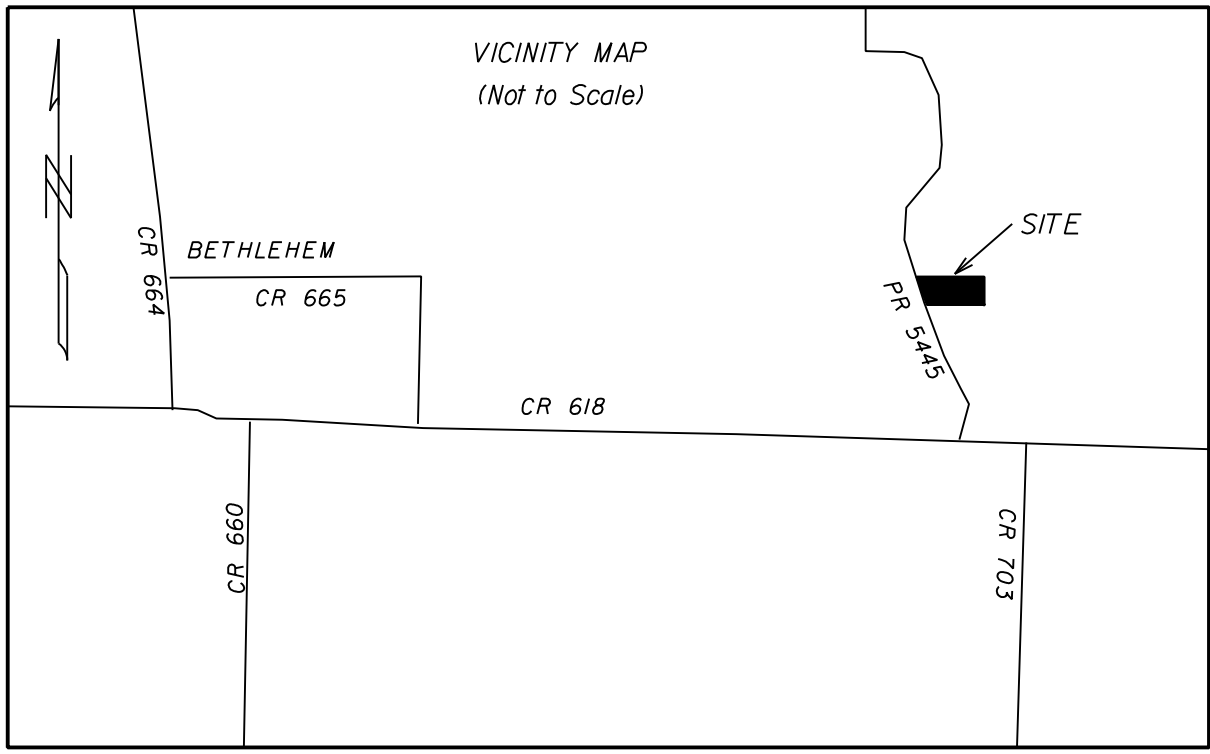
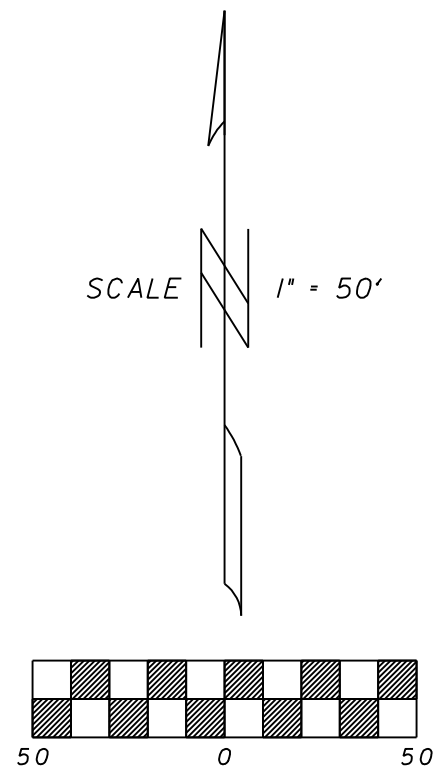




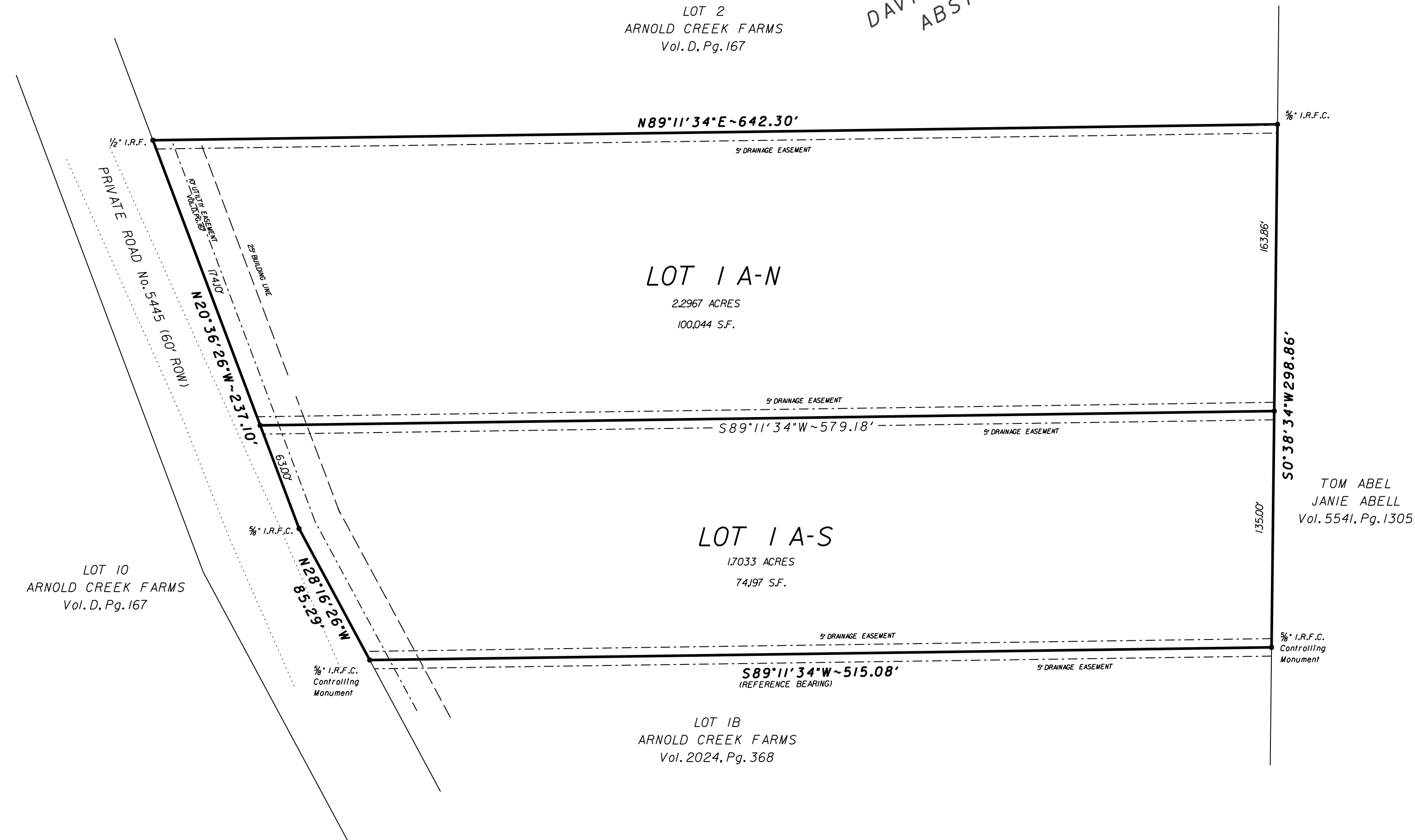
UTILITY SERVICE PROVIDERS:

Water:
Hickory Creek S.U.D.
101 N. 1st Street
Celeste, Tx. 75423
903-568-4760

Electric:
Oncor Electric
3873 N. U.S. Hwy. 69
Greenville, Tx. 75401
888-313-6862

Sewer: O.S.S.F.

DAVID SPENCER SURVEY
ABSTRACT No. 797



SURVEYOR'S CERTIFICATION

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 herein as determined by an actual survey made on the ground under my direction and supervision. The property is not within the 100 year floodplain.

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE me, undersigned 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 foregoing 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 _____, 20_____.

Notary Public in and for the State of Texas

My commission expires: _____.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat of Arnold Creek Farms, Lot 1A N & Lot 1A S 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 on the Replat.

Collin County Judge, Chris Hill

William Lytle
Owner

STATE OF TEXAS:
COUNTY OF COLLIN:
BEFORE me, undersigned 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 foregoing 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 _____, 20_____.

Notary Public in and for the State of Texas

My commission expires: _____.

Kathy Lytle
Owner

STATE OF TEXAS:
COUNTY OF COLLIN:
BEFORE me, undersigned 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 foregoing 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 _____, 20_____.

Notary Public in and for the State of Texas

My commission expires: _____.

STANDARD PLAT NOTES:

1. 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.
11. 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 General Permit.
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 receiving any permits.

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' 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 1A-N at the time of approval.

The existing OSSF for Lot 1A-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 regulations.

The R.S. as-built's show all OSSF components for Lot 1A-N to be completely within the boundaries of Lot 1A-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 1A-S at the time of approval. Any existing structures or OSSFs on lot 1A-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/discharged 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

OWNER:
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

REPLAT
ARNOLD CREEK FARMS
LOT 1A N & LOT 1A S
AN ADDITION TO
COLLIN COUNTY, TEXAS
BEING 4.000 ACRES OF LAND, IN THE
DAVID SPENCER SURVEY, ABSTRACT NO. 797
COLLIN COUNTY, TEXAS