and southern property lines of each lot to which OSSF setbacks apply.

There is a 10' utility easement along the western property lines of both lots to which OSSF setbacks apply.

There are no easements other than those noted above.

There was an existing structure/dwelling and an existing, associated OSSF on Lot IA-N at the time of approval.

The existing OSSF for Lot IA-N is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF

The R.S. as-builts show all OSSF components for Lot IA-N to be completely within the boundaries of Lot IA-N.If any of the OSSF 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).

There were no permitted/approved existing structures with associated OSSF(s) on lot IA-S

at the time of approval. Any existing structures or OSSFs on lot IA-S 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.

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

Bill and Kathy Lytle 6968 PRIVATE ROAD 5445 FARMERSVILLE, Texas 75442-5720

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

ARNOLD CREEK FARMS LOT 1A N & LOT 1A S AN ADDITION TO COLLIN COUNTY. TEXAS

REPLAT

BEING 4.000 ACRES OF LAND, IN THE DAVID SPENCER SURVEY, ABSTRACT NO. 797 COLLIN COUNTY, TEXAS