

VICINITY MAP
(NOT TO SCALE)



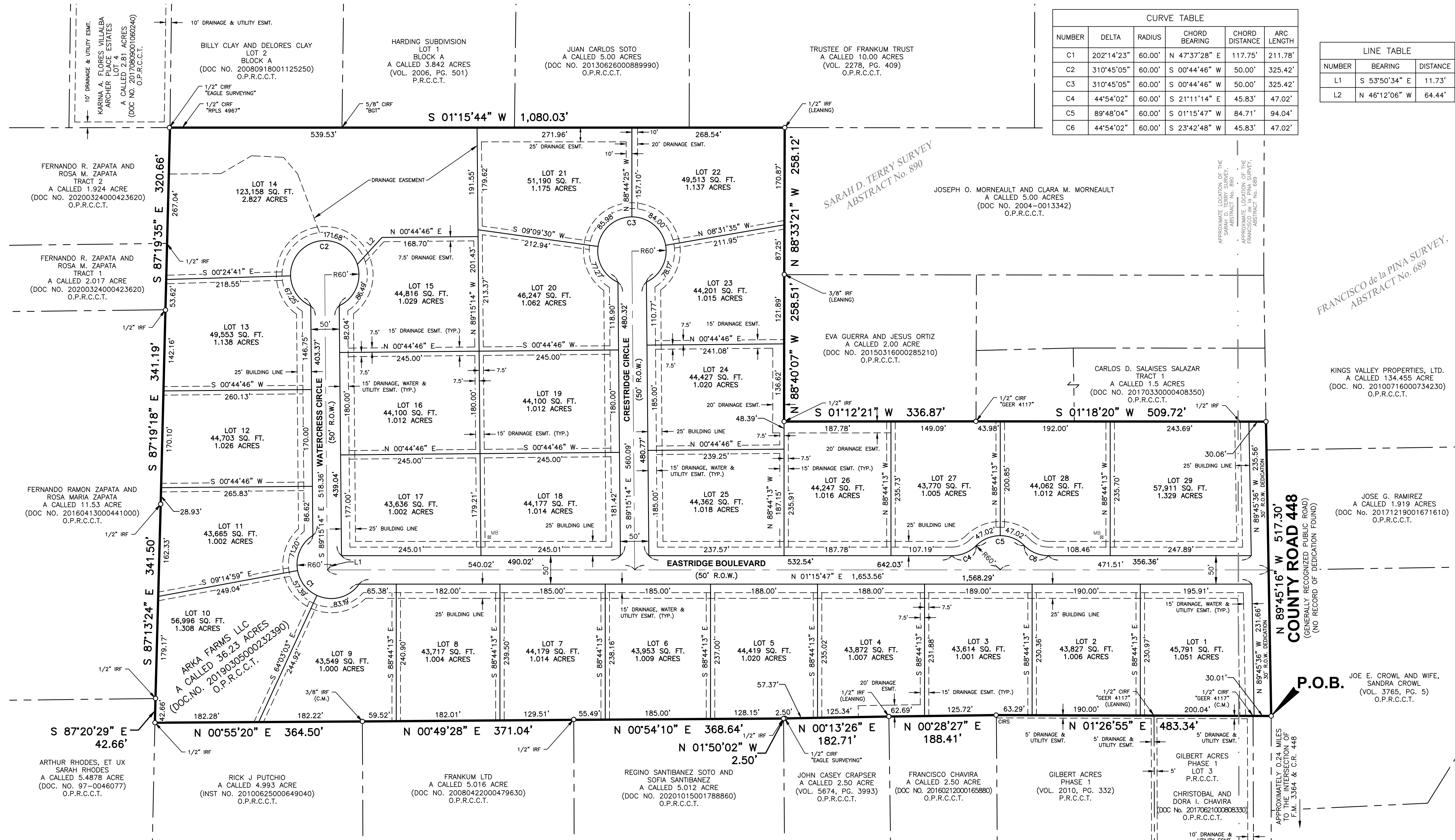
0 50 100 200
SCALE: 1" = 100'

LEGEND

- CIRF CAPPED IRON ROD FOUND "AS NOTED"
- CIRS CAPPED IRON ROD SET
- IRF IRON ROD FOUND
- (C.M.) CONTROLLING MONUMENT
- ESMT. (TYP.) EASEMENT (TYPICAL)
- P.O.B. POINT OF BEGINNING
- VOL., PG. VOLUME, PAGE
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS
- M.B. PROPOSED MAILBOX LOCATIONS
- BOUNDARY LINE
- ROAD CENTERLINE
- LOT LINE

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	202°14'23"	60.00'	N 47°37'28" E	117.75'	211.78'
C2	310°45'05"	60.00'	S 00°44'46" W	50.00'	325.42'
C3	310°45'05"	60.00'	S 00°44'46" W	50.00'	325.42'
C4	44°54'02"	60.00'	S 21°11'14" E	45.83'	47.02'
C5	89°48'04"	60.00'	S 01°15'47" W	84.71'	94.04'
C6	44°54'02"	60.00'	S 23°42'48" W	45.83'	47.02'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 53°50'34" E	11.73'
L2	N 46°12'06" W	64.44'



FINAL PLAT
PRINCETON LAKESIDE ESTATES
LOTS 1-29, BLOCK 1
BEING 36.237 ACRES OUT OF THE
SARAH D. TERRY SURVEY, ABSTRACT No. 890, AND THE
FRANCISCO de la PINA SURVEY, ABSTRACT No. 689
COLLIN COUNTY, TEXAS
AUGUST 9, 2021

DEVELOPER / OWNER
ARKA FARMS, LLC
3417 Brushy Creek Drive
Plano, TX 75025
Contact: Mr. Hemal Doshi
Phone: 214-406-4530

ENGINEER / SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10193953
Copyright 2021

\\browngay.net\gis\Regions\TX\Projects\Arak_Farms_LLC\8772-00-Princeton_Lakeside_Estates\S\04_CAD\8772-00_FLT.dwg 2021-06-09-09:58 wprimeau

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN
Whereas Arka Farms, LLC are the owners of a tract of land situated in the Sarah D. Terry Survey, Abstract No. 890, Collin County, Texas, and being all of a 36.23 acre tract conveyed to them by Theresa Velazquez, and being more particularly described as follows:

BEING a 36.237 acre (1,578,503 square foot) tract of land, situated in the Sarah D. Terry Survey, Abstract Number 890, and the Francisco de la Pina Survey, Abstract Number 689, Collin County, Texas, and being all of that called 36.23 acre tract of land described in General Warranty Deed to Arka Farms LLC recorded in Document Number 20190305000232390, Official Public Records Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner being the southwest corner of said 36.23 acre tract, being the southeast corner of Gilbert Acres an addition to Collin County recorded in Volume 2010, Page 332, P.R.C.C.T., being in the north line of a tract of land described in Special Warranty Deed (With Vendor's Lien - Improved Property) to Joe E. Crowl and wife, Sandra Crowl recorded in Volume 3765, Page 5, O.P.R.C.C.T., same being in the center of County Road 448 (a generally recognized public road, no record of dedication found), and the **POINT OF BEGINNING**:

THENCE departing described corner and along the west line of said 36.23 acre tract the following seven (7) courses and distances:

North 01 degrees 26 minutes 55 seconds East, passing at a distance of 31.91 feet a 1/2 inch iron rod with cap stamped "GEER 4117", passing at a distance of 205.87 feet a 1/2 inch iron rod with cap stamped "GEER 4117" (leaning), continuing in all 483.34 feet to a 5/8 inch iron rod with cap stamped "BGE" set for point of intersection;

North 00 degrees 28 minutes 27 seconds East, a distance of 188.41 feet to a point of intersection from which a 1/2 inch iron rod found (leaning) bears South 57 degrees 10 minutes 43 seconds East, a distance of 0.17 feet;

North 00 degrees 13 minutes 26 seconds East, a distance of 182.71 feet to a point of intersection from which a 1/2 inch iron rod found with cap stamped "EAGLE SURVEYING" bears South 47 degrees 26 minutes 44 seconds East, a distance of 0.14 feet;

North 01 degrees 50 minutes 02 seconds West, a distance of 2.50 feet to a point of intersection from which a 1/2 inch iron rod found bears South 17 degrees 24 minutes 33 seconds East, a distance of 0.20 feet;

North 00 degrees 54 minutes 10 seconds East, a distance of 368.64 feet to a point of intersection from which a 1/2 inch iron rod found bears South 67 degrees 10 minutes 13 seconds East, a distance of 0.63 feet;

North 00 degrees 49 minutes 28 seconds East, a distance of 371.04 feet to a 3/8 iron rod found for point of intersection;

North 00 degrees 55 minutes 20 seconds East, a distance of 364.50 feet to northwest corner of said 36.23 acre tract, being the northeast corner of a called 4.993 acre tract of land described in Special Warranty Deed With Vendor's Lien to Rick J Puthcio recorded in Document Number 20100625000649040, O.P.R.C.C.T., same being in the south line of a called 5.4878 acre tract of land described in General Warranty Deed With Vendor's Lien to Arthur Rhodes, et ux Sarah Rhodes recorded in Document Number 97-0046077, O.P.R.C.C.T. from which a 1/2 inch iron rod found bears North 83 degrees 44 minutes 26 seconds East, a distance of 0.19 feet;

THENCE departing described corner and along the north line of said 36.23 acre tract the following four (4) courses and distances:

South 87 degrees 20 minutes 29 seconds East, a distance of 42.66 feet to a point of intersection from which a 1/2 inch iron rod found bears North 42 degrees 12 minutes 20 seconds West, a distance of 0.28 feet;

South 87 degrees 13 minutes 24 seconds East, a distance of 341.50 feet to a point of intersection from which a 1/2 inch iron rod found bears South 23 degrees 05 minutes 41 seconds East, a distance of 0.33 feet;

South 87 degrees 19 minutes 18 seconds East, a distance of 341.19 feet to a point of intersection from which a 1/2 inch iron rod found bears North 71 degrees 53 minutes 10 seconds East, a distance of 0.48 feet;

South 87 degrees 19 minutes 35 seconds East, passing a 1/2 inch iron rod, at a distance of 117.06 feet, continuing in all a distance of 320.66 feet to the northeast corner of said 36.23 acre tract, being the southeast corner of Tract 2, a called 1.924 acre tract of land described in Community Interest Special Warranty Deed to Fernando R. Zapata and Rosa M. Zapata recorded in Document Number 20200324000423620, O.P.R.C.C.T., being the southwest corner of Lot 4 of Archer's Place an addition to Collin County described in Warranty Deed to Karina A. Flores Villalba recorded in Document Number 20170809001060240, O.P.R.C.C.T., same being the northwest corner of Lot 2, Block A of Harding Subdivision an addition to Collin County described in General Warranty Deed With Retained Vendor's Lien In Favor Of Third Party to Billy Clay and Delores Clay recorded in Document Number 20080918001125250, O.P.R.C.C.T. from which a 1/2 inch iron rod with cap stamped "EAGLE SURVEYING" bears North 02 degrees 44 minutes 34 seconds West, a distance of 1.00 foot;

THENCE South 01 degrees 15 minutes 44 seconds West, along the most northerly east line of said 36.23 acre tract, passing at a distance of 21.78 feet a 1/2 iron rod found with cap stamped "RPLS 4967", passing at a distance of 302.26 feet a 5/8 iron rod found with cap stamped "BGT", continuing in all a distance of 1,080.03 feet to the most easterly southeast corner of said 36.23 acre tract, being the northeast corner of a called 5.00 acre tract of land described in Warranty Deed With Vendor's Lien to Joseph O. Morneauit and Clara M. Morneauit recorded in Document Number 2004-0013942, O.P.R.C.C.T., same being in the west line of a called 10.00 acre tract of land described in Warranty Deed to Trustee of Frankum Trust recorded in Volume 2278, Page 409, O.P.R.C.C.T.;

THENCE departing described corner and along the most easterly south line of said 36.23 acre tract the following two (2) courses and distances:

North 88 degrees 33 minutes 21 seconds West, a distance of 258.12 feet to a point of intersection from which a 3/8 inch iron rod found (leaning) bears North 79 degrees 06 minutes 43 seconds West, a distance of 0.36 feet;

North 88 degrees 40 minutes 07 seconds West, a distance of 258.51 feet to an ell corner of said 36.23 acre tract, same being the northwest corner of a called 2.0 acre tract of land described in Corrected Warranty Deed to Eva Guerra and Jesus Ortiz recorded in Document Number 20150316000285210, O.P.R.C.C.T. from which a 1/2 inch iron rod found bears South 35 degrees 34 minutes 49 seconds East, a distance of 0.71 feet;

THENCE departing described corner and along the most southerly east line of said 36.23 acre tract the following two (2) courses and distances:

South 01 degrees 12 minutes 21 seconds West, a distance of 336.87 feet to a point of intersection from which a 1/2 iron rod with cap stamped "GEER 4117" bears South 30 degrees 44 minutes 33 seconds West, a distance of 0.36 feet;

South 01 degrees 18 minutes 20 seconds West, passing at a distance of 464.88 feet a 3/8 inch iron rod, continuing all a distance of 509.72 feet to the most southerly southeast corner of said 36.23 acre tract, being the southwest corner of Tract 1, a called 1.5 acre tract of land described in Special Warranty Deed With Carlos D. Salaises Salazar recorded in Document Number 20170330000408350, O.P.R.C.C.T., being in the north line of a called 134.455 acre tract of land described in Warranty Deed to Kings Valley Properties, Ltd. Recorded in Document Number 20100716000734230, O.P.R.C.C.T., same being in the center of the aforementioned County Road 448;

THENCE 89 degrees 45 minutes 16 seconds West, along the most southerly south line of said 36.23 acre tract, a distance of 517.30 feet to the **POINT OF BEGINNING** and containing within the metes and bounds recited 36.237 acres (1,578,503 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arka Farms, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Princeton Lakeside Estates, 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. The Arka Farms, LLC does herein certify the following:

- 1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- 2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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 of their respective systems without the necessity at any time of procuring permission from anyone.
- 8. 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
- 9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- 10. 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 of the roadway.
- 11. 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.
- 12. All modifications to this document shall be by means of plat and approved by Collin County.
- 13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this the _____ day of _____, 20__ BY:

Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____.

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, _____.

Notary Public, State of Texas

My commission expires: _____

HEALTH DEPARTMENT CERTIFICATION

I, _____, as a representative of Collin County Development Services, do 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.

By: _____

Printed Name: _____

Designated Representative for Collin County Development Services

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 submittal 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, _____.

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 "Princeton Lakeside Estate" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 20__ 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

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 hereon as determined by an actual survey made on the ground under my direction and supervision.

The property is not within the 100 year floodplain

By: _____

Printed Name: _____

R.P.L.S. Number: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of ____.
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, release date 8/9/2021.

Notary Public, State of Texas

My commission expires: _____

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on April 15, 2021 with an applied combined scale factor of 1.00015271.

2. The floodplain boundaries are approximate and are not depicted hereon. The subject tract lies within Zone X and Zone A as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0315J with Map Revised date June 2, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain

3. Selling a portion of this addition by metes and bounds is a violation of State law, and is subject to fines and/or withholding of utilities and building permits.

4. Total acreage of the subdivision is 36.237 acres, the total number of lots within the proposed subdivision are 29, the smallest lot shown on the plat is 1.000 acres and the largest is 2.827 acres, the average size of the lots are 1.113 acres.

5. 5/8 inch iron rods with cap stamped "BGE" set at all boundary, lot and block corners, and all points of curvature and tangency on roadway rights of way.

6. Mail boxes shall meet USPS specifications.

7. Driveway connections must meet Collin County specifications.

8. All roadway signs shall meet Collin County specifications.

9. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.

10. Collin County does not, and will not accept street lights for maintenance or operation.

11. A road dedicated to the public may not be obstructed, including by means of a gate.

12. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.

13. 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.

14. 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.

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

16. 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.

17. 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.

18. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.

19. 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.

20. 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.

21. 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.

22. 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.

23. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.

24. Detention pond and facilities will be maintained by the property owner who's lot they are within.

25. Collin County will not be responsible for maintenance or repairs of Centralized Mailboxes.

FINAL PLAT
PRINCETON LAKESIDE ESTATES
LOTS 1-29, BLOCK 1
BEING 36.237 ACRES OUT OF THE
SARAH D. TERRY SURVEY, ABSTRACT No. 890, AND THE
FRANCISCO de la PINA SURVEY, ABSTRACT No. 689
COLLIN COUNTY, TEXAS
AUGUST 9, 2021

DEVELOPER / OWNER

ARKA FARMS, LLC
3417 Brushy Creek Drive
Plano, TX 75025
Contact: Mr. Hemal Doshi
Phone: 214-406-4530

ENGINEER / SURVEYOR



BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10193953
Copyright 2021

Contact: Warren Primeau, R.P.L.S.
Telephone: (972) 807-5452 • Email: wprimeau@bgeinc.com