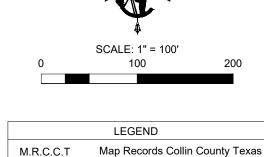
KATE'S KROSSING 2014-92, P.R.C.C.T. LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT COUNTY ROAD NO. 646 30' DEDICATED R.O.W. (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) S 89°38'06" E 814.99' -24311.17 SQ FT 0.56 ACRES 1/2" CIRF **--** 29.84' 29.84' S 89°38'05" E 814.78' (ILLEGIBLE) PASSING AT 352.16' 352.62' 2,340.78; 20' UTILITY 20' UTILITY 25.0' DRAINAGE EASEMENT 1/2" CIRS **EASEMENT** "RPLS 6484" EASEMENT **LOT 38** LOT 1 **1.19 ACRES** LOT 42 **1.18 ACRES** S79° 37' 06.53"W 384.57' S78° 45' 26.11"E 20' DRAINAGE EASEMENT CAB Q, PG. 642, M.R.C.C.T. LOT 2 LOT 37 LOT 43 **1.04 ACRES** 1.16 ACRES 10' UTILITY EASEMENT N88° 59' 24.78"W 378.94' 376.00' S88° 59' 24.78"E LOT 44 LOT 3 LOT 36 1.03 ACRES 1.03 ACRES PELICAN L DEDICATED RIGI 112 ACRES (BY T 25' DRAINAGE **EASEMENT** N88° 59' 24.78"W 379.52' 375.47' S88° 59' 24.78"E LOT 45 LOT 4 **1.03 ACRES** LOT 35 **1.03 ACRES** N88° 59' 24.78"W 380.10' 374.94' 10' UTILITY S88° 59' 24.78"E LOT 46 **EASEMENT** LOT 5 LOT 34 **1.03 ACRES 1.03 ACRES** N88° 59' 24.78"W 380.68' 25' DRAINAGE EASEMENT 374.41' S88° 59' 24.78"E ─ I 30' DRAINAGE EASEMENT. LOT 47 LOT 6 LOT 33 1.03 ACRES 1.03 ACRES N88° 59' 24.78"W 381.26' 373.88' LOT 48 S88° 59' 24.78"E LOT 7 LOT 32 **1.03 ACRES 1.03 ACRES** N88° 59' 24.78"W 381.84' 373.35' S88° 59' 24.78"E 1,974.63 LOT 8 LOT 31 **1.03 ACRES** 1.03 ACRES S 01°00'35" W 25' DRAINAGE Ш **EASEMENT** N88° 59' 24.78"W 382.42' LOT 50 372.82' S88° 59' 24.78"E 30' DRAINAGE EASEMENT 0 LOT 9 LOT 30 **1.03 ACRES** 1.03 ACRES LOT 51 N88° 59' 24.78"W 383.00' 372.29' S88° 59' 24.78"E LOT 29 LOT 10 1.03 ACRES 1.03 ACRES CREEK PHASE OF PG. 642, 1 LOT 52 383.57' N88° 59' 24.78"W S88° 59' 24.78"E 371.75' SILVER Q LOT 28 LOT 11 1.03 ACRES 1.03 ACRES 384.15' LOT 53 N88° 59' 24.78"W S88° 59' 24.78"E 371.22' LOT 27 LOT 12 **1.03 ACRES 1.03 ACRES** LOT 54 384.72' N88° 59' 24.78"W S88° 59' 24.78"E 370.68' LOT 26 LOT 13 **1.03 ACRES 1.03 ACRES** LOT55 385.29' N88° 59' 24.78"W S88° 59' 24.78"E 370.15' LOT 25 1.03 ACRES LOT 14 10' UTILITY LOT 56 1.03 ACRES EASEMENT 20' DRAINAGE 385.87' EASEMENT CAB Q, PG. 642, S88° 59' 24.78"E N88° 59' 24.78"W 369.61' LOT 24 1.03 ACRES LOT 15 30' DRAINAGE LOT 57 1.03 ACRES **EASEMENT** 386.44' S88° 59' 24.78"E 47' DRAINAGE EASEMENT 30' DRAINAGE EASEMENT N88° 59' 24.78"W 35' DRAINAGE EASEMENT 369.07' 1/2" CIRS LOT 23 "RPLS 6484" **1.03 ACRES** LOT 16 LOT 58 1.03 ACRES 364.81' 10' UTILITY S88° 59' 24.78"E N88° 59' 24.78"W **EASEMENT** 368.53' LOT 22 1.02 ACRES LOT 17 LOT 59 1.02 ACRES -12.45' 375.91' S75° 33′ 07.17″E LOT 21 LOT 60 LOT 18 1.02 ACRES **EASEMENT** LOT 61 LOT 20 20' DRAINAGE **1.02 ACRES** EASEMENT CAB Q, PG. 642, LOT 19 1.02 ACRES M.R.C.C.T. 1.02 ACRES 25' DRAINAGE EASEMENT N 89°27'13" W 793.70' 1/2" CIRS 1/2" CIRF DRAINAGE 25' DRAINAGE EASEMENT "RPLS 6484 (ILLEGIBLE) CAB Q, PG. 642, 58.587 AC **LUCIEN HINES & BRADLEY McCLELLAN** DOC. # 20160705000846090 **HEALTH DEPARTMENT CERTIFICATE:** SURVEYOR STATEMENT:

PROJECT SITE WINDING RIVER C VICINITY MAP SCALE: 1" = 2000'



Public Records Collin County Texas

Right of Way

Collin County Clerk File (Instrument #)

P.R.C.C.T.

C.C.C.F.

R.O.W.

STATE OF TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION COUNTY OF COLLIN §

2004-0169588 of said Official Public Records;

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows: Being a 44.130 acre tract of land in the Isaac M. Foster Survey, Abstract Number 306, Collin County, Texas and all of a called 44.15 acre tract described in a Special Warranty Deed to Muhammad Farooqi, recorded in Document Number 20160921001262570 of the Official Public Records of said county, and said 44.130 acre tract being more particularly described by metes and bounds as follows: BEGINNING at a point in County Road No. 646, for the northwest corner of said 44.15 acre tract and the northeast corner of a called 77.191 acre tract of land described in a Warranty Deed to Boyce Creek Estates Partnership, recorded in Document Number

THENCE South 89°38'06" East, along said County Road No. 646, a distance of 814.99 feet to the northeast corner of said 44.15 acre tract and the northwest corner of Silver Creek Estates, an addition to Collin County, recorded in Volume Q, Page 642 of the Plat

THENCE South 00°43'37" West, with the common line of said 44.15 acre tract and said Silver Creek Estates, passing at a distance of 29.84 feet, a 1/2 inch iron rebar with cap (illegible) found, in all, a total distance of 1,852.29 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set for corner;

THENCE North 89°21'01" West, continuing with said common line, a distance of 22.23 feet to a 1/2 inch iron rebar found for corner; THENCE South 00°43'37" West, continuing with said common line, a distance of 521.11 feet to a 1/2 inch iron rebar with cap (illegible) found for the southeast corner of said 44.15 acre tract, the southwest corner of said Silver Creek Estates, and in the north line of a called 58.587 acre tract of land described in a Deed to Lucien Hines and Bradley McClellan, recorded in Document Number 20160705000846090 of said Official Public Records;

THENCE North 89°27'13" West, with the common line of said 44.15 acre tract and said 58.587 acre tract, a distance of 793.70 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set for the southwest corner of said 44.15 acre tract;

THENCE North 00°45'20" East, with the common line of said 44.15 acre tract, said 58.587 acre tract and the east line of Tower Estates, an addition to Collin County, recorded in Document Number 2009102701002720 of said Plat Records, passing at a distance of 44.67 feet, a 1/2 inch iron rebar with cap (illegible) found for the northeast corner of said Tower Estates and the south east corner of said 77.191 acre tract, continuing with the common line of said 44.15 acre tract and said 77.191 acre tract, passing at a distance of 2,340.78 feet, a 1/2 inch iron rebar with cap stamped "RPLS 6484" set, in all, a total distance of 2,370.62 feet to the POINT OF BEGINNING and containing 44.130 acres (192,320 square feet) of land.

MUHAMMAD FAROOQI, Owner

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FAROOQI MUHAMMAD. DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1-38 OF PELICAN BAY, A SUBDIVISION IN COLLIN COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS / ROADS AND EASEMENTS AS SHOWN THEREON.

Date

WITNESS, my hand at Collin County, Texas, this the _____ day of _____, 20____ MUHAMMAD FAROOQI

OWNER

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS MUHAMMAD FAROOQI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ COUNTY, TEXAS. NOTARY PUBLIC IN AND FOR

SURVEYOR'S NOTES

- 1. Bearings and distances are based on the U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).
- 2. The subject property lies within Zone X of the Flood Insurance Rate Map for Community-Panel or Map Number 48121C0393H, bearing an effective date of June 19, 2020 and is not in a special flood hazard area. No field survey was performed to determine this Zone. Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain.
- 3. All property corners are set with 1/2 inch iron rebar with cap stamed "RPLS 6484".
- 4. Collin County building permits are required for building construction, on site sewage facilities and driveway culverts.
- 5. All lots must utilize alternative type On-Site Sewage Facilities.
- All lots 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).
- 7. There is a 10' utility easement along the Pelican Lane property line of each property and a 25'-35' drainage easement along the rear property line of each property (variable width drainage easement along the rear of lot 23) to which OSSF setbacks apply.
- 8. There is an additional 20' utility easement along the northern property line of lot 1 and lot 38 to which OSSF setbacks apply.
- There is a large drainage channel/detention lot that is adjacent to lots 18 and 19 to which setbacks will apply on lots 18 and 19. Careful planning will be required on both lots and a pre-planning meeting with Collin County Development Services and designing Registered Sanitarian/Professional Engineer is recommended for lots 18 and 19.
- 10. Lot X is detention only and not approved for OSSF.
- 11. There are no easements other than those noted above.
- 12. 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.
- 13. Tree removal and/or grading for OSSF may be required on individual lots.
- 14. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- 15. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- 16. 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

LINE TABLE					
LINE#	BEARING	DISTANCE			
L1	N89°21'01"W	22.23'			
L2	S44°18'45"E	35.15'			
L3	N45°41'14"E	35.55'			

CURVE TABLE						
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	29.35'	33.00'	50°57'00"	N24°27'55"W	28.39'	
C2	32.35'	67.00'	27°40'02"	N36°06'23"W	32.04'	
C4	80.58'	67.00'	68°54'22"	N12°10'49"E	75.81'	
C6	68.17'	67.00'	58°17'55"	N75°46'57"E	65.27'	
C7	79.50'	67.00'	67°59'11"	S41°04'30"E	74.92'	
C8	69.04'	67.00'	59°02'29"	S22°26'20"W	66.03'	
С9	13.26'	33.00'	23°01'44"	S40°26'43"W	13.17'	
C10	16.08'	33.00'	27°55'15"	S14°58'13"W	15.92'	

I, ANTHONY RAY CROWLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF COLLIN COUNTY, TEXAS.

DATED, THIS THE DAY OF , 20

<u>PRELIMINARY</u> ANTHONY RAY CRWOLEY TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS **COUNTY OF**

BEFORE ME, THE UNDERSIGNED, ANTHONY RAY CROWLEY, APPEARS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR COUNTY, TEXAS.

WATER PROVIDER: CADDO BASIN SPECIAL UTILITY DISTRICT 156 COUNTY ROAD 1118, GREENVILLE, TX 75401 903-527-3504

ELECTRIC PROVIDER: ONCOR ELECTRIC DELIVERY COMPANY 310 HIGHWAY 205 TERRELL, TX 75160 972-551-7233

FINAL PLAT

PELICAN BAY LOTS 1-38 44.130 ACRES

ISAAC M. FOSTER SURVEY, ABSTRACT NO.306 **COLLIN COUNTY, TEXAS**

Date: March 2022 Owner: Dr. Muhammad 4101 W. Spring Creek Ste 300 Plano, TX 75024-5327 214-546-1402

Checked: ARC Drawn: LJG Engineer: 500 Moseley Road Cross Roads, TX 76221 940-387-0805 (TBPE-F-12214)

Scale: 1" =100' Sheet: 1 of 1 ANTHONY RAY CROWLEY CROWLEY R.P.L.S. NO. 6484 **CROWLEY SURVEYING** SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX. 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com

CERTIFICATE OF APPROVAL APPROVED, THIS _____ DAY OF ______, 20____ BY THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS. **COUNTY JUDGE**

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.

Designated Representative for Collin County Development Services