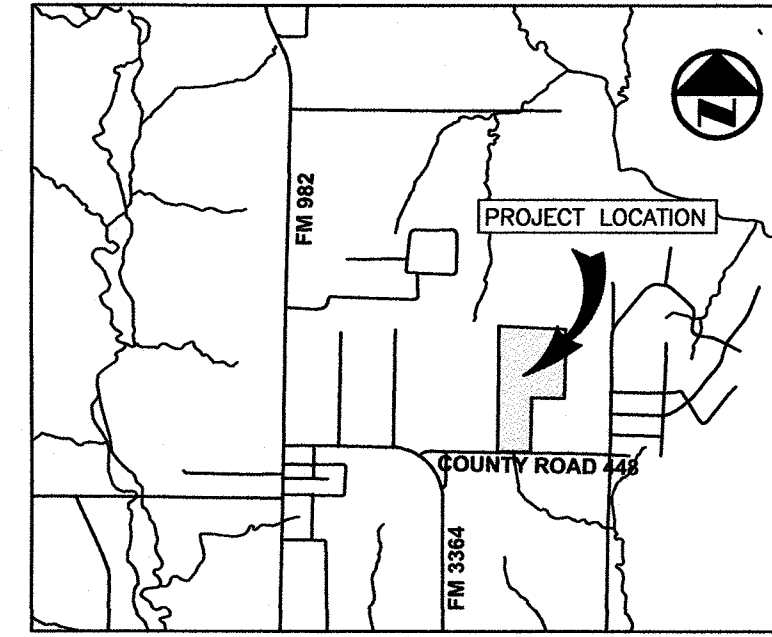
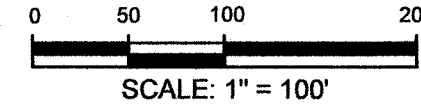
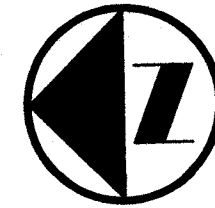


CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	202°14'23"	60.00'	N 47°37'28" E	117.75'	211.78'
C2	310°45'05"	60.00'	S 00°44'46" W	50.00'	325.42'
C3	310°45'05"	60.00'	S 00°44'46" W	50.00'	325.42'
C4	44°54'02"	60.00'	S 21°11'14" E	45.83'	47.02'
C5	89°48'04"	60.00'	S 01°15'47" W	84.71'	94.04'
C6	44°54'02"	60.00'	S 23°42'48" W	45.83'	47.02'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 53°50'34" E	11.73'
L2	N 46°12'06" W	64.44'

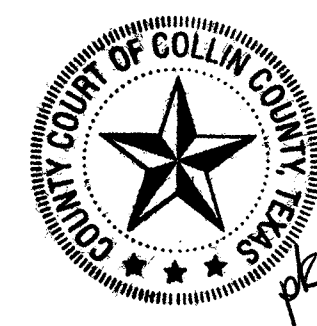
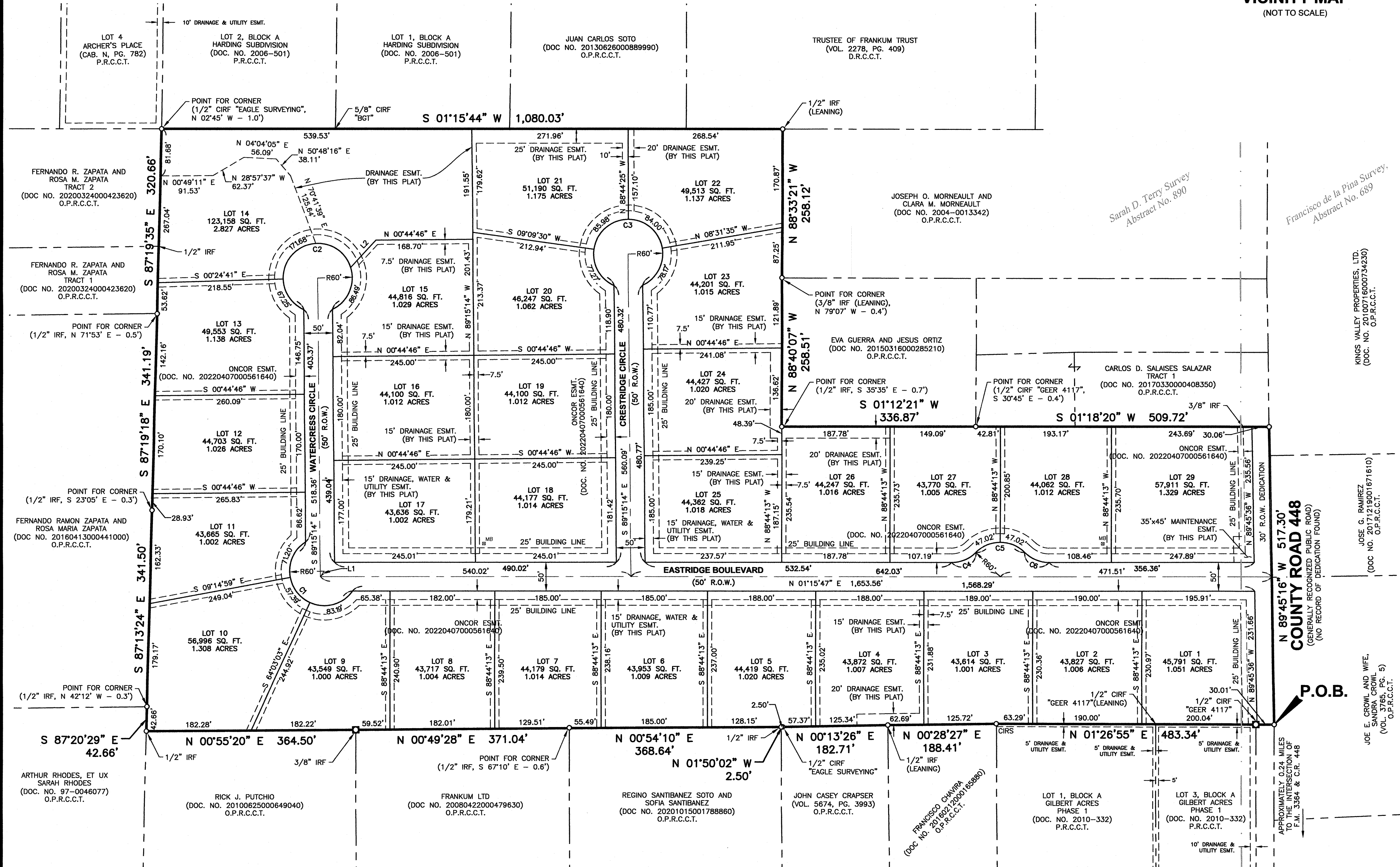
LEGEND

CIRF	CAPPED IRON ROD FOUND "AS NOTED"	O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
CIRS	5/8-INCH IRON ROD W/ "BGE" CAP SET	P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
IRF	IRON ROD FOUND	MB <sub>18</sub>	PROPOSED MAILBOX LOCATIONS
□	MONUMENT OF RECORD DIGNITY	—	BOUNDARY LINE
ESMT.	EASEMENT	---	ROAD CENTERLINE
P.O.B.	POINT OF BEGINNING	---	LOT LINE
VOL.	VOLUME		
PG.	PAGE		



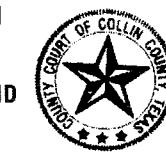
GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on April 15, 2021 with an applied combined scale factor of 1.00015271.
- The floodplain boundaries are approximate and are not depicted hereon. The subject tract lies within Zone X and Zone A as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0315J with Map Revised date June 2, 2009.  
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- Selling a portion of this addition by metes and bounds is a violation of State law, and is subject to fines and/or withholding of utilities and building permits.
- Total acreage of the subdivision is 36.237 acres, the total number of lots within the proposed subdivision are 29, the smallest lot shown on the plat is 1.000 acres and the largest is 2.827 acres, the average size of the lots are 1.113 acres.
- 5/8 inch iron rods with cap stamped "BGE" set at all boundary, lot and block corners, and all points of curvature and tangency on roadway rights of way.
- Mail boxes shall meet USPS specifications.
- 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.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision 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.
- All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility appurtenances may be placed within the 100-yr drainage ESMT, provided they are placed outside the design-yr floodplains, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
- 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.
- Detention pond and facilities will be maintained by the property owner who's lot they are within.
- Collin County will not be responsible for maintenance or repairs of Centralized Mailboxes.
- All lots must utilize alternative type On-Site Sewage Facilities.
- 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.
  - Each lot has a maximum of 20' of drainage and/or utility/water line easements along at least 3 property lines, running parallel to the property lines to which OSSF setbacks will apply.
  - In addition to the aforementioned easements:
    - Over 1/2 of lot 14 is encumbered in a drainage easement which contains part of a pond and will also function as a dry drainage easement to which OSSF setbacks will apply.
    - Due to the easement/pond on Lot 14 and adjacency of Lots 15 and 21, careful pre-planning will be required for lots 14, 15 and 21.
    - There is a 25' drainage easement along the eastern property line of Lot 21 to which OSSF setbacks may apply.
    - There is a 30' drainage easement in the southwest corner of Lot 29 to which OSSF setbacks may apply.
- There are no easements other than those noted above.
- There are no ponds other than those noted above and no new ponds are allowed without prior approval from Collin County Development Services.
- 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.
- 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.



**FINAL PLAT**  
**PRINCETON LAKESIDE ESTATES**  
**LOTS 1-29, BLOCK 1**  
BEING 36.237 ACRES OUT OF  
THE SARAH D. TERRY SURVEY, ABSTRACT NO. 890, AND  
THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 689  
COLLIN COUNTY, TEXAS  
JUNE 2022

STATE OF TEXAS, COUNTY OF COLLIN  
I, STACEY KERRY, COUNTY CLERK OF COLLIN COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS  
OF COLLIN COUNTY ON: 08/17/2022 01:32 PM  
PLAT BOOK: 2022 PAGE: 592 - 599  
NUMBER OF PAGES: 2 AMOUNT: \$43.00  
IN TESTIMONY WHEREOF, WITNESS MY HAND  
AND OFFICIAL SEAL OF OFFICE,  
COUNTY CLERK, COLLIN COUNTY, TEXAS



By: Danna S. Foster, DEPUTY

**DEVELOPER / OWNER**  
ARKA FARMS LLC  
3417 Brushy Creek Drive  
Plano, TX 75025  
Contact: Mr. Hemal Doshi  
Phone: 214-406-4530

**ENGINEER / SURVEYOR**  
**BGE, Inc.**  
777 Main Street, Suite 1900, Fort Worth, TX 76102  
Tel: 817-867-6130 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10194416  
Copyright 2022  
Contact: René Silvas, R.P.L.S.  
Telephone: (817) 752-4183 • Email: rslivas@bgeinc.com



OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

Whereas, ARKA FARMS LLC is the owner of that 36.237 acre (1,578,503 square foot) tract of land, situated in the Sarah D. Terry Survey, Abstract No. 890, and the Francisco de la Pina Survey, Abstract No. 689, Collin County, Texas; being all of that called 36.23 acre tract of land described in General Warranty Deed to ARKA FARMS LLC as recorded in Document No. 20190305000232390 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.); said 36.237 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a point at the southwest corner of said 36.23 acre tract; said point being the southeast corner of Gilbert Acres, an addition to Collin County as recorded in Document No. 2010-332 of the Plat Records of Collin County, Texas (P.R.C.C.T.); said point being in the center of County Road 448 (variable width right-of-way; a generally recognized public road, no record of dedication found on subject property);

THENCE, departing the center of County Road 448, along the west line of said 36.23 acre tract, the following seven (7) courses and distances:

North 01 degrees 26 minutes 55 seconds East, at a distance of 31.91 feet passing a 1/2-inch iron rod with "GEER 4117" cap found, at a distance of 205.87 feet passing a 1/2-inch iron rod with "GEER 4117" cap found (leaning), continuing in all a total of 483.34 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 28 minutes 27 seconds East, a distance of 188.41 feet to a 1/2-inch iron rod found for corner;

North 00 degrees 13 minutes 26 seconds East, a distance of 182.71 feet to a 1/2-inch iron rod found with "EAGLE SURVEYING" cap found for corner;

North 01 degrees 50 minutes 02 seconds West, a distance of 2.50 feet to a 1/2-inch iron rod found for corner;

North 00 degrees 54 minutes 10 seconds East, a distance of 368.64 feet to a point for corner; from said point a 1/2-inch iron rod found bears South 67 degrees 10 minutes East, a distance of 0.6 feet;

North 00 degrees 49 minutes 28 seconds East, a distance of 371.04 feet to a 3/8-inch iron rod found for corner;

North 00 degrees 55 minutes 20 seconds East, a distance of 364.50 feet to a 1/2-inch iron rod found at the northwest corner of said 36.23 acre tract; said point being the northeast corner of that called 4.993 acre tract of land described in Special Warranty Deed With Vendor's Lien to Rick J. Putchio as recorded in Document No. 20100625000649040, O.P.R.C.C.T.; said point being in the south line of a called 5.4878 acre tract of land described in General Warranty Deed With Vendor's Lien to Arthur Rhodes, et ux Sarah Rhodes as recorded in Document No. 97-0046077, O.P.R.C.C.T.;

THENCE, along the north line of said 36.23 acre tract, the following four (4) courses and distances:

South 87 degrees 20 minutes 29 seconds East, a distance of 42.66 feet to a point for corner; from said point a 1/2-inch iron rod found bears North 42 degrees 12 minutes West, a distance of 0.3 feet;

South 87 degrees 13 minutes 24 seconds East, a distance of 341.50 feet to a point for corner; from said point a 1/2-inch iron rod found bears South 23 degrees 05 minutes East, a distance of 0.3 feet;

South 87 degrees 19 minutes 18 seconds East, a distance of 341.19 feet to a point for corner; from said point a 1/2 inch iron rod found bears North 71 degrees 53 minutes East, a distance of 0.5 feet;

South 87 degrees 19 minutes 35 seconds East, at a distance of 117.06 feet passing a 1/2 inch iron rod, continuing in all a total distance of 320.66 feet to a point at the northeast corner of said 36.23 acre tract; said point being the southeast corner of that tract of land described as Tract 2 in Community Interest Special Warranty Deed to Fernando R. Zapata and Rosa M. Zapata as recorded in Document No. 20200324000423620, O.P.R.C.C.T.; said point being the southwest corner of Lot 4, Archer's Place, an addition to Collin County as recorded in Cabinet N, Page 782 P.R.C.C.T.; said point the northwest corner of Lot 2, Block A, Harding Subdivision, an addition to the City of Princeton as recorded in Document No. 2006-501, O.P.R.C.C.T.; from said point a 1/2-inch iron rod with "EAGLE SURVEYING" cap bears North 02 degrees 45 minutes West, a distance of 1.0 foot;

THENCE South 01 degrees 15 minutes 44 seconds West, along the east line of said 36.23 acre tract; at a distance of 21.78 feet passing a 1/2-iron rod found with "RPLS 4967" cap, at a distance of 302.26 feet passing a 5/8-iron rod with "BGT" cap, continuing in all a total distance of 1,080.03 feet to the most easterly southeast corner of said 36.23 acre tract; said point being the northeast corner of a called 5.00 acre tract of land described in Warranty Deed With Vendor's Lien to Joseph O. Mornesult and Clara M. Mornesult as recorded in Document No. 2004-0013942, O.P.R.C.C.T.; said point being in the west line of a called 10.00 acre tract of land described in Warranty Deed to Trustee of Frankum Trust as recorded in Volume 2278, Page 408 of the Deed Records of Collin County, Texas;

THENCE, North 88 degrees 33 minutes 21 seconds West, a distance of 258.12 feet to a point for corner; from said point a 3/8-inch iron rod found (leaning) bears North 79 degrees 07 minutes West, a distance of 0.4 feet;

THENCE, North 88 degrees 40 minutes 07 seconds West, a distance of 258.51 feet to a reentrant corner of said 36.23 acre tract; said point being the northwest corner of a called 2.0 acre tract of land described in Corrected Warranty Deed to Eva Guerra and Jesus Ortiz as recorded in Document No. 20150316000285210, O.P.R.C.C.T.; from said point a 1/2-inch iron rod found bears South 35 degrees 35 minutes East, a distance of 0.7 feet;

THENCE, South 01 degrees 12 minutes 21 seconds West, a distance of 336.87 feet to a point for corner; from said point a 1/2-inch iron rod with "GEER 4117" cap bears South 30 degrees 45 minutes West, a distance of 0.4 feet;

South 01 degrees 18 minutes 20 seconds West, at a distance of 464.88 feet passing a 3/8-inch iron rod, continuing in all a total distance of 509.72 feet to the southeast corner of said 36.23 acre tract; said point being the southwest corner of Tract 1 as described in Special Warranty Deed With to Carlos D. Salaisas Salazar as recorded in Document No. 20170330000408350, O.P.R.C.C.T.; said point being in the center of the said County Road 448;

THENCE North 89 degrees 45 minutes 16 seconds West, along the south line of said 36.23 acre tract and the center of the said County Road 448, a distance of 517.30 feet to the POINT OF BEGINNING and containing an area of 36.237 acres or 1,578,503 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ARKA FARMS LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Princeton Lakeside 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 Arka Farms, LLC 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 easement.
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 29<sup>th</sup> day of June, 2022.

By: ARKA FARMS LLC



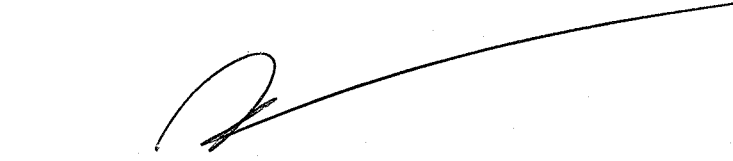
Hemal Doshi, Owner/CEO

STATE OF TEXAS ~

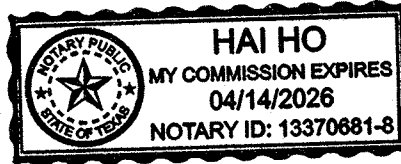
COUNTY OF Collin ~

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Hemal Doshi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 29<sup>th</sup> day of June, 2022.



Notary Public in and for the State of Texas



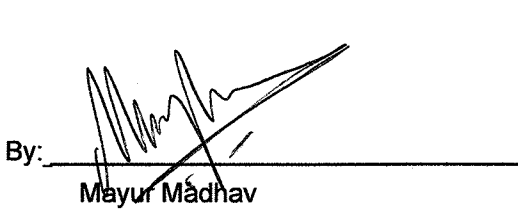
04/14/2026

My Commission Expires On:

LIENHOLDER CERTIFICATE

Bank7, (hereinafter "Lienholder") holds a lien on the property made the subject of the foregoing Subdivision Plat which is shown by an instrument filed in Document No. 20201229002348750 of the Official Public Records of Collin County, Texas (hereinafter "Lien"). Lienholder agrees to subordinate its Lien to the interests of the public in the roads and public easements dedicated by the foregoing Plat. Lienholder joins in the dedication of the roads and public easements as shown on the Plat to the extent of its lien interest in the property. The undersigned covenants that he/she is authorized to sign this certification on behalf of the Lienholder and to bind the Lienholder by his/her signature.

Bank7 ("Lienholder")

By: 

Its: V.P. Commercial Lending

Date: 6/29/22

STATE OF TEXAS ~

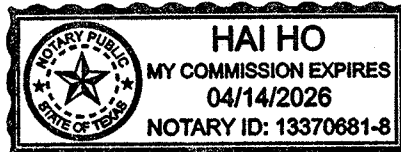
COUNTY OF Collin ~

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mayur Hadhav, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 29<sup>th</sup> day of June, 2022.



Notary Public in and for the State of Texas



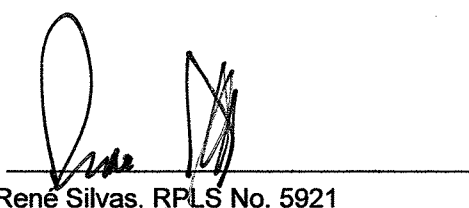
4/14/2026

My Commission Expires On:

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

The property is not within the 100 year floodplain



René Silvas, RPLS No. 5921



STATE OF TEXAS ~

COUNTY OF TARRANT ~

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 23 day of June, 2022.



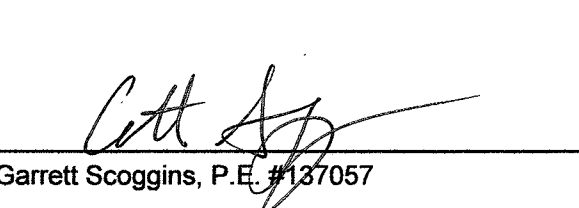
Notary Public in and for the State of Texas

2/4/2024  
My Commission Expires On:



CERTIFICATE OF APPLICANT'S ENGINEER

I, Garrett Scoggins, am a licensed professional engineer authorized to practice in the State of Texas. I have been involved in the preparation of the plat application submittal 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, Collins & LSC, that it has an adequate supply and can deliver the water at an adequate pressure to serve the Subdivision in accordance with TCEQ regulations.



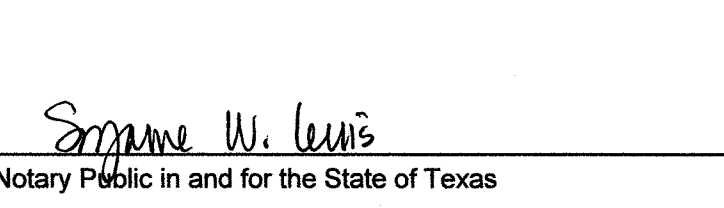
Garrett Scoggins, P.E. #137057

STATE OF TEXAS ~

COUNTY OF COLLIN ~

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Garrett Scoggins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21<sup>st</sup> day of June, 2022.



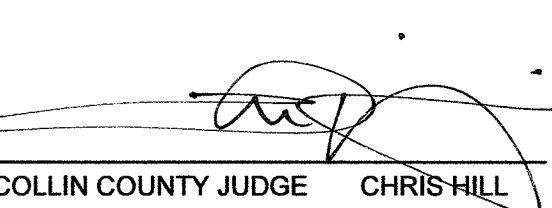
Notary Public in and for the State of Texas

August 2, 2025  
My Commission Expires On:



CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

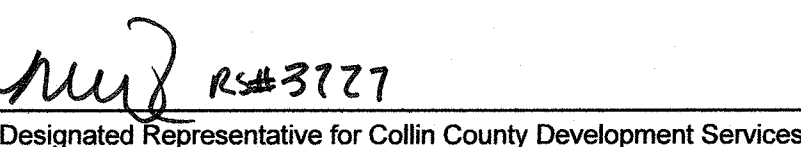
I hereby certify that the attached and foregoing Final Plat of "Princeton Lakeside Estate" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the 13<sup>th</sup> day of September, 2021, at a meeting held in accordance with the Texas Open Meetings Act. This approval 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.



COLLIN COUNTY JUDGE CHRIS HILL

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

**FINAL PLAT**  
**PRINCETON LAKESIDE ESTATES**  
**LOTS 1-29, BLOCK 1**  
BEING 36.237 ACRES OUT OF  
THE SARAH D. TERRY SURVEY, ABSTRACT NO. 890, AND  
THE FRANCISCO DE LA PINA SURVEY, ABSTRACT No. 689  
COLLIN COUNTY, TEXAS  
JUNE 2022

DEVELOPER / OWNER

ARKA FARMS LLC  
3417 Brushy Creek Drive  
Plano, TX 75025  
Contact: Mr. Hemal Doshi  
Phone: 214-406-4530

ENGINEER / SURVEYOR

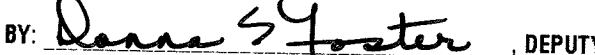
 **BGE, Inc.**  
777 Main Street, Suite 1900, Fort Worth, TX 76102  
Tel: 817-887-6130 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10194416  
Copyright 2022

Contact: René Silvas, R.P.L.S.  
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com

PAGE 2 OF 2

STATE OF TEXAS, COUNTY OF COLLIN  
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS  
OF COLLIN COUNTY ON: 06/17/2022 01:32 PM  
PLAT BOOK: 2022 PAGE 592 - 593  
NUMBER OF PAGES: 2 AMOUNT: \$43.00  
IN TESTIMONY WHEREOF, WITNESS MY HAND  
AND OFFICIAL SEAL OF OFFICE,  
COUNTY CLERK, COLLIN COUNTY, TEXAS



By:  DEPUTY