



STATE OF TEXAS §
 COUNTY OF COLLIN §
 OWNER'S ACKNOWLEDGEMENT AND DEDICATION

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 2004-0169588 of said Official Public Records;
 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 Records of said county;
 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 _____ Date _____
 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.

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

BY: _____
 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____.

BY: _____
 NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

- SURVEYOR'S NOTES**
- Bearings and distances are based on the U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).
 - 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.
 - All property corners are set with 1/2 inch iron rebar with cap stamped "RPLS 6484".
 - Collin County building permits are required for building construction, on site sewage facilities and driveway culverts.
 - 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).
 - 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.
 - 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.
 - Lot X is detention only and not approved for OSSF.
 - There are no easements other than those noted above.
 - 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.
 - Tree removal and/or grading for OSSF may be required on individual lots.
 - There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
 - Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
 - 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 #	BEARING	DISTANCE
L1	N89°21'01"W	22.23'
L2	S44°18'45"E	35.15'
L3	N45°11'14"E	35.55'

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'
C9	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'

HEALTH DEPARTMENT CERTIFICATE:

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

SURVEYOR STATEMENT:

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____.

 ANTHONY RAY CROWLEY
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484



CERTIFICATE OF APPROVAL

APPROVED, THIS _____ DAY OF _____, 20____.
 BY THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS.

 COUNTY JUDGE

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____.

BY: _____
 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
 TRELLETT, 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	Drawn: L.J.G.	Checked: ARC	Scale: 1" = 100'	Sheet: 1 of 1
Owner: Dr. Muhammad 4101 W. Spring Creek Ste 300 Plano, TX 75024-5327 214-546-1402	Engineer: KJE 500 Moseley Road Cross Roads, TX 76221 940-387-0805 (TBPE-F-12214)	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10194203 4521 FM 2181, #230-484 CORINTH, TX 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		