

LINE	BEARING	DISTANCE
L1	N 45°15'22" W	14.14'
L2	N 44°44'38" E	14.14'
L3	S 45°15'22" E	14.14'
L4	S 44°44'38" W	14.14'
L5	N 45°15'22" W	14.14'
L6	S 44°44'38" W	18.38'
L7	N 45°15'22" W	18.38'
L8	N 44°44'38" E	18.38'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.30'	1200.92'	0°23'46"	N 00°19'12" E	8.30'
C2	222.35'	67.00'	190°08'56"	S 45°15'22" E	133.47'
C3	222.35'	67.00'	190°08'56"	S 44°44'38" W	133.47'
C4	222.35'	67.00'	190°08'56"	N 45°15'22" W	133.47'

LEGEND	
●	Boundary Monument
()	Record Call
CIRS	Capped Iron Rod Set
IRF	Iron Rod Found
POC	Point of Commencement
POB	Point of Beginning
DOC. NO.	Document Number
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
●	Power Pole
—	Buried Cable Sign
—	Overhead Utilities
—	Edge of Asphalt

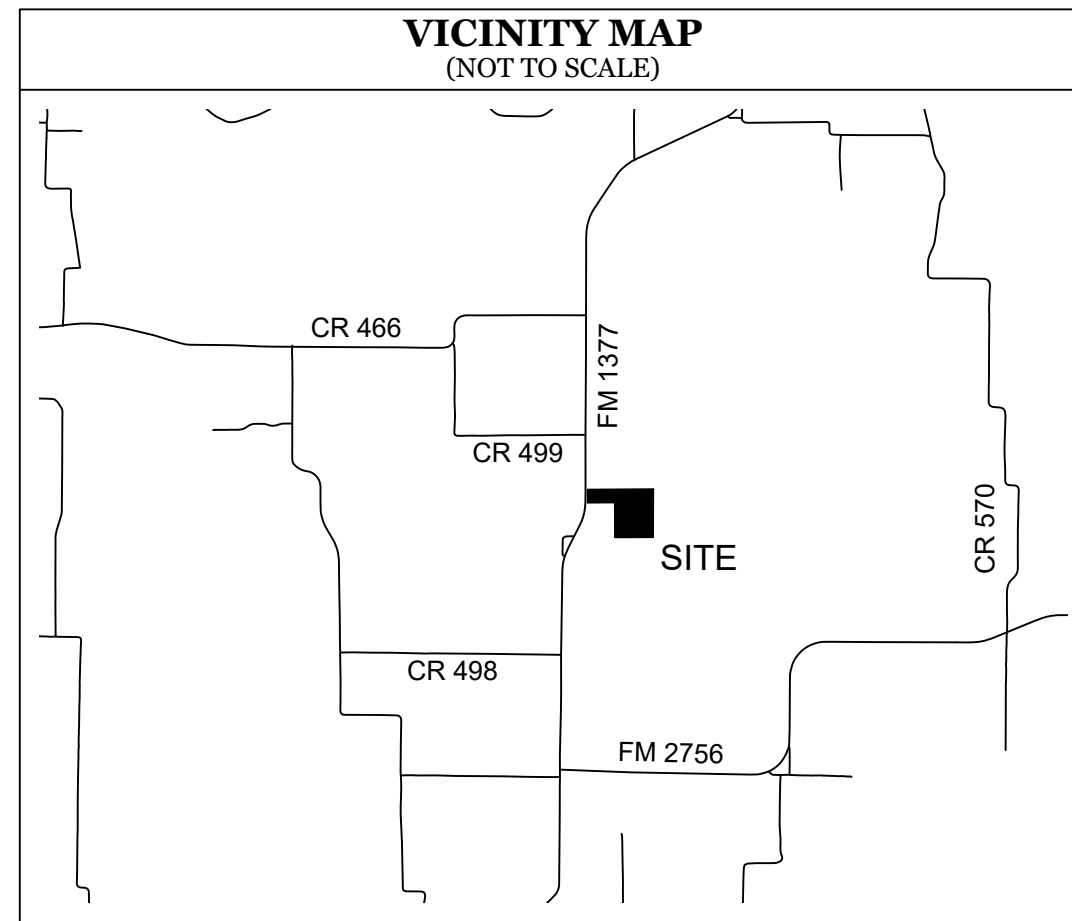


**PRELIMINARY PLAT
HIDDEN VALLEY, PHASE 2
LOTS 1-17, BLOCK A
LOTS 1-4, BLOCK B**

BEING 26.76 ACRES OUT OF THE
J.C. NEIL SURVEY, ABSTRACT NO. 658
SITUATED IN COLLIN COUNTY, TEXAS

Project 2110.015-03	EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 02/25/2022	
Drafter TAR	

SURVEYOR Eagle Surveying, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009	ENGINEER Claymore Engineering, Inc. 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572	OWNER Lordven Partners, LLC 1418 Gardenia Street Irving, TX 75063
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COLLIN COUNTY STANDARD PLAT NOTES

- 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 roadway 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 easement 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.

ON-SITE SEWAGE FACILITY NOTES

- 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.
 - There is a 10' utility easement (20' lot to lot easement) along all shared property lines (1-2 property lines of each lot) of lots 1-17 block A and lots 1-4 block B to which OSSF setbacks will apply.
 - There is a 20' drainage easement along the eastern property lines of lots 8A, 9A, 10A and 11A and the western property lines of 15A, 16A and 17A to which OSSF setbacks may apply.
 - There is a 50' roadway easement along the southern property line of lots 11A, 12A, 13A, 14A and 15A to which OSSF setbacks will apply.
 - There is a 75' drainage easement (in addition to the 50' roadway easement - 125' total easements) and associated detention pond along the southern end of lot 11A to which OSSF setbacks will apply.
- There are no easements other than those noted on the final plat.
- 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/discharged 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.

GENERAL NOTES

- The purpose of this plat is to create 21 lots, dedicate easements, and dedicate right-of-way.
- This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0305J.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
- 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/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **LORDVEN PARTNERS, LLC**, is the owner of a 26.76 acre tract or parcel of land situated in the J. C. Neil Survey, Abstract Number 658 in Collin County, Texas and being all of a called 26.775 acre tract of land described in the deed to Lordven Partners, LLC., recorded in Document Number 20160628000814500 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the Southwest corner of a called 17.019 acre tract of land described in the deed to Robert V. Riley and Anastasia V. Riley, recorded in Document Number 20140402000314380 of the Official Public Records of Collin County, Texas and the common Northwest corner of a called 8.0 acre tract of land described in the deed to Maha Shiva Family, LLC., recorded in Document Number 20160628000814160 of the Official Public Records of Collin County, Texas and being in the East right-of-way line of Farm to Market Road 1377;

THENCE South 00°19'08" East, with the West line of said 8.0 acre tract and the West line of a called 17.33 acre tract of land described in the deed to Ravindra Maddi, recorded in Document Number 20160628000814450 of the Official Public Records of Collin County, Texas and the common East right-of-way line of said Farm to Market Road 1377, a distance of 624.00 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the **POINT OF BEGINNING** and being the Northwest corner of said 26.775 acre tract and the common Southwest corner of said 17.33 acre tract;

THENCE North 89°44'38" East, with the North line of said 26.775 acre tract and the common South line of said 17.33 acre tract, a distance of 1517.64 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 26.775 acre tract and the common Northwest corner of a called 10.105 acre tract of land described in the deed to Kuthuru Estates LLC., recorded in Document Number 20160817001077480 of the Official Public Records of Collin County, Texas;

THENCE South 00°19'42" West, with the East line of said 26.775 acre tract and the common West line of said 10.105 acre tract, a distance of 1106.66 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southeast corner of said 26.775 acre tract and the common Southwest corner of said 10.105 acre tract and being in the North line of a called 23.56 acre tract of land described in the deed to Hithas LLC., recorded in Document Number 20210820001694960 of the Official Public Records of Collin County, Texas from which a 1/2" iron rod found at the Southeast corner of said 10.105 acre tract bears North 89°45'27" East, a distance of 398.11 feet;

THENCE South 89°45'27" West, with the South line of said 26.775 acre tract and the common North line of said 23.56 acre tract and the common North line of a called 11.70 acre tract of land described in the deed to Kuthuru LLC., recorded in document Number 20210820001694970 of the Official Public Records of Collin County, Texas, a distance of 877.30 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 26.775 acre tract and the common Southeast corner of a called 13.47 acre tract of land described in the deed to Kuthuru LLC., recorded in Document Number 20160715000905650 of the Official Public Records of Collin County, Texas;

THENCE North 00°20'49" West, with the West line of said 26.775 acre tract and the common East line of said 13.47 acre tract, a distance of 806.91 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at an ell corner in the West line of said 26.775 acre tract and the common Northeast corner of said 13.47 acre tract;

THENCE South 89°44'38" West, with the West line of said 26.775 acre tract and the common North line of said 13.47 acre tract, a distance of 627.40 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of said 13.47 acre tract and being in the East right-of-way line of said Farm to Market Road 1377;

THENCE with the west line of said 26.775 acre tract and the common East right-of-way line of said Farm to Market Road 1377 the following courses and distances:

- With a curve to the left having a radius of 1200.92 feet, a delta angle of 00°23'46", a chord bearing and distances of North 00°19'12" East, 8.30 feet and an arc length of 8.30 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;
- North 00°20'46" West, a distance of 291.18 feet to the **POINT OF BEGINNING** and containing 26.76 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **LORDVEN 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 **HIDDEN VALLEY, PHASE 2**, 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 (owner name) 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 the _____ day of _____, 2021.

OWNER: **LORDVEN PARTNERS, LLC**

BY: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____.

Notary Public, State of Texas
My commission expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Matthew Raabe, R.P.L.S. #6402 _____ Date _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____.

Notary Public, State of Texas
My commission expires: _____

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.

By: _____

Printed Name: _____
Designated Representative for Collin County Development Services

CERTIFICATE OF DIRECTOR OF ENGINEERING

This Plat meets the requirements of the Collin County Subdivision Regulations.

Collin County Director of Engineering

Date: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____.

Notary Public, State of Texas
My commission expires: _____

CERTIFICATE OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Plat of the **Hidden Valley, Phase 2** to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 20____ 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

**PRELIMINARY PLAT
HIDDEN VALLEY, PHASE 2
LOTS 1-17, BLOCK A
LOTS 1-4, BLOCK B**

BEING 26.76 ACRES OUT OF THE
J.C. NEIL SURVEY, ABSTRACT NO. 658
SITUATED IN COLLIN COUNTY, TEXAS

Project	2110.015-03
Date	02/25/2022
Drafter	TAR

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
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210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering, Inc.
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
Lordven Partners, LLC
1418 Gardenia Street
Irving, TX 75063