



Project

1902.036-04

Date

05/28/2020

Drafter

JDC



EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
LMM Engineering, Inc.
Contact: Laban Miano
2355 N. Hwy 360
Grand Prairie, TX 75050
(214) 794-4436

OWNER
Arka Farms, LLC
Contact: Hemal Doshi
3417 Brushy Creek Drive
Plano, TX 75025
(214) 406-4530

LOT SUMMARY TABLE	
GROSS ACREAGE	36.23
R.O.W. DEDICATED	5.07
NET ACREAGE	31.16

FINAL PLAT
PRINCETON LAKESIDE ESTATES
LOTS 1 - 28

BEING 36.23 ACRES OF LAND SITUATED IN THE
SARAH D. TERRY SURVEY, ABSTRACT No. 890,
COLLIN COUNTY, TEXAS

ON-SITE SEWAGE FACILITY NOTES

1.) All lots must utilize alternative type On-Site Sewage Facilities.

2.) 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/rivers/ponds, etc. (Per State regulations).

- There is a pond on Lot 28 that could impact impervious cover placement, OSSF placement, etc. on Lot 28. Careful planning for any OSSFs and all planned structures, impervious cover, swimming pools, etc. on the property will be required and a pre-planning meeting with OSSF professional and Development Services is recommended.

- Due to the presence of several large ponds adjacent to Lots 10, 11, 13 and 14 that could affect OSSF placement, a pre-planning meeting with Registered Sanitarian/Professional Engineer and Development Services is recommended prior to planning for Lots 10, 11, 13 and 14.

- No OSSF can be installed on common lot.

3.) There were no permitted/approved existing structures with associated OSSF(s) 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.

4.) Tree removal and/or grading for OSSF may be required on individual lots.

5.) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

6.) There are no ponds in this subdivision other than on the common lot and Lot 28 and no other ponds are allowed without prior approval from Collin County Development Services.

7.) Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

8.) 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.

SURVEYOR'S NOTES

1.) The purpose of this plat is to create 28 residential lots and to dedicate right-of-way and easements for site development.

2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0315J.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) 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/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.

GENERAL NOTES

1.) The utility providers for the property are listed below as follows:

WATER - Culleoka Water Supply

ELECTRIC - Oncor Electric

100 E. Princeton Dr.

4600 State Highway 121

Princeton, TX 75407

McKinney, TX 75070

(972) 734-3572

(469) 631-8644

2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0315J.

3.) All ponds shall be maintained by the individual lot owners.

4.) All drainage easements shall be maintained by individual lot owners.

5.) Mail boxes shall meet United States Postal Service specifications.

6.) All road signs shall meet Collin County specifications.

7.) Collin County will only maintain street signs and poles with current county materials.

8.) Street lights that have been approved will not be maintained, repaired, or replaced by Collin County. Collin County will not be responsible for any fees associated with the street lights.

9.) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.

10.) 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.

11.) 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.

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

13.) All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.

14.) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.

15.) 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.

16.) The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading.

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OWNER

Arka Farms, LLC

Contact: Hemal Doshi

3417 Brushy Creek Drive

Plano, TX 75025

(214) 406-4530

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

§

§

WHEREAS, **ARKA FARMS, LLC**, is the owner of a 36.23 acre tract or parcel of land situated in the SARAH D. TERRY SURVEY, ABSTRACT NUMBER 890, Collin County, Texas, and being all of a called 36.23 acre tract of land described in the deed to ARKA Farms, LLC, recorded in Document Number 20190305000232390 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northwest corner of said 36.23 acre tract and the Northeast corner of a called 4.993 acre tract of land described in the deed to Rick J. Putchio, recorded in Document Number 201000625000649040 of the Deed Records of Collin County, Texas and being in the South line of a called 5.4878 acre tract of land described in the deed to Arthur Rhodes and wife, Sarah Rhodes, recorded in Document Number 97-0046077 of the Deed Records of Collin County, Texas;

THENCE South 87°24'48" East, with the North line of said 36.23 acre tract and the common South line of said 5.4878 acre tract, a distance of 42.24 feet to a 1/2" iron rod found at the Southeast corner of said 5.4878 acre tract and the common Southwest corner of a called 11.53 acre tract of land described in the deed to Fernando Ramon Zapata and wife, Rosa Maria Zapata, recorded in Document Number 20160413000441000 of the Deed Records of Collin County, Texas;

THENCE South 87°09'57" East, with the North line of said 36.23 acre tract, a distance of 341.86 feet to a 1/2" iron rod found;

THENCE South 87°23'21" East, with the North line of said 36.23 acre tract, a distance of 341.48 feet to a 1/2" iron rod found at the Southeast corner of said 11.53 acre tract and the common Southwest corner of a called 2.017 acre tract of land described as Tract One in the deed to Fernando R. Zapata, recorded in Document Number 2005-0102165 of the Deed Records of Collin County, Texas;

THENCE South 87°26'59" East, with the North line of said 36.23 acre tract and the common South line of said "Tract One", passing at a distance of 116.64 feet a 1/2" iron rod found at the Southeast corner of said "Tract One" and being the Southwest corner of a called 1.935 acre tract of land described as Tract Two in said deed to Fernando R. Zapata (2005-0102165), continuing on said course a total distance of 320.16 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 36.23 acre tract and the common Southeast corner of said "Tract Two" and being the Northwest corner of Lot 2, Block A of Harding Subdivision an addition to Collin County, Texas, recorded in Document Number 2006-501 of the Plat Records of Collin County, Texas;

THENCE South 01°16'08" West, with the East line of said 36.23 acre tract and the common West line of said Lot 2, passing at a distance of 22.59 feet a capped 1/2" iron rod stamped "REF" found for reference, passing at a distance of 303.04 feet a 5/8" iron rod stamped "BG1" found at the Southwest corner of said Lot 2 and being the Northwest corner of Lot 1, Block A of said Harding Subdivision, continuing on said course a total distance of 1081.03 feet to a 1/2" iron rod found in the West line of a called 10.00 acre tract of land described in the Frankum Trust deed, recorded in Volume 2278, Page 409 of the Deed Records of Collin County, Texas and being the Northeast corner of a called 5.00 acre tract of land described in the deed to Joseph O. Morneault and Clara M. Morneault, recorded in Document Number 2004-0013342 of the Deed Records of Collin County, Texas;

THENCE North 88°31'12" West, with the East line of said 36.23 acre tract and the common North line of said Joseph O. Morneault and Clara M. Morneault tract, a distance of 258.33 feet to a 3/8" iron rod found at the Northwest corner of said Joseph O. Morneault and Clara M. Morneault tract and being the common Northeast corner of a called 2.00 acre tract of land described in the deed to Eva Guerra and Jesus Ortiz, recorded in Document Number 2015316000285210 of the Deed Records of Collin County, Texas;

THENCE North 88°46'15" West, with the East line of said 36.23 acre tract and the common North line of said 2.00 acre tract, a distance of 257.74 feet to a 1/2" iron rod found at the Northwest corner of said 2.00 acre tract;

THENCE South 01°19'21" West, with the East line of said 36.23 acre tract and the common West line of said 2.00 acre tract, a distance of 336.63 feet to a capped 1/2" iron rod stamped "GEER R.P.L.S. 4117" found at the Southwest corner of said 2.00 acre tract and being the Northwest corner of a called 0.5 acre tract of land described as Tract I in the deed to Carlos D. Salalses Salazar, recorded in Document Number 20170330000408350 of the Deed Records of Collin County, Texas;

THENCE South 01°18'35" West, with the East line of said 36.23 acre tract and the common West line of said "Tract I" and the West line of a called 1.00 acre tract of land described as Tract II in said deed to Carlos D. Salalses Salazar, a distance of 509.50 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southeast corner of said 36.23 acre tract and the common Southwest corner of said "Tract II" and being in County Road 448;

THENCE North 89°45'03" West, with the South line of said 36.23 acre tract, a distance of 517.08 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 36.23 acre tract and the Southeast corner of a Right-of-Way dedication, recorded in Document Number 2010-332 of the Plat Records of Collin County, Texas and being in said County Road 448;

THENCE North 01°27'29" East, with the West line of said 36.23 acre tract, passing at a distance of 32.20 feet a capped 1/2" iron rod stamped "GEER R.P.L.S. 4117" found at the Southeast corner of Lot 3, Block A of Gilbert Acres Phase 1 an addition to Collin County, Texas, recorded in Document Number 2010-332 of the Plat Records of Collin County, Texas, passing at a distance of 205.80 feet a capped 1/2" iron rod stamped "GEER R.P.L.S. 4117" found at the Northeast corner of said Lot 3, Block A and the Southeast corner of Lot 1, Block A of said Gilbert Acres Phase 1 and continuing on said course a total distance of 483.34 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 1, Block A and being the Southeast corner of a called 2.50 acre tract of land described in the deed to Francisco Chavira, recorded in Document Number 20130212000165880 of the Deed Records of Collin County, Texas;

THENCE North 00°29'01" East, with the West line of said 36.23 acre tract and the common East line of said 2.50 acre tract, a distance of 188.41 feet to a 1/2" iron rod found at the Northeast corner of said 2.50 acre tract and being the common Southeast corner of a called 2.50 acre tract of land described in the deed to John Casey Crapser, recorded in Document Number 2004-0075079 of the Deed Records of Collin County, Texas;

THENCE North 00°14'00" East, with the West line of said 36.23 acre tract and the East line of said John Casey Crapser tract, a distance of 182.71 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

THENCE North 02°51'57" West, with the West line of said 36.23 acre tract and the East line of said John Casey Crapser tract, a distance of 2.32 feet to a 1/2" iron rod found at the Northeast corner of said John Casey Crapser tract and the common Southeast corner of a called 5.012 acre tract of land described in the deed to Kelly Galbraith and Caroline Galbraith, recorded in Document Number 20120510000551840 of the Deed Records of Collin County, Texas;

THENCE North 00°58'20" East, with the West line of said 36.23 acre tract and the common East line of said 5.012 acre tract a distance of 368.72 feet to a 1/2" iron rod found at the Northeast corner of said 5.012 acre tract and being the common Southeast corner of a called 5.016 acre tract of land described in the deed to Frankum LTD., recorded in Document Number 20080422000479630 of the Deed Records of Collin County, Texas;

THENCE North 00°45'20" East, with the West line of said 36.23 acre tract and the common East line of said 5.016 acre tract, a distance of 371.16 feet to a 3/8" iron rod found at the Northeast corner of said 5.016 acre tract and being the common Southeast corner of said 4.993 acre tract;

THENCE North 00°57'21" East, with the West line of said 36.23 acre tract and the common East line line of said 4.993 acre tract, a distance of 364.49 feet to the **POINT OF BEGINNING** and containing 36.23 acres of land, more or less.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	231.29'	60.00'	220°51'40"	N 45°51'47" E
C2	292.79'	60.00'	279°35'39"	S 48°52'45" E
C3	325.42'	60.00'	310°45'05"	S 01°06'08" W
C4	285.15'	60.00'	272°17'48"	S 45°01'50" E
C5	47.02'	60.00'	44°54'02"	S 21°38'31" E
C6	94.04'	60.00'	89°48'04"	S 00°48'29" W
C7	47.02'	60.00'	44°54'01"	S 23°15'31" W
C8	49.61'	60.00'	47°22'41"	N 67°13'44" E
C9	46.45'	60.00'	44°21'23"	N 68°57'15" E
C10	85.61'	60.00'	81°44'59"	N 23°41'33" W
C11	145.68'	60.00'	139°06'41"	N 86°44'17" E
C12	103.92'	60.00'	99°14'25"	N 40°56'38" E
C13	188.87'	60.00'	180°21'14"	S 00°44'28" W
C14	138.27'	60.00'	132°02'07"	S 88°15'21" E
C15	187.15'	60.00'	178°42'58"	S 67°07'12" W
C16	108.25'	60.00'	105°22'23"	N 50°30'28" E
C17	126.37'	60.00'	120°40'17"	S 17°28'12" E
C18	50.53'	60.00'	48°15'08"	S 66°59'30" W
C19	52.70'	60.00'	50°19'37"	S 18°55'44" E
C20	41.34'	60.00'	39°28'27"	S 25°58'18" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°51'57" W	2.32'
L2	N 45°14'57" E	14.14'
L3	S 45°51'47" W	14.13'
L4	S 44°02'45" E	14.18'
L5	S 45°51'50" W	13.96'
L6	S 44°02'13" E	14.18'
L7	N 44°54'40" E	10.52'
L8	S 45°57'47" W	14.10'
L9	S 44°28'36" E	14.07'
L10	N 43°52'26" E	21.34'
L11	N 46°46'34" E	25.65'
L12	N 01°16'08" E	21.51'

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ARKA FARMS, LLC**, acting herein by and through its duly authorized officer, does hereby adopt this Final Plat designated herein as **PRINCETON LAKESIDE ESTATES**, an addition to Collin County, Texas, does hereby dedicated the streets, traffic control signs, utility and drainage easements to the public use forever.

OWNER: **ARKA FARMS, LLC**, a Texas limited liability company

BY: _____

Hemal Doshi

Managing Member

Date

STATE OF TEXAS

COUNTY OF _____

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BEFORE ME, the undersigned authority, on this day personally appeared **HEMAL DOSHI**, on behalf of ARKA FARMS, LLC, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF COLLIN

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I, **TED A. GOSSETT**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of Collin County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Ted A. Gossett, R.P.L.S. # 5991

Date

STATE OF TEXAS

COUNTY OF TARRANT

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BEFORE ME, the undersigned authority, on this day personally appeared **TED A. GOSSETT**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

John Cox, 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

Date

APPROVAL BLOCK

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT

this ____ day of _____, 2020.

Collin County Judge, Chris Hill

FINAL PLAT
PRINCETON LAKESIDE ESTATES
LOTS 1 - 28X

BEING 36.23 ACRES OF LAND SITUATED IN THE
SARAH D. TERRY SURVEY, ABSTRACT No. 890,
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PAGE 2 OF 2