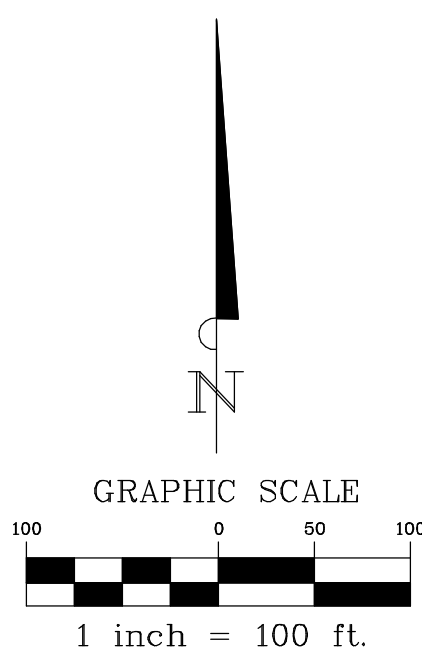
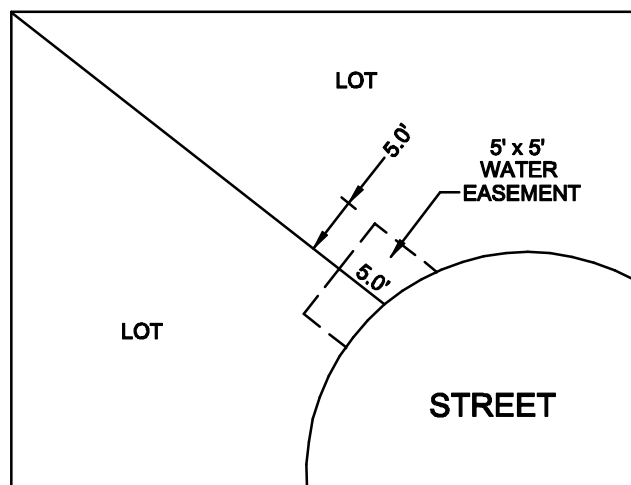
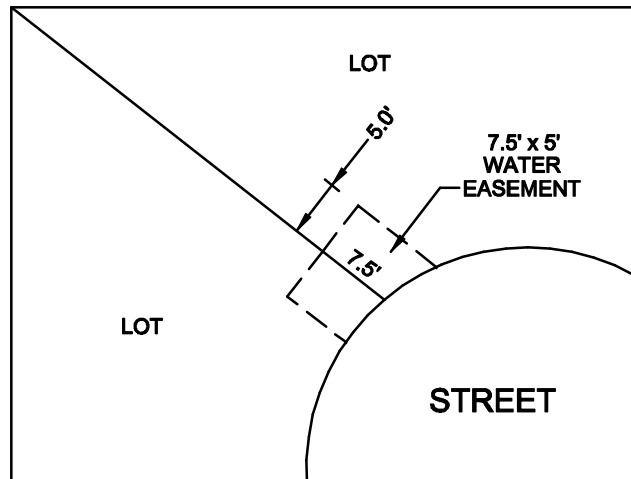


L1	N00°16'10"W	32.50'
L2	S00°16'10"E	32.50'



GENERAL NOTES:

1. EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
3. 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.
4. 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.
5. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
6. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5686" UNLESS OTHERWISE NOTED.
7. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
8. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).

DUE TO THE PRESENCE OF A LARGE DRAINAGE EASEMENT IMPACTING LOTS 16, 17, 32-36, 39, 40, 53-55, A PRE-CONSTRUCTION MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO PLANNING ANY SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. ON LOTS 16, 17, 32-36, 39, 40, 53-55.

9. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
10. COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.

GENERAL NOTES (CONT'D.):

11. COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
12. DRIVEWAYS SHALL MEET COLLIN COUNTY CULVERT PERMIT REQUIREMENTS. DRIVEWAYS THAT DO NOT MEET DRIVEWAY/CULVERT PERMIT REQUIREMENTS SHALL BE REMOVED AND CORRECTED AT THE OWNERS EXPENSE.
13. DRIVEWAY/CULVERT PERMITS ARE REQUIRED AT ALL EXISTING COUNTY ROAD TIE-INS.
14. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY ROAD MUST BE EVEN WITH THE EXISTING DRIVING SURFACE AND FLUSH WITH EDGE OF EXISTING COUNTY ROAD.
15. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
16. TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.
17. THERE ARE NO VISIBLE WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
18. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
19. THE SURVEYOR HAS RELIED ON THE HEREIN DESCRIBED SUBJECT DEED WITH REGARD TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY AFFECTING THE ABOVE DESCRIBED PROPERTY. NO ADDITIONAL RESEARCH REGARDING SAID EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY HAS BEEN PERFORMED BY THE SURVEYOR.
20. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, MAP NO(S). 48085C0190J AND 48085C0190J, MAPS 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".
21. BEARINGS ARE BASED ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO HARLAN PROPERTIES, INC., AS RECORDED UNDER DOCUMENT NUMBER 20150217000170310, OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

ENGINEER:

Kimley-Horn
106 W. Louisiana St.
McKinney, Texas 75069
(469) 301-2582
Contact: Joseph Heimberger

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

FINAL PLAT
MELISSA FARMS
LOTS 1-59, BLOCK A AND
LOTS 1-16, BLOCK B

99.063 ACRES IN THE

Carter T. Clift Survey
Abstract No. 162
Collin County, Texas

Scale: 1" = 100' Sheet No. 1 of 3 Date: November, 2016

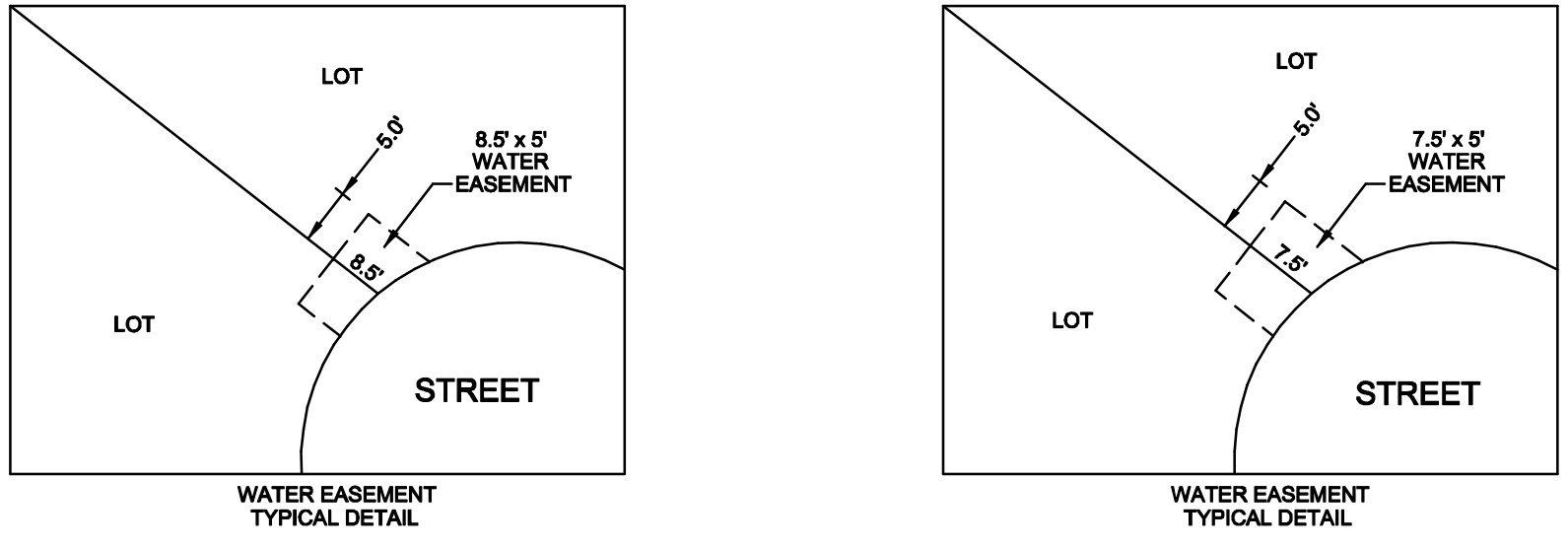
ABBREVIATIONS LEGEND

I.R.F. = IRON ROD FOUND
(C.M.) = CONTROLLING MONUMENT
C.I.R.S. = 1/2" IRON ROD WITH A 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

T.B.M. #1 = "X" cut found at the centerline intersection of Meadow Glen Drive and Altaga Crossing. Elev. = 624.31'

T.B.M. #2 = 1/2" iron rod found in asphalt paving for County Road No. 469, said iron being the most easterly northeast corner of Lot 5, Block D, McKinney Meadows Phase III, as recorded in Volume 2006, Page 147, Map Records, Collin County, Texas. Elev. = 611.08'

DATE: 11/29/2016 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2016-0068



ABBREVIATIONS

I.R.F. = IRON ROD FOUND

(C.M.) = CONTROLLING MONUMENT

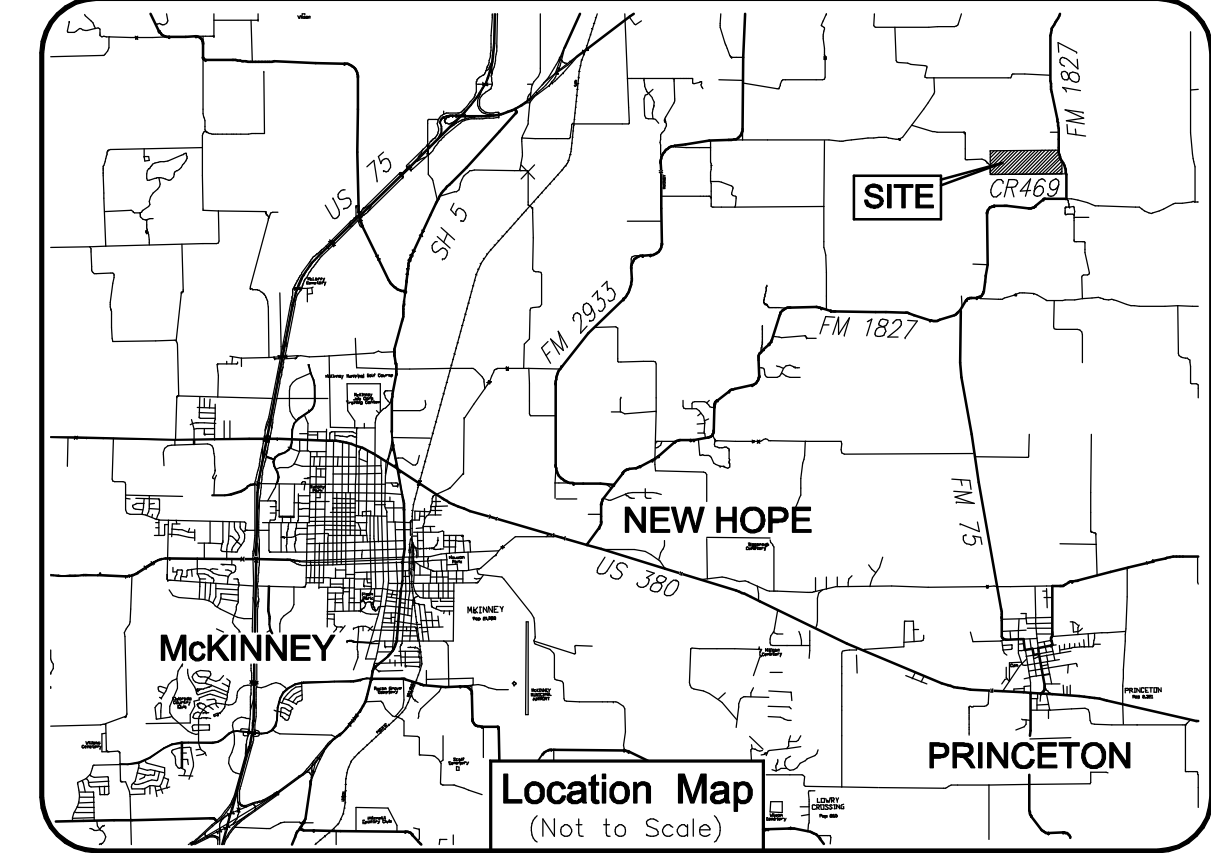
C.I.R.S. = 1/2" IRON ROD WITH A YELLOW PLASTIC CAP
STAMPED "RPLS 5698" SET

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

<u>Utility Service Providers:</u>	
Water Service provided by	<p>Altogether Water Supply Corporation (872) 529-9595</p> <hr/>
Electric Service provided by	<p>Grayson-Collins Electric Co-Operative (903) 482-7100</p> <hr/>
Sanitary Sewer	<p>O.S.S.F. - Private</p> <hr/>



ENGINEER:
Krimley-Horn
106 W. Louisiana St.
McKinney, Texas 75069
(469) 301-2582
Contact: Joseph Helmberger

OWNER:
Harlan Properties, Inc.
2404 Texas Drive
Irving, Texas 75062
(972) 659-0855
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: C. Holcomb

FINAL PLAT
MELISSA FARMS
LOTS 1-55, BLOCK A AND
LOTS 1-16, BLOCK B
99.063 ACRES IN THE
Carter T. Clift Survey
Abstract No. 162
Collin County, Texas

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, Harlan Properties, Inc. is the owner of a 99.063 acre tract of land situated in the Jessie Stiff Survey, Abstract No. 792, in Collin County, Texas, and being the same tract as the called 98.57 acre tract of land described by deed to Harlan Properties, Inc., as recorded under Document No. 20150217000170310, 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 found for the northeasterly corner of said 98.57 acre tract, same being the southeasterly corner of a called 210.522 acre tract of land, described by deed to 219 FM 1827 Partnership, as recorded under Document No. 20110124000091040, O.P.R.C.C.T., said iron rod found being in the southwesterly monumented line of F.M. Highway No. 1827, same being in a curve to the left, having a radius of 1477.43', a central angle of 141°7'03", and a chord which bears, South 19°41'13" East, a chord distance of 367.38';

Thence along said curve to the left, in a southeasterly direction, an arc length of 368.33' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at the end of said curve;

THENCE continuing along said southeasterly monumented line of F.M. Highway No. 1827, the following courses and distances:

South 26°49'45" East, a distance of 80.15' to a point for corner, from which a 1/2" iron rod found bears, North 72°16'09" West, a distance of 1.95';

South 00°02'45" East, a distance of 120.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for an "ell" corner;

North 89°57'15" East, a distance of 21.55' to a 1/2" iron rod found for an "ell" corner of the herein described property, same being the northwesterly corner of a tract of land, described by deed to Glynn E. Francis and wife, Eloisa V. Francis, as recorded under Document No. 20110509000476570, O.P.R.C.C.T.;

THENCE South 01°04'02" East, along the common line between said 98.57 acre tract and said Francis tract, a distance of 545.73' to a 1/2" iron rod found for the southwesterly corner of said Francis tract, same being the most southerly southeast corner of said 98.57 acre tract, said corner also being in County Road No. 469;

THENCE along said County Road No. 469, in a westerly direction, the following courses and distances:

South 88°55'21" West, a distance of 1353.20' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for an angle point;

South 89°43'50" West, a distance of 2655.42' to a 1/2" iron rod found for the southwesterly corner of said 98.57 acre tract, same being the northwesterly corner of a tract of land, described by deed to Pensco Trust Company FBO James Stokes Cornelius, IRA, as recorded under Document No. 20141009001105290, O.P.R.C.C.T., same also being an angle point in the easterly line of a right-of-way dedication for County Road No. 469, as shown on the plat of MCKINNEY MEADOWS PHASE III, an addition to Collin County, Texas, as recorded in Volume 2008, Page 147, O.P.R.C.C.T.;

THENCE North 00°41'50" West, along said right-of-way dedication, a distance of 478.37' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set, said corner being the most southerly corner of the aforementioned 210.522 acre tract;

THENCE North 00°44'00" West, along the common line between said 210.522 acre and 98.57 acre tract, a distance of 601.78' to a 1/2" iron rod found for the northwesterly corner of said 98.57 acre tract, same being an "ell" corner of said 210.522 acre tract;

THENCE North 89°22'50" East, continuing along a common line between said 210.522 acre and 98.57 acre tracts, a distance of 3830.36' to the POINT OF BEGINNING and containing 99.063 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Harlan Properties, Inc. is the sole owner of the above described property and does hereby adopt this replat designating the hereinabove described property as LOTS 1-55, BLOCK A AND LOTS 1-16, BLOCK B - MELISSA FARMS, an 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 - Owner

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 purposes therein expressed.

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

NOTARY PUBLIC in and for the State of Texas

Health Department Certification:

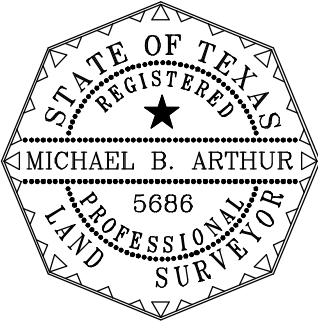
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

Surveyor's Certificate

I, Michael B. Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my personal supervision.

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



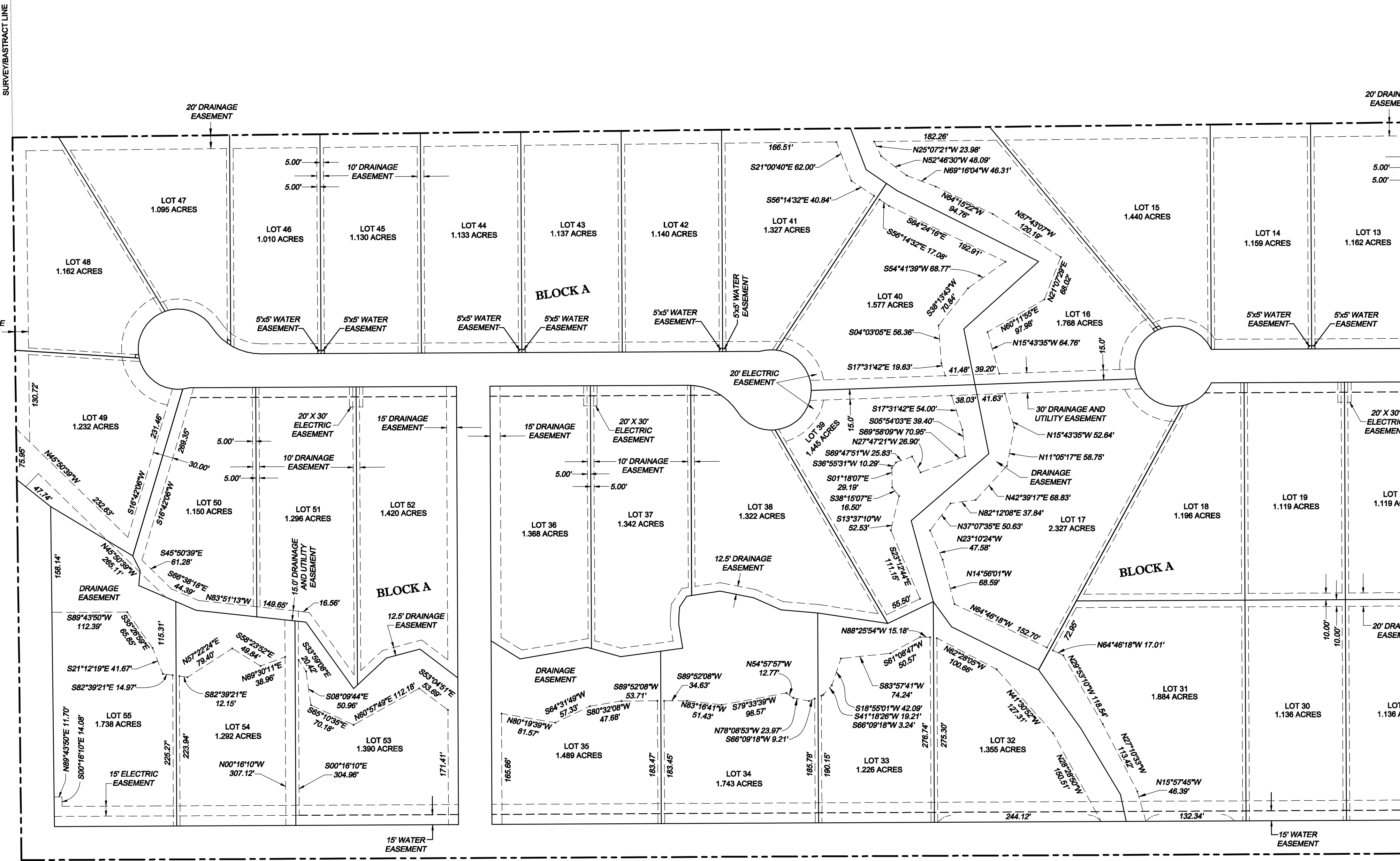
STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, 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 purposes therein expressed.

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

NOTARY PUBLIC in and for the State of Texas

DATE: 11/29/2016 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2016-0068



DRAINAGE EASEMENT DETAIL

This plat approved by the Collin County, Commissioners

On _____ day of _____, 2017.

Keith Self, Collin County Judge

FINAL PLAT
MELISSA FARMS
LOTS 1-55, BLOCK A AND
LOTS 1-16, BLOCK B

99.063 ACRES IN THE

Carter T. Clift Survey
Abstract No. 162
Collin County, Texas

Scale: 1" = 100' Sheet No. 3 of 3 Date: November, 2016

ENGINEER:
Kimley-Horn
106 W. Louisiana St.
McKinney, Texas 75069
(469) 301-2562
Contact: Joseph Helmsberger

OWNER:
Harlan Properties, Inc.
2404 Texas Drive
Irving, Texas 75062
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Contact: Suresh Shridharani

SURVEYOR:
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Firm Registration No. 10074200
Contact: Chad Holcomb