



LEGEND
 POB POINT OF BEGINNING
 IRF IRON ROD FOUND
 CAPPED IRON ROD FOUND
 CIRS CAPPED IRON ROD SET
 CM CONTROL MONUMENT
 BL BUILDING LINE
 UE UTILITY EASEMENT
 DE DRAINAGE EASEMENT
 AE ACCESS EASEMENT
 SSE SANITARY SEWER EASEMENT
 WME WALL MAINTENANCE EASEMENT
 S.F. SQUARE FEET

- NOTES:
1. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD 83), DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
 2. ACCORDING TO FEMA MAP NO. 48139C0200F, DATED JUNE 3, 2013, A PORTION OF THE SUBJECT TRACT IS IN SHADED ZONE A AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOODPLAIN WITH NO BASE FLOOD ELEVATIONS DETERMINED).
 3. ALL LOTS SITUATED WITHIN THE FEMA FLOODPLAIN WILL HAVE A L.O.M.R. SUBMITTED.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S11°01'02"W	3.67'
L2	S89°42'49"E	30.00'
L3	S0°57'30"W	48.98'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	37°16'12"	768.50'	499.90'	259.15'	S18°57'11"W	491.13'
C2	12°53'16"	335.00'	75.35'	37.84'	S83°50'33"W	75.19'
C3	12°53'16"	335.00'	75.35'	37.84'	N83°50'33"E	75.19'
C4	12°36'04"	335.00'	73.68'	36.99'	N6°18'02"W	73.53'
C5	16°22'33"	350.00'	100.03'	50.36'	N8°11'17"E	99.69'
C6	71°22'22"	335.00'	417.31'	240.60'	S19°18'38"E	390.84'

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	44,071	1.012	C-7	45,609	1.047	D-16X	24,422	0.561
A-2	44,067	1.012	C-8	57,073	1.310	E-1	46,701	1.072
A-3	43,902	1.008	D-1	46,590	1.070	E-2	43,613	1.001
A-4	43,775	1.005	D-2	43,821	1.006	E-3	44,355	1.018
A-5	43,899	1.008	D-3	43,821	1.006	E-4	44,770	1.028
A-6X	76,378	1.753	D-4	43,561	1.000	E-5	44,519	1.022
B-1	43,781	1.005	D-5	43,561	1.000	E-6	44,095	1.012
B-2	43,616	1.001	D-6	43,821	1.006	E-7	44,639	1.025
B-3	54,979	1.262	D-7	52,352	1.202	E-8	47,960	1.101
B-4	71,323	1.637	D-8	55,350	1.271	E-9	46,473	1.067
B-5	64,895	1.490	D-9	56,046	1.287	E-10	44,984	1.033
C-1	48,133	1.105	D-10	44,232	1.015	E-11	44,668	1.025
C-2	44,597	1.024	D-11	43,743	1.004	E-12	44,593	1.024
C-3	44,800	1.028	D-12	43,709	1.003	E-13	44,708	1.026
C-4	45,002	1.033	D-13	43,674	1.003	E-14	47,156	1.083
C-5	45,204	1.038	D-14	43,640	1.002	E-15X	17,619	0.404
C-6	45,406	1.042	D-15	43,632	1.002	E-16X	13,644	0.313

FINAL PLAT
ARMANI FARMS

47 RESIDENTIAL LOTS
 4 OPEN SPACE LOTS
 BEING 62.122 ACRES OUT OF
 THE SAMUEL BURTON SURVEY, ABSTRACT NO. 123
 COLLIN COUNTY, TEXAS

MELISSA REALTY PARTNERS, LLC OWNER
 973 Holt Lane (469) 943-2400
 Allen, Texas 75013
 Contact: Abdul Mohammed

JBI PARTNERS, INC. SURVEYOR/ENGINEER
 2121 Midway Road, Suite 300 (972) 248-7676
 Carrollton, Texas 75006
 Contact: Chris Wall, P.E.
 TBPE No. F-438 TBPLS No. 10076000

Plotted by: ychoi Plot Date: 5/31/2024 10:20 AM
 Drawing: H:\Projects\MRP001 - Armani Farms\Phase 1\Surveying\dwg\MRP001PT.dwg Saved By: ychoi Save Time: 5/31/2024 10:18 AM

LEGAL DESCRIPTION
(62.122 ACRES)

BEING a parcel of land located in Collin County, Texas, a part of the Samuel Burton Survey, Abstract Number 123, and being all of that called 62.12 acre tract of land described in deed to Melissa Realty Partners, LLC as recorded in Document Number 2023000135566, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "GEER 4117" found for corner, said point being the northeast corner of said 62.12 acre tract, said point being the southeast corner of that called 2.000 acre tract of land described in deed to Nathan Holton as recorded in Volume 5407, Page 5942, Official Public Records of Collin County, Texas, said point also being in the west right-of-way line of Farm-To-Market (FM) Road 2933;

THENCE along the east line of said 62.12 acre tract and the west right-of-way line of FM Road 2933 as follows:

South 01 degrees 01 minutes 02 seconds West, 3.67 feet to a wood right-of-way marker found for corner;
South 00 degrees 17 minutes 02 seconds West, 845.09 feet to a bent wood right-of-way marker found for corner;
Southwesterly, 499.90 feet along a curve to the right, having a central angle of 37 degrees 16 minutes 12 seconds, a radius of 768.50 feet, a tangent of 259.15 feet, and whose chord bears South 18 degrees 57 minutes 11 seconds West, 491.13 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner, said point being the southeast corner of said 62.12 acre tract, said point also being in the north line of that called 21.369 acre tract of land described in deed to John Michael McCough and Jennifer McCough Russell as recorded in Document Number 2023000051782, Official Public Records of Collin County, Texas;

THENCE along the common lines of said 62.12 acre tract and said 21.369 acre tract as follows:

North 82 degrees 41 minutes 19 seconds West, 671.08 feet to a five-eighths inch iron rod found for corner;
North 17 degrees 18 minutes 13 seconds East, 753.76 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner;
North 89 degrees 13 minutes 30 seconds West, 680.77 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner;
South 00 degrees 09 minutes 07 seconds West, 717.47 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner, said point also being the northeast corner of that called Tract 1 - 2 acres described in deed to Kurt A. Kaetterhenry and wife Shelly Kaetterhenry as recorded in Volume 3628, Page 227, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 02 minutes 30 seconds West, at 443.19 feet passing the northwest corner of said Tract 1 - 2 acres, in all a total distance of 946.79 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner, said point being the southwest corner of said 62.12 acre tract, said point being in the north line of that called 2.00 acre tract of land described in deed to John Ferraro and spouse Sharon K. Ferraro as recorded in Document Number 20110609000596000, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 13 minutes 31 seconds East, 287.68 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner, said point being in the west line of said 62.12 acre tract, said point also being in the south line of that called 32.56 acre tract of land described in deed to Melissa Farms, LLC as recorded in Document Number 2023000135583, Official Public Records of Collin County, Texas;

THENCE along the common lines of said 62.12 acre tract and said 32.56 acre tract as follows:

South 89 degrees 24 minutes 12 seconds East, 126.74 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner;
North 00 degrees 17 minutes 11 seconds East, 1,234.70 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner, said point being the northwest corner of said 62.12 acre tract, said point being the northeast corner of said 32.56 acre tract, said point also being in the south line of that called 60.62 acre tract of land described in deed to Vineyard Hill Estates, LLC as recorded in Document Number 20211006002042910, Official Public Records of Collin County, Texas;

THENCE along the north line of said 62.12 acre tract and the south line of said 60.62 acre tract as follows:

South 78 degrees 49 minutes 56 seconds East, 371.16 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner;
North 85 degrees 00 minutes 48 seconds East, 476.18 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner;
North 06 degrees 46 minutes 41 seconds East, 70.09 feet to a one-half inch iron rod with cap stamped "GEER 4117" found for corner;
South 82 degrees 42 minutes 30 seconds East, 710.89 feet to a one-half inch iron rod found for corner, said point being the southeast corner of said 60.62 acre tract, said point also being the southwest corner of Lot 6, Block A, Sanner Addition, an Addition to Collin, County, Texas as recorded in Volume 2011, Page 180, Official Public Records of Collin County, Texas;

THENCE continuing along the north line of said 62.12 acre tract as follows:

South 82 degrees 50 minutes 52 seconds East, 160.62 feet to a one-half inch iron rod with cap stamped "LONE STAR" found for corner, said point being in the south line of said Lot 6, said point also being the northwest corner of said Nathan Holton tract;
South 00 degrees 55 minutes 30 seconds West, 242.79 feet to a one-half inch iron rod with cap stamped "LONE STAR" found for corner, said point also being the southwest corner of said Nathan Holton tract;
South 89 degrees 02 minutes 44 East, 393.20 feet along the south line of said Nathan Holt tract to the POINT OF BEGINNING and containing 2,706,044 square feet or 62.122 acres of land.

BASIS OF BEARING: The Basis of Bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are surface distance values with a scale factor of grid to surface of 1.00014194.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MELISSA REALTY PARTNERS, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **ARMANI FARMS**, 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 That MELISSA REALTY PARTNERS, LLC, does herein certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- 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.
- 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.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

Abdul Mohammed,
an Authorized Agent for MELISSA REALTY PARTNERS, LLC.

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Abdul Mohammed, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public, State of Texas

- All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock throughout the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- Open Space lots 15X/Blk C and 6X/Blk A have not been approved for OSSF and no OSSF shall be installed on those 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). No variances will be granted for setbacks or for OSSF reduction.
 - There is a pond on Lot6/Blk A to which OSSF setbacks will apply to Lot 5/Blk A careful pre-planning is recommended on Lot 5/Blk A.
 - There is up to 20' of easements along each roadway-adjacent property line to which OSSF setbacks apply.
 - There is a 25' drainage easement along the northern property line of Lots 2-6/Blk E to which OSSF setbacks apply.
 - There is variable-width drainage easement along the northern property line of Lot 1/Blk E to which OSSF setbacks apply.
 - There is an 88' drainage easement along the western property line of Lots 4-5/Blk D (and a 10' drainage easement along the northern property line of Lot 5/Blk D) to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on any 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.
- 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.

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

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of Collin County, Texas.

Dated this 27th day of March, 2024.



Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS PLAT, this the ____ day of _____, 20____, by the County of Collin, Texas.

County Judge, Chris Hill

UTILITY SERVICE PROVIDERS:

WATER:

ELECTRIC PROVIDER:

TELEPHONE:

FINAL PLAT
ARMANI FARMS

47 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
BEING 62.122 ACRES OUT OF
THE SAMUEL BURTON SURVEY, ABSTRACT NO. 123
COLLIN COUNTY, TEXAS

MELISSA REALTY PARTNERS, LLC OWNER
973 Holt Lane (469) 943-2400
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JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrlton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000