

11603



20180718010003260 07/18/2018 10:57:39 AM PL 1/2

FROM:  
R-6494-000-0060-1 / 53.354 AC  
FOR TAX YEAR 2019

**AREA NOTE:**

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

**REFERENCE BEARING NOTE:**

The basis of bearings shown upon this Plat are referenced to South 32 deg. 56 min. 02 sec. East along the east line of the subject property between U.S. Army Corp of Engineers Monuments No. 3221-2 and 3221-1.

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0315J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that part of the subject parcel lies within the Zone "X", an area determined to be outside the 0.2% annual chance floodplain, and also part of the subject parcel lies within Zone "A", an area described as 1% annual chance flood (100-yr flood), also known as base flood, is the flood that has 1% chance of being equaled or exceeded in any given year.

**MONUMENT NOTE:**

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

**SUBDIVISION NOTE:**

Selling a portion of this addition by metes & bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

**OPEN SPACE NOTE:**

All Open Space, Non-Residential Lots will be maintained by the Home Owner's Association (H.O.A.)

**GENERAL NOTES:**

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

Driveways shall meet Collin County Culvert permit requirements. Driveways meet driveway/culvert permit requirements shall be removed and corrected at the owners expense.

Driveway/Culvert permits are required at all existing county road tie-ins.

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.

Mail boxes shall meet USPS specifications.

**DRAINAGE EASEMENT NOTE:**

No fences or other obstructions shall be built or installed within the limits of the Drainage Easements adjacent to roadways. Such areas shall be left so that access can be obtained for maintenance purposes.

**LANDSCAPE EASEMENT NOTE:**

All Landscape Easements will be maintained by the Home Owner's Association (H.O.A.)

**SANITATION NOTES:**

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

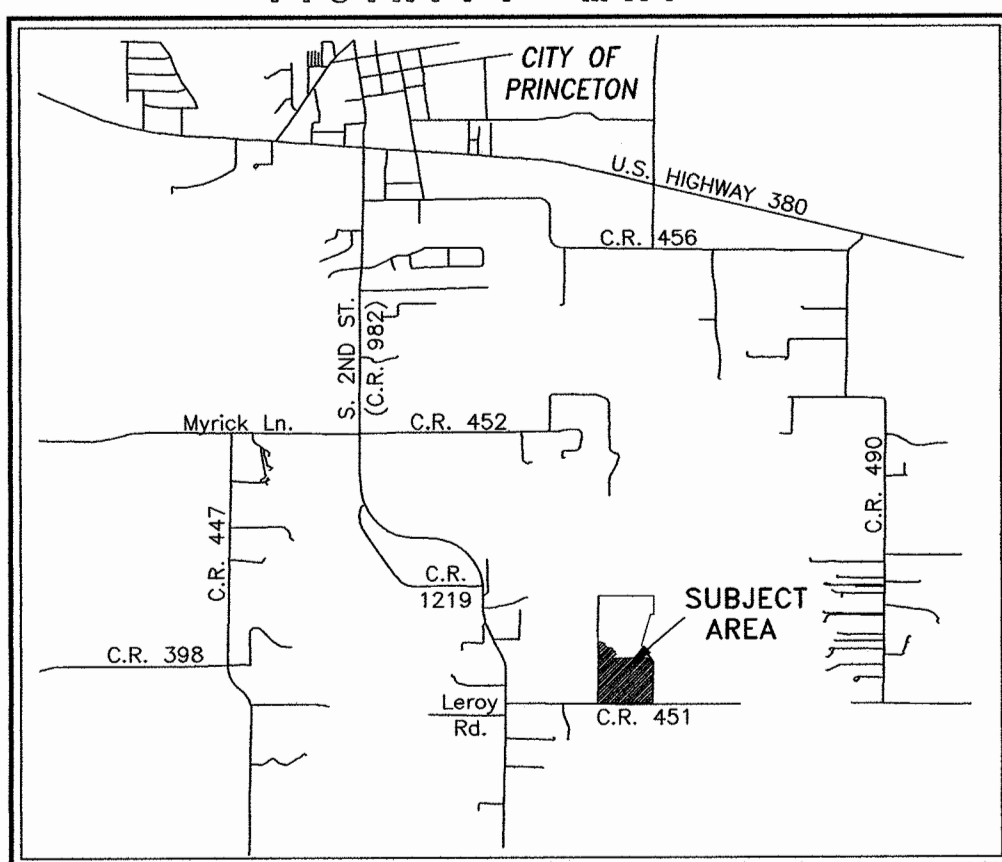
Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). Due to the presence of a creek/flowage easement/lake area adjacent to lots 1C, 6C, 7C, 8C, 9C and 8D, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on lots 1C, 6C, 7C, 8C, 9C and 8D without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.

NOTE: Maximum dwelling size/number of bedrooms might be limited on these lots.

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

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.

**VICINITY MAP**

SUI TANG & ARNG KIM TANG  
Called 62.702 Acres  
Vol. 5880, Pg. 3682  
D.R.C.C.T.

POINT OF  
BEGINNING  
3/8" IRF

State Plane-NAD 83  
N: 7,106,072.053  
E: 2,584,978.289

1,769' to West line of the  
Milo Jones Survey, Abstract No. 494

POINT OF  
BEGINNING  
3/8" IRF

30' EASEMENT TO COLLIN COUNTY  
Doc. No. 20151020001326840  
D.R.C.C.T.  
DEDICATED AS R.O.W.  
BY THIS PLAT

RICHARD E. DUNHAM AND HELEN KYUNG DUNHAM  
Called 62.939 Acres  
Doc. No. 20140305000204530  
D.R.C.C.T.

**SURVEYOR:**  
Ringley & Associates, Inc.  
Lawrence Ringley, R.P.L.S.  
701 S. Tennessee Street  
McKinney, Texas 75069  
(972) 542-1266

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
Bill Permon, Project Manager  
131 S. Tennessee Street  
McKinney, Texas 75069  
(972) 562-4409

**OWNER:**  
AJD Group, LLC  
908 Audelia Road  
Ste. #200-103  
Richardson, TX. 75081  
214-498-4687

COUNTY ROAD 451

RICHARD E. DUNHAM AND HELEN KYUNG DUNHAM  
Called 62.939 Acres  
Doc. No. 20140305000204530  
D.R.C.C.T.

**SURVEYOR:**  
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**OWNER:**  
AJD Group, LLC  
908 Audelia Road  
Ste. #200-103  
Richardson, TX. 75081  
214-498-4687

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°26'34"	275.00'	26.12'	S 10°59'56" E	26.11'
C2	18°08'21"	73.00'	246.08'	S 14°43'43" E	145.04'
C3	15°19'03"	325.00'	86.89'	S 25°42'21" W	86.63'
C4	10°23'36"	1200.00'	217.68'	N 05°19'40" E	217.38'
C5	19°28'39"	800.00'	271.98'	N 00°47'09" E	270.85'
C6	42°23'18"	300.00'	221.95'	N 12°14'29" E	216.92'
C7	41°58'32"	300.00'	219.78'	N 12°26'55" E	214.90'
C8	64°58'56"	1260.54'	469.94'	S 86°55'17" E	449.85'
C9	12°42'51"	1149.47'	255.07'	S 89°52'09" E	254.55'
C10	11°35'19"	1260.47'	254.94'	N 89°34'04" E	254.51'
C11	51°35'53"	600.16'	54.80'	S 87°15'13" E	54.78'
C12	98°14'35"	50.00'	85.73'	S 40°44'52" E	75.61'
C13	6°07'10"	800.00'	85.44'	S 11°26'01" W	85.40'
C14	28°43'23"	800.00'	401.05'	S 00°07'54" W	396.86'
C15	14°29'32"	800.00'	202.35'	S 06°59'01" E	201.81'
C16	51°35'54"	600.15'	54.80'	N 87°30'54" E	54.78'
C17	11°35'19"	1260.52'	254.95'	S 89°18'23" E	254.52'
C18	12°42'51"	1149.47'	255.07'	S 89°52'09" E	254.55'
C19	11°35'19"	1260.47'	254.94'	N 89°34'04" E	254.51'
C20	51°35'53"	600.16'	54.80'	S 87°15'13" E	54.78'

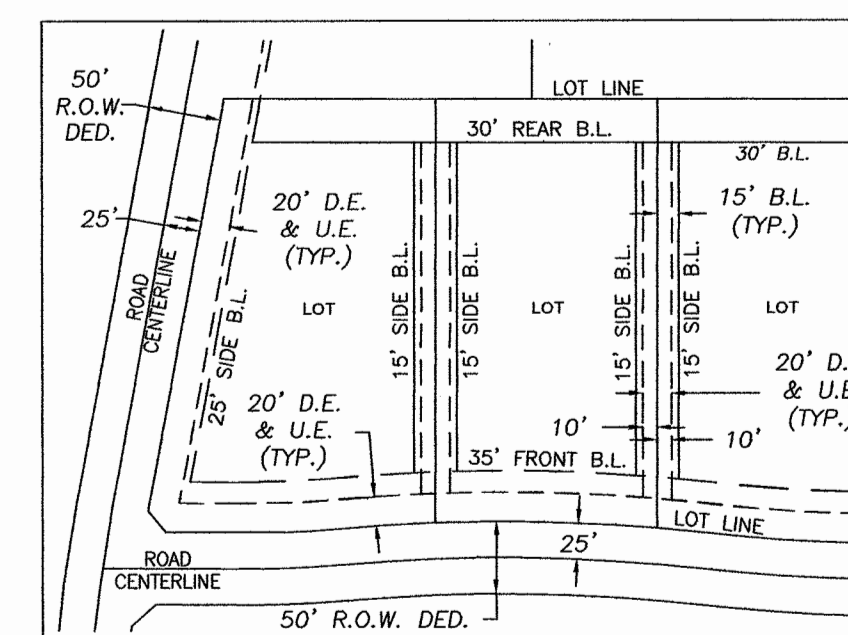
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 04°56'57" E	66.75'
L2	S 32°08'44" E	41.52'
L3	S 00°02'42" E	32.86'
L4	S 73°19'43" E	75.21'
L5	S 89°52'08" E	83.53'
L6	S 18°43'19" E	55.30'
L7	S 89°52'09" E	42.74'
L8	N 48°12'21" E	24.63'
L9	N 45°07'52" E	28.28'
L10	S 46°27'23" E	21.63'
L11	S 44°52'08" E	28.28'
L12	N 45°07'49" E	28.28'
L13	N 46°51'23" W	21.84'
L14	N 48°29'45" E	22.42'
L15	S 44°52'08" E	28.28'
L16	N 38°54'23" W	19.30'
L17	N 45°48'04" E	21.63'
L18	S 41°21'02" E	33.12'
L19	S 40°43'44" W	19.92'

**LEGEND**

B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
U.E. = UTILITY EASEMENT  
IRF = IRON ROD FOUND  
IRS = 1/2" IRON ROD SET  
WITH CAP STAMPED  
RPLS 4701

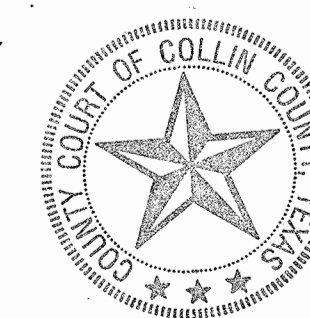
BOUNDARY LINE  
LOT LINE  
SETBACK LINE  
EASEMENT LINE  
R.O.W. CENTERLINE

**TYPICAL LOT DETAIL**

# S11603

**FINAL PLAT****LAVON ESTATES****PHASE 1**

LOTS 1-6, BLOCK A  
LOTS 1-11, BLOCK B  
LOTS 1-12, BLOCK C  
LOTS 1-8, BLOCK D  
53.354 Acres  
situated in the  
Milo Jones Survey, Abst. No. 494  
Collin County, Texas  
Date of Preparation: 01/27/17



**RINGLEY & ASSOCIATES, INC.**

SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Head	06/12/18	1" = 100'	18024	18024-TP-PHASE1.DWG	1 of 2

WHITE ORCHID HOLDING CO.  
Called 51.17346 Ac  
Doc. No. 20150106000013170  
D.R.C.C.T.

Filed and Recorded  
Official Public Records  
Stacy Kemp, County Clerk  
Collin County, TEXAS  
07/18/2018 10:57:39 AM  
S41.00 VIRGELLA  
20180718010003260



2018-538

*Signature*



## OWNER'S CERTIFICATE

STATE OF TEXAS    )  
COUNTY OF COLLIN    )

WHEREAS, AJD GROUP, LLC is the owner of that certain called 113.085 acre tract of land situated in the Milo Jones Survey, Abstract No. 494 of Collin County, Texas and being that same tract of land described in a General Warranty Deed to AJD Group, LLC, recorded in Document No. 20160224000210300 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and a portion of said tract being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the center of County Road 451, for the southwest corner of said 113.085 acre AJD tract and same being the southeast corner of that certain called 62.702 acre tract of land described in a deed to Sui Tang and Arng Kim Tang, recorded in Volume 5880, Page 3682, D.R.C.C.T. and said point also being on the north line of that certain called 62.939 acre tract of land described in a deed to Richard E. Dunham and Helen Kyung Dunham, recorded in Document No. 201403050000204530, D.R.C.C.T.;

THENCE: North 00 deg. 57 min. 21 sec. East, along the common line of said 113.085 acre AJD tract and said 62.702 acre Tang tract, a distance of 1,548.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" (hereinafter referred to as "with cap"), set for corner;

THENCE: North 01 deg. 31 min. 09 sec. West, continuing along said common line, a distance of 283.32 feet to a 1/2 inch iron rod with cap, set for the most northerly northwest corner of this tract;

THENCE: South 72 deg. 21 min. 06 sec. East, departing from said common line, over and across said 113.085 acre AJD tract, a distance of 196.99 feet to a 1/2 inch iron rod with cap, set for corner;

THENCE: South 04 deg. 56 min. 57 sec. East, a distance of 66.75 feet to a 1/2 inch iron rod with cap, set for corner;

THENCE: South 32 deg. 08 min. 44 sec. East, a distance of 41.52 feet to a 1/2 inch iron rod with cap, set for corner;

THENCE: South 50 deg. 03 min. 47 sec. East, a distance of 32.96 feet to a 1/2 inch iron rod with cap, set for corner;

THENCE: South 73 deg. 19 min. 43 sec. East, a distance of 75.21 feet to a 1/2 inch iron rod with cap, set for corner;

THENCE: South 89 deg. 52 min. 08 sec. East, a distance of 83.53 feet to a 1/2 inch iron rod with cap, set for corner;

THENCE: South 13 deg. 43 min. 13 sec. East, a distance of 55.30 feet to a 1/2 inch iron rod with cap, set for corner at the beginning of a curve to the right, having a radius of 275.00 feet, a central angle of 05 deg. 26 min. 34 sec. and a chord that bears South 10 deg. 59 min. 56 sec. East - 26.11 feet;

THENCE: Continuing across said 113.085 acre AJD tract, with said curve to the right, along an arc distance of 26.12 feet to a 1/2 inch iron rod with cap, set for corner at the beginning of a non-tangent curve to the right, having a radius of 73.00 feet, a central angle of 193 deg. 08 min. 21 sec. and a chord that bears South 14 deg. 43 min. 43 sec. East - 145.04 feet;

THENCE: Continuing across said 113.085 acre AJD tract, with said curve to the right, along an arc distance of 246.08 feet to a 1/2 inch iron rod with cap, set for corner at the beginning of another non-tangent curve to the right, having a radius of 325.00 feet, a central angle of 15 deg. 19 min. 03 sec. and a chord that bears South 25 deg. 42 min. 21 sec. West - 86.63 feet to a point for corner;

THENCE: Continuing across said 113.085 acre AJD tract, with said curve to the right, along an arc distance of 86.89 feet to a 1/2 inch iron rod with cap, set for corner at the end of said curve;

THENCE: South 89 deg. 52 min. 09 sec. East, continuing across said 113.085 acre AJD tract, a distance of 1,135.64 feet to a 1/2 inch iron rod with cap, set for corner on the east line of said 113.085 acre AJD tract and same being the west line of that certain called 6.50 acre tract of land described as Tract No. 3221 in Civil Case No. 1898, United States of America vs. Archie V. McMaster, et al, recorded in Vol. 760, Page 545, D.R.C.C.T.;

THENCE: South 32 deg. 56 min. 02 sec. East, along the common line of said 113.085 acre AJD tract and U.S.A. tract, a distance of 141.24 feet to a U.S. Army Corp of Engineers (Station No. 3221-1) concrete monument found for the south corner of said 6.50 U.S.A. tract and same being the northwest corner of that certain called 38.93 acre tract of land described as Tract No. 3219 in a deed to the United States of America, recorded in Volume 758, Page 562, D.R.C.C.T.;

THENCE: South 00 deg. 55 min. 03 sec. West, along the common line of said 113.085 acre AJD tract and said U.S.A. tract, a distance of 1,211.75 feet to a 60 D Nail found in the center of the above mentioned County Road 451 for the southeast corner of said 113.085 acre AJD tract and same being on the north line of that certain called 51.17346 acre tract of land described in a deed to White Orchid Holding Company, recorded in Document No. 20150106000013170, D.R.C.C.T.;

THENCE: North 89 deg. 52 min. 09 sec. West, along and near the center of said County Road 451 and with the common line of said 113.085 acre AJD tract, White Orchid tract and the above described Dunham tract, a distance of 1,625.15 feet to the POINT OF BEGINNING and containing 2,324,087 square feet or 53.354 acres of land.

## AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

## REFERENCE BEARING NOTE:

The basis of bearings shown upon this Plat are referenced to South 32 deg. 56 min. 02 sec. East along the east line of the subject property between U.S. Army Corp of Engineers Monuments No. 3221-2 and 3221-1.

## FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C03151 (effective date June 2, 2009) published by the Federal Emergency Management Agency for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that part of the subject parcel lies within the Zone "X", an area determined to be outside the 0.2% annual chance floodplain, and also part of the subect parcel lies within Zone "A", an area described as 1% annual chance flood (100-yr flood), also known as base flood, is the flood that has 1% chance of being equaled or exceeded in any given year.

## MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

## OPEN SPACE NOTE:

All Open Space, Non-Residential Lots will be maintained by the Home Owner's Association (H.O.A.)

## NOTES:

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

Driveways shall meet Collin County Culvert permit requirements. Driveways meet driveway/culvert permrt requirements shall be removed and corrected at the owners expense.

Driveway/Culvert permits are required at all existing county road tie-ins.

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.

Mail boxes shall meet USPS specifications.

## DRAINAGE EASEMENT NOTE:

Drainage easements adjacent to roadways may not be fence and be left so that access can be obtained for maintenance purposes.

## SANITATION NOTES:

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

Due to the presence of a creek/flowage easement/lake area adjacent to lots 1C, 6C, 7C, 8C, 9C and 8D, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on lots 1C, 6C, 7C, 8C, 9C and 8D without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.

NOTE: Maximum dwelling size/number of bedrooms might be limited on these lots.

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

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.

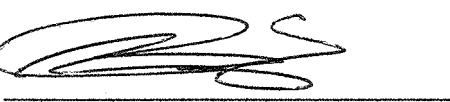
There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

## DEDICATION

STATE OF TEXAS    )  
COUNTY OF COLLIN    )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT AJD GROUP, LLC, hereby adopts this Final Plat designating the herein above described property as LAVON ESTATES, PHASE I, being a portion of a called 113.085 acre tract of land described in a deed to AJD GROUP, LLC, recorded in Document Number 20160224000210300 of the Deed Records of Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Drainage and Utility Easements being hereby dedicated for the mutual use and accommodation of Collin County and all public utilities desiring to use or using same. All and any public utility and 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 its respective systems on said easements, and Collin County and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Princeton, Collin County,Texas.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the 2nd day of July, 2018.

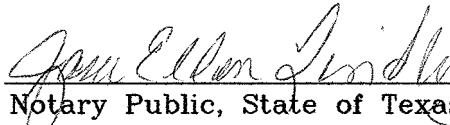


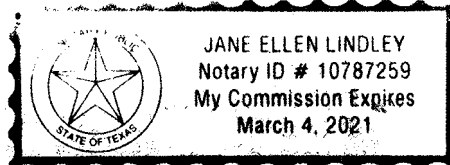
ALJUN CHENG  
Manager  
AJD Group, LLC

STATE OF TEXAS    )  
COUNTY OF DALLAS    )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **ALJUN CHENG**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 2nd day of July, 2018.

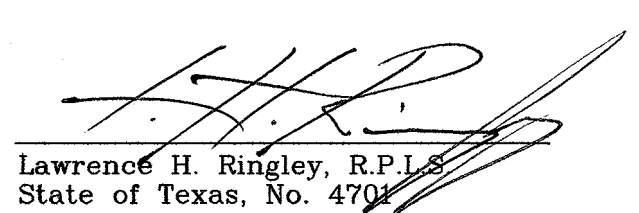
  
Notary Public, State of Texas



## SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Princeton, Texas.

DATED this the 29th day of June, 2018.

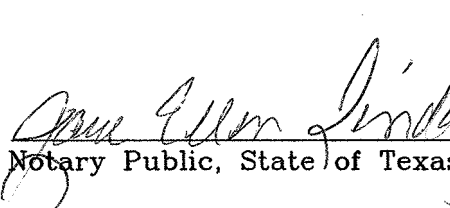
  
Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701

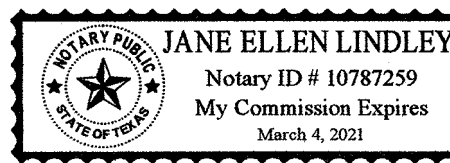


STATE OF TEXAS    )  
COUNTY OF COLLIN    )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 29th day of June, 2018.

  
Notary Public, State of Texas



"Recommended for Approval"

  
Chairman, Planning and Zoning Commission      Date 7/17/18

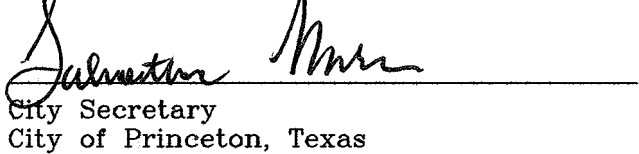
"Approved"

  
Mayor, City of Princeton, Texas      Date 7/6/18

## CERTIFICATE OF COMPLETION

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the LAVON ESTATES, PHASE I Subdivision or addition to the City of Princeton was submitted to the City Council on the 25 day of June, 2018.

Witness my hand this 17 day of July, A.D., 2018.

  
City Secretary  
City of Princeton, Texas



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
07/18/2018 10:57:39 AM  
\$41.00 NPREGELLE  
20180718010003260

2018-539



**S11603**  
**FINAL PLAT**

LAVON ESTATES

PHASE I

LOTS 1-6, BLOCK A

LOTS 1-11, BLOCK B

LOTS 1-12, BLOCK C

LOTS 1-8, BLOCK D

53.354 Acres

situated in the

Milo Jones Survey, Abst. No. 494

Collin County, Texas

Date of Preparation: 01/27/17

Ringley & Associates, Inc.					
SURVEYING • MAPPING • PLANNING					
Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Staal	06/12/18	N.T.S.	18024	18024-FP-PHASE1.DWG	2 of 2

OWNER:  
AJD Group, LLC  
908 Audelia Road  
Ste. #200-103  
Richardson, TX. 75081  
214-498-4687

ENGINEER:  
Cross Engineering Consultants, Inc.  
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