

**LEGEND**

- R.M. = REFERENCE MONUMENT
- IRP = IRON ROD FOUND
- CRS = CORNER STATION IRON ROD
- PROP = PROPOSED
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
- P.A.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
- INST. NO. = INSTRUMENT NUMBER
- N.M. = 1/2" IRON ROD
- 1" = 1" WATER LINE
- 1" = 1" FIRE MONUMENT
- = BOUNDARY LINE
- - - = EXISTING 2" CONTOUR
- - - = PROPOSED 2" CONTOUR
- - - = PROPOSED DITCH
- - - = RIGHT-OF-WAY BOUNDARY
- ① = LOT ID

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 45°09'00" E	15.01'
L2	N 00°09'00" E	49.35'
L3	S 89°51'00" E	50.00'
L4	N 00°09'00" E	33.48'
L5	N 45°21'15" W	17.61'
L6	N 00°09'00" E	14.13'
L7	N 00°09'00" E	14.13'
L8	N 00°09'00" E	14.13'
L9	N 00°09'00" E	14.13'
L10	S 00°09'00" W	45.82'
L11	S 00°09'00" W	45.82'
L12	N 45°09'00" E	42.75'
L13	N 45°09'00" E	30.66'
L14	N 00°09'00" E	17.16'
L15	N 89°42'05" E	191.67'
L16	N 00°09'00" E	14.82'
L17	N 45°21'15" W	17.61'
L18	N 89°51'00" W	115.99'
L19	N 00°08'06" E	20.00'
L20	S 89°51'02" E	115.94'
L21	S 00°08'59" W	19.07'
L22	S 89°58'53" E	28.22'
L23	N 00°08'06" E	16.50'
L24	S 89°59'48" E	93.25'
L25	N 00°09'00" E	136.13'
L26	S 89°51'00" E	15.01'
L27	S 00°09'00" W	170.76'

**RENTAL SPACES**

LOT ID	AREA (AC)
1	0.163
2	0.084
3	0.084
4	0.082
5	0.086
6	0.057
7	0.057
8	0.057
9	0.092
10	0.118

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°51'04"	28.00'	43.91'	S 44°55'30" E	39.55'

**LEGAL DESCRIPTION**

Being a tract of land situated in the S.D. Terry Survey, Abstract No. 890 in Collin County, Texas and being all of a called 2.508 acre tract of land conveyed to Daniel and wife, Elizabeth Garcia as recorded in Instrument No. 202200069791 of the Official Public Records of Collin County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING in the east Right-of-Way (ROW) line of Live Oak Road at a 1/2" iron rod found for the southwest corner of the called 2.508 acre tract of land and said 1/2" iron rod found being the northwest corner of Lot 1, Block A of Gilbert Acres, an addition to Collin County, Texas as shown on the plat thereof recorded in Volume 2010, Page 332 of the Plat Records of Collin County, Texas;

THENCE N 00°03'00" W with the east ROW line of Live Oak Road a distance of 185.50' to a 1/2" iron rod found for corner and said 1/2" iron rod found also being the southwest corner of a called 2.500 acre tract of land conveyed to John Casey Crasper as recorded in Volume 5674, Page 3993 of the Official Public Records of Collin County, Texas;

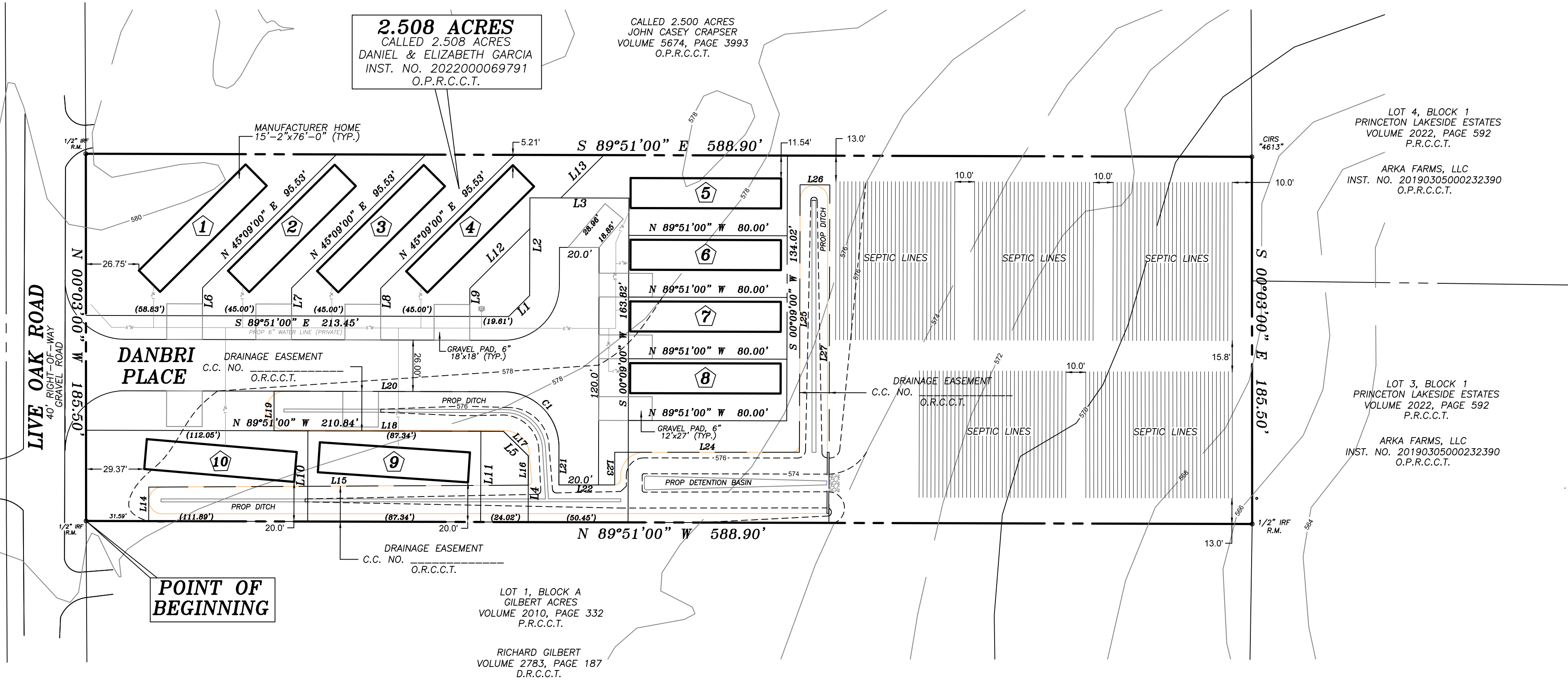
THENCE S 89°51'00" E a distance of 588.90' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the west line of Lot 4, Block 1 of Princeton Lakeside Estates, an addition to Collin County, Texas as shown on the plat thereof recorded in Volume 2022, Page 592 of the Plat Records of Collin County, Texas;

THENCE S 00°03'00" E with the west line of said Princeton Lakeside Estates a distance of 185.50' to a 1/2" iron rod found for the southeast corner of the called 2.508 acre tract of land, said iron rod being the northeast corner of said Lot 1, Block A of Gilbert Acres;

THENCE N 89°51'00" W with the north line of said Lot 1, Block A of Gilbert Acres a distance of 588.90' to the POINT OF BEGINNING, and containing 109,240 Square Feet or 2.508 acres of land.

**COLLIN COUNTY OSSF NOTES**

- 1. Lot must utilize alternative type On-Site Sewage Facilities.
- 2. The potential design paperwork submitted with the review shows 10 mobile homes (maximum of 3-bedrooms each) that will connect to a drip irrigation OSSF disposal system. Drip irrigation disposal is likely the disposal system chosen for this scenario as it allows for the absolute maximum of gpd for the lot. Based on the design submitted for review, there is no replacement area available if the proposed drainfield fails in any way and there is no alternative system that can be used (due to the lack of space) in lieu of drip irrigation in this scenario. It must be noted that in the case of system failure, either existing homes will have to be replaced with smaller homes or homes will have to be permanently removed from the property (the number of which will depend on the nature of the failure).
- 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/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- 4. There are no easements noted on the survey. If there are any easements on the lot, the number of homes allowed may be reduced. Discovery of any easements must be disclosed to Development Services immediately.
- 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 lot.
- 7. There are no water wells noted on this lot and no water wells are allowed without prior approval from Collin County Development Services.
- 8. Lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- 9. Individual site evaluation and OSSF design plan (meeting all State and County requirements) must be submitted to and approved by Collin County for lot prior to construction of any OSSF system.



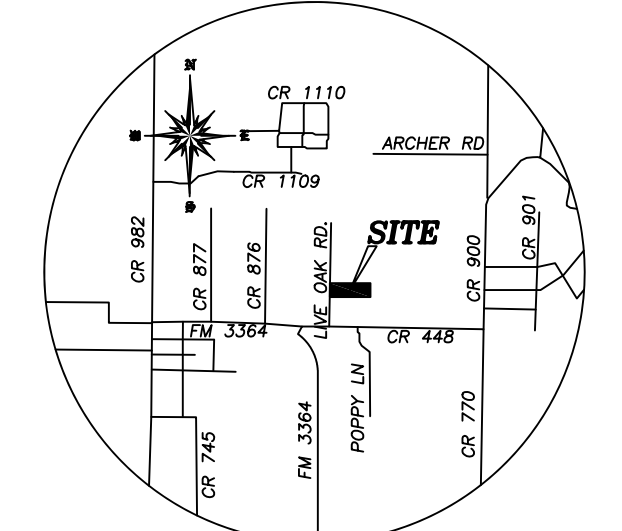
- GENERAL NOTES:**
- EXISTING CONTOURS ARE EXTRACTED USING DIGITAL MAPPING DATA PROVIDED BY MCT/COC TITLED #25837600 AND #25867600, CONTOURS 2007 (ACS).
  - SETBACKS: FRONT = 26'  
BACK = 237'  
NORTHSIDE = 5'  
SOUTHSIDE = 16'
  - WATER WILL BE SERVED BY CULLEOKA WATER SUPPLY CORPORATION. ONE METER WILL BE PROVIDED FOR ALL 10 SITE.
  - ELECTRIC WILL BE SERVED BY ONCOR.

**FLOODPLAIN NOTE:** This tract of land is designated to fall within ZONE X, according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0315 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas.

**SURVEYOR'S CERTIFICATE**

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure, as adopted by the Texas Board of Professional Engineers and Land Surveyors effective July 3, 2022. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



**VICINITY MAP**  
NOT TO SCALE

**OWNER**  
DANIEL & ELIZABETH GARCIA  
3808 OLD HENRY RD.  
WYLE, TEXAS 75098  
(469) 254-4978

**ENGINEER**  
LR ENGINEERING  
2115 TEAMWOOD LN, SUITE 400  
PLANO, TEXAS 75075  
(972) 964-2161  
CONTACT: DAVID LEWIS

**SURVEYOR**  
SURDUKAN SURVEYING, INC.  
P.O. BOX 126  
ANNA, TEXAS 75409  
(972) 924-8200  
FIRM NO. 10069500

**INFRASTRUCTURE DEVELOPMENT PLAN**  
2.508 ACRES  
DANBRI PROPERTIES  
2633 LIVE OAK ROAD  
PRINCETON, TEXAS  
S.D. TERRY SURVEY  
ABSTRACT NO. 890  
COLLIN COUNTY, TEXAS