



**LEGEND**

R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
(typ)	TYPICAL
AC	ACRES
BL	BUILDING LINE
C.M.	CONTROLLING MONUMENT
C.A.	COMMON AREA
U.E.	UTILITY EASEMENT
F.H.	FIRE HYDRANT
IRF	IRON ROD FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

**BASE ZONING: SF-TH**

BUILDING YARD AND SETBACKS (TYPICAL ALL LOTS)

MINIMUM FRONT YARD:	20'
MINIMUM REAR YARD:	5'
MINIMUM EXTERIOR SIDE YARD:	5'
MINIMUM INTERIOR SIDE YARD:	12' BETWEEN BUILDINGS
MINIMUM PARKING:	2 PER DWELLING UNIT

- NOTES:**
- THIS DEVELOPMENT WILL NOT BE GATED.
  - A MANDATORY HOMEOWNERS ASSOCIATION (H.O.A.) WILL BE CREATED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND THE 6' HIGH BOARD-ON-BOARD FENCE WITH BRICK COLUMNS ADJACENT TO C.R. 447 AND MORNING DOVE LANE.
  - BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES
  - ZONE "A"  
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED)
  - ZONE "X" (UNSHADED)  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
  - ALL THE LOTS MEET THE MINIMUM REQUIREMENTS OF PD#20.
  - 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.

- |  |  |
|--|--|
| ① 15' DRAINAGE & UTILITY EASEMENT<br>INST. NO. 20071214010004360<br>(ABANDONED BY THIS PLAT) | ④ 20' DRAINAGE & UTILITY EASEMENT<br>INST. NO. 20071214010004360<br>(ABANDONED BY THIS PLAT) |
| ② 25' DRAINAGE & UTILITY EASEMENT<br>INST. NO. 20071214010004360<br>(ABANDONED BY THIS PLAT) | ⑤ 20' DRAINAGE & UTILITY EASEMENT<br>INST. NO. 20071214010004360<br>(ABANDONED BY THIS PLAT) |
| ③ 15' DRAINAGE & UTILITY EASEMENT<br>INST. NO. 20071214010004360<br>(ABANDONED BY THIS PLAT) |  |

**OWNER:**  
PRINCETON TOWNHOMES, LLC  
4560 BILTMORE DRIVE  
FRISCO, TEXAS 75034  
CONTACT: DONG WU  
TEL: (214) 300-1881  
EMAIL: DONG\_WU1@HOTMAIL.COM

**ENGINEER:**  
MACATEE ENGINEERING, LLC  
12655 N. CENTRAL EXPWY  
DALLAS, TEXAS 75243  
CONTACT: PHILLIP FISHER  
TEL: (214) 373-1180

FINAL PLAT  
**QUAIL RIDGE TOWNHOMES**  
116 LOTS & 9 COMMON AREAS  
19.989 ACRES  
A REPLAT OF  
LOTS 1-12, BLOCK A  
QUAIL RIDGE ESTATES  
OUT OF THE  
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957  
CITY OF PRINCETON, COLLIN COUNTY, TEXAS  
ZONED PLANNED DEVELOPMENT #20

SHEET 1 OF 2

**VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600**  
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231 PH.  
(469) 333-8831; candi@votexsurveying.com  
PROJECT NO. 2019-65

"RECOMMENDED FOR APPROVAL"

Chairman, Planning and Zoning Commission Date

"APPROVED"

Mayor, City of Princeton, Texas Date

"ACCEPTED"

Mayor, City of Princeton, Texas Date

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of QUAIL RIDGE TOWNHOMES Subdivision or addition to the City of Princeton was submitted to the City Council on the \_\_\_ day of \_\_\_, 20\_\_\_, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public placed, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_ day of \_\_\_, A.D., 20\_\_\_.

City Secretary
City of Princeton, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §

COLLIN COUNTY §

WHEREAS PRINCETON TOWNHOMES, LLC are the owners of a tract of land situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas, as conveyed to Princeton Townhomes, LLC by General Warranty Deed with Vendor's Lien recorded in Instrument No. 20200204000157960, Official Public Records of Collin County, Texas; also known as Lots 1-12, Block A, Quail Ridge Estates, an Addition to the City of Princeton, Collin County, Texas, recorded in Instrument No. 20071214010004360, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Princeton Townhomes, LLC tract, the northwest corner of Lot 37 of Phase 2, Highland Creek Estates Addition, as recorded in Cabinet C, Page 595 of the Plat Records of Collin County, Texas and the east line of County Road 447; from which a 3/8-inch iron rod found for the southwest corner of said Lot 37 and the westernmost northwest corner of a tract of land as described in deed to Humberto Cortes and wife Maria Cortes recorded in Instrument No. 20140313000232760, Official Public Records, Collin County, Texas bears South 01 degrees 04 minutes 14 seconds West, a distance of 144.45 feet.

THENCE North 01 degrees 10 minutes 46 seconds East, along the east line of said County Road, a distance of 586.08 feet to a 1/2-inch iron rod found for the southwest corner of a tract of a tract of land as described in deed to Marvin Gathright and Virginia Gathright as recorded in under Instrument No. 200200152644 of the Official Public Records of Collin County, Texas, from which a 3/8-inch iron rod found for the northwest corner of said Gathright tract bears North 01 degrees 10 seconds 46 minutes East, a distance of 798.04 feet;

THENCE South 89 degrees 29 seconds 18 minutes East, along the south line of said Gathright tract, a distance of 1470.55 feet to a point for southwest corner of said Gathright tract and being in the west line of a tract of land as described in deed to Charley's Concrete Company LTD, recorded under Instrument No. 20111208001328650 of the Official Public Records of Collin County, Texas and being in the approximate center line of Ticky Creek;

THENCE along the west line of said Charley's Concrete Company LTD tract and the approximate center line of Ticky Creek the following courses and distances:

- South 00 degrees 34 minutes 45 seconds East, a distance of 5.02 feet to a point for corner;
South 05 degrees 45 minutes 36 seconds East, a distance of 168.45 feet to a point for corner;
South 41 degrees 35 minutes 58 seconds East, a distance of 77.67 feet to a point for corner;
South 09 degrees 09 minutes 44 seconds West, a distance of 114.19 feet to a point for corner;
North 80 degrees 05 minutes 01 seconds West, a distance of 100.97 feet to a point for corner;
South 39 degrees 46 minutes 15 seconds West, a distance of 64.03 feet to a point for corner;
South 11 degrees 59 minutes 04 seconds East, a distance of 170.91 feet to a point for corner;
South 55 degrees 04 minutes 57 seconds East, a distance of 104.36 feet to a point in the north line of aforesaid Cortes tract;

THENCE North 88 degrees 51 minutes 40 seconds West, along the north line of said Cortes tract, a distance of 1211.64 feet to a point for the northeast corner of said Lot 37;

THENCE North 89 degrees 00 minutes 01 seconds West, along the north line of said Lot 37 a distance of 302.18 feet to the POINT OF BEGINNING and containing 19.989 acres of land more or less.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PRINCETON TOWNHOMES, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat, designating the herein above described property as QUAIL RIDGE ROWNHOMES, an addition to the City of Princeton, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Princeton's use thereof. The City of Princeton and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements, and the City of Princeton or any public utility shall at all times have the full right of ingress and egress to or from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

PRINCETON TOWNHOMES, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Princeton.

WITNESS my hand this the \_\_\_ day of \_\_\_, 2020.

PRINCETON TOWNHOMES, LLC

By Dong Wu

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Dong Wu, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_, 2020.

Notary Public, State of Texas

LOT AREA TABLE BLOCK 1 table with columns LOT NO., ACRES, SQ. FT. and rows 1 through 35.

LOT AREA TABLE BLOCK 2 table with columns LOT NO., ACRES, SQ. FT. and rows 1 through 30.

LOT AREA TABLE BLOCK 3 table with columns LOT NO., ACRES, SQ. FT. and rows 1 through 30.

LOT AREA TABLE BLOCK 4 table with columns LOT NO., ACRES, SQ. FT. and rows 1 through 35.

LOT AREA TABLE table with columns BLK. NO., ACRES, SQ. FT. and row 5.

LINE TABLE table with columns NO., BEARING, LENGTH and rows L1 through L21.

CURVE TABLE table with columns NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD and rows C1 through C11.

SURVEYOR'S CERTIFICATE

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

PRELIMINARY

RELEASED 8/12/2020 FOR REVIEW PURPOSES ONLY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_, 2020.

Notary Public, State of Texas

FINAL PLAT
QUAIL RIDGE TOWNHOMES
116 LOTS & 9 COMMON AREAS
19.989 ACRES
A REPLAT OF
LOTS 1-12, BLOCK A
QUAIL RIDGE ESTATES
OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
ZONED PLANNED DEVELOPMENT #20
SHEET 2 OF 2

OWNER:
PRINCETON TOWNHOMES, LLC
4560 BILTMOORE DRIVE
FRISCO, TEXAS 75034
CONTACT: DONG WU
TEL: (214) 300-1881
EMAIL: DONG\_WU1@HOTMAIL.COM

ENGINEER:
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPWY
DALLAS, TEXAS 75243
CONTACT: PHILLIP FISHER
TEL: (214) 373-1180

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231 PH.
(469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2019-65