

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, MILLENNIUM INTEREST, LTD., THE OWNERS OF A TRACT OF LAND SITUATED IN THE BENJAMIN CLARK SURVEY, ABSTRACT NO. A163, COLLIN COUNTY, TEXAS, AND BEING OUT OF A 105.563 ACRE TRACT CONVEYED TO THEM BY MILLENNIUM INTEREST, LTD. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BLUERIDGE MEADOWS SUBDIVISION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

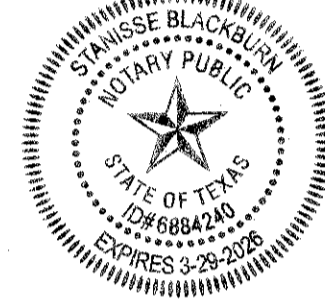
THAT MILLENNIUM INTEREST, LTD., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "BLUERIDGE MEADOWS SUBDIVISION", AN ADDITION TO COLLIN COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE (OWNER NAME) DOES HEREBY 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 15TH DAY OF MARCH, 2023

BY: *Beau King*
AUTHORIZED SIGNATURE

BEAU KING
PRINTED NAME AND TITLE: PARTNER/DEVELOPER OF THE GENERAL PARTNER
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF MARCH, 2023

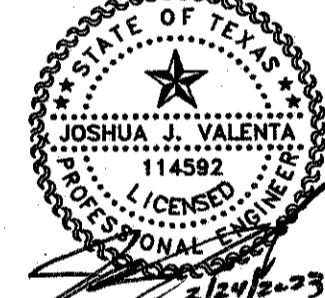


NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 3-29-2026

CERTIFICATE OF APPLICANT'S ENGINEER
STATE OF TEXAS, COUNTY OF COLLIN

I, JOSHUA VALENTA, AM A LICENSED PROFESSIONAL ENGINEER AUTHORIZED TO PRACTICE IN THE STATE OF TEXAS. I HAVE BEEN INVOLVED IN THE PREPARATION OF THE PLAT APPLICATION SUBMITTED ON BEHALF OF THE APPLICANT. THE DESIGN OF THE PROPOSED ROADWAYS COMPLIES WITH THE COLLIN COUNTY ROADWAY STANDARDS AND THE DESIGN OF THE PROPOSED DRAINAGE IMPROVEMENTS AND FACILITIES COMPLIES WITH THE COLLIN COUNTY DRAINAGE DESIGN STANDARDS. BASED ON MY REVIEW, THE SUBDIVISION IS SUITABLE FOR THE USE OF ON-SITE SEWAGE FACILITIES. I HAVE CONFIRMED WITH THE WATER SUPPLIER FOR THE BLUERIDGE MEADOWS SUBDIVISION THAT IT HAS AN ADEQUATE SUPPLY AND CAN DELIVER THE WATER AT AN ADEQUATE PRESSURE TO SERVE THE SUBDIVISION IN ACCORDANCE WITH TCEQ REGULATIONS.

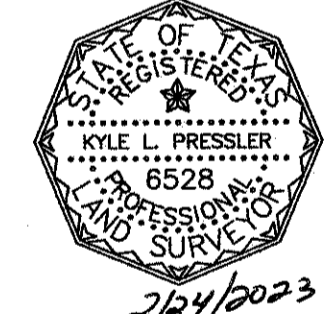
PRINTED NAME: JOSHUA VALENTA
P.E. NUMBER: 114592
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: NOT APPLICABLE



SURVEYORS CERTIFICATE
STATE OF TEXAS, COUNTY OF COLLIN

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 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 ACCORDING TO FEMA FIRM MAP NUMBER 48065C025J DATE REVISED JUNE 2, 2009.

BY: *Kyle Pressler*
PRINTED NAME: KYLE PRESSLER
R.P.L.S. NUMBER: 6528
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: NOT APPLICABLE



HEALTH DEPARTMENT CERTIFICATION
STATE OF TEXAS, COUNTY OF COLLIN

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.

BY: *Misty Brown*
PRINTED NAME: MISTY BROWN
DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT
STATE OF TEXAS, COUNTY OF COLLIN

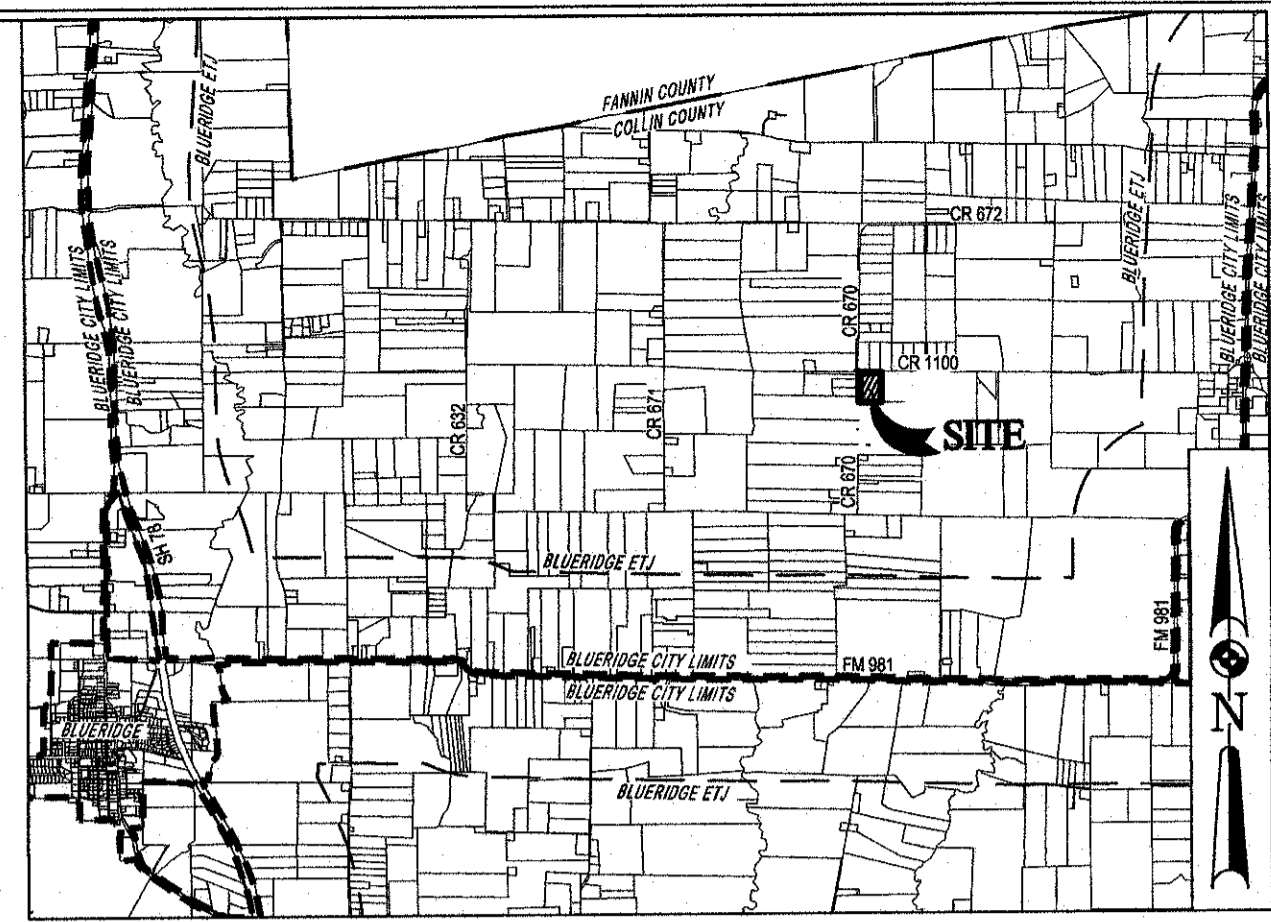
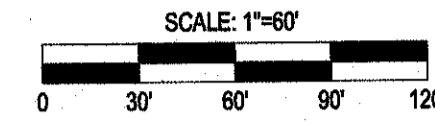
I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING FINAL PLAT OF THE BLUERIDGE MEADOWS SUBDIVISION TO COLLIN COUNTY, TEXAS WAS APPROVED BY THE VOTE OF THE COLLIN COUNTY COMMISSIONERS COURT ON THE 23RD DAY OF JAN, 2023, AT A MEETING HELD IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT. THIS APPROVAL DOES NOT CREATE AN OBLIGATION UPON COLLIN COUNTY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY ROADS OR OTHER IMPROVEMENTS SHOWN ON THE FINAL PLAT.

COLLIN COUNTY JUDGE

FINAL PLAT ESTABLISHING BLUERIDGE MEADOWS SUBDIVISION

COPY

A 10.567 ACRE TRACT OF LAND, OUT OF THE BENJAMIN CLARK SURVEY, ABSTRACT NO. 163, COLLIN COUNTY, TEXAS, BEING A PART OF THE CALLED 105.563 ACRE TRACT OF LAND AS CONVEYED TO MILLENNIUM INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP, BY A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020090300018960, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.



LOCATION MAP

- LEGEND
- FOUND COTTON GIN SPINDLE
 - FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5688" PLASTIC CAP
 - SET COTTON GIN SPINDLE
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
 - PROPERTY LINE
 - P.O.B. POINT OF BEGINNING
- FIELD NOTES FOR A 10.567 ACRE TRACT OF LAND

A 10.567 ACRE TRACT OF LAND, OUT OF THE BENJAMIN CLARK SURVEY, ABSTRACT NO. 163, COLLIN COUNTY, TEXAS, BEING A PART OF THE CALLED 105.563 ACRE TRACT OF LAND AS CONVEYED TO MILLENNIUM INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP, BY A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020090300018960, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 10.567 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET COTTON GIN SPINDLE IN THE CENTERLINE OF COUNTY ROAD 670, A ROADWAY UNDER PUBLIC USE AND IN THE CENTERLINE OF COUNTY ROAD 1100, AS CREATED BY THE FINAL PLAT OF COUNTRY PLACE, RECORDED AS DOCUMENT NO. 2003-0182992, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID 105.563 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: S 89° 43' 04" E, WITH SAID CENTERLINE OF COUNTY ROAD 1100 AND THE NORTH LINE OF SAID 105.563 ACRE TRACT, A DISTANCE OF 576.18 FEET, TO A SET COTTON GIN SPINDLE IN SAID CENTERLINE OF COUNTY ROAD 1100, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A SET COTTON GIN SPINDLE IN THE CENTERLINE OF SAID COUNTY ROAD 1100 AND THE NORTHEAST CORNER OF SAID 105.563 ACRE TRACT, BEARS S 89° 43' 04" E, A DISTANCE OF 1816.08 FEET;

THENCE: DEPARTING SAID CENTERLINE OF COUNTY ROAD 1100, OVER AND ACROSS SAID 105.563 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. S 0° 13' 14" E, AT 30.00 FEET, A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY" FOR A REFERENCE POINT AND CONTINUING FOR A TOTAL DISTANCE OF 783.35 FEET, TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY" FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. N 89° 37' 41" W, AT 572.89 FEET, TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY" FOR A REFERENCE POINT IN THE EAST LINE OF A ROADWAY EASEMENT OF RECORD IN DOCUMENT NO. 20070302000028920, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 568.70 FEET, TO A SET COTTON GIN SPINDLE IN SAID CENTERLINE OF COUNTY ROAD 670, THE WEST LINE OF SAID 105.563 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A SET COTTON GIN SPINDLE IN THE CENTERLINE OF SAID COUNTY ROAD 670 AND THE SOUTHWEST CORNER OF SAID 105.563 ACRE TRACT, BEARS S 1° 25' 44" W, A DISTANCE OF 1122.95 FEET.

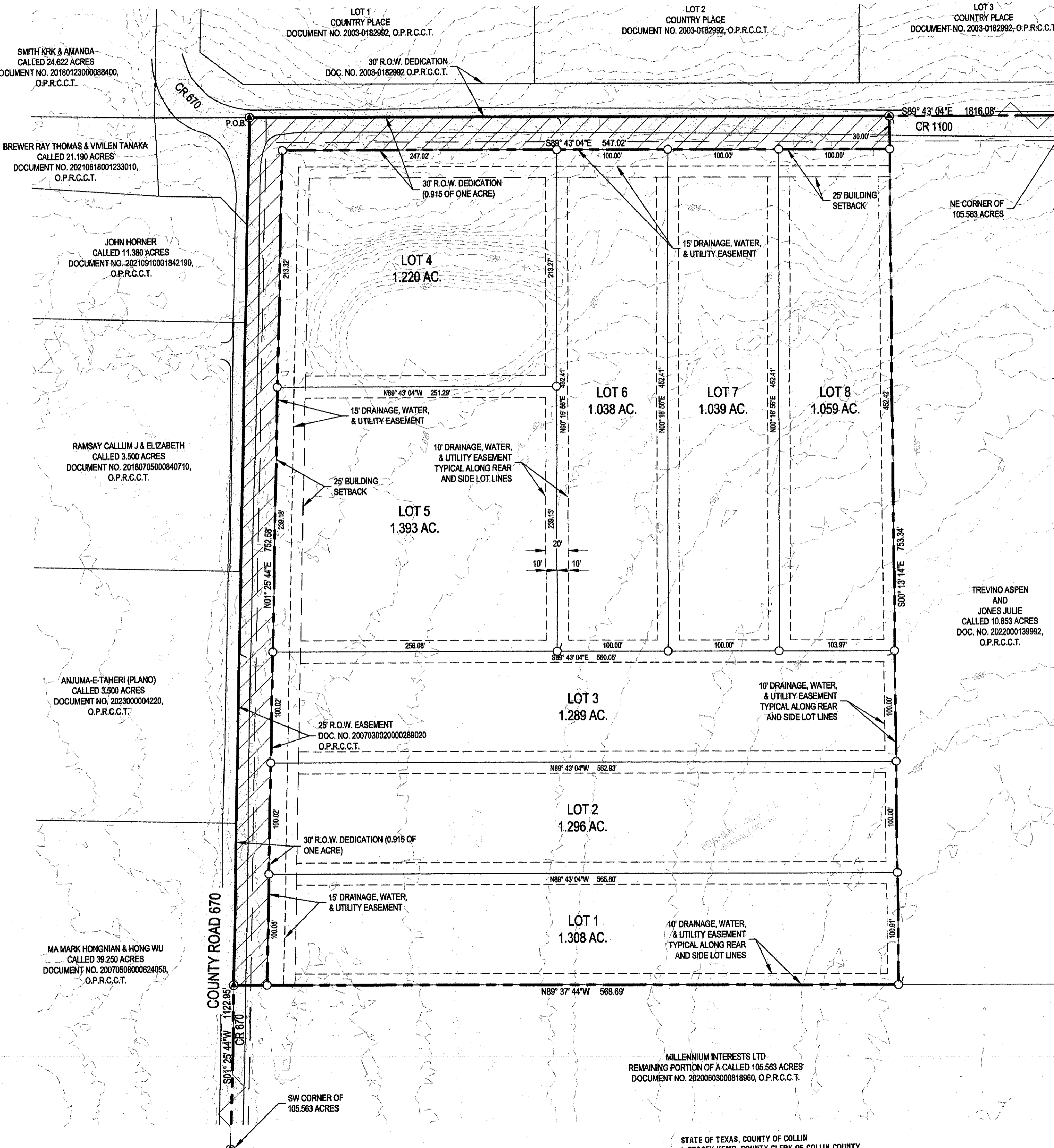
THENCE: N 1° 25' 44" E, WITH SAID CENTERLINE OF COUNTY ROAD 670 AND THE WEST LINE OF SAID 105.563 ACRE TRACT, A DISTANCE OF 782.54 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.567 ACRES OF LAND SITUATED IN COLLIN COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, M8 (83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT AND ARE TO ACCOMPANY THIS FIELD NOTE DESCRIPTION. FIELD WORK PERFORMED ON JULY 14, 2020.

STANDARD PLAT NOTES:

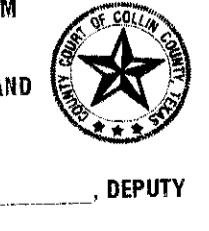
1. THIS SUBDIVISION PLAT KNOWN AS BLUERIDGE MEADOWS CONSISTS OF 8 NEW LOTS EACH WITH THE LARGEST LOT CONTAINING 1.393 ACRES, THE SMALLEST LOT CONTAINING 1.038 ACRES, AND THE AVERAGE LOT CONTAINING 1.206 ACRES.
2. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
3. DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.
4. ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.
5. COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.
6. COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.
7. A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.
8. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
9. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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.
10. 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.
11. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. 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.
13. FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN FLOORPLANS, AS SHOWN ON THE PLAT.
14. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOOD PLAIN PERMITS, ETC) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
15. 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.
16. THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS SHALL BE AT LEAST 1' 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.
17. 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 OR ADJACENT TO THEIR LOT, OR OTHER METHOD.
18. 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 BMPs AND COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
19. THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE AN OSSF AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.
20. ELECTRIC SERVICES WILL BE PROVIDED BY:
FANNIN COUNTY ELECTRIC COOPERATIVE (FCEC)
1530 SLO RD, BONHAM, TX 75418 (800) 583-2117
21. WATER WILL BE PROVIDED BY:
FROGMONT SPECIAL UTILITY DISTRICT
488 W. FM 545, SUITE 3, P.O. BOX 407
BLUE RIDGE, TX 75424 (972) 752-4100
22. EXISTING POND LOCATED WITHIN PROJECT SITE TO BE BACKFILLED IN ACCORDANCE WITH COLLIN COUNTY REQUIREMENTS.
23. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
24. MUST MAINTAIN STATE-MANDATED TYPE OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/SERVICES/PONDS, ETC. (PER STATE REGULATIONS). NO VARIANCES WILL BE GRANTED FOR SETBACKS OR FOR OSSF REDUCTION.
25. THERE IS 15' DRAINAGE, WATER AND UTILITY EASEMENT ALONG EVERY ROAD-ADJACENT PROPERTY LINE AND A 1' DRAINAGE, WATER AND UTILITY EASEMENT ALONG ALL REAR AND SIDE LOT LINES OF EVERY LOT TO WHICH OSSF SETBACKS APPLY.
26. THERE ARE NO EASEMENTS OTHER THAN THE 15' AND 10' DRAINAGE, WATER AND UTILITY EASEMENTS NOTED ABOVE.
27. THERE ARE NO PERMITTED/PROVED EXISTING STRUCTURES WITH ASSOCIATED OSSF ON ANY LOT AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES OR OSSF ON LOTS MUST BE REVIEWED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
28. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
29. THERE ARE NO PONDS ON ANY OF THE LOTS IN THE SUBDIVISION AND NO PONDS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
30. EACH LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
31. 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.

SURVEYORS NOTES:
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 205 OF 500, COMMUNITY PANEL NO. 48060C025J, DATED JUNE 2, 2009.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL COLLIN COUNTY ORDINANCES AND RESTRICTIONS.
4. CONTOUR INFORMATION FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM.



MILLENNIUM INTERESTS LTD
REMAINING PORTION OF A CALLED 105.563 ACRES
DOCUMENT NO. 2020090300018960, O.P.R.C.C.T.

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON 02/28/2023 01:04 PM
PLAT BOOK: 2023 PAGE: 208 - 209
NUMBER OF PAGES: 1 AMOUNT: \$99.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS



BY: *Amanda Johnson*
Amanda Johnson, Deputy

| | | |
|---|--|---|
| OWNER/DEVELOPER BEAU KING MILLENNIUM INTERESTS, LTD 1718 STATE STREET HOUSTON, TX 77007 OFFICE: (888) 774-5720 FAX: (713) 681-0570 | ENGINEERING MATKIN-HOOVER ENGINEERING 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78008 OFFICE: (830) 249-0600 FAX: (830) 249-0099 | SURVEYOR MATKIN-HOOVER SURVEYING 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78008 OFFICE: (830) 249-0600 FAX: (830) 249-0099 |
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DATE: FEBRUARY 2023

