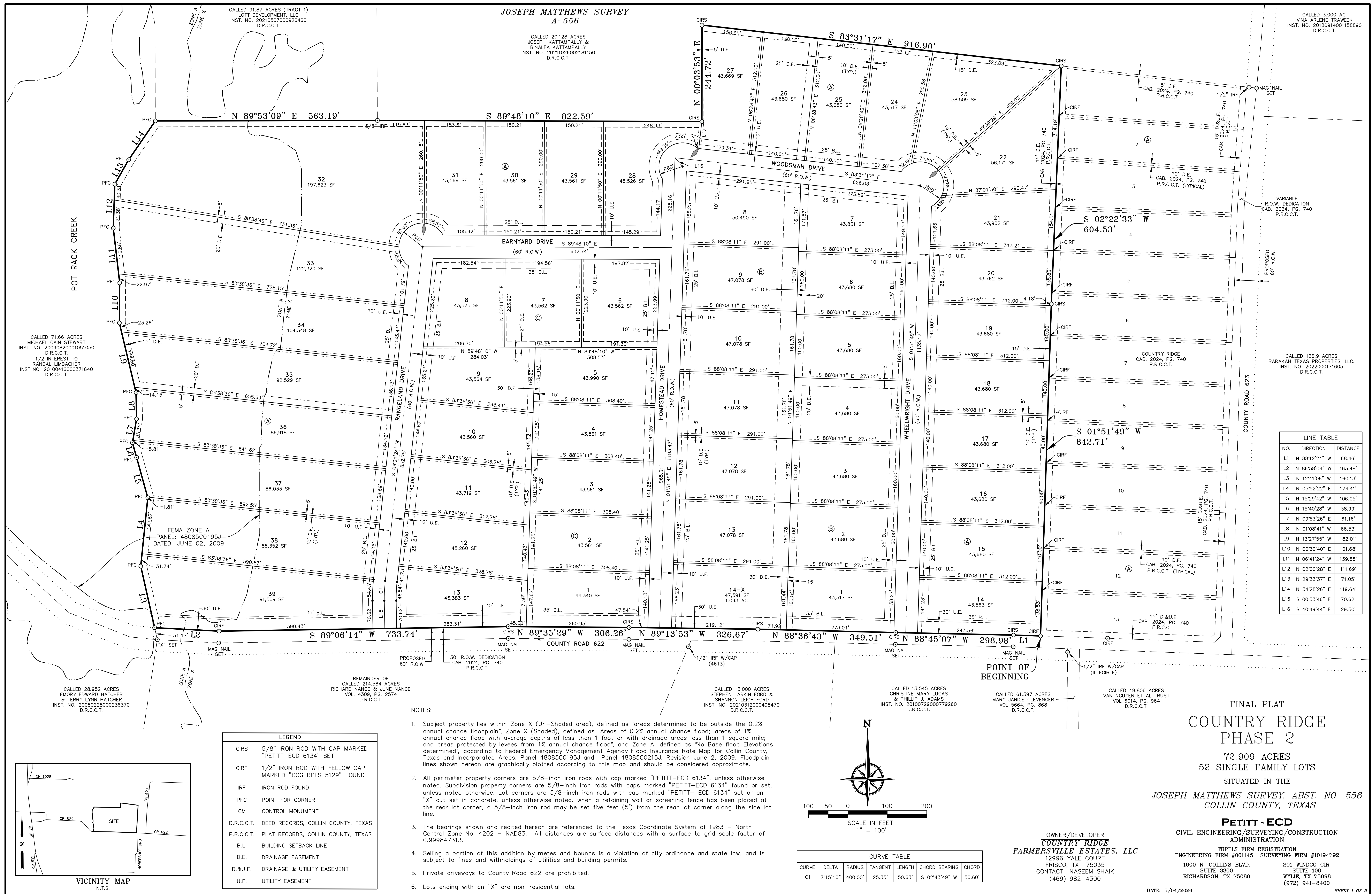




OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, COUNTRY RIDGE FARMERSVILLE ESTATES, LLC BEING the owner of 72.909 acres of land situated in the Joseph Matthews Survey, Abstract Number 556, and being all of Tract 1, Country Ridge, as shown on plat thereof recorded in Cabinet 2024, Page 740, Plat Records, Collin County, Texas (PRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod with yellow cap stamped “CCG INC RPLS 5129” found (hereinafter called “iron rod found”) at the southwest corner of Lot 13, Block A and the southeast corner of said Tract 1 of said Country Ridge, same being in the north line of County Road 622;

THENCE along said north line of common line of said Tract 1 and said County Road 622, the following seven (7) courses and distances:
1) North 88 degrees 12 minutes 24 seconds West, a distance of 68.46 feet to a 5/8–inch–iron rod with cap stamped “PETTIT–ECD 6134” set (hereinafter called “iron rod set”);
2) North 88 degrees 45 minutes 07 seconds West, a distance of 298.98 feet to an iron rod set;
3) North 88 degrees 36 minutes 43 seconds West, a distance of 349.51 feet to an iron rod set;
4) North 89 degrees 13 minutes 53 seconds West, a distance of 326.67 feet to an iron rod set;
5) North 89 degrees 35 minutes 29 seconds West, a distance of 306.26 feet to an iron rod set;
6) South 89 degrees 06 minutes 14 seconds West, a distance of 733.74 feet to an iron rod found;
7) North 86 degrees 58 minutes 04 seconds West, a distance of 163.48 feet to a point for corner in Pot Rack Creek at the southwest corner of said Tract 1, same being in the east line of the Michael Cain Stewart called 71.66–acre tract described in Instrument 20090820001051050, DR CCT from which an “X” set at the southwest corner of said Country Ridge addition bears South 12 degrees 41 minutes 06 seconds East a distance of 31.17 feet;

THENCE along said centerline of creek, the following twelve (12) courses and distances to a point for corner;
1) North 12 degrees 41 minutes 06 seconds West, a distance of 160.13 feet;
2) North 05 degrees 52 minutes 22 seconds East, a distance of 174.41 feet;
3) North 15 degrees 29 minutes 42 seconds West, a distance of 106.05 feet;
4) North 15 degrees 40 minutes 28 seconds West, a distance of 38.99 feet;
5) North 09 degrees 53 minutes 26 seconds East, a distance of 61.16 feet;
6) North 01 degrees 08 minutes 41 seconds West, a distance of 66.53 feet;
7) North 13 degrees 27 minutes 55 seconds West, a distance of 182.01 feet;
8) North 00 degrees 30 minutes 40 seconds East, a distance of 101.68 feet;
9) North 06 degrees 41 minutes 24 seconds West, a distance of 139.85 feet;
10)North 02 degrees 00 minutes 28 seconds East, a distance of 111.69 feet;
11)North 29 degrees 33 minutes 37 seconds East, a distance of 71.05 feet;
12)North 34 degrees 28 minutes 26 seconds East, a distance of 119.64 feet to the northwest corner of said Tract 1 and the southwest corner of the Lott Development, LLC called 91.87–acre tract described in Instrument 20210507000926460, DR CCT;

THENCE North 89 degrees 53 minutes 09 seconds East, along the common line of said Tract 1 and said 91.87–acre tract, a distance of 563.19 feet to a 5/8–inch iron rod at the southwest corner of she Joseph Kattampally and Binalfa Kattampally called 20.128–acre tract described in Instrument 202110260002181150, DR CCT;

THENCE along the common line of said Tract 1 and said 20.128–acre tract, the following three (3) courses and distances:
1) South 89 degrees 48 minutes 10 seconds East, a distance of 822.59 feet to an iron rod set;
2) North 00 degrees 03 minutes 53 seconds East, a distance of 244.72 feet to an iron rod set;
3) South 83 degrees 31 minutes 17 seconds East, a distance of 916.90 feet to an iron rod set at the northeast corner of said Tract 1 and the northwest corner of Lot 1 of said Country Ridge addition;

THENCE, along the east line of said Tract 1 the west line of Lots 1–13 of said Country Ridge addition, the following two (2) courses and distances:
1) South 02 degrees 22 minutes 33 seconds West, a distance of 604.53 feet to an iron rod set;
2) South 01 degrees 51 minutes 49 seconds West, a distance of 842.71 feet to the POINT OF BEGINNING and containing 72.909 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT COUNTRY RIDGE FARMERSVILLE ESTATES, LLC does hereby certify and adopt this plat designating the herein above described property as COUNTRY RIDGE, PHASE 2, 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. COUNTRY RIDGE FARMERSVILLE ESTATES, 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 _____, 2026.

FOR: COUNTRY RIDGE FARMERSVILLE ESTATES, LLC

BY: _____
Name:
Title:

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 person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFIST THIS ____ DAY OF _____, 2026.

Notary Public, State of Texas
My commission expires:

SURVEYOR’S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Mark Whitkanack, Registered Professional Land Surveyor, State of Texas, 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..

DATED THIS ____ DAY OF _____, 2026.

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 Mark Whitkanack
Registered Professional Land Surveyor
State of Texas No. 6134

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary public for the State of Texas
My commission expires:

HEALTH DEPARTMENT CERTIFICATE:

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.

Registered Sanitarian or Designated Representative
for Collin County Development Services

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.

a. There is a 10’ utility easement along the front property line of each lot 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 any lot at the time of approval. Any existing structures or OSSFs on lots must be reviewed and permitted by Collin County Development Services prior to any 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.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the COUNTRY RIDGE, PHASE 2 to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 2026 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.

CHRIS HILL, COLLIN COUNTY JUDGE

COUNTY 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 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 utility easements shall be kept clear of buildings, foundations, structures, plantings (trees/shrubs), and other obstructions to the operation, access and maintenance of the utility easement.
- Collin County will not be responsible for repairs or maintenance of Centralized Mailboxes.
- Collin County will not be responsible for repairs or maintenance of sidewalks.

FINAL PLAT
COUNTRY RIDGE
PHASE 2

72.909 ACRES
52 SINGLE FAMILY LOTS
SITUATED IN THE

JOSEPH MATTHEWS SURVEY, ABST. NO. 556
COLLIN COUNTY, TEXAS

PETTIT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 982–4300 (972) 941–8400

OWNER/DEVELOPER
COUNTRY RIDGE
FARMERSVILLE ESTATES, LLC
12996 YALE COURT
FRISCO, TX 75035
SUITE 3300
CONTACT: NASEEM SHAIK
(469) 982–4300

DATE: 5/04/2026

SHEET 2 OF 2