

FINAL PLAT OF GOLDEN HILLS ESTATES SUBDIVISION

70.646 ACRES OF LAND IN ROBERT TRAMMEL SURVEY, ABSTRACT NO. 889
COLLIN COUNTY, TEXAS

CALLED 264.50 ACRES (FIRST TRACT)
**OWNER: FORREST F. LIPSCOMB, TRUSTEE OF THE
1993 FORREST AND ELIZABETH LIPSCOMB
DESCENDANTS EXEMPT TRUST**

INSTRUMENT NO. 93-0081968
O.P.R.C.C.T.

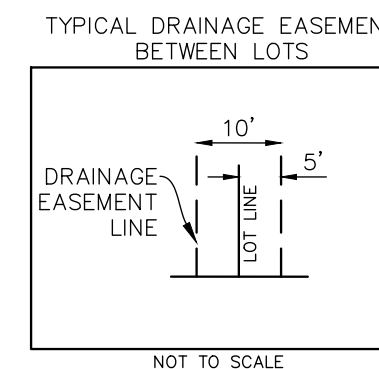
(DEED = N 89°28'00" E 1877.50')
S89°47'41"E 1875.73'

(DEED = S 89°28'00" W 1877.50')

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°18'35"W	84.05'	L21	S00°30'46"W	43.78'	L41	N2°52'21"W	7.25'	L61	S00°44'40"W	17.13'
L2	N89°29'14"W	89.83'	L22	N89°29'14"W	95.47'	L42	N04°52'41"W	14.55'	L62	S45°03'31"W	38.36'
L3	S59°57'14"W	34.69'	L23	N64°30'15"W	66.34'	L43	N2°09'21"E	39.15'	L63	S35°15'53"E	50.69'
L4	S59°57'14"W	98.06'	L24	N89°47'46"W	25.96'	L44	N00°04'08"E	24.76'	L64	S25°52'21"E	12.47'
L5	N89°47'41"W	73.12'	L25	N64°30'15"W	12.69'	L45	N15°18'10"E	35.04'	L65	S05°55'41"E	6.20'
L6	N00°33'31"E	98.22'	L26	S89°29'14"E	90.04'	L46	N11°28'11"E	29.20'	L66	S29°08'21"W	38.35'
L7	S00°33'31"E	29.35'	L27	N59°57'14"E	77.14'	L47	N20°01'49"W	26.11'	L67	S00°04'08"W	26.89'
L8	N64°30'15"W	38.66'	L28	S84°04'35"E	21.09'	L48	N08°52'18"E	29.16'	L68	S15°18'10"E	33.34'
L9	S64°30'15"E	41.37'	L29	S59°57'14"E	43.11'	L49	N25°06'54"W	32.13'	L69	S20°01'49"E	29.25'
L10	N89°47'46"W	27.50'	L30	S12°35'00"E	9.30'	L50	N25°40'21"W	64.88'	L70	S08°52'18"E	29.93'
L11	S64°30'15"E	37.03'	L31	S07°14'32"W	9.30'	L51	N08°00'08"W	43.11'	L71	S25°06'54"E	36.14'
L12	S89°47'46"E	62.16'	L32	S21°55'00"E	21.92'	L52	N02°59'52"E	43.92'	L72	S35°45'21"E	62.26'
L13	S76°26'44"E	90.08'	L33	S50°48'47"W	18.34'	L53	N21°35'48"W	30.05'	L73	S08°00'08"E	37.28'
L14	N25°29'45"E	138.34'	L34	S00°44'40"W	16.11'	L54	N05°52'45"E	5.72'	L74	S02°59'52"W	44.65'
L15	S00°30'46"W	48.95'	L35	S45°03'31"W	30.93'	L55	S21°55'00"E	33.28'	L75	S12°51'27"E	55.24'
L16	S64°30'15"E	55.24'	L36	S35°15'53"E	37.74'	L56	S06°09'43"W	1.29'	L76	N87°43'52"W	17.18'
L17	S64°30'15"E	85.03'	L37	S25°21'21"E	13.86'	L57	S50°48'47"W	36.04'	L77	S59°24'27"W	45.92'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30°33'31"	350.00'	186.67'	N75°14'00"E	184.47'
C2	30°33'31"	320.00'	170.67'	S75°14'00"W	168.66'
C3	30°33'31"	280.00'	154.67'	S75°14'00"W	152.84'
C4	24°53'41"	315.00'	136.87'	N72°24'05"E	135.79'
C5	30°15'04"	345.00'	182.15'	S75°04'37"W	180.05'
C6	17°46'33"	375.00'	116.56'	S66°51'31"W	116.09'
C7	12°26'31"	375.00'	81.43'	S83°59'03"W	81.27'
C8	5°21'24"	315.00'	29.45'	N87°31'37"E	29.44'
C9	8°01'54"	100.00'	14.02'	N86°11'22"E	14.01'
C10	56°58'18"	100.00'	99.43'	N5°41'15"E	95.39'
C11	89°38'48"	70.00'	109.52'	S45°22'55"W	98.69'
C12	89°38'48"	40.00'	62.59'	N45°22'55"E	56.39'
C13	24°38'36"	100.00'	43.01'	N12°52'49"E	42.68'
C14	65°03'46"	40.00'	45.42'	S31°58'22"E	43.02'
C15	65°03'46"	70.00'	79.49'	S31°58'22"E	75.29'
C16	48°27'04"	100.21'	84.74'	N23°36'48"W	82.24'
C17	16°36'42"	100.00'	28.99'	N56°11'54"W	28.89'
C18	12°33'28"	365.00'	79.99'	N70°46'58"W	79.83'
C19	25°17'31"	335.00'	147.88'	S77°09'01"E	146.68'
C20	30°43'43"	305.00'	16.30'	S66°02'06"E	16.30'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C43	44°13'59"	100.00'	77.20'	N42°23'16"W	75.30'
C44	20°47'02"	100.00'	36.27'	S09°32'45"E	36.08'



CALLED 70 ACRES, PART OF LOT NO. 8
**OWNER: FORREST F. LIPSCOMB, TRUSTEE OF THE
1993 FORREST AND ELIZABETH LIPSCOMB
DESCENDANTS EXEMPT TRUST**

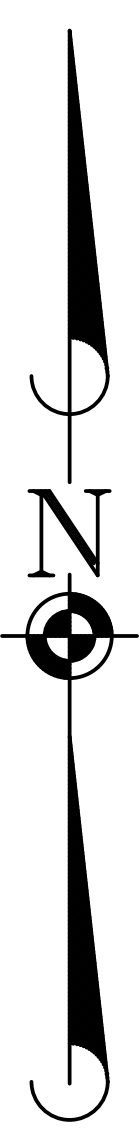
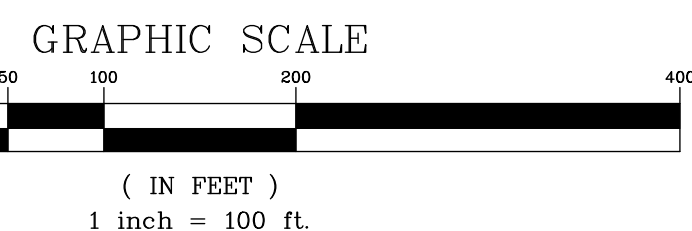
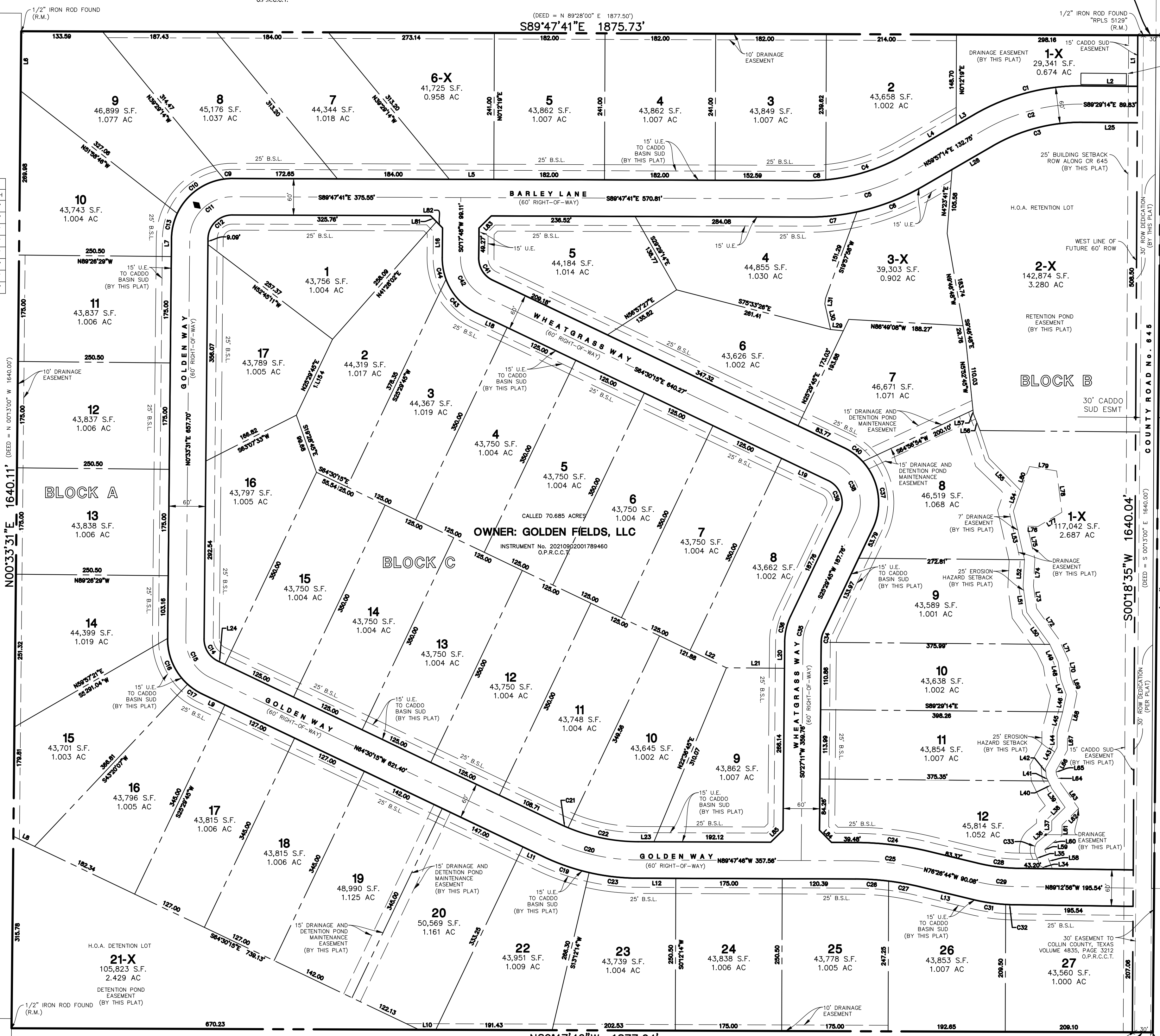
INSTRUMENT NO. 93-0081968
O.P.R.C.C.T.

CALLED 70.71 ACRES
**OWNER: FORREST F. LIPSCOMB, TRUSTEE OF THE
1993 FORREST AND ELIZABETH LIPSCOMB
DESCENDANTS EXEMPT TRUST**

INSTRUMENT NO. 93-0081968
O.P.R.C.C.T.

CALLED 70.576 ACRES
**OWNER: MARY JO ADAMS SURVIVOR'S TRUST, MARY
JO ADAMS TRUSTEE**

INSTRUMENT NO. 2014022000166940
O.P.R.C.C.T.



DATE	REVISIONS

**Manhard
CONSULTING**

505 Pecan Street, Suite 201, Fort Worth, TX 76102, ph: 817.865.6344 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-10194754

GOLDEN HILLS ESTATES SUBDIVISION
R. TRAMMEL SURVEY, ABST. NO. 889
COLLIN COUNTY, TEXAS

PROJ. MGR.: S.COMPTON
PROJ. ASSOC.:
DRAWN BY: M.LANSTON
DATE: 01/06/2023

SHEET
1 OF 2
611.102001

PENDING

FINAL PLAT OF GOLDEN HILLS ESTATES SUBDIVISION

70.646 ACRES OF LAND IN ROBERT TRAMMEL SURVEY, ABSTRACT NO. 889
COLLIN COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

Whereas, Golden Fields, LLC are the owners of a tract of land situated in the Robert Trammell Survey, Abstract No. 889, Collin County, Texas, and being out of a 70.686-acre tract conveyed to them by Prudhvi Real Estate Investment Group, LLC, and being more particularly described as follows:

BEING all that certain called 70.686-acre tract of land situated in the Robert Trammell Survey, Abstract No. 889, Collin County, Texas, as described in General Warranty Deed (with Mineral and Surface Waiver) to Golden Fields LLC recorded in Instrument No. 20210902001789460, 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 MAG NAIL set in County Road No. 645 for the northeast corner of said 70.686-acre tract, same being the southeast corner of that certain called 264.50-acre tract of land as described in General Warranty Deed to Forrest F. Lipscomb, as Trustee of the 1993 Forrest and Elizabeth Lipscomb Descendants Exempt Trust recorded in Instrument No. 93-0081968, O.P.R.C.C.T.;

THENCE South 00 degrees 30 minutes 46 seconds West, with said County Road No. 645 and the east line of said 70.686-acre tract, a distance of 1,640.06 feet to a MAG NAIL set in County Road No. 645 for the southeast corner of said 70.686-acre tract, same being the northeast corner of that certain called 264.50-acre tract of land as described in General Warranty Deed to Forrest F. Lipscomb, as Trustee of the 1993 Forrest and Elizabeth Lipscomb Descendants Exempt Trust recorded in Instrument No. 2014022800186940, O.P.R.C.C.T.;

THENCE North 89 degrees 47 minutes 46 seconds East, departing said County Road No. 645, continuing with the south line of said 70.686-acre tract and the north line of said 70.686-acre tract, passing at a distance of 30.00 feet to a one-half inch iron rod stamped "CCG INC RPLS 5129" found (record monument (r.m.)) for witness to the southeast corner of said 70.686-acre tract, and continuing a total distance of 1877.04 feet (dead=1877.50 feet) to a one-half inch iron rod found (r.m.) for the southwest corner of said 70.686-acre tract, same being in the east line of that certain called 70.71-acre tract of land described in aforementioned General Warranty Deed to Forrest F. Lipscomb, et al.;

THENCE North 00 degrees 33 minutes 31 seconds East, with the west line of said 70.686-acre tract and the east line of said 70.71-acre tract and the east line of that certain called 70-acre tract of land described in aforementioned Warranty Deed to Forrest F. Lipscomb, et al., a distance of 1640.11 feet to a one-half inch iron rod found (r.m.) for the northwest corner of said 70.686-acre tract, same being an angle point on the south line of said 264.50-acre tract;

THENCE South 89 degrees 47 minutes 41 seconds East, with the north line of said 70.686-acre tract and the south line of said 264.50-acre tract, passing at a distance of 1845.73 feet to a one-half inch iron rod stamped "CCG INC RPLS 5129" found (r.m.) for witness to the northeast corner of said 70.686-acre tract, and continuing a total distance of 1875.73 feet (dead=1877.50 feet) to the POINT OF BEGINNING, containing 3,077,374 square feet or 70.646 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ (owner name) acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Golden Hills 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 owner 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 _____, 20____.

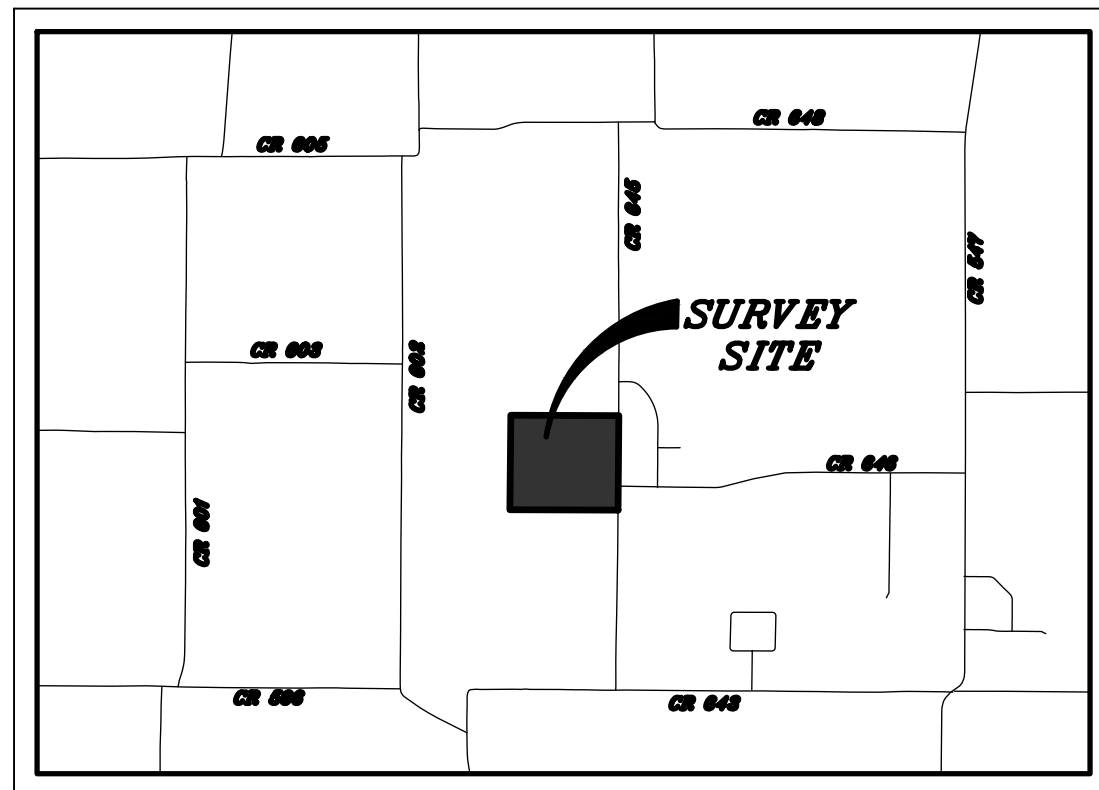
Notary Public, State of Texas

My commission expires: _____

PROJ. MGR.: S.COMPTON PROJ. ASSOC.: _____ DRAWN BY: M.LANGSTON DATE: 01/06/2023 SHEET <h2 style="text-align: center;">2 OF 2</h2> 611.102001	©2023 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED. GOLDEN HILLS ESTATES SUBDIVISION R. TRAMMEL SURVEY, ABST. NO. 889 COLLIN COUNTY, TEXAS
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LOCATION MAP

NOT TO SCALE



CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of _____ to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 2022, at a meeting held in accordance with the Texas Open Meeting 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.

Chris Hill
Collin County Judge

ON-SITE SEWAGE FACILITY (OSSF) REVIEW NOTES: COUNTY OF COLLIN

1. All lots must utilize alternative type On-Site Sewage Facilities.
2. Lots 1A-X, 6A-X, 21A-X, 1B-X, 2B-X and 3B-X are open space/drainage lots and are not approved for OSSF.
3. 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/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - There is a 15' utility easement along each roadway-adjacent property line and 5-10' lot-to-lot drainage easements on each lot to which OSSF setbacks apply.
 - Additionally, there is a 15' drainage easement along the eastern property line of Lot 19A and the western property line of Lot 20B to which OSSF setbacks apply.
 - Additionally, there is a 15' drainage easement along the southern property line of Lot 7B and the northern property line of Lot 8B to which OSSF setbacks apply.
 - There is a 25' erosion hazard setback easement (and 7' drainage easement) along the eastern property line of Lots 8B, 9B, 10B, 11B, and 12B to which OSSF setbacks apply.
 - Due to OSSF setbacks required to adjacent pond/ephemeral drainage area, careful pre-planning is recommended for Lots 15A, 16A, 17A, 18A, 19A, 20A, 7B, 8B, 9B, 10B, 11B, and 12B.
 - Due to steep slopes on many of the lots that may limit OSSF type and/or placement, careful pre-planning for OSSFs with RS/PE is recommended.
4. There are no easements other than those noted above.
5. There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs on lots must be reviewed and permitted by Collin County Development Services prior to any use.
6. Tree removal and/or grading for OSSF may be required on individual lots.
7. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
8. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
9. Individual site evaluations must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

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

According to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) 48085C0455J (revised June 2, 2009), the subject property lies within Zone "X" - Clear, which is defined as "areas determined to be outside the 0.2% annual chance floodplain".

By _____ PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED OR USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 Printed Name: _____ RELEASED FOR PRELIMINARY REVIEW BY S. COMPTON
 R.P.L.S. Number: _____ 2023-01-06

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20____.

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.

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 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 _____, 20____.

Notary Public, State of Texas

My commission expires: _____

ELECTRIC PROVIDER WATER PROVIDER

ONCOR ELECTRIC DELIVERY COMPANY, LLC
200 N. ECTOR DRIVE
EULESS, TEXAS 75039
PH. 469-617-8171

CADDO BASIN SPECIAL UTILITY DISTRICT
156 COUNTY ROAD, 1118
GREENVILLE, TX 75401
PH. 903-527-3504

ENGINEER

MANHARD CONSULTING
505 PECAN STREET, STE 200
FORT WORTH, TEXAS 76102
PH. 817-897-5008

SURVEYOR

MANHARD CONSULTING
505 PECAN STREET, STE 200
FORT WORTH, TEXAS 76102
PH. 817-897-5008

OWNER

GOLDEN FIELDS, LLC
4100 SPRING VALLEY ROAD, STE 465
DALLAS, TEXAS 75244
214-799-3505

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AS ESTABLISHED BY A VIRTUAL REFERENCE STATION (VRS) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE ALLTERRA CENTRAL VRS NETWORK.

Manhard
CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph:817.865.5344 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-10194754