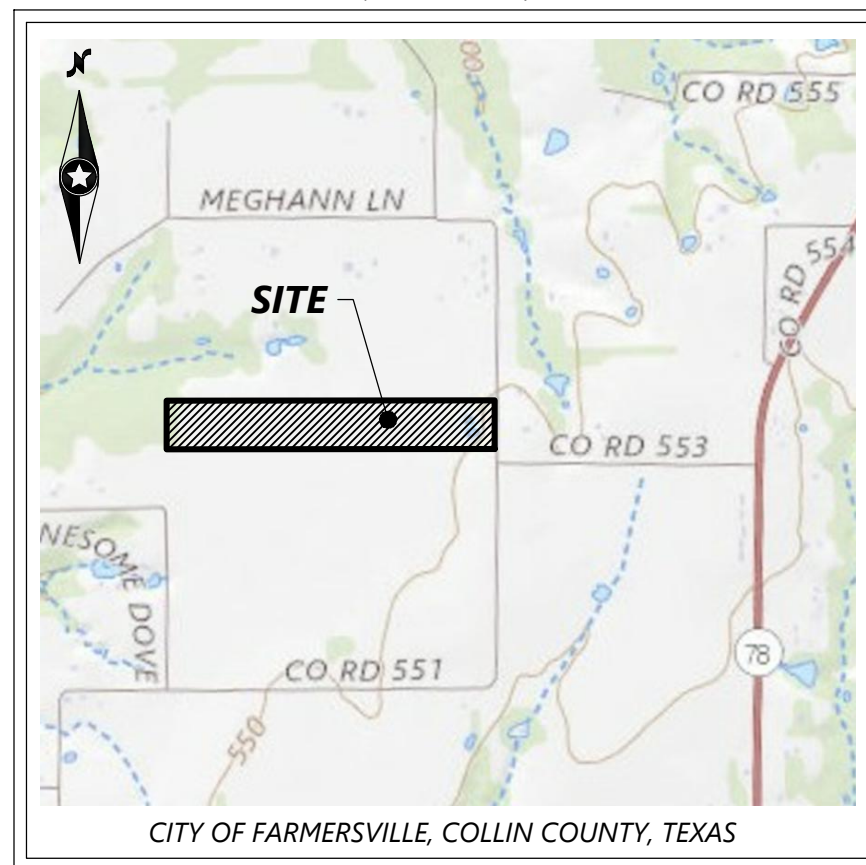


VICINITY MAP

(SCALE 1"=2000')

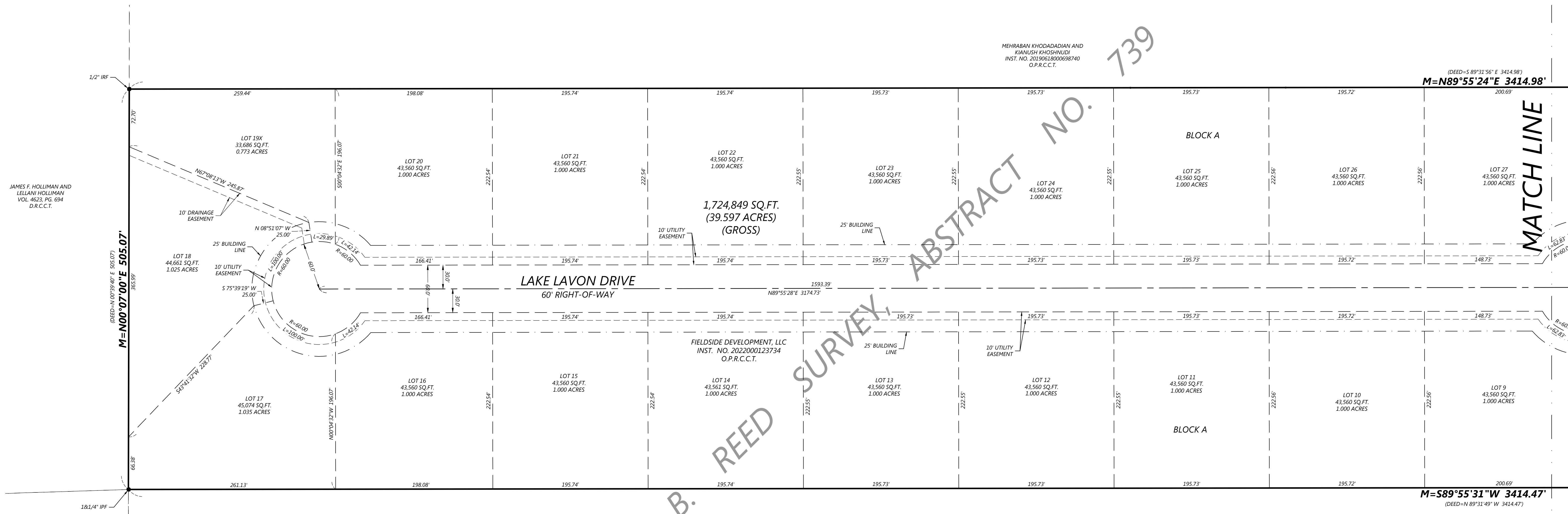


GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT WITH A COMBINED SCALE FACTOR OF 1.00012.
2. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 48085C0435 J, DATED JUNE 2, 2009.
3. SEWER TO PROPOSED LOTS WILL BE PROVIDED BY ON SITE SEPTIC SYSTEMS.
4. ADJACENT OWNERSHIP INFORMATION SHOWN PER COLLIN COUNTY APPRAISAL DISTRICT (CCAD).
5. THE PURPOSE OF THIS PLAT IS TO CREATE 33 RESIDENTIAL LOTS AND 2 COMMON AREA LOTS FROM AN UN-PLATTED TRACT OF LAND.
6. NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILD CERTIFICATES.
7. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. PRESENCE OF SOLID/FRACTURED ROCK MAY FURTHER LIMIT TYPE OF ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES TO AEROBIC TREATMENT WITH SURFACE APPLICATION ON INDIVIDUAL LOTS.
8. LOT 1X AND 33X ARE OPEN SPACE LOTS AND ARE NOT APPROVED FOR OSSF.
9. 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 10' UTILITY EASEMENT ALONG EVERY ROAD-ADJACENT PROPERTY LINE TO WHICH OSSF SETBACKS APPLY. THERE IS FLOOD PLAIN/DRAINAGE EASEMENT ON LOTS 2X, AND 23 TO WHICH OSSF SETBACKS MAY APPLY. THERE IS A POND ON LOTS 1 AND 33 TO WHICH OSSF SETBACKS APPLY FOR LOTS 1 AND 33. DUE TO THE PRESENCE OF PONDS (AND SUBSEQUENT SETBACKS) ON LOTS 1 AND 33, DWELLING SIZE, ADDITION OF OUTBUILDINGS, TYPE OF OSSF MAY BE LIMITED ON LOTS 1 AND 33. A PRE-PLANNING MEETING WITH RS/PE IS RECOMMENDED FOR LOTS 1 AND 33.
10. THERE ARE NO EASEMENTS OTHER THAN THE FLOOD PLAIN/DRAINAGE EASEMENT AND ROAD-ADJACENT UTILITY EASEMENTS NOTED ABOVE.
11. THERE WERE NO PERMITTED/APPROVED EXISTING STRUCTURES WITH ASSOCIATED OSSF(S) ON ANY LOT AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES OR OSSF(S) ON LOTS MUST BE REVIEWED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
12. TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
13. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
14. THE ONLY PONDS NOTED IN THIS SUBDIVISION ARE THE TWO (2) ON LOTS 1X AND 33X. NO ADDITIONAL PONDS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
15. EACH LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
16. 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.

LEGEND

M=XXX'XX'XX"W XXX.XX' <small>(DEED=XXXXXX'W XXX.XX')</small>	MEASURED BEARING & DISTANCE
D.R.C.C.T.	RECORDED DEED BEARING & DISTANCE
P.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
XCUT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
IRF	"X" CUT IN CONCRETE
IPF	IRON ROD FOUND
P.O.B.	IRON PIPE FOUND
CIRS	POINT OF BEGINNING
	5/8 INCH IRON ROD SET WITH CAP STAMPED "JM CIVIL ENGINEERING"
●	FOUND MONUMENT
○	SET MONUMENT
—	PROPERTY LINE
- - -	EASEMENT LINE
- · - · -	PROPOSED LOT LINE
- · - · - · -	BUILDING SETBACK LINE
- · - · - · - · -	RIGHT-OF-WAY CENTERLINE



JAMES F. HOLLIMAN AND LELIANI HOLLIMAN VOL 4623, PG. 694 O.P.R.C.C.T.

MEHRABAN KHODADADIAN AND KIANUSH KHOSHNUDI INST. NO. 20190618000698740 O.P.R.C.C.T.

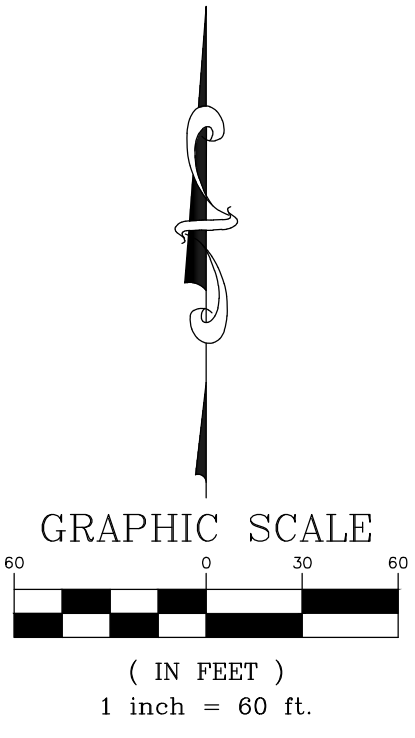
1,724,849 SQ.FT. (39.597 ACRES) (GROSS)

FIELDSD EVELOPMENT, LLC INST. NO. 2022000123734 O.P.R.C.C.T.

MERITAGE AND GRBK INST. NO. 20210602001110090 O.P.R.C.C.T.

ELIJAH B. REED

OWOT E. OWOT AND INYANG OWOT INST. NO. 20141203001317300 O.P.R.C.C.T.



SURVEYOR/ENGINEER
JM CIVIL
1101 Central Expressway South
Suite 215, Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER
JOB NO: JMS-FSD2005
DATE: 08/12/2022 - DRAWN BY: E.R.

OWNER
FIELDSD EVELOPMENT, LLC
4232 RIDGE ROAD, SUITE 104
HEATH, TX 75032-5840

FINAL PLAT
ESTATES AT LAKE LAVON
LOTS 1-18, 19X & 20-35,
BLOCK A
34 RESIDENTIAL LOTS & 1 X-LOT
39.597 ACRES OUT OF THE ELIJAH B.
REED SURVEY, ABSTRACT NO. 739
COLLIN COUNTY, TEXAS
PAGE 1 OF 2

X:\GIA DEVELOPMENTS\JM-FSD2005 - LAKE LAVON RANCH ESTATES - FARMERSVILLE, TX SURVEY\GIA-FSD2005 - PRELIM PLAT DWG 6/23/2023 3:03 PM EDDIE RODRIGUEZ

STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S CERTIFICATE

WHEREAS, FIELDSIDE DEVELOPMENT, LLC, BEING THE SOLE OWNER OF THAT SAME TRACT OF LAND SITUATED IN THE ELIJAH B. REED SURVEY, ABSTRACT NO. 739 AND BEING ALL OF A TRACT OF LAND CONVEYED TO SAID FIELDSIDE DEVELOPMENT, LLC BY DEED RECORDED IN INSTRUMENT NO. 2022000123734, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF COUNTY ROAD 551, AT THE NORTHEAST CORNER OF SAID FIELDSIDE DEVELOPMENT, LLC TRACT, AND SAID POINT BEING AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MEHRABAN KHODADADIAN AND KIANUSH KHOSHNUDI, BY DEED RECORDED IN INSTRUMENT NO. 20190618000698740, O.P.R.C.C.T.:

THENCE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF COUNTY ROAD 551, A DISTANCE OF 505.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO MERITAGE AND GRBK BY DEED RECORDED IN INSTRUMENT NO. 20210602001110090, O.P.R.C.C.T.

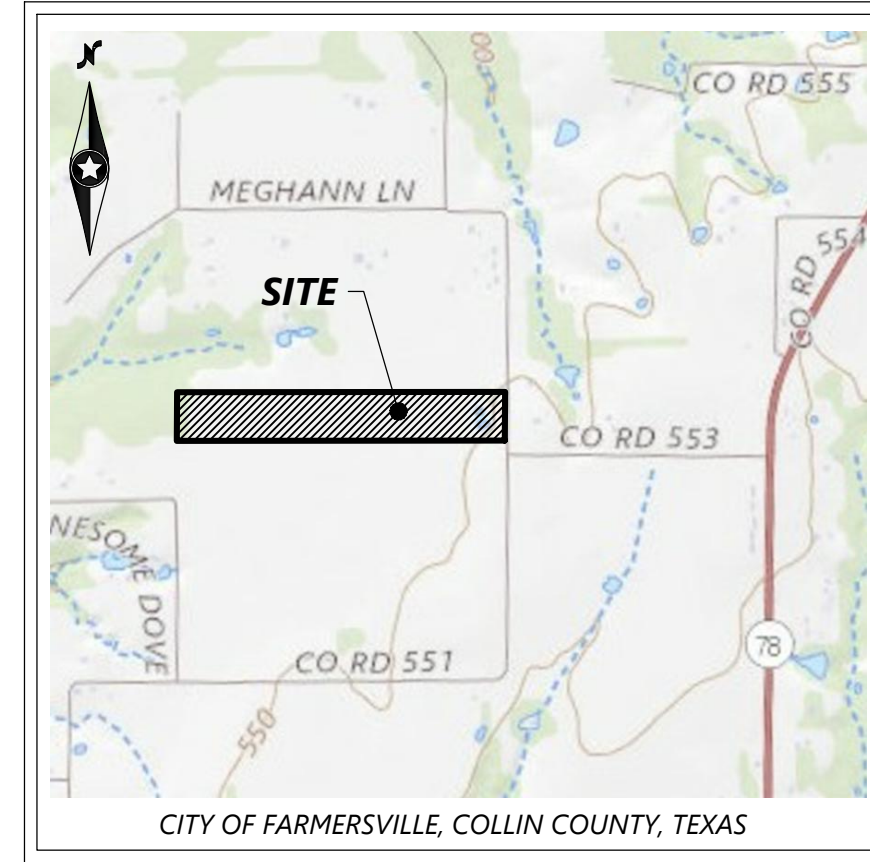
THENCE SOUTH 89 DEGREES 55 MINUTES 31 SECONDS WEST, DEPARTING THE WEST LINE OF SAID COUNTY ROAD 551, WITH THE NORTH LINE OF SAID GRBK TRACT, A DISTANCE OF 3414.47 FEET TO A 1&1/4 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID GRBK TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID FIELDSIDE DEVELOPMENT, LLC TRACT, AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES F. HOLLIMAN AND LELLANI HOLLIMAN BY DEED RECORDED IN VOLUME 4623, PAGE 694, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.);

THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID HOLLIMAN TRACT, A DISTANCE OF 505.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID FIELDSIDE DEVELOPMENT, LLC TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID KHODADADIAN AND KHOSHNUDI TRACT;

THENCE NORTH 89 DEGREES 55 MINUTES 24 SECONDS EAST, DEPARTING THE EAST LINE OF SAID HOLLIMAN TRACT, AND WITH THE SOUTH LINE OF SAID KHODADADIAN AND KHOSHNUDI TRACT, A DISTANCE OF 3414.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,724,849 SQUARE FEET OR 39.597 ACRES OF LAND, MORE OR LESS.

VICINITY MAP

(SCALE 1"=2000')



LEGEND

- M=NXX'XX'XX"W XXX.XX (DEED=N0020001W XXXXX)
- D.R.C.C.T.
- P.R.C.C.T.
- O.P.R.C.C.T.
- XGUT
- IRF
- IPF
- P.O.B.
- CIRS
- MEASURED BEARING & DISTANCE
- RECORDED DEED BEARING & DISTANCE
- DEED RECORDS, COLLIN COUNTY, TEXAS
- PLAT RECORDS, COLLIN COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- "X" CUT IN CONCRETE
- IRON ROD FOUND
- IRON PIPE FOUND
- POINT OF BEGINNING
- 5/8 INCH IRON ROD SET WITH CAP STAMPED "JM CIVIL ENGINEERING"
- FOUND MONUMENT
- SET MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY CENTERLINE

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FIELDSIDE DEVELOPMENT, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ESTATES AT LAKE LAVON, LOTS 1-33, 1X & 33X, BLOCK A, 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 HEREON. FIELDSIDE DEVELOPMENT, LLC DOES HEREBY 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 OF 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 THE _____ DAY OF _____, 20____

FIELDSIDE DEVELOPMENT, LLC

BY: MITCHELL FIELDING, PARTNER DATE _____

PRINTED NAME _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

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 PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BY: _____

PRINTED NAME: _____

RPLS NUMBER: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPLICANT'S ENGINEER

I, _____ AM A LICENSED PROFESSIONAL ENGINEER AUTHORIZED TO PRACTICE IN THE STATE OF TEXAS. I HAVE BEEN INVOLVED IN THE PREPARATION OF THE PLAT APPLICATION SUBMITTED 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, ESTATES AT LAKE LAVON, LOTS 1-33, 1X & 33X, BLOCK A, THAT IS HAS AN ADEQUATE SUPPLY AND CAN DELIVER THE WATER AT AN ADEQUATE PRESSURE TO SERVE THE SUBDIVISION IN ACCORDANCE WITH TCEQ REGULATIONS.

BY: _____

PRINTED NAME: _____

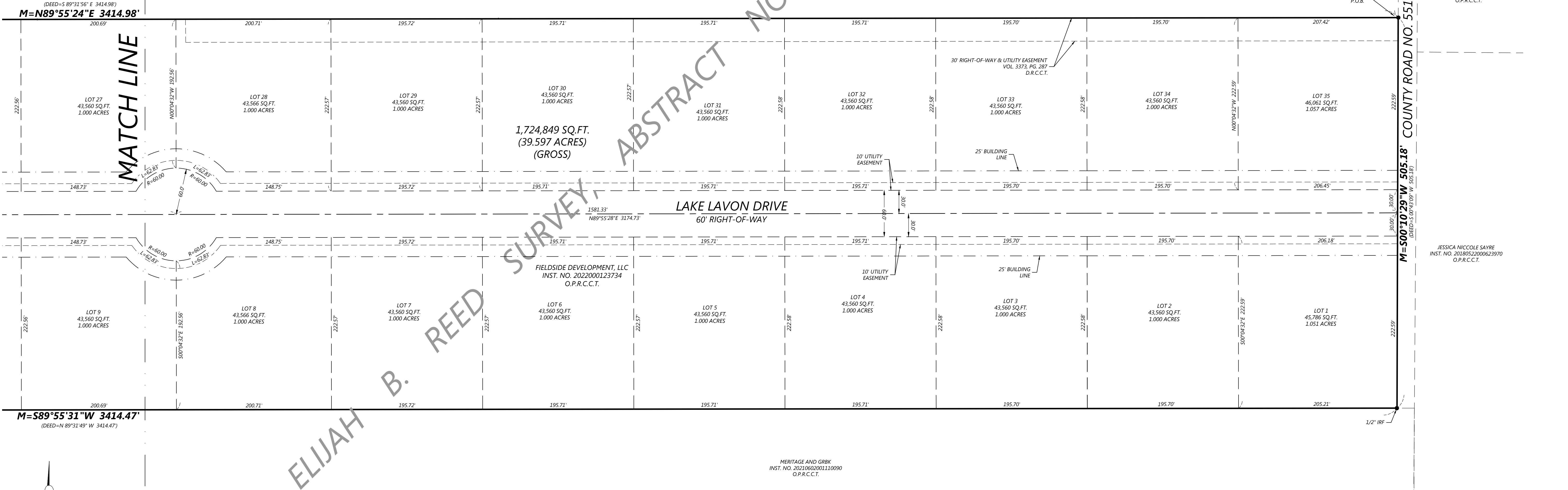
P.E. NUMBER: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

MEHRABAN KHODADADIAN AND
KIANUSH KHOSHNUDI
INST. NO. 20190618000698740
O.P.R.C.C.T.



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 OCSF 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.

BY: _____
PRINTED NAME: _____
DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

OWNER
FIELDSIDE DEVELOPMENT, LLC
4232 RIDGE ROAD, SUITE 104
HEATH, TX 75032-5840

SURVEYOR/ENGINEER

1101 Central Expressway South
Suite 215, Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

FINAL PLAT
ESTATES AT LAKE LAVON
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JOB NO: JMS-FSD2005
DATE: 08/12/2022 - DRAWN BY: E.R.

PAGE 2 OF 2

X:\GDLA DEVELOPMENTS\JM-FSD2005 - LAKE LAVON RANCH ESTATES - FARMERSVILLE, TX SURVEY\GDLA-FSD2005 - PRELIM PLAT DWG 6/23/2023 3:03 PM EDDIE RODRIGUEZ

