

- GENERAL NOTES:**
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C00401, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
  - The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
  - Bearings are based on the southerly line of the plot of PRESTON PARK ESTATES PHASE I as recorded in Volume R, Page 117, of the Map Records, Collin County, Texas.
  - 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/streams/ponds, etc. (Per State regulations).
  - Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
  - 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.
  - There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
  - Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.
  - The existing creeks or drainage channels traversing along or across the addition 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.
  - Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
  - All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface and flush with the edge of the existing County Road.
  - 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.
  - Mail boxes shall meet USPS specifications.
  - Contractor shall maintain the integrity of existing county road ditches. If work is needed in the existing county road ditch to accommodate individual lot drainage, a utility permit will be required through Public Works.
  - Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permit requirements shall be removed and corrected at the owner's expense.
  - Driveway/Culvert permits are required at all existing county road tie-ins.
  - Lot 13 is a common area/open space lot that will not be used for residential purposes.
  - Collin County will only install and maintain street signs and poles with current county materials.
  - Street lights will not be maintained, repaired or replaced by Collin County.
  - The Homeowner Association shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots and the storm water detention system components located in the drainage easements on and off-site. The Home Owners association shall further hold Collin County harmless from any damages to persons, to the owner's lot, or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create affirmative duty to Collin County to repair, maintain, or correct any condition that exists or occurs due to natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing of loss of vegetation and trees, bank subsidence, and interference with structures. Collin County retains the right to enter upon these easements for public purposes. Lot 13 to be maintained by the Homeowner's Association.

**Health Department Certification**

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 elevations 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 \_\_\_\_\_ Date \_\_\_\_\_  
 Collin County Developmental Services

**SURVEYOR'S CERTIFICATION:**

THAT I, Michael B. Arthur, 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. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

Michael B. Arthur  
 Registered Professional Land Surveyor  
 Texas Registration No. 5686



**STATE OF TEXAS COUNTY OF COLLIN**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT  
 this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

County Judge  
 Keith Self  
 Collin County

Curve No.	Radius	Arc Length	Delta	Chrd. Bng.	Chrd. Dist.
C1	20.00'	31.42'	90°00'00"	N45°00'00"E	28.28'
C2	45.00'	70.69'	90°00'00"	N45°00'00"E	63.64'
C3	70.00'	109.98'	90°00'00"	N45°00'00"E	98.99'
C4	120.00'	188.50'	90°00'00"	N45°00'00"W	169.71'
C5	145.00'	227.77'	90°00'00"	N45°00'00"W	205.06'
C6	170.00'	267.04'	90°00'00"	N45°00'00"W	240.42'
C7	100.00'	115.94'	66°25'38"	N33°12'49"E	109.05'
C8	75.00'	86.95'	66°25'38"	N33°12'49"E	82.16'
C9	50.00'	57.97'	66°25'38"	N33°12'49"E	54.78'

**ENGINEER:**  
 Kimley-Horn  
 106 W. Louisiana St.  
 McKinney, Texas 75069  
 (469) 301-2580  
 Contact: Joseph Helmeberger

**OWNER:**  
 Harlan Properties, Inc.  
 2404 Texas Drive  
 Irving, Texas 75062  
 (972) 659-0655  
 Contact: Suresh Shridharani

**SURVEYOR:**  
**North Texas Surveying, LLC.**  
 Registered Professional Land Surveyors  
 1010 West University Drive  
 McKinney, Tx. 75069  
 Ph. (469) 424-2074 Fax: (469) 424-1997  
 www.northtexasurveying.com  
 Firm Registration No. 10074200  
 Contact: Chad Holcomb

**OWNER'S CERTIFICATION**

**STATE OF TEXAS COUNTY OF COLLIN**

WHEREAS, Harlan Properties, Inc. is the owner of a tract of land, situated in the B. E. Blackwell Survey, Abstract No. 1073, in Collin County, Texas, and being all of that called 30.052 acre tract of land, described by deed to Harlan Properties, Inc., as recorded under Document No. 20140325000280470, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with a plastic cap stamped "RPLS 3258" found for the northwesterly corner of said 30.052 acre tract, same being the southwesterly corner of PRESTON PARK ESTATES PHASE I, as recorded in Volume R, Page 117, of the Map Records, Collin County, Texas (M.R.C.C.T.), same being in County Road No. 106;

**THENCE** North 90°00'00" East, along the southerly line of said PRESTON PARK ESTATES PHASE I a distance of 798.51' to a point for corner, from which a 1/2" iron rod with a plastic cap found bears, South 49°48'56" East, a distance of 0.79';

**THENCE** South 83°21'16" East, continuing along the southerly line of said PRESTON PARK ESTATES PHASE I a distance of 470.00' to a point for corner, from which a 1/2" iron rod found bears, South 28°37'05" East, a distance of 0.85', said point for corner being the northeasterly corner of said 30.052 acre tract, said corner also being in the westerly line of a tract of land, described by deed to Clark A. Hornbaker and spouse, Linda L. Hornbaker, as recorded in Volume 5529, Page 3322, of the Deed Records, Collin County, Texas (D.R.C.C.T.);

**THENCE** South 0°00'44" West, along the easterly line of said 30.052 acre tract, a distance of 1209.38' to a 1/2" iron rod with a plastic cap stamped "GER" found for the southeasterly corner of said 30.052 acre tract, same being the northwesterly corner of PRESTON PARK ESTATES PHASE II, as recorded in Volume Q, Page 228, M.R.C.C.T., said corner also being in the westerly line of Tract #1, as described by deed to Morris Partners, Ltd., as recorded under County Clerk's File No. 96-0026107, D.R.C.C.T.;

**THENCE** along the northerly line of said PRESTON PARK ESTATES PHASE II, same being the southerly line of said 30.052 acre tract, the following courses and distances:

- North 73°38'33" West, a distance of 374.90' to a 1/2" iron rod found at an angle point;
- North 51°02'41" West, a distance of 303.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at an angle point;
- North 85°31'05" West, a distance of 225.87' to a 1/2" iron rod found at an angle point;
- North 86°20'00" West, a distance of 226.67' to a 1/2" iron rod with a plastic cap stamped "ROOMIE" found at an angle point;
- North 90°00'00" West, a distance of 222.81' to a 1/2" iron rod with a plastic cap stamped "GER" found for the southwesterly corner of said 30.052 acre tract, same being the northwesterly corner of said PRESTON PARK ESTATES PHASE II, said corner also being in the aforementioned County Road No. 106;
- THENCE** North 00°18'25" East, along the westerly line of said 30.052 acre tract, same being along County Road No. 106, a distance of 935.10' to the **POINT OF BEGINNING** and containing 30.052 acres of land, more or less.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT, HARLAN PROPERTIES, INC. is the owner of the above described property, does hereby adopt this plat designating the hereinabove described property as PRESTON PARK ESTATES PHASE III, in addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
 Harlan Properties, Inc.

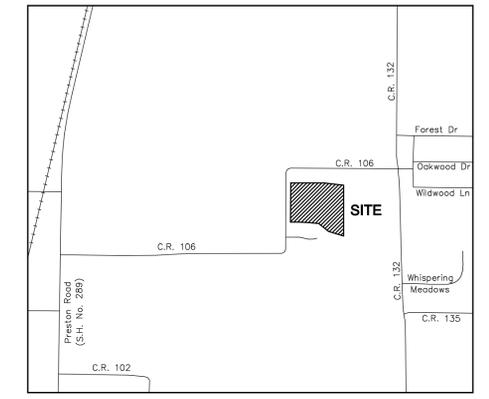
By: \_\_\_\_\_  
 Suresh Shridharani

**STATE OF TEXAS COUNTY OF COLLIN**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Suresh Shridharani, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purpose therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the State of Texas



**Final Plat of PRESTON PARK ESTATES PHASE III**  
 30.052 Acres in the  
**B. E. Blackwell Survey**  
 Abstract No. 1073  
 Collin County, Texas  
 Scale: 1" = 100' April 07, 2017

**ABBREVIATIONS**

I.R.F. = Iron Rod Found  
 (C.M.) = Controlling Monument  
 C.I.R.F. = Capped Iron Rod Found  
 C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set  
 M.R.C.C.T. = Map Records, Collin County, Texas  
 D.R.C.C.T. = Deed Records, Collin County, Texas  
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas

**LINE TABLE**

No.	Bearing	Distance
L1	S00°00'00"E	0.40'
L2	N46°37'54"E	20.08'
L3	N46°37'54"E	20.08'

