

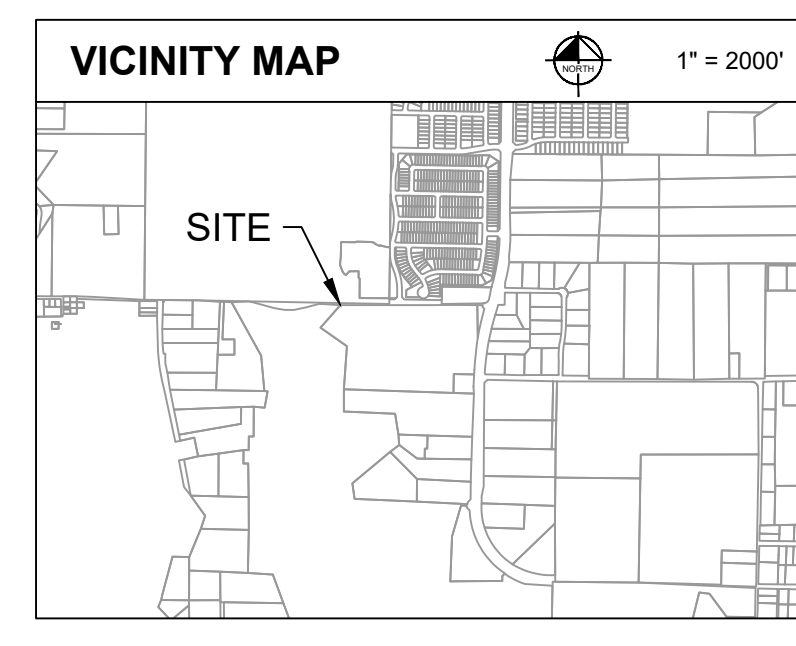
- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998473223.
 - All common areas, HOA Lots, and drainage easements are to be owned and maintained by the Property Owner's Association.
 - FLOOD STATEMENT: According to Community Panel No. 48085C0410J and 48085C0430J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas. Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "Non-Shaded X", which is not a special flood hazard area, and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
 - Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
 - Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - Collin County permits are required for all building construction.
 - All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
 - The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
 - The homeowner is responsible for the lateral to the right-of-way line. The City is responsible for the lateral from the right-of-way line to the sanitary sewer main.
 - Mail boxes shall meet USPS specifications.
 - The streets, including street signs, street lights, and sidewalks, within Arbor Trails Phase South will be maintained by Collin County Municipal District Number 10.
 - Driveway connections must meet Collin County specifications.
 - All roadway signs shall meet Collin County specifications.
 - Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
 - Collin County does not, and will not accept street lights for maintenance or operation.
 - A road dedicated to the public may not be obstructed, including by means of a gate.
 - Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
 - The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
 - Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA, by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
 - Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
 - The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.
 - All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
 - The easement to Culeoka Water Supply Corporation recorded in Volume 1370, Page 292, Real Property Records of Collin County, Texas will be abandoned upon recording of this plat.
 - Common Area Lots 1X and 3X, Block A and Lot 1X, Block B are designated as water and sanitary sewer easements by this plat, as shown.

**FINAL PLAT
ARBOR TRAIL SOUTH**
BLOCK A, LOTS 1-96, 1X-3X; BLOCK B, LOTS 1-32, 1X; BLOCK C, LOTS 1-25; BLOCK D, LOTS 1-37; BLOCK E, LOTS 1-20; BLOCK F, LOTS 1-20; BLOCK G, LOTS 1-42

272 RESIDENTIAL LOTS
4 COMMON AREA LOTS
BEING 29.151 ACRES IN THE
THOMAS CHAMBERS SURVEY,
ABSTRACT NO. 1049
COLLIN COUNTY, TEXAS

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE										
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH			
L1	N47°58'14"W	35.00'	L11	N54°38'53"E	35.59'	L21	S41°30'05"E	13.54'	L31	N48°24'00"E	14.75'	L41	N41°30'05"W	27.17'
L2	S80°43'37"E	28.59'	L12	S36°06'08"E	35.59'	L22	N48°29'55"E	14.72'	L32	S48°24'00"W	14.75'	L42	N48°29'55"E	29.55'
L3	S45°23'01"E	36.14'	L13	S49°08'16"W	14.27'	L23	S41°30'05"E	13.54'	L33	S41°36'00"E	13.51'			
L4	S44°36'59"W	34.55'	L14	S42°13'47"E	13.67'	L24	S48°24'00"W	14.75'	L34	N66°27'53"W	29.37'			
L5	N43°21'12"E	13.50'	L15	N47°46'13"E	14.60'	L25	S41°36'00"E	13.51'	L35	S42°01'46"W	5.08'			
L6	S47°13'14"E	14.89'	L16	N47°46'13"E	14.60'	L26	S41°36'00"E	13.51'	L36	N02°58'14"W	14.14'			
L7	S52°56'39"E	16.15'	L17	S48°24'00"W	14.75'	L27	S48°24'00"W	14.75'	L37	N56°27'15"E	20.00'			
L8	N36°50'43"E	11.74'	L18	N48°29'55"E	14.72'	L28	S41°36'00"E	13.51'	L38	S41°49'41"W	33.09'			
L9	N42°13'47"W	13.67'	L19	S41°30'05"E	13.54'	L29	N48°08'23"E	14.68'	L39	N42°13'47"W	27.40'			
L10	S40°50'15"E	14.02'	L20	N48°29'55"E	14.72'	L30	S42°12'14"E	13.67'	L40	S34°41'11"E	30.74'			

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°00'08"	250.00'	43.64'	N06°40'06"E	43.59'
C2	5°32'22"	250.00'	24.17'	S14°26'22"E	24.16'
C3	23°06'33"	250.00'	100.83'	N05°39'17"W	100.15'
C4	48°52'13"	35.50'	30.28'	S66°27'53"W	29.37'
C5	7°19'55"	1000.00'	127.97'	N84°23'35"W	127.88'
C6	1°02'28"	1000.00'	18.17'	N88°34'46"W	18.17'



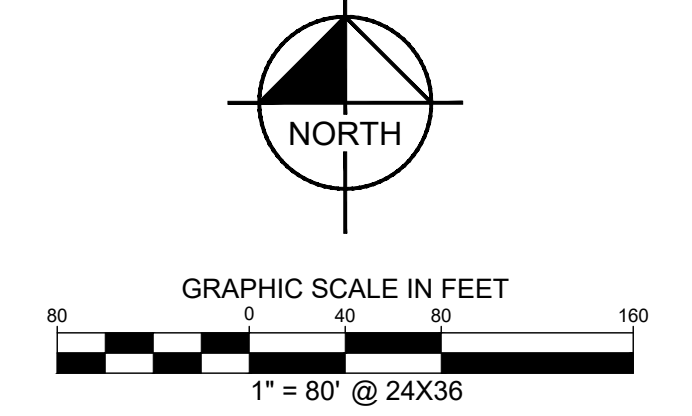
LEGEND

- P.O.B. POINT OF BEGINNING
- IRFC IRON ROD W/ CAP FOUND
- IRSC IRON ROD W/ CAP SET
- BL BUILDING LINE
- D.E DRAINAGE EASEMENT
- U.E UTILITY EASEMENT
- M.F.F.F. MINIMUM FINISHED FLOOR ELEVATIONS
- HOA HOME OWNERS ASSOCIATION
- R.O.W. RIGHT-OF-WAY
- D.P.R.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- STREET NAME CHANGE

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING LINE
- LOT LINE
- ROW LINE

LOT AREA	
SMALLEST**	2576 SQ. FT.
LARGEST**	7760 SQ. FT.
AVERAGE**	3196 SQ. FT.
**	EXCLUDES ALL HOA LOTS



SEWER UTILITY PROVIDER:
City of Princeton
255 E. Monte Carlo Blvd.
Princeton, Texas 75407
Phone: 972-736-2416
Contact: Tommy Mapp

ELECTRIC PROVIDER:
Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@oncor.com
Contact: Matthew Ward

WATER UTILITY PROVIDER:
Culeoka Water Supply Corporation
P.O. Box 909
Princeton, Texas 75407
Phone: 972-734-3572
Contact: Peter Williams

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009

FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	SPA	MJS/DRA	12/01/2023	063249608	1 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Jacob Clemmens, P.E.

OWNER/DEVELOPER:
S2 LAND DEVELOPMENT
10003 Technology Blvd.
Dallas, Texas 75220
Phone: 972-620-8204
Contact: Justin Christ, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Daniel Arthur, R.P.L.S.

