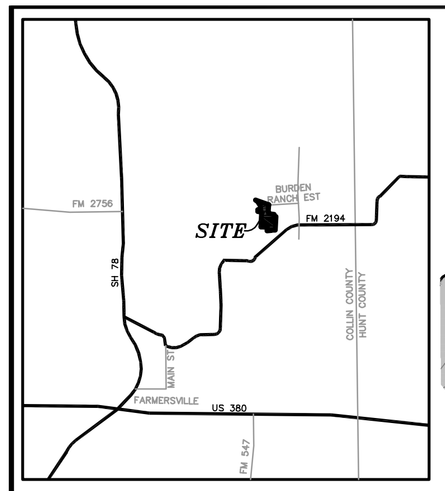
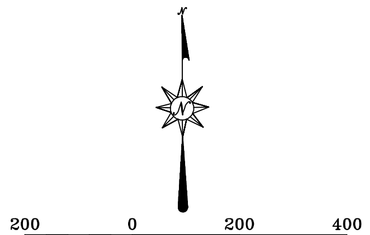
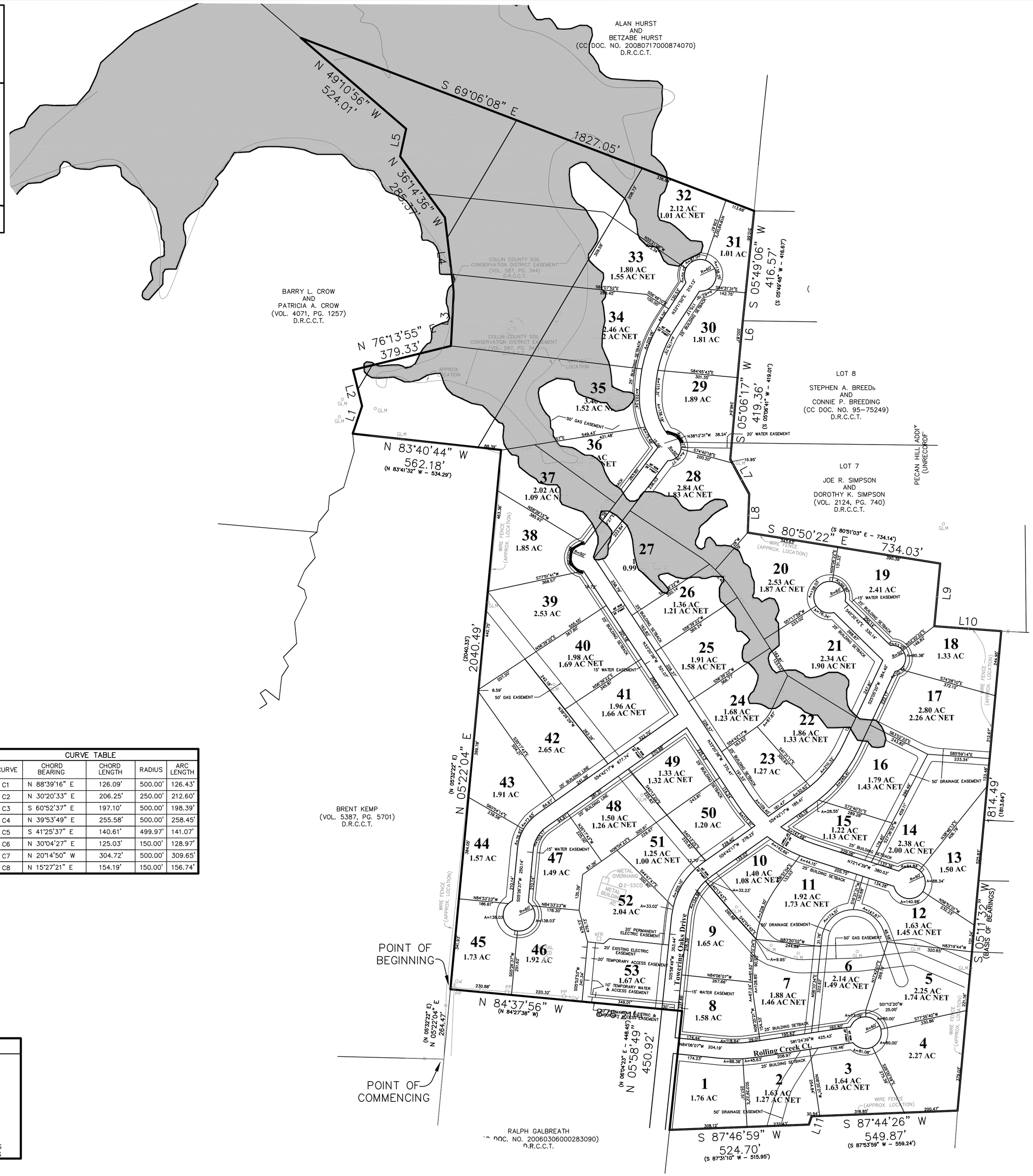


VICINITY MAP

N.T.S.





LINE TABLE		
	BEARING	LENGTH
L1	N 18°44'45" E	109.49'
L2	N 13°53'02" W	140.45'
L3	N 03°02'03" E	205.02'
L4	N 06°47'53" W	281.46'
L5	N 12°16'55" E	106.26'
L6	S 05°35'42" W	104.72'
L7	S 28°35'54" E	148.61'
L8	S 02°10'41" W	145.56'
L9	S 05°11'36" W	236.92'
L10	S 85°51'36" E	252.04'
L11	S 19°22'24" W	32.73'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 88°39'16" E	126.09'	500.00'	126.43'
C2	N 30°20'33" E	206.25'	250.00'	212.60'
C3	S 60°52'37" E	197.10'	500.00'	198.39'
C4	N 39°53'49" E	255.58'	500.00'	258.45'
C5	S 41°25'37" E	140.61'	499.97'	141.07'
C6	N 30°04'27" E	125.03'	150.00'	128.97'
C7	N 20°14'50" W	304.72'	500.00'	309.65'
C8	N 15°27'21" E	154.19'	150.00'	156.74'

LEGEND	
S.I.R.	SET IROD ROD
W/CAP	WITH CAP STAMPED "RPLS 5439"
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
AC	AIR CONDITIONING UNIT
GLM	GAS LINE MARKER
GW	GUY WIRE
PP	POWER POLE
SSCO	SANITARY SEWER CLEANOUT
XFR	ELECTRIC TRANSFORMER
—E—	OVERHEAD ELECTRIC LINE
—x—	WIRE FENCE
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS

LEGAL DESCRIPTION

BEING a 126.84 acre tract of land situated in the Nelson Steats Survey, Abstract No. 842; and the William F. Weeks Survey, Abstract No. 1010, Collin County, Texas, said tract being a part a tract of land described in deed to Mark Howard Hickman and Rosemary Miller Hickman, as recorded in Volume 4258, Page 1764, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for the northeast corner of Lot 7, Little Ranch Acres, as recorded in Volume 5, Page 25, Plat Records Collin County, Texas (P.R.C.C.T.), said corner being the southeast corner of a tract of land described in deed to Brent Kemp, as recorded in Volume 5387, Page 5701, D.R.C.C.T.;

THENCE North 05 degrees 22 minutes 04 seconds East (call North 05 degrees 32 minutes 22 seconds East), along the east line of said Kemp tract, a distance of 264.47 feet to a 1/2-inch set iron rod with a cap stamped "RPLS 5439" for the POINT OF BEGINNING, said point being the southwest corner of said Hickman tract;

THENCE North 05 degrees 22 minutes 04 seconds East (call North 05 degrees 32 minutes 22 seconds East), along the east line of said Kemp tract, passing at a distance of 1996.33 feet a wood fence post, continuing a total distance of 2040.49 feet (call 2040.33 feet) to a 1/2-inch found iron rod with a cap stamped "4709" for al ell corner of said Hickman tract and the northeast corner of said Kemp tract;

THENCE North 83 degrees 40 minutes 44 seconds West (call North 83 degrees 41 minutes 32 seconds West), along the north line of said Kemp tract, a distance of 562.18 feet (call 534.29 feet) to a point for the most northerly southwest corner of said Hickman tract, said corner being the northwest corner of said Kemp tract, said corner being within a branch of Hickory Creek on the east line of a tract of land described in deed to Barry L. Crow and Patricia A. Crow, as recorded in Volume 4071, Page 1257, D.R.C.C.T.;

THENCE in a northerly direction along the meanders of said branch the following calls:

North 18 degrees 44 minutes 45 seconds East, a distance of 109.49 feet;
North 13 degrees 53 minutes 02 seconds West, a distance of 140.45 feet;
North 76 degrees 13 minutes 55 seconds East, a distance of 379.33 feet;
North 03 degrees 02 minutes 03 seconds East, a distance of 205.02 feet;
North 06 degrees 47 minutes 53 seconds West, a distance of 281.46 feet;
North 36 degrees 14 minutes 36 seconds West, a distance of 285.37 feet;
North 12 degrees 16 minutes 55 seconds East, a distance of 106.26 feet;
North 49 degrees 10 minutes 56 seconds West, a distance of 524.01 feet
to a point for corner with in a lake, said corner being the southwest corner of a tract of land described in deed to Alan Hurst and Betzabe Hurst, as recorded in CC Doc. No. 20080717000874070, D.R.C.C.T.;

THENCE South 69 degrees 06 minutes 08 seconds East, along the south line of said Hurst tract, a distance of 1827.05 feet to a 1/2-inch found iron pipe for corner on the east line of said Hickman tract, said corner being the southeast corner of said Hurst tract, said corner being the northwest corner of a tract of land described in deed to Jack Coleman and Jean Coleman, as recorded in CC Doc. No. 92-9764, D.R.C.C.T., also known as Lot 9, Pecan Hill Addition, an unrecorded subdivision;

THENCE South 05 degrees 49 minutes 06 seconds West (call South 05 degrees 49 minutes 48 seconds West), along the east line of said Hickman tract and the west line of said Coleman tract, a distance of 416.57 feet (416.67 feet) to a 1/2-inch found iron pipe for the southwest corner of said Coleman tract;

THENCE South 05 degrees 35 minutes 42 seconds West (South 05 degrees 36 minutes 46 seconds West), continuing along the east line of said Hickman tract and the west line of said Pecan Hill Addition, a distance of 104.72 feet (call 104.88 feet) to a point for corner;

THENCE South 05 degrees 06 minutes 17 seconds West (South 05 degrees 06 minutes 41 seconds West), continuing along the east line of said Hickman tract and the west line of said Pecan Hill Addition, a distance of 419.36 feet (call 419.01 feet) to a wood fence post for corner;

THENCE South 28 degree 35 minutes 54 seconds East (call South 28 degrees 28 minutes 07 seconds East), continuing along the east line of said Hickman tract and the west line of said Pecan Hill Addition, a distance of 148.61 feet (call 149.20 feet) to a wood fence post for corner;

THENCE South 02 degrees 10 minutes 41 seconds West (call South 02 degrees 06 minutes 40 seconds West), continuing along the east line of said Hickman tract and the west line of said Pecan Hill Addition, a distance of 145.56 feet (call 145.16 feet) to a wood fence post for corner, said corner being the southwest corner of a tract of land described in deed to Joe R. Simpson and Dorothy K. Simpson, as recorded in Volume 2124, Page 740, D.R.C.C.T.;

THENCE South 80 degrees 50 minutes 22 seconds East (call South 80 degrees 51 minutes 03 seconds East), continuing along said Hickman tract and said Pecan Hill Addition, a distance of 734.03 feet (call 734.14 feet) to a wood fence post for corner;

THENCE South 05 degrees 11 minutes 36 seconds West (call South 05 degrees 18 minutes 45 seconds West), continuing along said Hickman tract and said Pecan Hill Addition, a distance of 236.92 feet (call 237.25 feet) to a 1/2-inch found iron pipe for corner;

THENCE South 85 degrees 51 minutes 36 seconds East (call South 85 degrees 53 minutes 31 seconds East), continuing along said Hickman tract and said Pecan Hill Addition, a distance of 252.04 feet (call 252.26 feet) to a 5/8-inch found iron rod the most easterly northeast corner of said Hickman tract, said corner being the northwest corner of a 15.71 acre tract of land described in deed to Richard Covington and Shari Covington, as recorded in Volume 4739, Page 2092, D.R.C.C.T.;

THENCE South 05 degrees 11 minutes 32 seconds West, along the east line of said Hickman tract and the west line of said Covington tract, passing at a distance of 715.88 feet a 1/2-inch found iron rod for the northwest corner of a 10.00 acre tract of land described in deed to Richard Covington and Shari Covington, as recorded in Volume 4739, Page 2092, D.R.C.C.T.; passing at an additional 229.25 feet a 1/2-inch found iron for the southwest corner of said Covington tract and the northwest corner of a tract of land described in deed to William H. Williams, III and Kathy E. Williams, as recorded in Volume 4723, Page 4869, D.R.C.C.T.; passing at an additional 269.19 feet a 1/2-inch found iron (0.38 feet East of line) for the southwest corner of said Williams tract, said corner being the northwest corner of a tract of land described in deed to James E. Snyder and Theresa Snyder, as recorded in Volume 3912, Page 1217, D.R.C.C.T.; continuing a total distance of 1814.49 feet (call 1813.64 feet) to a wood fence post for the southeast corner of said Hickman tract, said corner being the northeast corner of a tract of land described in deed to Dale L. West, as recorded in Volume 3392, Page 729, D.R.C.C.T.;

THENCE South 87 degrees 44 minutes 26 seconds West (call South 87 degrees 53 minutes 59 seconds West), along the south line of said Hickman tract and the north line of said West tract, a distance of 549.87 feet (call 559.24 feet) to a wood fence post for corner;

THENCE South 19 degrees 22 minutes 24 seconds West (call South 19 degrees 12 minutes 19 seconds West), continuing along south line of said Hickman tract and the north line of said West tract, a distance of 32.73 feet (call 32.62 feet) to a wood fence post for corner;

THENCE South 87 degrees 46 minutes 59 seconds West (call South 87 degrees 31 minutes 10 seconds West), continuing along south line of said Hickman tract and the north line of said West tract, a distance of 524.70 feet (call 515.95 feet) to a wood fence post for the most southerly southwest corner of said Hickman tract and the northwest corner of said West tract, said corner being on the east line of a tract of land described in deed to Ralph Galbreath, as recorded in CC Doc. No. 20060306000283090, D.R.C.C.T.;

THENCE North 05 degrees 58 minutes 49 seconds East (call North 06 degrees 04 minutes 23 seconds East), along said Hickman tract and said Galbreath tract, a distance of 450.92 feet (call 448.45 feet) to a 1/2-inch set iron rod with a cap stamped "RPLS 5439" for an ell corner of said Hickman tract and the northeast corner of said Galbreath tract;

THENCE North 84 degrees 37 minutes 56 seconds West (call North 84 degrees 27 minutes 38 seconds West), along the south line of said Hickman tract and the north line of said Galbreath tract, a distance of 876.21 feet to the POINT OF BEGINNING AND CONTAINING 5,525,284 square feet or 126.84 acres of land more or less.

Notes:

1. Basis of bearings being S 05°11'32" W, along the east line of a tract of land described in deed to MARK HOWARD HICKMAN and ROSEMARY MILLER HICKMAN, as recorded in Volume 4258, Page 1764, D.R.C.C.T.

2. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodplain is prohibited.

3. The existing creeks or drainage channels traversing along or across this development 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 drainage courses along or across said lots.

4. Collin County will not be responsible for any damage, personal injury or loss of life for property occasioned by flooding or flood conditions.

5. Inspection and/or acceptance of a private sewage facility by the Collin County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owners expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.

6. A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

7. This property does not lie within any City extraterritorial jurisdiction but fully within the Collin County jurisdiction.

8. The topography shown hereon is based upon USGS Quad maps.

9. Driveway approach locations on corner lots shall be located to approximately line up with side of the house or garage that is farthest from the intersection.

10. Sanitary sewer will be provided by on-site septic systems.

11. Water will be provided by Sharyland Special Utility District.

12. For the purposes of this Preliminary Plat all FEMA Floodplain shown will also be considered to be within a drainage easement. At the time of Final Plat a drainage study will be prepared using on-the-ground topographic information to determine the exact location of the proposed drainage easements.

PREPARED UNDER MY SUPERVISION

MARK H. HICKMAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO.78409
FIRM F-12172

STATE OF TEXAS
MARK H. HICKMAN
78409
LICENSED
PROFESSIONAL ENGINEER

PRELIMINARY PLAT
OF
THE OAKS OF FARMERSVILLE

SITUATED IN THE
NELSON STEATS SURVEY, ABST. NO. 842
WILLIAM F. WEEKS SURVEY, ABST. NO. 1010
COLLIN COUNTY, TEXAS
MARCH 2012

OWNER:
JDI INVESTORS, LP
1900 PRESTON RD., #267-88
PLANO, TEXAS 75093
972-365-8636
jdi888@gmail.com

ENGINEER:
HICKMAN CONSULTING ENGINEERS, INC.
3094 COUNTY ROAD 1024
FARMERSVILLE, TEXAS 75442
972-497-9889
markh@hickmanconsulting.com