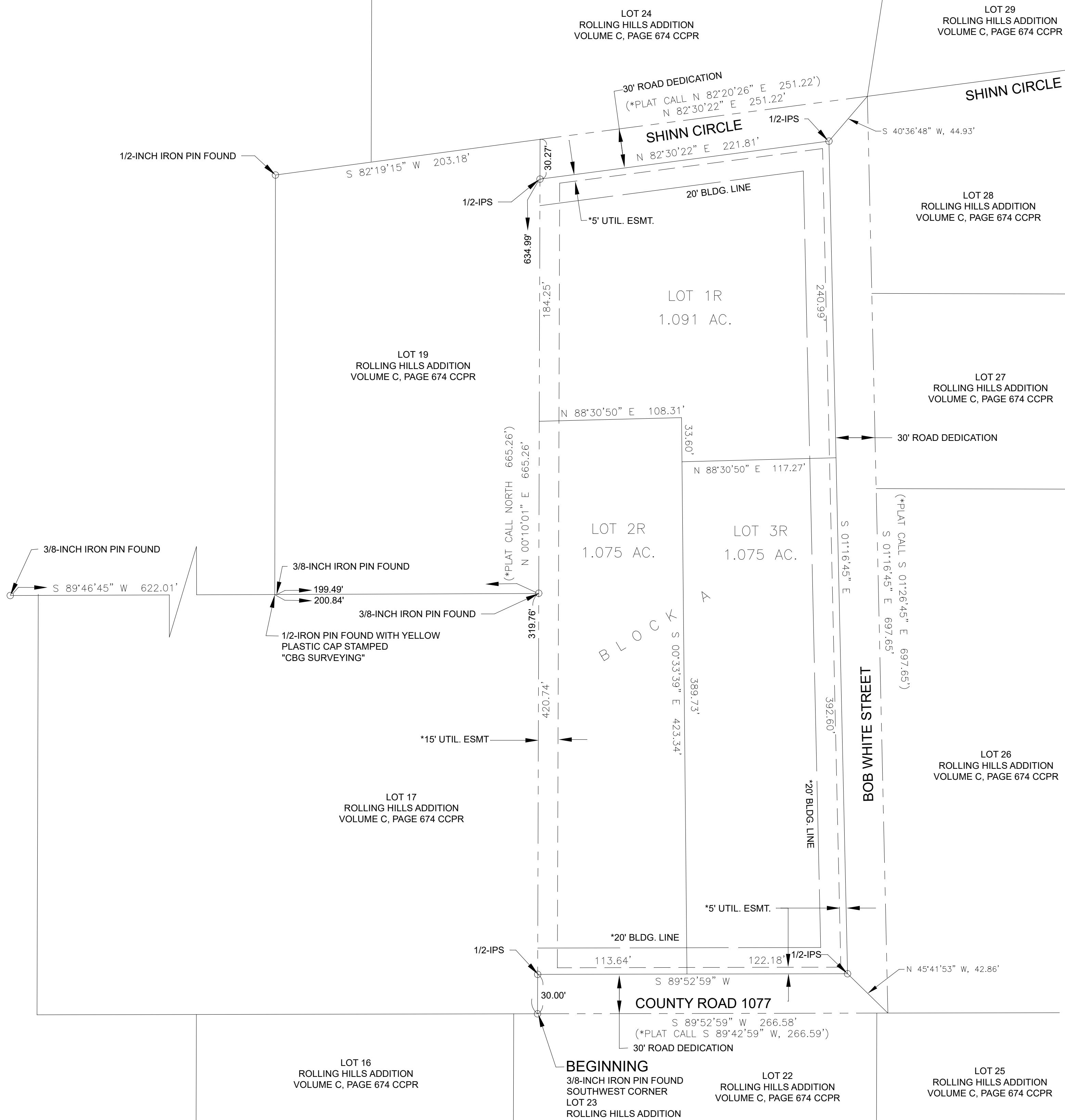




LEGEND

CCPR COLLIN COUNTY PLAT RECORDS

1/2-IPS ○ DENOTES AN 1/2-INCH IRON PIN SET

Health Department Certification:

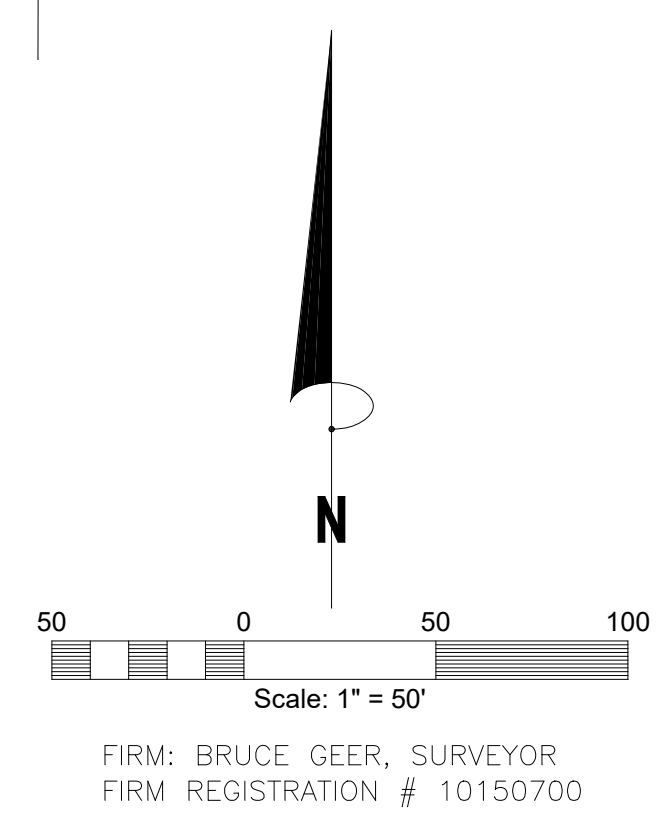
I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

FROM THE BEGINNING POINT SHOWN HEREON, IT IS N 61°39'36" E, 12.323' TO THE APPROXIMATE NORTHEAST CORNER OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 448.

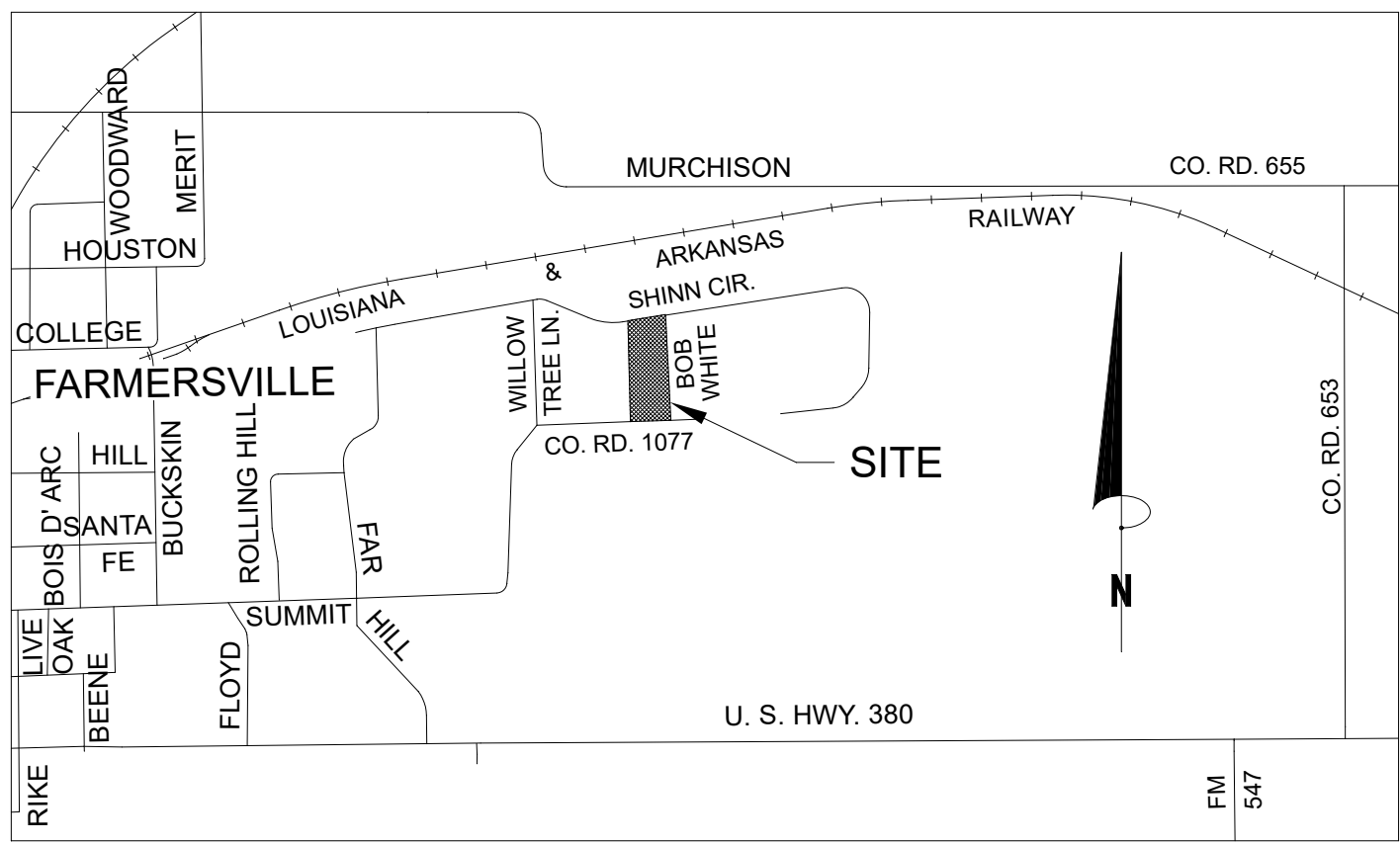
ACCORDING TO FEMA MAP NO. 48085C0340J, DATED 6-2-2009, LOT 23 SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

DIRECTIONAL CONTROL LINE: GRID NORTH USING ALLTERRA GPS NETWORK, NAD83, NORTH CENTRAL TEXAS ZONE 4202

* DENOTES ITEM SEEN ON PLAT OF ROLLING HILLS ADDITION RECORDED IN VOLUME C, PAGE 674 OF THE COLLIN COUNTY PLAT RECORDS. ALSO NOTE BUILDING LINES AND SOME UTILITY EASEMENTS AS SEEN ON SAID PLAT OF ROLLING HILLS ADDITION ARE SHOWN ON THIS PLAT AND ARE A REMNANT OF SAID BUILDING LINES AND UTILITY EASEMENTS AFTER THE DEDICATION OF THE 30 FOOT ROAD DEDICATION SHOWN ON THIS PLAT.



- STANDARD PLAT 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 roadway 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 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.



VICINITY MAP
NO SCALE

- 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' utility easement along the northern and eastern property lines and a 15' utility ease along the western property line of lot 1R/Bik A to which OSSF setbacks apply.
- There is a 5' utility easement along the southern property line and a 15' utility easement along the western property line of lot 2R/Bik A to which OSSF setbacks apply.
- There is a 5' utility easement along the southern and eastern property lines property lines of lot 3R/Bik A to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There was an existing structure/dwelling and a single associated OSSF on lot 1R/Bik A at the time of approval.
- The existing OSSF on lot 1R/Bik A is a conventional OSSF – if the existing system ever fails or if changes are ever made to the existing structure(s), repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system.
- The RS as-builts submitted with the plat shows all OSSF components for lot 1R/Bik A to be completely within the boundaries of lot 1R/Bik A and meeting all required setbacks. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel or if required setbacks (including to the existing pond) are not met, the entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
- There were no permitted/approved existing structures with associated OSSF(s) on lots 2R/Bik A or 3R/Bik A at the time of approval. Any existing structures or OSSFs on lots 2R/Bik A or 3R/Bik A 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.

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)
WHEREAS Sharon Jennings is the owner of a tract of land situated in Collin County, Texas, in the William Hemphill survey, abstract no. 448, being a survey of Lot 23 of Rolling Hills Addition, an addition to Collin County according to the map or plat thereof recorded in volume C, page 674 of the Collin County plat records, being described by metes and bounds as follows using a bearing base of grid north, NAD83, North Central Texas Zone 4202:

BEGINNING at a 3/8-inch iron pin found at the southwest corner of said Lot 23 and the southeast corner of Lot 17 of said Rolling Hills Addition: same being near the center of County Road 1077(east-west paved road); THENCE North 00°10'01" East, ("Plat call NORTH, 665.26 feet) with the west line of said Lot 23 and the east line of said Lot 17, passing a 1/2-inch iron pin set at 30.00 feet, passing at 319.76 a 3/8-inch iron pin found at the northeast corner of said Lot 17 and the southeast corner of Lot 19 of said Rolling Hills Addition, continuing with the east line of said Lot 19, passing at 634.99 a 1/2-inch iron pin set and continuing in all, 665.26 feet to a point in Shinn Circle at the northwest corner of said Lot 23 and the northeast corner of said Lot 19;

THENCE North 82°30'22" East, ("Plat call North 82°20'26" East, 251.22 feet) with the north line of said Lot 23 and with said Shinn Circle, 251.22 feet to a point at the northeast corner of said Lot 23, at the junction of said Shinn Circle with Bob White Street; a 1/2-inch iron pin set bears South 40°36'48" West, 44.93 feet;

THENCE South 01°16'45" East, ("Plat call South 01°26'45" East, 697.65 feet) with the east line of said Lot 23 and with said Bob White Street, 697.65 feet to a point at the southeast corner of said Lot 23, at the junction of said Bob White Street with said County Road 1077; a 1/2-inch iron pin set bears North 45°41'53" West, 42.86 feet;

THENCE South 89°52'59" West, ("Plat call South 89°42'59" West, 266.59 feet) with the south line of said Lot 23 and with said County Road 1077, 266.58 feet to the PLACE OF BEGINNING and containing 4.035 acres.

STATE OF TEXAS)
COUNTY OF COLLIN)
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Sharon Jennings, does hereby adopt this plat designating the herein above described property as ROLLING HILLS ADDITION PHASE 1, LOTS 1R, 2R, & 3R, BLOCK A, BEING A REPLAT OF LOT 23, ROLLING HILLS ADDITION PHASE 1, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

WITNESS my hand at _____, Texas, this the _____ day of _____, 20__.

Sharon Jennings, Owner

STATE OF TEXAS)
COUNTY OF COLLIN)
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Sharon Jennings known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 the _____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

PRELIMINARY-THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117

STATE OF TEXAS)
COUNTY OF COLLIN)
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 20__.

Notary Public in and for the State of Texas
CERTIFICATION OF COLLIN COUNTY, TEXAS

I, _____, as Director of Engineering (designee) have been delegated the authority to approve the foregoing _____ Plat on behalf of the Commissioners Court of Collin County, Texas. I hereby certify I exercised this authority on _____ to APPROVE the foregoing _____ 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: _____

OWNER: SHARON JENNINGS
1222 SHINN CIRCLE
FARMERSVILLE, TEXAS 75442

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
972-562-3959

FINAL PLAT
OF
ROLLING HILLS
ADDITION PHASE 1
LOTS 1R, 2R, & 3R
BLOCK A
BEING A REPLAT OF LOT 23
ROLLING HILLS ADDITION PHASE 1
AN ADDITION TO COLLIN COUNTY
BEING 4.035 ACRES OF LAND LOCATED IN THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 448,
COLLIN COUNTY, TEXAS
JUNE 12, 2026
3 LOTS