

SURVEYOR'S NOTES:

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000152710.
- This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C03451, with an effective date of June 02, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Notice: Selling a portion of this addition by metes and bounds is a violation of County subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 2 recorded lots from an un-recorded tract of land.
- 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).
Due to the presence of a large pond on/adjacent to Lot 1, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to lot development/improvement on Lot 1.
- There is an existing structure and OSSF on Lot 2. The existing OSSF on Lot 2 is an alternative system, suitable for the site and existing structure. Any changes to the existing structure must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
Any existing structure or OSSFs on Lot 1 not noted above must be reviewed and permitted by Collin County Development Services.
- There are no water wells noted in this subdivision and no water wells are allowed without approval from Collin County Development Services.
- 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.
- 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.

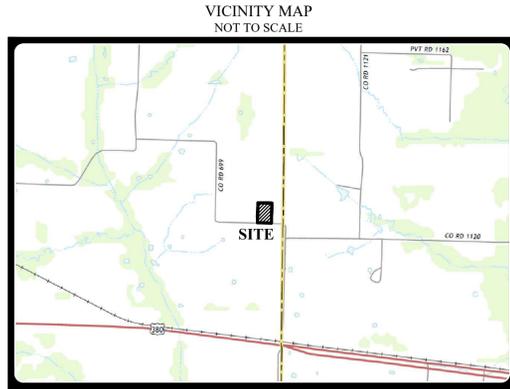
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- All 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.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- Culvert permits are required at all existing county road tie-ins.
- All private driveway tie-ins to a county maintained road, or road with expectations of being accepted into the county road inventory, must be even with the existing driving surface.
- The finish floor elevations of all house pads will be at least 18" above the highest elevations of the surrounding ground around the house after final grading.

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- MAG MAG NAIL SET IN ASPHALT PAVING
- OSSF ON-SITE SEWAGE FACILITIES
- CCDS COLLIN COUNTY DEVELOPMENT SERVICES

UTILITY PROVIDERS:

- ELECTRIC:** SHERYLAND ELECTRIC
1900 NORTH AKARD STREET
DALLAS, TX 75201-2300
PHONE: (866) 354-3335
- SEWER:** ON-SITE SEWAGE FACILITIES (OSSF)
- WATER:** CITY OF FARMERSVILLE
205 S. MAIN STREET
FARMERSVILLE, TX 75442
PHONE: (972) 782-6151



DA HUONG TRAN & CUONG DUC PHAM
VOL. 5605, PG. 3192
D.R.C.C.T.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT DATED 12/20/2018

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

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

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS K & AKLI Properties, LLC is the sole owner of a tract of land situated in the Hezekiah Johnson Survey, Abstract No. 496, Collin County, Texas, being the same tract of land conveyed to K & Akli Properties LLC by deed recorded in Document No. 20180326000361930 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US FOOT) with a combined scale factor of 1.000152710):

BEGINNING at a 1/2-inch rebar found for the Northwest corner of said K & Akli Properties LLC tract, same being the Northeast corner of a tract of land conveyed to Melinda A. Smith by deed recorded in Document No. 20070126000115940 (D.R.C.C.T.), and lying on the South line of a tract of land conveyed to Da Huong Tran & Cuong Duc Pham by deed recorded in Volume 5605, Page 3192 (D.R.C.C.T.)

THENCE North 89 Degrees 49 Minutes 46 Seconds East, with the South line of said Tran tract, a distance of 370.00 feet to a point for the Northeast corner of said K & Akli tract, same being the Northwest corner of a tract of land conveyed to David & Tiffany Stevenson by deed recorded in Document No. 20120917001161640 (D.R.C.C.T.), from with a 1/2-inch rebar found bears South 28 Degrees 02 Minutes 00 Seconds West, a distance of 0.43 feet;

THENCE South 00 Degrees 16 Minutes 26 Seconds West, departing the South line of said Tran tract, with the West line of said Stevenson tract, a distance of 524.46 feet to a MAG nail set in asphalt paving for the Southeast corner of said K & Akli tract, same being the Southwest corner of said Stevenson tract, and lying on the North line of a tract of land conveyed to Dzatku Holdings LLC by deed recorded in Document No. 20150107000018700 (D.R.C.C.T.), and on the approximate centerline of County Road 699 (Prescriptive right-of-way);

THENCE North 89 Degrees 51 Minutes 34 Seconds West, with the North line of said Dzatku Holdings LLC tract and the North line of a tract of land conveyed to Ed Lewis by deed recorded in Document No. 20111031001168130 (D.R.C.C.T.), and the approximate centerline of said County Road 699, a distance of 369.64 feet to a MAG nail set in asphalt paving for the Southwest corner of said K & Akli tract, same being the Southeast corner of said Smith tract;

THENCE North 00 Degrees 14 Minutes 07 Seconds East, departing the North line of said Lewis tract, with the East line of said Smith tract, passing at a distance of 30.84 feet a 1/2-inch rebar found for reference, and continuing for a total distance of 522.45 feet to the **POINT OF BEGINNING** and containing 193,582 square feet or 4.444 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I, K & AKLI Properties, LLC, Owner, does hereby adopt this plat designating the hereinabove described property as **GOLDEN FIELDS ADDITION, LOTS 1 AND 2**, an addition to Collin County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the full right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations, and resolutions of Collin County, Texas.

WITNESS our hands at Collin County, Texas, this the _____ day of _____, 20____.

K & AKLI PROPERTIES, LLC

By: _____

(Printed Name)

(Title)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

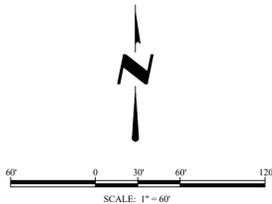
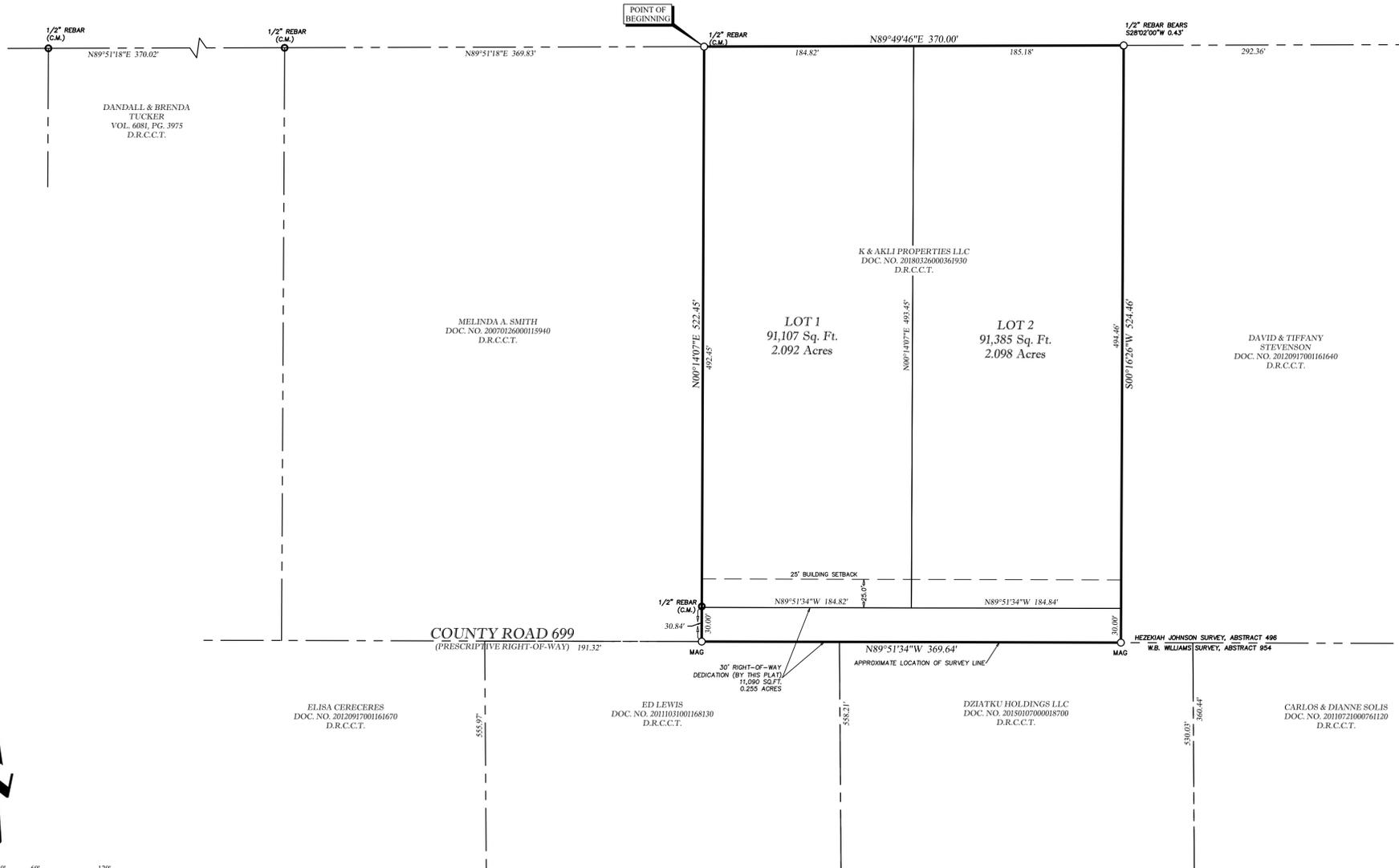
Notary Public in and for the State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT
This the _____ day of _____, 2019.

County Judge, Chris Hill

FINAL PLAT
GOLDEN FIELDS ADDITION
LOTS 1 AND 2
BEING 4.444 ACRES OUT OF THE
HEZEKIAH JOHNSON SURVEY,
ABSTRACT NO. 496
COLLIN COUNTY, TEXAS

-- AUGUST, 2018 -- PAGE 1 OF 1



ENGINEER
Kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

OWNER/DEVELOPER
K & AKLI PROPERTIES, LLC
751 HUNTERS PLACE
PROSPER, TX 75078

SURVEYOR
WINDROSE
LAND SURVEYING | PLATTING
220 Elm Street, Suite 200 | Lewisville, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

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arthursurveying.com | Established 1986