**GENERAL NOTES:** 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0040J, Map Revised June 02, 2009, the STATE OF TEXAS herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% **COUNTY OF COLLIN** annual chance floodplain SERVICE STATE OF SERVIC JAMES L. LABORDE 2. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights—of—way **EQUITY TRUST COMPANY EQUITY TRUST COMPANY** AND MARY B LABORDE affecting the herein described Property. No additional research regarding said easements, restrictions or rights—of—way has D.B.A. STERLING TRUST B.B.B. & C. RAILWAY D.B.A. STERLING TRUST DOCUMENT NO. been performed by the surveyor. DOCUMENT NO. 20081211001411160 DOCUMENT NO. COMPANY SURVEY 20110915000983700, 20091029001321320, 3. Bearings are based on the southerly line of the plat of PRESTON PARK ESTATES PHASE I, as recorded in Volume R, Page ABSTRACT NO. 127 O.P.R.C.C.T O.P.R.C.C.T 117, of the Map Records, Collin County, Texas. APPROXIMATE LOCATION 4. All lots must utilize alternative type On—Site Sewage Facilities. - OF SURVEY/ABSTRACT LINE RIGHT-OF-WAY DEDICATION VOL. R, PG. 117, M.R.C.C.T. (C.M.) — 5. Must maintain state—mandated setback of all On—Site Sewage Facility components from any/all easements and drainage **COUNTY ROAD NO. 106** areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). 6. Tree removal and lot grading may be required on individual lots for On—Ste Sewage Facility installation and/or operation. 1/2" C.I.R.F. \_\_\_181.50"\_\_\_\_\_\_ "RPLS 3258" 1/2"CLR.E. \_\_\_\_\_\_ 253.33" 7. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and 1/2" C.I.R.F. MAG NAIL SET ELEV.=774.13' approved by Collin County for each lot prior to construction of any OSSF system. DRIVEWAY DRIVEWAY DRIVEWAY - ACCESS AREA ACCESS AREA 8. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County -ACCESS AREA Page 3322, of the Deed Records, Collin County, Texas (D.R.C.C.T.): 75' BUILDING LINE 9. Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is PRESTON PARK 30' OPEN SPACE PRESTON PARK 10. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be PRESTON PARK VOL. R, PG. 117,-PRESTON PARK **ESTATES PHASE I** ESTATES PHASE maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across Ltd., as recorded under County Clerk's File No. 96-0026107, D.R.C.C.T.: PRESTON PARK ESTATES PHASE I PRESTON PARK VOL. R. PG. 117. M.R.C.C.T. **ESTATES PHASE** VOL. R, PG. 117, VOL. R, PG. 117, **ESTATES PHASE** VOL. R. PG. 117. VOL. R. PG. 117 VOL. R, PG. 117, 11. Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion M.R.C.C.T. 30.052 acre tract, the following courses and distances: in said drainage ways. 15' DRAINAGE 8 12. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or -UTILITY EASEMEN flooding conditions. 20' DRAINAGE & stamped "RPLS 5686" set at an angle point; UTILITY EASEMEN 30' BUILDING LINE 13. Collin County permits are required for building construction, on—site sewage facilities and driveway culverts. **CLARK A. HORNBAKER** 798.51 N90°00'00"E AND SPOUSE. 14. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface and flush with 181.50' LINDA L. HORNBAKER the edge of the existing County Road. 470.00' VOL. 5529, PG. 3322, stamped "ROOME" found at an angle point; 15. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions **POINT OF** 30' BUILDING LINE 1/2" C.I.R.F. "RPLS 3258" 15' DRAINAGEto the operation and maintenance of the drainage facility. BEGINNING EASEMENT 20' DRAINAGE 16. Mail boxes shall meet USPS specifications. (TYPICAL ALL EASEMENT SIDE LOT LINES) 17. Contractor shall maintain the integrity of existing county road ditches. If work is needed in the existing county road ditch LOT 11 to accommodate individual lot drainage, a utility permit will be required through Public Works. LOT 7 1.00 ACRE 1.00 ACRE 1.00 ACRE 1.03 ACRES 1.00 ACRE 18. Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permits requirements shall be removed and corrected at the owner's expense. 15' X 20' 15' DRAINAGE AND 30' RIGHT-OF-WAY WATER EASEMENT--ELECTRIC EASEMEN WATER EASEMENT-|SEE 11571-1-1 **50' BUILDING LINE** DEDICATION -WATER EASEMENT-19. Driveway/Culvert permits are required at all existing county road tie-ins. NOW THERFORE, KNOW ALL MEN BY THESE PRESENTS 20. Lot 13 is a common area/open space lot that will not be used for residential purposes. FOR TAX YEAR 2021 181.50' 141.52' 181.50' 21. Collin County will only install and maintain street signs and poles with current county materials. KALLEE COVE N00°18'25"E 22. Street lights will not be maintained, repaired or replaced b Collin County, N90°00'00"E N90°00'00"E 509.47 935.10' 23. The Homeowner Association shall be solely responsible for the maintenance of the storm water detention system and storm 1 37 ACRES 213.18' 227.30' drainage system in common area lots and the storm water detention system components located in the drainage easements 227.31 COMMON AREA AND 20' X 20' on and offsite. The Home Owners association shall further hold Collin County harmless from any damages to persons, to the **DRAINAGE EASEMENT** 30' ROAD EASEMENT 1001 **ELECTRIC EASEMENT-**50' BUILDING LINE owner's lot, or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create VOL. 5015, PG. 4928,affirmative duty to Collin County to repair, maintain, or correct any condition that exists or occurs due to natural flow of 50' BUILDING LINE

15' DRAINAGE AND WATER EASEMENT

D.R.C.C.T

ROAD

30' RIGHT-OF-WAY

DEDICATION -

30' OPEN SPACE

M.R.C.C.T.

I.R.F. = Iron Rod Found

DATE: 11/14/2016

(C.M.) = Controlling Monument

C.I.R.F. = Capped Iron Rod Found

C.I.R.S. = 1/2" iron rod with yellow plastic cap

M.R.C.C.T. = Map Records, Collin County, Texas

D.R.C.C.T. = Deed Records, Collin County, Texas

O.P.R.C.C.T. = Official Public Records, Collin County, Texas

SCALE: 1" = 100'

stamped "RPLS 5686" set

VOL. Q, PG. 228, ---

15' DRAINAGE

-EASEMENT

\_ \_ \_227.82'-

1.00 ACRES

**1.00 ACRE** 

<u> N90°00'00"W</u>

LOT 20

PRESTON PARI

**ESTATES PHASE II** 

VOL. Q, PG. 228

50' BUILDING LINE

KALLEE COVE

75' BUILDING LINE

(VOL. Q. PG. 228)

**ABBREVIATIONS** 

20' DRAINAGE &

UTILITY EASEMENT

15' DRAINAGE, WATER

-AND ELECTRIC EASEMENT

15' DRAINAGE

AND WATER-

EASEMENT

1.00 ACRE

20' DRAINAGE

- EASEMENT

N86°20'00"W 226.67'/

30' BUILDING LINE

LOT 21

PRESTON PARK

**ESTATES PHASE II** 

PRESTON PARK

**ESTATES PHASE II** 

VOL. Q, PG. 228

DRAWN BY: C.S.H.

CHK'D. BY: M.B.A.

- 15' DRAINAGE AND

WATER EASEMENT

20' BUILDING LINE

- N90°00'00"E - - - 289.38"

20' BUILDING LINE

1.00 ACRES

1.00 ACRE

15' X 20' WATER

EASEMENT-

\_ \_ \_ \_ \_227.81'\_ \_ \_ \_

N90°00'00"E 120.13'

\_ٰ·20.77

50' BUILDING

1.00 ACRE

PRESTON PARK

VOL. Q, PG. 228,

LOT 29

**1.00 ACRE** 

20' BUILDING LINE

EASEMENT

LOT 30

1.00 ACRE

**ESTATES PHASE II** 

VOL. Q, PG. 228

M.R.C.C.T

15' DRAINAGE 8

--- UTILITY EASEMENT

JOB NO.: 2016-0166

15' X 20'

-ELECTRIC

**EASEMENT** 

**1.00 ACRE** 

1.00 ACRE

**40' DRAINAGE** 

- EASEMENT

1.00 ACRE

N90°00'00"E--270.00'-

1.00 ACRE

20' BUILDING LINE

-N90°00'00"E---270.00'-

1.00 ACRE

15' X 20"

ELECTRIC-EASEMENT

PRESTON PARK

**ESTATES PHASE II** 

VOL. Q, PG. 228,

Bearing

S00°00'00"E

N46°37'54"E

0.40'

20.08

**ELECTRIC** 

EASEMENT-

15' DRAINAGE

AND WATER -

EASEMENT

1.00 ACRE S89°59'16"E-199.04'-20' DRAINAGE 20' BUILDING LINE -N90°00'00"E--270.00'-1.00 ACRE

EASEMENT

15' DRAINAGE - AND ELECTRIC

EASEMENT

LOT 15

1.00 ACRE

5' DRAINAGE

**EASEMENT** 

(TYPICAL ALL

SIDE LOT LINES)

-S89°59'16"E-198.95'-

20' BUILDING LINE

1.00 ACRE

15' X 20' WATER

-EASEMENT

1.00 ACRE

# SURVEYOR'S CERTIFICATION:

**Health Department Certification** 

Collin County Developmental Services

Registered Banitarian or Designated Representative

are planned to be used.

JOSEPH COLLINS AND

PAMELA F. COLLINS

VOL. 5458, PG. 1495,

D.R.C.C.T

S00°00'44"W

TRACT #1

MORRIS PARTNERS, LTD.

C.C.F.# 96-0026107,

DRCCT

GRAPHIC SCALE

1" = 100"

THAT I, Michael B. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin Gounty, Texas.

storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing loss of vegetation and trees,

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 elevations have been submitted representing the site conditions in the area in which on-site sewage facilities

bank subsidence, and interference with structures. Collin County retains the right to enter upon these easements for public

Michael B. Arthur Registered Professional Land Surveyor Texas Registration No. 5686

MICHAEL B. ARTHUR 5686

MALINDA BROOKE BUCHANAN

Notary ID 131340342

Notary Public, State of Texa

## 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 Michael B. Arthur, known to me to be the person and officer 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 OFFICE this the

Comm. Expires 11-03-2021 THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT

purposes. Lot 13 to be maintained by the Homeowner's Association.

County Judge Keith Self Collin County

> Easement Curve Data Chrd. Brng. N45°00'00"E 28.28' 63.64" N45°00'00"W 240.42 50.00" 57.97" 66°25'38" N33°12'49"E

**ENGINEER:** Kimley-Horn 106 W. Louisiana St. McKinney, Texas 75069 (469) 301-2580

Contact: Joseph Helmberger

Harlan Properties, Inc. 2404 Texas Drive Irving, Texas 75062

(972) 659**-06**55

Contact: Suresh Shridharani

North Texas Surveying, LLC. Registered Professional Land Surveyors 1010 West University Drive

McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200 Conctact: Chad Holcomb

**Utility Service Providers** 

Water - Marilee SUD

Electric - Grayson Collin Electric Co-op.

Sanitary Sewer — OSSF — Private

FOR TAX YEAR 2019

R-7073-000-0050-1 / 30.052 AC

# **OWNER'S CERTIFICATION**

WHEREAS, Harlan Properties, Inc. is the owner of a tract of land, situated in the B. E. Blackwell Survey, Abstract No. 1073, in Collin County, Texas, and being all of that called 30.052 acre tract of land, described by deed to Harlan Properties, Inc., as recorded under Document No. 20140325000280470, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "RPLS 3258" found for the northwesterly corner of said 30.052 acre tract, same being the southwesterly corner of PRESTON PARK ESTATES PHASE I, an addition to Collin County, Texas, as recorded in Volume R, Page 117, of the Map Records, Collin County, Texas (M.R.C.C.T.), same being in

THENCE North 90°00'00" East, along the southerly line of said PRESTON PARK ESTATES PHASE I, a distance of 798.51' to a point for corner, from which a 1/2" iron rod with a plastic cap found bears, South 49°48'56" East, a distance of

THENCE South 83'21'16" East, continuing along the southerly line of said PRESTON PARK ESTATES PHASE I, a distance of 470.00' to a point for corner, from which a 1/2" iron rod found bears, South 28'37'05" East, a distance of 0.85', said point for corner being the northeasterly corner of said 30.052 acre tract, said corner also being in the westerly line of a tract of land, described by deed to Clark A. Hornbaker and spouse, Linda L. Hornbaker, as recorded in Volume 5529,

THENCE South 00°00'44" West, along the easterly line of said 30.052 acre tract, a distance of 1209.38' to a 1/2" iron rod with a plastic cap stamped "GEER" found for the southeasterly corner of said 30.052 acre tract, same being the northeasterly corner of PRESTON PARK ESTATES PHASE II, an addition to Collin County, Texas, as recorded in Volume Q, Page 228, M.R.C.C.T., said corner also being in the westerly line of Tract #1, as described by deed to Morris Partners,

THENCE along the northerly line of said PRESTON PARK ESTATES PHASE II, same being the southerly line of said

North 73°38'33" West, a distance of 374.90' to a 1/2" iron rod found at an angle point;

North 51°02'41" West, a distance of 303.72' to a 1/2" iron rod with a yellow plastic cap

North 85°31'05" West, a distance of 225.87' to a 1/2" iron rod found at an angle point;

North 86°20'00" West, a distance of 226.67' to a 1/2" iron rod with a plastic cap

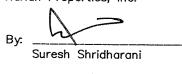
North 90°00'00" West, a distance of 222.81' to a 1/2" iron rod with a plastic cap stamped "GEER" found for the southwesterly corner of said 30.052 acre tract, same being the northwesterly corner

of said PRESTON PARK ESTATES PHASE II, said corner also being in the aforementioned County Road No. 106;

THENCE North 00°18'25" East, along the westerly line of said 30.052 acre tract, same being along County Road No. 106, a distance of 935.10' to the POINT OF BEGINNING and containing 30.052 acres of land, more or less.

THAT, HARLAN PROPERTIES, INC. is the owner of the above described property, does hereby adopt this plat designating the hereinabove described property as PRESTON PARK ESTATES PHASE III, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the 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 it's respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

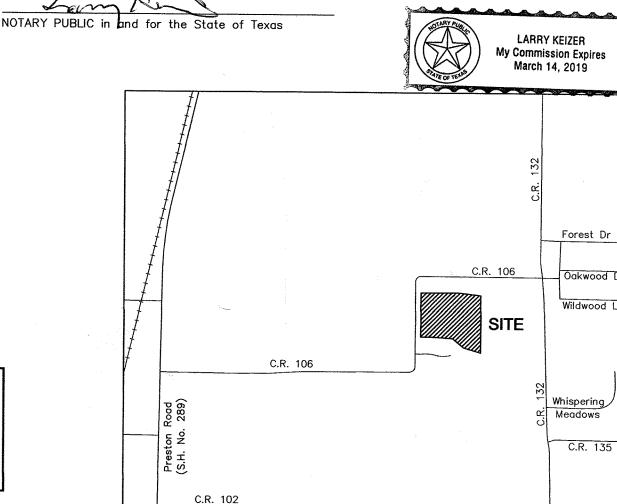
WITNESS, my hand at Collin County, Texas, this 315 day of May, 2018 Harlan Properties, Inc.



### 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 indiduction, known to the to be the person whose name is subscribed to the foregoing instrumen and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 315 day of May



S11571

(not to scale)



Final Plat of

PRESTON PARK ESTATES PHASE III 30.052 Acres in the

B. E. Blackwell Survey Abstract No. 1073 Collin County, Texas

Scale: 1" = 100' April 07, 2017

Filed and Recorded Official Public Records Stacey Kemp, County Clerk Collin County, TEXAS 06/01/2018 01:43:39 PM \$31.00 TBARNETT 20180601010002540

