

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C1	0°30'08"	2000.00'	17.53'	17.53'
C2	0°41'01"	2000.00'	23.86'	23.86'
C3	90°00'00"	50.00'	78.54'	70.71'
C4	0°33'06"	2000.00'	19.26'	19.26'
C5	270°00'00"	60.00'	282.74'	84.85'
C6	270°00'00"	60.00'	282.74'	84.85'
C7	205°36'43"	60.00'	215.32'	117.02'

**LEGEND**

OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
W.E.	WATER EASEMENT
5/8 CIRS/F	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET/FOUND
1/2" IRF	1/2-INCH IRON ROD FOUND
MNF	MAG NAIL FOUND
BL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
60' R	60-FOOT RADIUS
(A)	DESIGNATES SUBDIVISION BLOCK
(D)	STREET NAME CHANGE

"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."

**FINAL PLAT  
MELISSA FARMS PHASE 2**

95.276 ACRES  
74 RESIDENTIAL LOTS

SITUATED IN THE  
CARTER T. CLIFT SURVEY ~ ABSTRACT NO. 162  
JESSE STIFF SURVEY ~ ABSTRACT NO. 792  
CITY OF MELISSA, COLLIN COUNTY, TEXAS

**PETITT & ASSOCIATES**  
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT  
T&A FIRM REGISTRATION NO. 1488  
T&A FIRM REGISTRATION NO. 101068

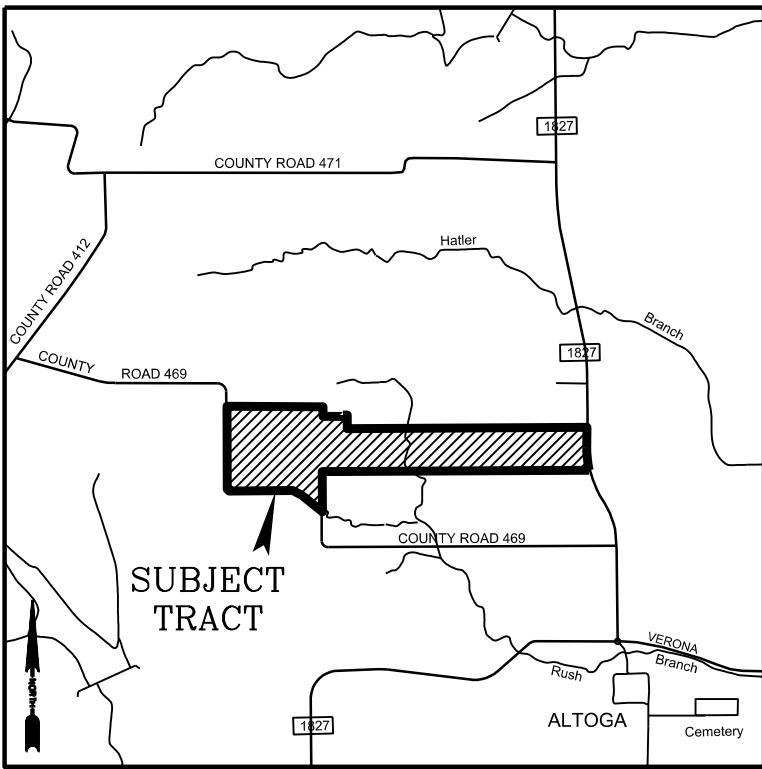
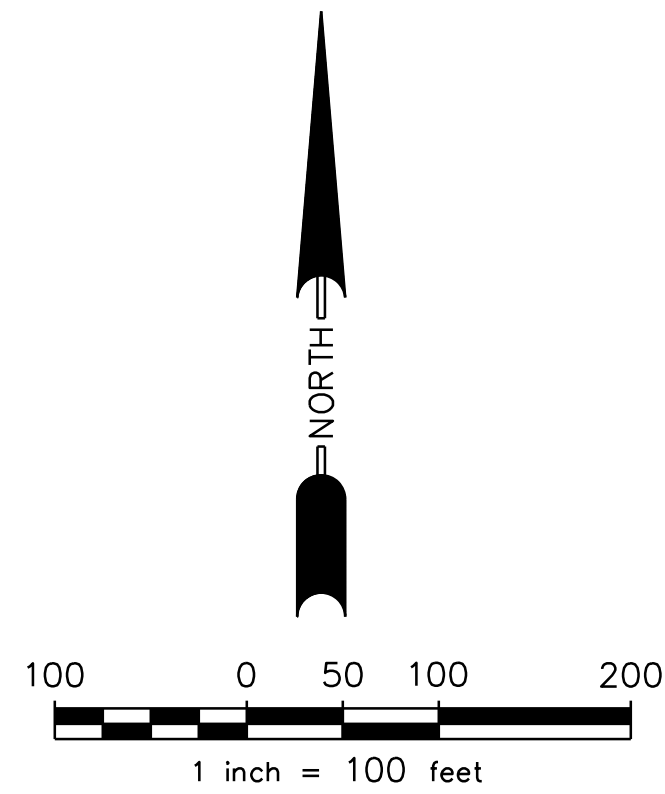
OWNER: HARLAN PROPERTIES, INC.  
CONTACT: SURESH SHRIDHARAN  
2404 TEXAS DRIVE  
IRVING, TEXAS 75062  
972-659-0655

800 N. Watters Road, Suite 130  
Allen, Texas 75013

Tel. No. (214) 221-9955  
Fax No. (214) 340-3550

DATE: JUNE 2021  
JOB NO. 20005-02  
SCALE: 1"= 100'  
SHEET 1 OF 3





VICINITY MAP  
NOT TO SCALE



$\Delta = 13^{\circ}03'30''$   
 $R = 1477.38'$   
 $L = 336.71'$   
 $CB = S04^{\circ}58'21''E$   
 $CH = 335.99'$

POB

LOT INFORMATION	
TOTAL LOTS	75
TOTAL AREA	94.440 ACRES
LARGEST LOT SIZE	2.385 ACRES
SMALLEST LOT SIZE	1.000 ACRES
AVERAGE LOT SIZE	1.083 ACRES

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	Chord Direction
C1	0°30'08"	2000.00'	17.53'	17.53'	N89°10'52"W
C2	0°41'01"	2000.00'	23.86'	23.86'	N89°16'18"W
C3	90°00'00"	50.00'	78.54'	70.71'	S44°36'48"E
C4	0°33'06"	2000.00'	19.26'	19.26'	N89°20'15"W
C5	270°00'00"	60.00'	282.74'	84.85'	S46°04'13"W
C6	270°00'00"	60.00'	282.74'	84.85'	S46°04'13"W
C7	205°36'43"	60.00'	215.32'	117.02'	S46°48'27"E

LEGEND	
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
W.E.	WATER EASEMENT
5/8 CIRS/F	5/8-INCH IRON ROD W/CAP MARKED
1/2" IRF	"PETITT-RPLS 4087" SET/FOUND
MNF	1/2-INCH IRON ROD FOUND
BL	MAG NAIL FOUND
R.O.W.	BUILDING SETBACK LINE
60'R	RIGHT-OF-WAY
(A)	60-FOOT RADIUS
	DESIGNATES SUBDIVISION BLOCK
	STREET NAME CHANGE

"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."

FINAL PLAT  
MELISSA FARMS PHASE 2

95.276 ACRES  
74 RESIDENTIAL LOTS

SITUATED IN THE  
CARTER T. CLIFT SURVEY ~ ABSTRACT NO. 162  
JESSE STIFF SURVEY ~ ABSTRACT NO. 792  
CITY OF MELISSA, COLLIN COUNTY, TEXAS

**PETITT & ASSOCIATES**  
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT  
TBP.LS. FIRM REGISTRATION NO. 1488  
TBP.LS. FIRM REGISTRATION NO. 101068

OWNER: HARLAN PROPERTIES, INC.  
CONTACT: SURESH SHRIDHARANI  
2404 TEXAS DRIVE  
IRVING, TEXAS 75062  
972-659-0655

800 N. Watters Road, Suite 130  
Allen, Texas 75013  
Tel. No. (214) 221-9955  
Fax No. (214) 340-3550

DATE: JUNE 2021  
SCALE: 1"= 100'

JOB NO. 20005-02

SHEET 2 OF 3



OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF COLLIN

Whereas, HARLAN PROPERTIES, INC is the owner of a tract of land situated in the Carter T. Clift Survey, Abstract Number 162, and the Jesse Stiff Survey, Abstract Number 792, Collin County, Texas, and being out of a called 210.522 acre tract conveyed to them by 219 FM 1827 PARTNERSHIP, and being more particularly described as follows:

Being a 94.440 acre tract of land situated in the Carter T. Clift Survey, Abstract Number 162, and the Jesse Stiff Survey, Abstract Number 792, in Collin County, Texas, being part of a called 210.522 acre tract of land described in Deed to 219 FM 1827 PARTNERSHIP, recorded in Instrument Number 201010124000091040 of the Official Property Records Collin County, Texas (OPRCCT), and being more fully described as follows:

BEGINNING at a 1/2–inch iron found for the northeast corner of Lots 1–55, Block A and Lots 1–16, Block B–Melissa Farms, an addition to Collin County, Texas, according to the Final Plat thereof recorded in Instrument Number 20190213010000640, OPRCCT, also being the southeast corner of said 210.522 acre tract and being in the westerly right–of–way line of Farm–to–Market Road Number 1827 (variable width right–of–way);

THENCE North 89°36'48" West with the common line of said 210.522 acre tract and said Melissa Farms, a distance of 3830.47 feet to a 1/2–inch iron rod found for the northwest corner of said Melissa Farms;

THENCE South 00°15'44" West continuing with said common line, a distance of 576.02 feet to a 1/2–inch iron rod found for the most easterly north corner of McKinney Meadows, Phase III an addition to Collin County, Texas, according to the Final Plat thereof recorded in Instrument Number 2080310010000900, OPRCCT;

THENCE departing said common line with the northerly line of said McKinney Meadows, Phase III the following courses to MAG nails found for corners:

- North 50°25'49" West, a distance of 379.91 feet;
- North 61°33'29" West, a distance of 145.92 feet;
- North 89°46'18" West, a distance of 916.14 feet to the northwest corner of said McKinney Meadows, Phase III and being in the easterly line of Hunter Lakes an addition to Collin County, Texas, according to the Final Plat thereof recorded in Instrument Number 201708220100004020, OPRCCT;

THENCE North 01°42'03" East with said easterly line, a distance of 24.42 feet to a MAG nail found;

THENCE North 89°36'11" West continuing with said easterly line, a distance of 27.30 feet to a Mag nail found for the southeast corner of Hunter Lakes Phase 2, an addition to Collin County, Texas, according to the Final Plat thereof recorded in Instrument Number 20200820010003170, OPRCCT;

THENCE North 00°34'04" East with the east line of said Hunter Lakes Phase 2, a distance of 1191.92 feet to a MAG nail found for corner;

THENCE South 88°55'47" East with the south line of a called 10.169 acre tract of land described in deed to David A. Parrish recorded in Volume 5590, Page 2417, a distance of 1377.24 feet to a 5/8–inch iron rod with cap marked "PETITT–RPLS 4087" found for the southeast corner of said 10.169 acre tract from which a 1/2–inch iron rod found bears South 34°09' East, a distance of 0.75 feet;

THENCE over and across said 210.522 acre tract the following courses to 5/8–inc iron rods with cap marked "PETITT–RPLS 4087" set for corner:

- South 01°04'13" West, a distance of 137.80 feet;
- South 89°36'48" East, a distance of 289.09 feet;
- North 00°23'12" East, a distance of 20.00 feet;
- South 89°36'48" East, a distance of 60.00 feet;
- South 00°23'12" West, a distance of 196.68 feet;
- South 89°36'48" East, a distance of 821.82 feet;
- North 00°23'12" East, a distance of 265.13 feet;
- South 89°36'48" East, a distance of 137.40 feet;
- South 00°23'12" West, a distance of 265.13 feet;
- South 89°36'48" East, a distance of 2482.13 feet to a point in the westerly right–of–way line of said Farm–to–Market Road Number 1827;

THENCE South 01°33'24" West, a distance of 281.07 feet to a 5/8–inch iron rod with cap marked "Petitt RPLS 4087" found for corner and being the beginning a tangent curve to the left;

THENCE Southeasterly, with said curve which has a central angle of 13°03'30", a radius of 1477.38 feet, a chord that bears South 04°58'21" East, a distance of 335.99 feet, and an arc length of 336.71 feet to the POINT OF BEGINNING, containing 95.276 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HARLAN PROPERTIES, INC, acting herein by the through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as MELISSA FARMS PHASE 2, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights–of–way, and other public improvements shown thereon. HARLAN PROPERTIES, INC, does herein certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
- Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
- The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
- The Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts or their respective systems without the necessity at any time of procuring permission from anyone.
- The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems to the roadway.
- Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this the\_\_\_\_\_day of\_\_\_\_\_, 2020.

By:\_\_\_\_\_

Suresh Shridharani – President

SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_\_day of\_\_\_\_\_, 2020.

Notary Public, State of Texas

My commission expires:\_\_\_\_\_

SURVEYOR'S CERTIFICATION

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted herein as determined by an actual survey made on the ground under my direction and supervision.

The property is not within the 100 year floodplain.

"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."

Printed Name:\_\_\_\_\_

R.P.L.S. Number:\_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_\_day of\_\_\_\_\_, 2020.

Notary Public, State of Texas

My commission expires:\_\_\_\_\_

LIENHOLDER CERTIFICATE

\_\_\_\_\_ (hereinafter "Lienholder") holds a lien on the property made the subject of the foregoing Subdivision Plat which is shown by an instrument filed at \_\_\_\_\_ in the Official Public Records of Collin County, Texas (hereinafter "Lien"). Lienholder agrees to subordinate its Lien to the interests of the public in the roads and public easements dedicated by the foregoing Plat. Lienholder joins in the dedication of the roads and public easements as shown on the Plat to the extent of its lien interest in the property. The undersigned covenants that he/she is authorized to sign this certification on behalf of the Lienholder and to bind the Lienholder by his/her signature.

\_\_\_\_\_ ("Lienholder")

By:\_\_\_\_\_

Its:\_\_\_\_\_

Date:\_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

ON-SITE SEWAGE FACILITY CERTIFICATION

An Application for Subdivision/Development Review for On–Site Sewage Facilities (OSSF) has been submitted and approved for the above Subdivision. As part thereof an engineering study and suitability report prepared by a professional engineer licensed in the State of Texas has been submitted and accepted for this subdivision plat. Individual on–site sewage facility designs must be submitted for approval for each lot and built to Collin County's OSSF Regulations. Plat accepted on the \_\_\_\_ day of \_\_\_\_\_, 2020.

By:\_\_\_\_\_

Printed Name:\_\_\_\_\_  
COLLIN COUNTY DEVELOPMENT SERVICES DEPARTMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the \_\_\_\_ to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

COLLIN COUNTY JUDGE  
Attest:

COUNTY CLERK, COLLIN COUNTY

CERTIFICATION OF COLLIN COUNTY, TEXAS

I, \_\_\_\_\_, as Director of Engineering (designee) have been delegated the authority to approve the foregoing \_\_\_\_\_ Plat on behalf of the Commissioners Court of Collin County, Texas. I hereby certify I exercised this authority on \_\_\_\_\_ to APPROVE the foregoing \_\_\_\_\_ Plat as the act and deed of the Collin County Commissioners Court. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown on the foregoing instrument.

Collin County Director of Engineering (or Designee)

SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

STANDARD PLAT NOTES:

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision 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 buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility appurtenances may be placed within the 100 –yr drainage easement provided they are placed outside the design –yr floodplains, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on site sewage facilities, and driveway culverts.
- All private driveway tie ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
- 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 and two feet (2') above the 100 –yr base flood elevation.
- Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
- Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
- The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SWSP and submit to the Director of Engineering prior to receiving any permits.
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202–NAD 83 (2011).
- Subject property lies within Zone X (un–shaded area), defined as "Areas determined to be outside the 0.2% annual chance floodplain," according to Federal Emergency Management Agency Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, Map Number 48085C0170J, Revision Date June 2, 2009, and Map Number 48085C0190J, Revision Date June 2, 2009. Floodplain lines shown graphically plotted hereon are according to this map.

CERTIFICATE OF APPLICANT'S ENGINEER

I, \_\_\_\_\_, am a licensed professional engineer authorized to practice in the State of Texas. I have been involved in the preparation of the plat application submitted on behalf of the Applicant. The design of the proposed Roadways complies with the Collin County Roadway Standards and the design of the proposed drainage improvements and facilities complies with the Collin County Drainage Design Standards. Based on my review, the Subdivision is suitable for the use of On–Site Sewage Facilities. I have confirmed with the water supplier for the Subdivision, \_\_\_\_\_, that it has an adequate supply and can deliver the water at an adequate pressure to serve the Subdivision in accordance with TCEQ regulations.

By:\_\_\_\_\_

Printed Name:\_\_\_\_\_

P.E. Number: \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

CERTIFICATE OF DIRECTOR OF ENGINEERING OR DESIGNEE

This Plat meets the requirements of the Collin County Subdivision Regulations.

Collin County Director of Engineering

Date:\_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

UTILITY COMPANIES

WATER: ALTOGA WATER SUPPLY CORPORTATION  
972–529–9595

ELECTRIC: GRAYSON–COLLIN ELCTRIC CO–OPERATIVE  
903–482–7100

SANITARY SEWER: O.S.S.F. – PRIVATE

FINAL PLAT  
MELISSA FARMS PHASE 2

95.276 ACRES  
74 RESIDENTIAL LOTS

SITUATED IN THE  
CARTER T. CLIFT SURVEY ~ ABSTRACT NO. 162  
JESSE STIFF SURVEY ~ ABSTRACT NO. 792  
CITY OF MELISSA, COLLIN COUNTY, TEXAS

PETITT & ASSOCIATES  
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

TSPE FIRM REGISTRATION NO. 1488  
TBPLS FIRM REGISTRATION NO. 101068

800 N. Watters Road, Suite 130  
Allen, Texas 75013

Tel. No. (214) 221–9955  
Fax No. (214) 340–3550

DATE: JUNE 2021

SCALE: 1"= 100'

JOB NO. 20005–02

SHEET 3 OF 3

"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."

\\V20\0005-02\SURVEY\000502FP.dwg  
11/15/2021 11:06am  
nguyen