

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN WHEREAS Muhammad Farooq is the owner of a tract of land: Situated in the County of Collin, State of Texas, being a part of the Isaac M. Foster Survey, Abstract No. 306, and being the same 44.15 acre tract of land conveyed to Muhammad Farooq by deed of record in Collin County Clerk File No. 20160921001262570, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows: Beginning at a P/K nail set in the center of County Road No. 646, said point being the northwest corner of Silver Creek Estates, Phase One, an addition to Collin County, Texas as shown by plat of record in Cabinet Q, Page 642, Map Records, Collin County, Texas;

Thence South 00°43'37" West, along the west line of said Silver Creek Estates passing a 1/2" steel rod found at a distance of 29.16 feet and continuing along said west line for a total distance of 1852.13 feet to a 1/2" steel rod found marking an angle point in said west line; Thence North 89°21'01" West, continuing along said west line, a distance of 22.23 feet to a 1/2" steel rod found maintaining an angle point in said west line; Thence South 00°43'37" West, continuing along said west line, a distance of 521.11 feet to a 5/8" steel rod found in the north line of a 58.587 acre tract of land conveyed to Lucien Hinds and Bradley McClellan by deed of record in CCCF# 20160105000846090 of said Official Public Records;

Thence North 89°27'13" West, along the north line of said 58.587 acre tract, a distance of 793.70 feet to a 1/2" steel rod set for an angle point in the north line of said 58.587 acre tract said rod also being the southwest corner of said 44.15 acre tract; Thence North 00°45'20" East, continuing along the north line of said 58.587 acre tract passing the easterly most southeast corner of Lot 29 of Tower Estates (plat of Lots 8 & 14-17 as shown by plat of record in CCCF# 2009102701002720 of said Official Public Records) at a distance of 51.70 feet, and continuing along the east line of said Lot 29 passing the northeast corner of said Lot 29 and the southeast corner of a 77.191 acre tract of land conveyed to Boyce Creek Estates Partnership as shown by deed of record in CCCF# 2004-0169580 of said Official Public Records, at a distance of 447.87 feet and continuing along the east line of said 77.191 acre tract passing a 1/2" steel rod found at a distance of 2346.99 feet and continuing for a total distance of 2370.62 feet to a P/K nail set in the center of said County Road No. 646;

Thence South 89°38'06" East, along the north line of said 44.15 acre tract and center of said County Road, a distance of 814.77 feet to the Point-of-Beginning and containing 44.130 acres of land.

OWNERS DEDICATION NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I Muhammad Farooq, being the owner of the hereinabove described property hereby adopt this plat designating said property as Final Plat of PELICAN BAY, PHASE I, an addition to Collin County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of Collin County, Texas.

WITNESS MY HAND this ___ day of ___ 2018. Muhammad Farooq

STATE OF TEXAS COUNTY OF COLLIN BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Muhammad Farooq, 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 OFFICE this ___ day of ___ 2018.

Notary Public in and for the State of Texas Commission Expires: ___

KNOWN ALL MEN BY THESE PRESENTS: That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the Collin County, Texas.

Douglas W. Underwood Date Registered Professional Land Surveyor, No. 4709

STATE OF TEXAS COUNTY OF COLLIN KNOW ALL MEN BY THESE PRESENTS: I, KEITH SELF, COUNTY JUDGE OF COLLIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS FINAL PLAT, WITH FIELD NOTES HEREON, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND THE PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF COLLIN COUNTY, TEXAS.

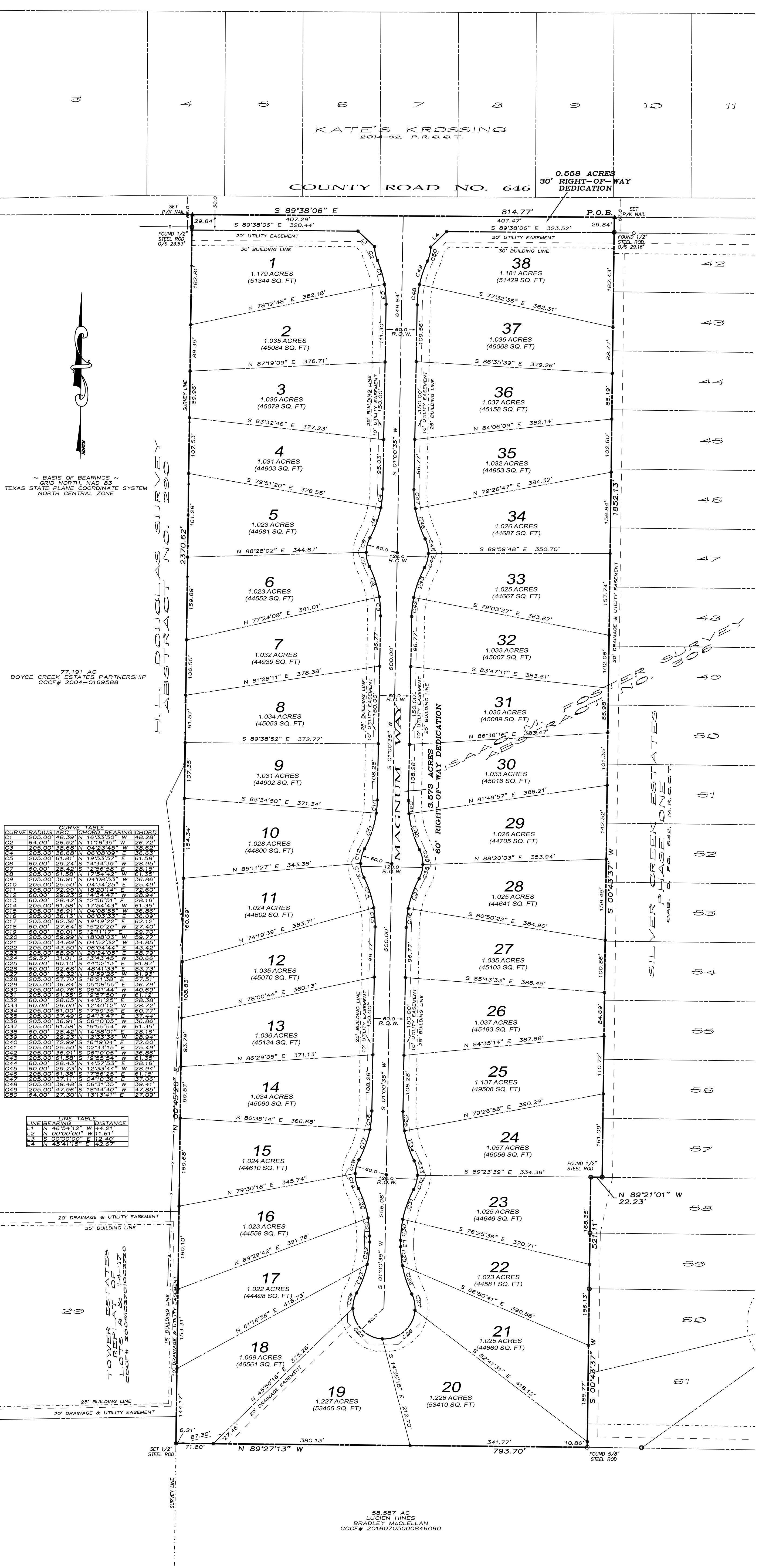
KEITH SELF, COUNTY JUDGE COLLIN COUNTY, TEXAS DATE

HEALTH DEPARTMENT CERTIFICATE: I 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 COLLIN COUNTY DEVELOPMENT SERVICES

GENERAL NOTES

- 1. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
2. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
3. 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.
4. Neither Collin County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
5. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
6. All private driveway tie-ins to a county maintaining roadway must be even with the existing driving surface.
7. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
8. The owners and builders must comply with all other local, state and federal regulations regarding development of the site.
9. Bearings are based on NAD 83 Texas State Plane Coordinate System, North Central Zone 4202, GCS 124.
10. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48060C0455, Dated June 2, 2009.
11. Water Supply to be provided by Caddo Basin Special Utility District, 156 CR 118, Greenville, TX 75401-7514, (903) 527-3300.
12. Sewer service to be provided by individual on-site sewage treatment systems (OSSF), permitted and approved by Collin County. OSSF evaluations, reports and permits must be obtained and submitted to the county for each lot regarding the suitability of the system based on user and type of development.
13. Electrical service is provided by Oncor Electric Delivery Company, 310 Highway 205, Terrell, TX 75160, (972) 551-7233.
14. Mail Boxes shall meet USPS specifications.
15. 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/ponds, etc. (Per State regulations).
16. There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
17. Tree removal and/or grading for OSSF may be required on individual lots.
18. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
19. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.



CURVE TABLE with columns for CURVE, RADIUS, ARC, CHORD, BEARING, CHORD BEARING, and CHORD BEARING. It lists data for curves 1 through 38.

LINE TABLE with columns for LINE, BEARING, DISTANCE, and CHORD BEARING. It lists data for lines 1 through 38.

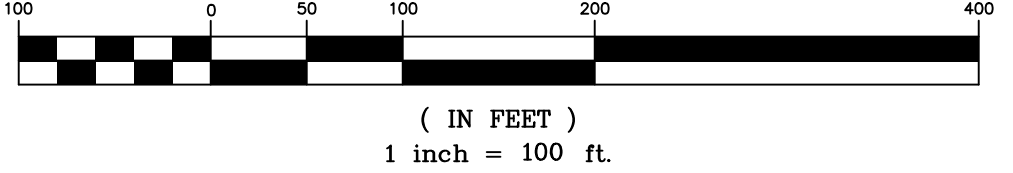
UTILITY CONTACT INFO: CADDO BASIN SPECIAL UTILITY DISTRICT PH: 903-527-3804 ONCOR ELECTRIC DELIVERY COMPANY PH: 972-551-7233

OWNERS/DEVELOPER: DR. MUHAMMAD FAROOQ, 4101 W. SPRING CREEK PKWY, SUITE 300, PLANO, TX 75024-5327

SURVEYOR: DOUGLAS W. UNDERWOOD, R.P.L.S. NO. 4709, 3404 INTERURBAN ROAD, DENISON, TEXAS

ENGINEER: K.J. ENVIRONMENTAL, 500 MOSELEY ROAD, CROSSROADS, TEXAS

GRAPHIC SCALE



UNDERWOOD DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

FINAL PLAT PELICAN BAY 38 RESIDENTIAL LOTS AN ADDITION TO COLLIN COUNTY, TEXAS BEING 44.130 ACRES IN THE ISAAC M. FOSTER SURVEY, ABSTRACT NO 306