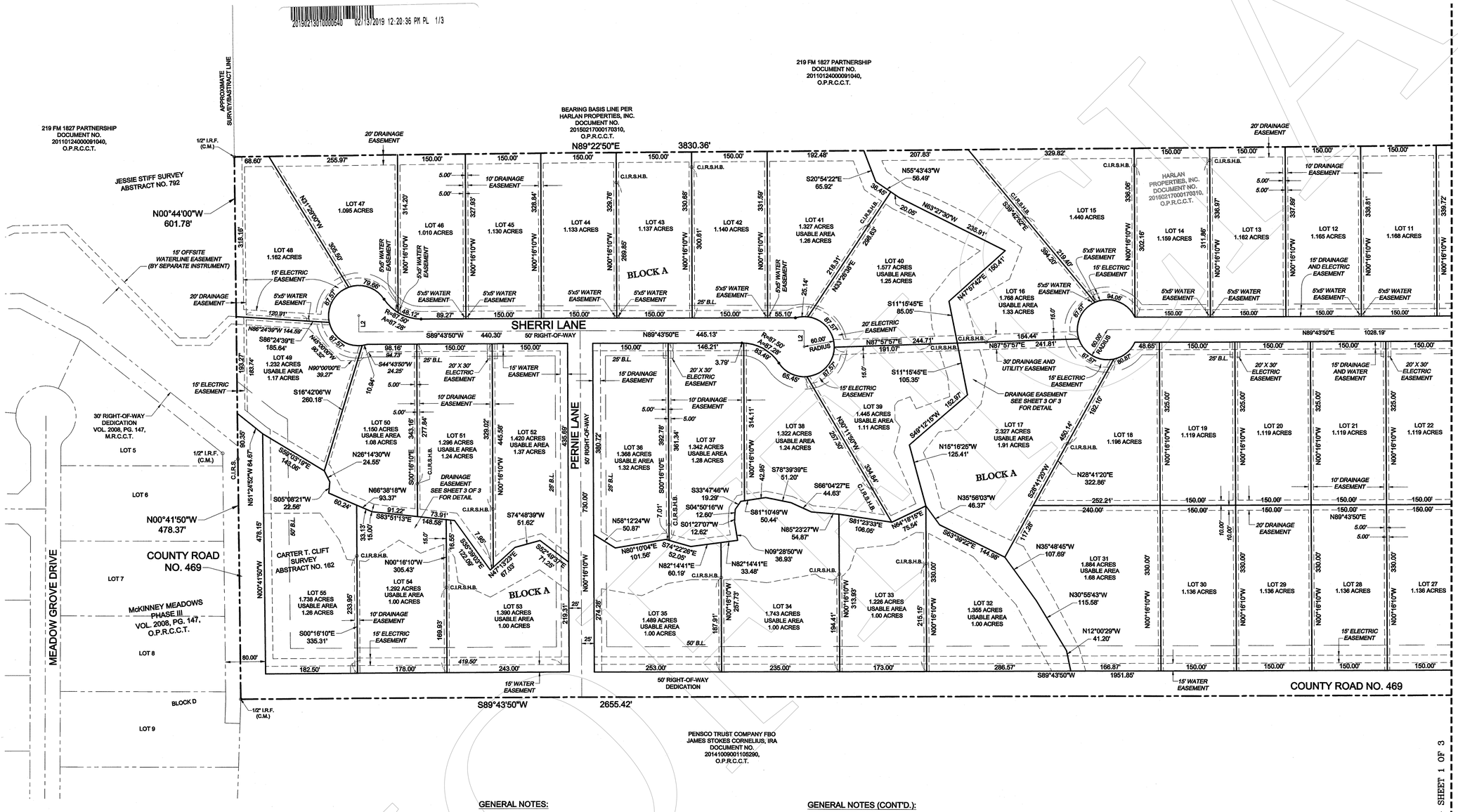
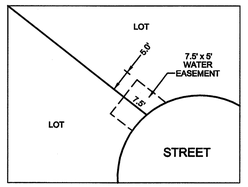
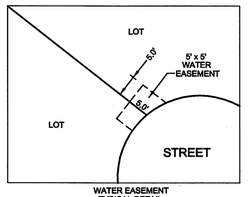
20190213010000640 02/13/2019 12:20:36 PM PL 1/3



L1	N00°16'10"W 32.50'
L2	S00°16'10"E 32.50'



WATER EASEMENT TYPICAL DETAIL



WATER EASEMENT TYPICAL DETAIL

N

GRAPHIC SCALE

100 0 50 100

1 inch = 100 ft.

ABBREVIATIONS

I.R.F. = IRON ROD FOUND

(C.M.) = CONTROLLING MONUMENT

C.I.R.S. = 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5686" SET

C.I.R.S.H.B. = 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5686" SET HIGH BANK

M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS

O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

T.B.M. #1 = "X" cut found at the centerline intersection of Meadow Glen Drive and Altoga Crossing. Elev. = 624.31'

T.B.M. #2 = 1/2" Iron rod found in asphalt paving for County Road No. 469, said Iron being the most easterly northeast corner of Lot 5, Block D, McKINNEY MEADOWS PHASE III, as recorded in Volume 2008, Page 147, Map Records, Collin County, Texas. Elev.=611.08'

DATE: 11/29/2016	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2016-0068

GENERAL NOTES:

1. EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.

2. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

3. 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.

4. 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.

5. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.

6. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5686" UNLESS OTHERWISE NOTED.

7. (DUE TO THE SITE EVALUATOR'S DETERMINATION THAT ALL LOTS ARE PREDOMINATELY CLASS IV SOILS) ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.

8. 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).

   a. DUE TO THE PRESENCE OF A LARGE DRAINAGE EASEMENT IMPACTING LOTS 16, 17, 32, 33, 34, 35, 36, 39, 40, 53, 54, AND 55, A PRE-CONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO PLANNING OF ANY SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. ON LOTS 16, 17, 32, 33, 34, 35, 36, 39, 40, 53, 54, AND 55.

9. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.

10. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.

GENERAL NOTES (CONT'D.):

11. COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.

12. COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.

13. DRIVEWAYS SHALL MEET COLLIN COUNTY CULVERT PERMIT REQUIREMENTS. DRIVEWAYS THAT DO NOT MEET DRIVEWAY/CULVERT PERMIT REQUIREMENTS SHALL BE REMOVED AND CORRECTED AT THE OWNERS EXPENSE.

14. DRIVEWAY/CULVERT PERMITS ARE REQUIRED AT ALL EXISTING COUNTY ROAD TIE-INS.

15. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY ROAD MUST BE EVEN WITH THE EXISTING DRIVING SURFACE AND FLUSH WITH EDGE OF EXISTING COUNTY ROAD.

16. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.

17. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

18. TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.

19. THE SURVEYOR HAS RELIED ON THE HEREIN DESCRIBED SUBJECT DEED WITH REGARD TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY AFFECTING THE ABOVE DESCRIBED PROPERTY. NO ADDITIONAL RESEARCH REGARDING SAID EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY HAS BEEN PERFORMED BY THE SURVEYOR.

20. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, MAP NO(S). 48085C0170J AND 48085C0190J, MAPS REVISED JUNE 02, 2009, THE HEREIN DESCRIBED PROPERTY IS LOCATED IN ZONE "X", DESCRIBED BY SAID MAP TO BE, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

21. BEARINGS ARE BASED ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO HARLAN PROPERTIES, INC., AS RECORDED UNDER DOCUMENT NUMBER 20150217000170310, OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

ENGINEER:
Kimley-Horn
106 W. Louisiana St.
McKinney, Texas 75069
(469) 301-2582
Contact: Joeseph Helmberger

OWNER:
Harlan Properties, Inc.
2404 Texas Drive
Irving, Texas 75062
(972) 659-0655
Contact: Suresh Shridharani

SURVEYOR:
North Texas Surveying, LLC.
Registered Professional Land Surveyors
1010 West University Drive
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200
Conctact: Chad Holcomb

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/13/2019 12:20:36 PM
$81.00 NPRECELLA
20190213010000640

2019-105

FINAL PLAT

MELISSA FARMS

LOTS 1-55, BLOCK A AND LOTS 1-16, BLOCK B

99.063 ACRES IN THE
Carter T. Clift Survey
Abstract No. 162
Collin County, Texas

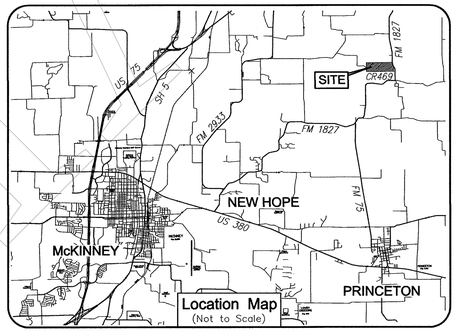
Scale: 1" = 100' Sheet No. 1 of 3 Date: November, 2016

C1
Radius=37.50'
Arc Length=16.96'
Delta=25°54'46"
Chrd. Brng.=N76°46'27"E
Chord=16.82'

C2
Radius=62.50'
Arc Length=28.27'
Delta=25°54'46"
Chrd. Brng.=N76°46'27"E
Chord=28.03'

C3
Radius=87.50'
Arc Length=39.57'
Delta=25°54'46"
Chrd. Brng.=N76°46'27"E
Chord=39.24'

L3	N63°49'04"E	56.07'



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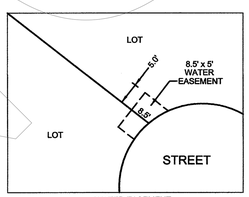
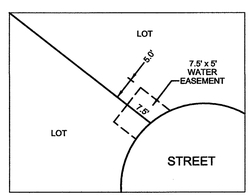
Utility Service Providers:

Water Service provided by	Altoga Water Supply Corportaion (972) 529-9595
Electric Service provided by	Grayson-Collin Electric Co-Operative (903) 482-7100
Sanitary Sewer	O.S.S.F. - Private



WATER EASEMENT
TYPICAL DETAIL



WATER EASEMENT
TYPICAL DETAIL

N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DATE: 11/29/2016	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2016-0068

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Contact: Joeseph Helmberger

OWNER:
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Contact: Suresh Shridharani

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Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/13/2019 12:20:36 PM
$51.00 NPRECELLA
2019021310000640

2019-106

FINAL PLAT

MELISSA FARMS

LOTS 1-55, BLOCK A AND LOTS 1-16, BLOCK B

99.063 ACRES IN THE

Carter T. Clift Survey
Abstract No. 162
Collin County, Texas

Scale: 1" = 100' Sheet No. 2 of 3 Date: November, 2016

OWNERS CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS, Harlan Properties, Inc. is the owner of a 99.063 acre tract of land situated in the ~~Jessie Smith~~ CARTER T. CLIFT Survey, Abstract No. ~~792~~ 162 JB in Collin County, Texas, and being the same tract as the called 98.57 acre tract of land described by deed to Harlan Properties, Inc., as recorded under Document No. 20150217000170310, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeasterly corner of said 98.57 acre tract, same being the southeasterly corner of a called 210.522 acre tract of land, described by deed to 219 FM 1827 Partnership, as recorded under Document No. 20110124000091040, O.P.R.C.C.T., said iron rod found being in the southwesterly monumented line of F.M. Highway No. 1827, same being in a curve to the left, having a radius of 1477.43', a central angle of 14°17'03", and a chord which bears, South 19°41'13" East, a chord distance of 367.38';

Thence along said curve to the left, in a southeasterly direction, an arc length of 368.33' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at the end of said curve;

THENCE continuing along said southeasterly monumented line of F.M. Highway No. 1827, the following courses and distances:

South 26°49'45" East, a distance of 80.15' to a point for corner, from which a 1/2" iron rod found bears, North 72°16'09" West, a distance of 1.95';

South 00°02'45" East, a distance of 120.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for an "ell" corner;

North 89°57'15" East, a distance of 21.55' to a 1/2" iron rod found for an "ell" corner of the herein described property, same being the northwesterly corner of a tract of land, described by deed to Glynn E. Francis and wife, Eloisa V. Francis, as recorded under Document No. 20110509000476570, O.P.R.C.C.T.;

THENCE South 01°04'02" East, along the common line between said 98.57 acre tract and said Francis tract, a distance of 545.73' to a 1/2" iron rod found for the southwesterly corner of said Francis tract, same being the most southerly southeast corner of said 98.57 acre tract, said corner also being in County Road No. 469;

THENCE along said County Road No. 469, in a westerly direction, the following courses and distances:

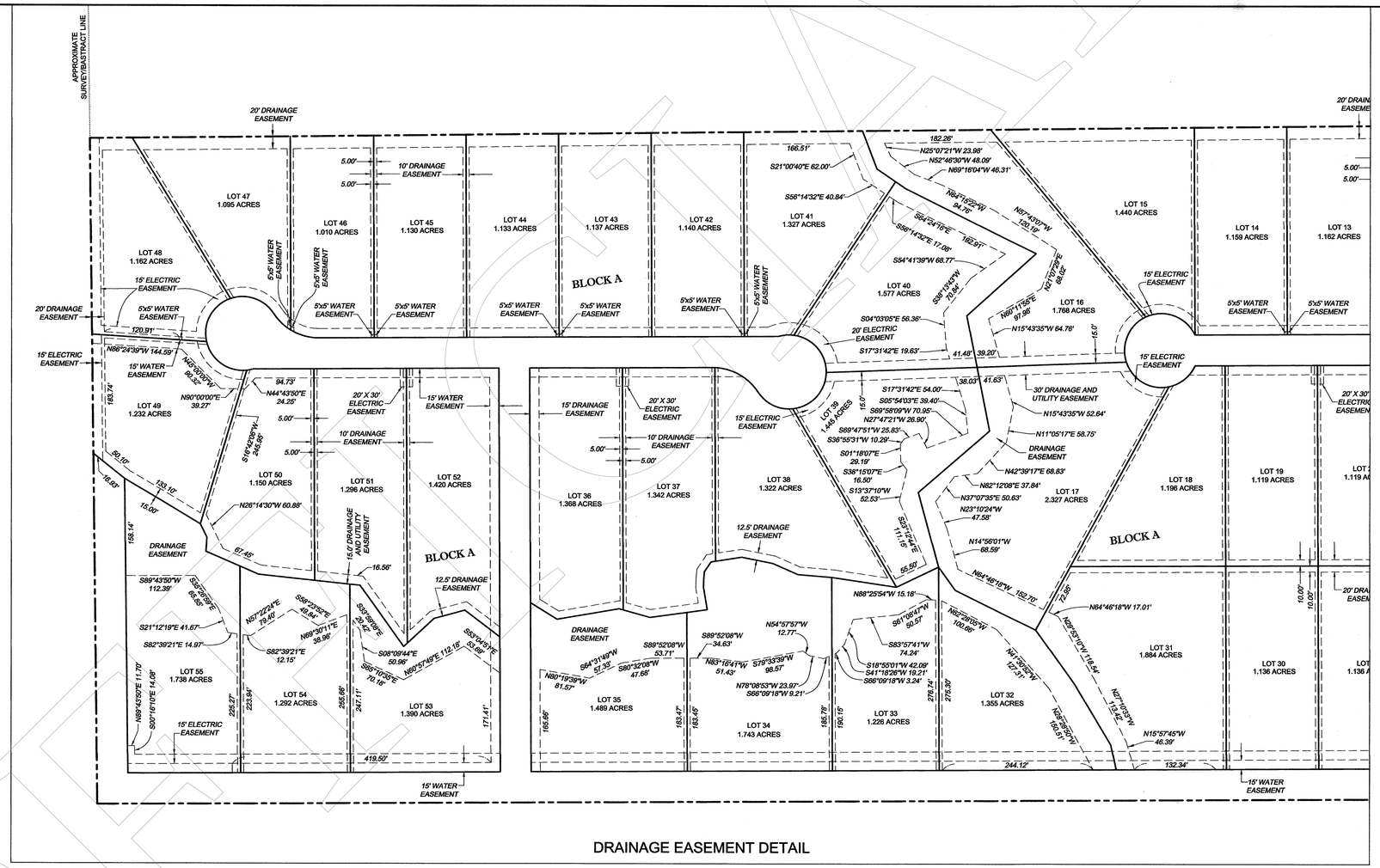
South 88°55'21" West, a distance of 1353.20' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for an angle point;

South 89°43'50" West, a distance of 2655.42' to a 1/2" iron rod found for the southwesterly corner of said 98.57 acre tract, same being the northwesterly corner of a tract of land, described by deed to Pensco Trust Company FBO James Stokes Cornelius, IRA, as recorded under Document No. 20141009001105290, O.P.R.C.C.T., same also being an angle point in the easterly line of a right-of-way dedication for County Road No. 469, as shown on the plat of **McKINNEY MEADOWS PHASE III**, an addition to Collin County, Texas, as recorded in Volume 2008, Page 147, O.P.R.C.C.T.;

THENCE North 00°41'50" West, along said right-of-way dedication, a distance of 478.37' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set, said corner being the most southerly corner of the aforementioned 210.522 acre tract;

THENCE North 00°44'00" West, along the common line between said 210.522 acre and 98.57 acre tract, a distance of 601.78' to a 1/2" iron rod found for the northwesterly corner of said 98.57 acre tract, same being an "ell" corner of said 210.522 acre tract;

THENCE North 89°22'50" East, continuing along a common line between said 210.522 acre and 98.57 acre tracts, a distance of 3830.36' to the **POINT OF BEGINNING** and containing 99.063 acres of land, more or less.



DRAINAGE EASEMENT DETAIL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

FINAL PLAT ~~PLAT~~ JB

THAT, Harlan Properties, Inc. is the sole owner of the above described property and does hereby adopt this ~~plat~~ designating the hereinabove described property as LOTS 1-55, BLOCK A AND LOTS 1-16, BLOCK B - MELISSA FARMS, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this 1st day of February, 2019.

Harlan Properties, Inc.

By: _____
Suresh Shridharani - Owner

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Suresh Shridharani, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 1st day of February, 2019.

_____
NOTARY PUBLIC in and for the State of Texas

PAULA DIMSDLE
Notary Public
State of Texas
ID # 3281996
Comm. Expires 10/07/2019

Health Department Certification:

I 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.

BS#3727
_____
Registered Sanitarian or Designated Representative
Collin County Development Services

Surveyor's Certificate

I, Michael B. Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found or placed under my personal supervision.

_____
Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS REGISTERED MICHAEL B. ARTHUR 5686 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 1st day of February, 2019.

Charlene Nease
NOTARY PUBLIC in and for the State of Texas

CHARLENE NEASE
Notary Public, State of Texas
Comm. Expires 02-07-2023
Notary ID 128513483

This plat approved by the Collin County, Commissioners
On 19th day of JUNE, 2019.

_____
Chris Hill, Collin County Judge

ENGINEER:
Kimley-Horn
106 W. Louisiana St.
McKinney, Texas 75069
(469) 301-2582
Contact: Joeseph Helmberger

OWNER:
Harlan Properties, Inc.
2404 Texas Drive
Irving, Texas 75062
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Contact: Suresh Shridharani

SURVEYOR:
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Registered Professional Land Surveyors
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2019-109

FINAL PLAT
MELISSA FARMS
LOTS 1-55, BLOCK A AND LOTS 1-16, BLOCK B
99.063 ACRES IN THE
Carter T. Clift Survey
Abstract No. 162
Collin County, Texas

COUNTY OF COLLIN COUNTY, TEXAS

Scale: 1" = 100' Sheet No. 3 of 3 Date: November, 2016

DATE: 11/29/2016	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2016-0068