CONTROLLING MONUMENT-

1/2-INCH IRON PIN SET

NORTHEAST CORNER

367.73 ACRE TRACT

OWNERS CERTIFICATE

WHEREAS 547 Land Development, LLC is the owner of a tract of land situated in Collin County, Texas, in the Robert Trammell survey, abstract no. 889, being a survey of part of the 303.74 acre tract described in a deed from Boyce Creek Estates Partnership to 547 Land Development LLC, recorded as Clerk's File No. 20180315000317790 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a point at the northwest corner of said 303.74 acre tract, in the center of Road 645(north—south) paved road; a 1/2-inch iron pin set bears South 88°30'04" East, 52.16 feet;

THENCE easterly with the north line of said 303.74 acre tract as follows:

South $88^{\circ}30'04''$ East, passing at 52.16 feet said 1/2-inch iron pin set at the southwest corner of lot 13 of Cedar Vista addition recorded in volume L, page 667 of the Collin County plat records, and continuing with the south line of said lot 13, in all 353.71 feet to a 60d nail set; South $87^{\circ}55'00''$ East, with the south line of said lot 13, 263.98 feet to a 1/2-inch iron pin found at the southeast corner of said lot 13; same being the southwest corner of the 40.995 acre tract recorded in volume 5715, page 3887;

South 88'13'34" East, 972.65 feet to a 1/2-inch iron pin set;

THENCE South 06'40'10" East, passing a 1/2-inch iron pin set at 181.72 feet and continuing in all, 221.72 feet to

THENCE South 08°56'36" East, 306.59 feet to a point;

THENCE South 31'47'22" East, 77.94 feet to a point;

THENCE South 14.08.56" East, 47.65 feet to a point;

THENCE South 06°53'21" East, 120.04 feet to a point; THENCE South 31.57.50" East, 151.54 feet to a point;

THENCE South 37'51'53" East, 69.25 feet to a point;

THENCE South 46°43'46" East, 131.76 feet to a 1/2-inch iron pin set in the north line of Colina Creek Estates, Phase 2 recorded in volume 2017, page 1020 of the Collin County plat records;

THENCE South $72^{\circ}53'35''$ West, with the north line of said Colina Creek Estates, Phase 2, 88.76 feet to a 1/2-inch iron pin set at the northwest corner of Lot 109 of said Colina Creek Estates, Phase 2;

THENCE South 19°48'05" East, with the west line of said Lot 109, 267.11 feet to a 5/8-inch iron pin found at the northeast corner of Lot 108 of said Colina Creek Estates, Phase 2;

THENCE South 85.54.19" West, with the north line of said Lot 108, 336.95 feet to a 1/2-inch iron pin set at the

THENCE South 06°29'59" East, with the west line of said Lot 108, 129.36 feet to a 1/2-inch iron pin set at the southwest corner of said Lot 108 and in the north right-of-way line of said Colina Parkway; same being in a curve, the radius point bears North 12°57′52" East, 720.00 feet;

THENCE to the right along said curve and with a north right—of—way line of said Colina Parkway, an arc length of 53.79 feet, a central angle of 04°16'50", a chord direction of North 74°53'43" West, and a chord length of 53.78 feet to a 1/2-inch iron pin set at the southeast corner of Lot 102 of said Colina Creek Estates, Phase 2;

THENCE northerly with an east line of said Lot 102 as follows:

North 06°29'59" West, 159.35 feet to a 1/2-inch iron pin set at the P.C. of a curve to the left; Along said curve to the left, having a radius of 175.00 feet, an arc length of 43.44 feet, a central angle of 14°13'26", a chord direction of North 13°36'42" West, and a chord length of 43.33 feet to a 1/2-inch iron pin set at the P.T. of said curve;

North 20°43'25" West, 128.04 feet to a 1/2-inch iron pin set at the northeast corner of said Lot 102, at the beginning of a curve to the right, the radius point bears North 1°15'09" West, 75.00

THENCE to the right along said curve, an arc length of 64.24 feet, a central angle of 49°04'29", a chord direction of North 66°42'54" West, and a chord length of 62.29 feet to a 1/2-inch iron pin set at the northwest corner of said

THENCE South 46°23'53" West, with the west line of said Lot 102, 234,24 feet to a 5/8-inch iron pin found at the southwest corner of said Lot 102; same being in a curve, the radius point bears North 45°32'01" East, 720.00 feet;

THENCE to the left along said curve and with the south line of said Lot 102, an arc length of 201.41 feet, a central angle of 16°01'39", a chord direction of South 52°28'49" East, and a chord length of 200.75 feet to a 1/2-inch iron pin set at an inside corner of said Colina Creek Estates, Phase 2;

THENCE South 26'29'55" West, with a west line of said Colina Creek Estates, Phase 2, passing a 1/2-inch iron pin set at 60.08 feet at the northwest corner of Lot 51 of said Colina Creek, Phase 2, continuing with the west line of said Lot 51, in all, 639.83 feet to a 5/8-inch iron pin found on a pond dam at the southwest corner of said Lot 51 and a corner of Lot 50 of said Colina Creek Estates, Phase 2;

THENCE in a southerly with the west line of said Lot 50 as follows:

South 68.58.30" West, 100.00 feet;

South 02°40'53" West, 77.96 feet;

South 51°28'38" West, 79.00 feet to a point at a north corner of lot 36 of Colina Creek Estates, Phase 1 recorded in volume Q, page 668 and 669 of the Collin County plat records;

THENCE westerly with the north line of said lot 36 as follows:

North 85°20'20" West, 57.08 feet;

South 24'41'36" West, 45.04 feet;

South 58'40'48" West, 28.01 feet to the southeast corner of lot 37 of said Colina Creek Estates,

THENCE in a northwest direction with a northeast line of said Colina Creek Estates, Phase 1 as follows:

North 34'46'09" West, 318.14 feet to a 1/2-inch iron pin set;

North 14*59'57" West, 197.81 feet to a 1/2-inch iron pin set; North 43°33'00" West, 250.38 feet to a 1/2-inch iron pin set;

North 56°12'49" West, 304.17 feet to a 1/2-inch iron pin set at the northwest corner of lot 40 of said Colina Creek Estates, Phase 1: THENCE South 15°22'06" West, with the west line of said lot 40, 357.96 feet to a 1/2-inch iron pin set at the

southwest corner of said lot 40, in the north right-of-way line of Colina Creek Drive; THENCE North 88°32'20" West, with the north right-of-way line of said Colina Creek Drive, 15.45 feet to a

1/2-inch iron pin set at the southeast corner of lot 41 of said Colina Creek Estates, Phase 1;

THENCE North 15°22'06" East, with the east line of said lot 41, passing the northeast corner of said lot 41 and the southeast corner of lot 42 of said Colina Creek Estates, Phase 1 at 340.92 feet and continuing with the east line of said lot 42, passing a $\frac{1}{2}$ -inch iron pin set at 565.10 feet and continuing in all, 690.10 feet to a point at the northeast corner of said lot 42:

THENCE northwesterly with the north line of said lot 42 as follows:

North 43°34'33" West, 6.51 feet;

North 12'30'32" West, 16.59 feet; North 42°44'59" West, 38.78 feet;

North 25'11'32" West, 116.54 feet;

North 51'50'38" West, 25.60 feet;

North 23'43'53" West, 40.70 feet;

42: same being in the east right-of-way line of said Road 645: THENCE North 89°02'13" West, with the north line of said Colina Creek Estates, Phase 1, 40.00 feet to a mag nail set at the northwest corner of said Colina Creek Estates. Phase 1. near the center of said Road 645: same beina the

west-southwest corner of said 303.74 acre tract; THENCE North 00°57'47" East, with said Road 645 and with the west line of said 303.74 acre tract, 745.68 feet to

the PLACE OF BEGINNING and containing 62.125 acres.

SHEET 1 OF 4

CONCRETE MARKER FOUND

1. ANY DSSF THAT IS TO BE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN WILL REQUIRE SPECIAL PLANNING MATERIALS PRIOR TO PERMIT APPROVAL.

2. INDIVIDUAL SITE EVALUATIONS AND DSSF DESIGN PLANS PREPARED BY A

REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION

3. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION 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.

5. 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.

6. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

7. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.

8. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENT AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).

DUE TO THE PRESENCE OF A LARGE POND AND CREEK/DRAINAGE FEATURE BISECTING LOT 17 AND LOT 18, IT IS REQUIRED THAT NO SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. BE PLANNED ON LOT 17 OR 18 WITHOUT PRECONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES.

DUE TO THE PRESENCE OF A LARGE POND ON AND

ADJACENT TO LOT 1, IT IS RECOMMENDED THAT NO SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. BE PLANNED ON LOT 1 WITHOUT PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES.

DUE TO THE PRESENCE OF A CREEK/DRAINAGE FEATURE BISECTING AND/OR BORDERING LOTS 3, 7, 19, 24 AND 25, IT IS RECOMMENDED THAT NO SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. BE PLANNED ON LOTS 3, 7, 19, 24 AND 25 WITHOUT PRECONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES.

9. SITE EVALUATOR'S NOTE: SURFACE WATER RUNOFF MAY AFFECT LOTS BORDERING THE CREEK AND LOTS WITH WATER IMPOUNDMENT. GOOD SITE PREPARATION SHOULD RESOLVE ANY POTENTIAL ISSUES. CAREFUL SITE PLANNING PRIOR TO CONSTRUCTION IS ESSENTIAL.

10. TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.

11. 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.

12. THERE WERE NO PERMITTED/APPROVED EXISTING STRUCTURES OR OSSFS ON THE PROPERTY AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES OR OSSFS 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.

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. MUST OBTAIN BUILDING PERMIT PRIOR TO CONSTRUCTION OF HOUSE 15. EACH LOT OWNER MUST OBTAIN PERMIT FROM COUNTY PRIOR TO PLACEMENT OF ENTRANCE CULVERT

16. COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.

17. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY-MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING ROAD SURFACE.

18. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

19. LOT USE: RESIDENTIAL

20. EXISTING IMPROVEMENTS AND FENCES ON THE LAND PLATTED HEREON ARE NOT SHOWN ON THIS SURVEY PLAT

21. BEARING BASE: NORTH LINE OF 367.73 ACRE TRACT RECORDED IN VOLUME 5574, PAGE 7602

CONTROLLING MONUMENTS: ½-INCH IRON PIN SET AT NORTHEAST CORNER OF SAID 367.73 ACRE TRACT AND 60D NAIL SET IN SOUTH LINE OF LOT 13 OF CEDAR VISTA ADDITION RECORDED IN VOLUME L, PAGE 667 COLLIN COUNTY PLAT RECORDS AND ARE SHOWN ON THIS PLAT;

22. SL., DR. & UE = SLOPE, DRAINAGE AND UTILITY EASEMENT
23. NOTE: ALL SIDE AND REAR LOT LINES SHALL HAVE A DRAINAGE

24. 1/2-INCH IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE STATED

25. O DENOTES AN 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED

26. SETBACK LINES:

DITCH TO PREVENT LOT TO LOT DRAINAGE

25' BUILDING SET BACK LINES ON ALL ROAD FRONTAGE LOT LINES & 10' BUILDING SET BACK LINES ON ALL SIDE AND REAR LOT LINES EXCEPT AS SHOWN HEREON.

COLINA CREEK ESTATES PHASE 3			
	·		
LOT #	NET(ACRES) GROSS(ACRE		
1	2.92 2.995		
2	2.56	2,663	
3	1.73	2.222	
4	2.15	2,212	
5	2.08	2.136	
6	1.80	1.872	
7	1.19	1.843	
8	1.73 1.806		
9	1.78 1.859		
10	1.74 1.801		
11	1.46	1.676	
12	2,23	2.721	
13	1,29	1,354	
14	2.05	2,109	
15	1.19 1.332		
16	1.23 1.286		
17	1.23 2.094		
18	1.43	2.704	
19	1.44	1.480	
20	1.00	1.070	
21	1.01	1.161	
22	1.27 1.620		
23	1.52	1.554	
24	1.89	1.929	
25	1,35	1,414	
26	1.33	1.384	

	L6
	L6
27. ACCORDING TO FEMA MAP NO. 48085C0455 J, DATED 6-2-2009	L6
COLINA CREEK ESTATES, PHASE 3 IS NOT IN THE 100 YEAR FLOOD PLAIN.	L6
28. DR. & UE = DRAINAGE & UTILITY EASEMENT	L6
29. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.	L6
30. COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES	L6
WITH CURRENT COUNTY MATERIALS.	L7

31. STREET LIGHTS THAT HAVE BEEN APPROVED WILL NOT BE MAINTAINED, REPAIRED, OR REPLACED BY COLLIN COUNTY. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY FEES ASSOCIATED WITH THE STREET LIGHTS.

32. CULVERT PERMITS ARE REQUIRED AT ALL EXISTING COUNTY ROAD TIE-INS.

33. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROAD, OR ROAD WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROAD INVENTORY, MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.

34. DRIVEWAYS SHALL MEET CULVERT PERMIT REQUIREMENTS.
DRIVEWAYS THAT DO NOT MEET CULVERT PERMIT REQUIREMENTS
SHALL BE REMOVED AND CORRECTED AT THE CONTRACTOR'S
EXPENSE.

35. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PREVENT TRACKING OF MUD AND /OR SOILS ONTO EXISTING AND /OR NEW PAVEMENT. ANY TRACKING THAT OCCURS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

36. B.L. = BUILDING LINE

37. SANITARY TREATMENT ON SITE

38. THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST (18 INCHES) ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.

_25	S 02*40′53″ W	77.96′
	S 51°28′38″ W	79.00′
_26	N 85°20′20″ W	57.08′
27	S 24°41′36″ W	45.04′
_28	S 58°40′48″ W	28.01′
_29	N 34°46′09″ W	318.14′
_30	N 14°59′57″ W	197.81′
_31	N 43°33′00″ W	250.38′
_32	N 56°12′49″ W	304.17′
		<u> </u>
_33	S 15°22′06″ W	357.96′
_34	N 88°32′20″ W	15.45′
_35	N 43°34′33″ W	6.51′
_36	N 12°30′32″ W	16.59′
_37	N 42°44′59″ W	38,78′
_38	N 25°11′32″ W	116.54′
_39	N 51°50′38″ W	25,60′
_40	N 23°43′53″ W	40.70′
41	N 49°07′20″ W	215.09′
_42	N 89°02′13″ W	40.00′
_44	S 00°57′47″ W	133,98′
_45	N 04°44′51″ W	100.50′
_46		411.70′
	N 00°57′47″ E N 13°30′49″ E	
_47	N 13°30′49″ E	101.95′
_48	S 89°14′04″ E	245.48′
_49	S 89°14′04″ E	245.69'
_50	S 18°05′19″ E	269.74′
_51	S 18°05′19″ E	269.74
-21		
_52	N 72°53′35″ E	398.02′
_53	N 72°53′35″ E	410.30′
_54	S 61°54′46″ E	28.19′
_55	S 03.53.53. A	1165.06′
	S 00 L0 L0 W	
_56	S 89°34′51″ E	130.63′
_57	S 81°48′53″ W	344.11′
_58	S 44°51′21″ W	312.02'
_59	S 35°58′11″ W	268.94′
_60		228,96′
	S 29°02′05″ W	
_62	S 44°12′02″ W	508.24′
_63	S 57°42′50″ W	363.56′
_64	S 71°41′30″ W	406.13′
_65	S 71°41′30″ W S 74°01′28″ W	711.83′
_66	S 68°37′36″ W	740.68′
_67	S 54°09′11″ W	739.06′
_68	S 37°34′00″ W	410.11′
_69	S 20°51′34″ W	420.44'
_70	S 20°51′34″ W S 04°02′52″ W	407.01′
71		
_71		574.73′
_72	N 20°08′15″ E	260.16′
_73	N 31°02′40″ E	358.12′
_76	N 42°42′20″ E	538.06′
_77	N 26°44′47″ W	
70		339,59′
, , ,	N 26°27′15″ W	1004001
_78		384.03′
_79	N 13°42′37″ E	384.03′ 405.70′
_79	N 13°42′37″ E	405.70′
_79 _80	N 13°42′37″ E S 83°38′23″ E	405.70′ 290.98′
_79 _80 _81	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E	405.70′ 290.98′ 250.00′
.79 .80 .81 .82	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E	405.70′ 290.98′ 250.00′ 276.95′
.79 .80 .81 .82	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′
.79 .80 .81 .82	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′
_79 _80 _81 _82 _83 _84	N 13°42′37" E S 83°38′23" E S 26°40′05" E S 26°56′33" E N 67°34′06" W N 01°47′46" W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′
.79 .80 .81 .82 .83 .84	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′
.79 .80 .81 .82 .83 .84 .85	N 13°42′37" E S 83°38′23" E S 26°40′05" E S 26°56′33" E N 67°34′06" W N 01°47′46" W N 61°05′16" E N 71°18′19" E	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′
.79 .80 .81 .82 .83 .84 .85 .86	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′
.79 .80 .81 .82 .83 .84 .85 .86	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′
.79 .80 .81 .82 .83 .84 .85 .86	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′
.79 .80 .81 .82 .83 .84 .85 .86 .87	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°25′07″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°46′03″ W S 72°46′03″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 373.64′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89	N 13°42′37" E S 83°38′23" E S 26°40′05" E S 26°56′33" E N 67°34′06" W N 01°47′46" W N 61°05′16" E N 71°18′19" E S 72°21′30" W S 72°37′15" W S 72°46′03" W N 76°36′34" W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 373.64′ 375.04′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°46′03″ W S 72°46′03″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 373.64′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°46′03″ W N 76°36′34″ W N 00°30′26″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 373.64′ 250.73′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°46′03″ W N 76°36′34″ W N 00°30′26″ W N 78°28′51″ E	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 375.64′ 375.04′ 250.73′ 123.34′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90 .91	N 13°42′37" E S 83°38′23" E S 26°40′05" E S 26°56′33" E N 67°34′06" W N 01°47′46" W N 61°05′16" E N 71°18′19" E S 72°21′30" W S 72°37′15" W S 72°25′07" W S 72°46′03" W N 76°36′34" W N 76°36′34" W N 78°28′51" E N 73°37′50" E	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 375.67′ 375.04′ 250.73′ 123.34′ 363.13′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90 .91 .92 .93	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°25′07″ W S 72°46′03″ W N 76°36′34″ W N 76°36′34″ W N 78°28′51″ E N 73°37′50″ E N 04°22′13″ E	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 375.67′ 375.04′ 250.73′ 123.34′ 363.13′ 400.84′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90 .91	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°46′03″ W N 76°36′34″ W N 00°30′26″ W N 78°28′51″ E N 73°37′50″ E N 04°22′13″ E N 17°12′22″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 375.67′ 375.04′ 250.73′ 123.34′ 363.13′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90 .91 .92 .93 .94	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°46′03″ W N 76°36′34″ W N 00°30′26″ W N 78°28′51″ E N 73°37′50″ E N 04°22′13″ E N 17°12′22″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 375.67′ 375.04′ 250.73′ 123.34′ 363.13′ 400.84′ 464.46′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90 .91 .92 .93 .94 .95	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°46′03″ W N 76°36′34″ W N 00°30′26″ W N 78°28′51″ E N 73°37′50″ E N 04°22′13″ E N 17°12′22″ W N 16°48′08″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 373.64′ 375.04′ 250.73′ 123.34′ 363.13′ 400.84′ 464.46′ 411.80′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90 .91 .92 .93 .94 .95 .96	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°25′07″ W S 72°46′03″ W N 76°36′34″ W N 76°36′34″ W N 78°28′51″ E N 73°37′50″ E N 04°22′13″ E N 17°12′22″ W N 16°48′08″ W N 14°28′40″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 373.64′ 375.04′ 250.73′ 123.34′ 363.13′ 400.84′ 411.80′ 355.70′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90 .91 .92 .93 .94 .95 .96 .97	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°46′03″ W N 76°36′34″ W N 00°30′26″ W N 78°28′51″ E N 73°37′50″ E N 04°22′13″ E N 17°12′22″ W N 16°48′08″ W N 16°48′08″ W N 14°28′40″ W S 17°19′10″ E	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 375.67′ 373.64′ 375.04′ 250.73′ 123.34′ 363.13′ 400.84′ 411.80′ 355.70′ 298.25′
.79 .80 .81 .82 .83 .84 .85 .86 .87 .88 .89 .90 .91 .92 .93 .94 .95 .96	N 13°42′37″ E S 83°38′23″ E S 26°40′05″ E S 26°56′33″ E N 67°34′06″ W N 01°47′46″ W N 61°05′16″ E N 71°18′19″ E S 72°21′30″ W S 72°37′15″ W S 72°25′07″ W S 72°46′03″ W N 76°36′34″ W N 76°36′34″ W N 78°28′51″ E N 73°37′50″ E N 04°22′13″ E N 17°12′22″ W N 16°48′08″ W N 14°28′40″ W	405.70′ 290.98′ 250.00′ 276.95′ 360.28′ 282.52′ 271.69′ 307.69′ 403.16′ 426.95′ 375.67′ 373.64′ 375.04′ 250.73′ 123.34′ 363.13′ 400.84′ 411.80′ 355.70′

NUMBER DIRECTION

L9 |S 88°25′29″ W |42.00′

L10 N 72°53′35″ E 40.66′

L11 N 17*06'25" W 340.58' L12 S 72*53'35" W 312.00'

L13 S 17°06′25″ E 340.58′

L15 | N 17°06′25″ W | 340.58′

L17 S 19°48′05″ E 267.11′ L18 S 85°54′19″ W 336.95′

L20 N 06°29′59″ W 159.35′ L21 N 20°43′25″ W 128.04′

L22 | \$ 46°23′53" W | 234.24′

L23 | S 68°58′30″ W | 100,00′

L24 S 02°40′53″ W 77.96′

S 06°29′59″ E |129,36′

L14 | S 72°53′35″ W | 50.00′

DISTANCE

	DIRECTION	DISTANCE		
L101	S 17°34′57″ E	299.50′		
L102	S 17°27′53″ E	300.11′		
L103	S 17°28′54″ E	300.19′		
L104	S 17°06′25″ E	341.21′		
L105	S 17°06′25″ E	341.82′		
L106	S 16°48′10″ E	272.52′		
L107	S 80°39′25″ W	397.01′		
L108	N 86°44′23″ W	379.54′		
L109	N 86°44′27″ W	367.44′		
L110	N 86°44′31″ W	355.33′		
L111	N 86°44′35″ W	343,23'		
L112	N 86°45′00″ W	288.99'		
L113	S 87°56′14″ W	276.07′		
L114	S 58°59′23″ W	362,84'		
L115	N 72°39′42″ E	501.65′		
L116	N 75°44′27″ E	77.90′		
L117	N 82°57′50″ E	172.85′		
L118	N 72°53′35″ E	903.74′		
L119	N 72°53′35″ E	911.58′		
L120	S 24°37′22″ W	26.62'		
L121	N 67°45′20″ W	30.93′		
L122	N 15°01′57″ W	54.62'		
L123	N 15°01′57″ W	54.62'		
L124	S 46°43′46″ E	131.76′		
L125	S 37°51′53″ E	69.25′		
L126	S 31°57′50″ E	151.54′		
L127	S 06°53′21″ E	120.04'		
L128	S 14°08′56″ E	47.65′		
L129	S 31°47′22″ E	77.94′		
L130	S 08°56′36″ E	306.59′		
L131	S 06°40′10″ E	221.72′		
L132	S 06°40′10″ E S 64°01′35″ W	294.11′		
L133	S 64°01′35″ W	295.03′		
L134	N 72°44′46″ W	29.15′		
L135	S 19°44′44″ W	28.64'		
L136	N 45°38′02″ W	113.98′		
L137	N 73°34′41″ W	72.94′		
L138	N 66°16′17″ W	221.79′		
L139	N 59°44′08″ W	71.40′		
L140	N 06°29′59″ W	49.80′		

IUMBER	DIRECTION	DISTANCE	
.204	S 16°16′02″ W	76.86′	
.205	N 88°49′56″ W	102.85′	
.206	N 50°28′34″ W	89.94′	
.207	N 08°16′07″ E	127.99′	
.208	N 19°27′28″ E	68.96′	
.209	N 00°58′16″ W	126.80'	
.210	N 16°05′39″ W	130.92'	
.211	N 47°16′08″ W	118.04′	
.212	N 03°42′29″ E	46.44′	
.213	N 31°03′47″ E	127.53′	
.214	S 66°52′27″ W	74.06′	
.215	N 70°14′55″ W	34.95′	
.216	N 28°57′45″ W	140.27′	
.217	N 09°02′49″ W	134.80′	
.218	N 70°32′50″ W	42.44'	
.219	S 51°43′20″ W	164.39′	
.220	S 39°55′08″ W	202.34′	
.221	S 71°24′15″ E	58.13′	
.222	S 57°05′28″ E	72.98′	
.223	S 51°45′23″ E	62.27′	
.224	S 84°42′16″ E	53.20′	
.225	S 25°23′00″ E	147.16′	
.226	S 55°21′13″ E	59.55′	
.227	S 52°14′30″ E	147.62'	
.228	S 07°24′21″ W	86.62'	
.229	S 07°47′56″ W	44.20′	
.230	S 05°01′35″ F	77.78′	
.231	S 19°34′20″ E	83.91′	
.232	S 50°05′54″ E	167.66′	
.233	N 45°53′24″ W	152.52'	
.234	N 82°39′19″ W	38.03′	
.235	N 49°50′48″ W	38.89′	
.236	N 88°24′32″ W	38.13′	
.237	S 53°09′45″ W	107.70′	
.238	N 41°24′48″ W	43.08′	
.239	N 07°29′02″ E	125.38′	
.240	N 13°41′14″ E	111.28′	
.241	S 35°47′53″ E	192.84'	
.242	N 30°11′59″ E	35.84′	
.243	N 05°18′29″ E	109.53′	
.244	N 27°37′25″ E	100.15′	
.245	S 66*15′54″ E	37.67′	
.246	S 03°23′23″ W	51.82′	
_			

NUMBER	DELTA ANGLE	CHORD DIRECTION		ARC LENGTH IN FEET	CHORD LENGTH IN FEET
C1	71°08′45″	S 53°39′41″ E	745.00	925.09	866.79
CS	59°00′14″	S 59°43′56″ E	805.00	829.00	792.85
C3	26°22′41″	S 31°16′39″ E	720.00	331,48	328.56
C4	42*38′13″	S 39°24′25″ E	780.00	580.44	567.14
C5	16°01′39″	S 52°28′49″ E	720.00	201,41	200.75
C6	04°16′50″	N 74°53′43″ W	720.00	53.79	53.78
C7	32°48′53″	S 13°01′03″ E	209,49	119,98	118,35
		S 05°43′51″ E	175,00	55.71	55.48
C8	18°14′27″				
C9	20*29′48″	S 06°51′31″ E	225,00	80.49	80.06
C12	06*01′22″	N 32°05′22″ W	850.00	89,35	89.31
C13	49°04′29″	N 66°42′54″ W	75.00	64.24	62.29
C14	04°32′12″	S 86°57′57″ E	745.00	58,99	58.97
C15	16°12′30″	S 76°35′36″ E	745.00	210.75	210.05
C16	15°58′02″	S 60°30′20″ E	745.00	207.62	206.95
C17	15*54′24″	S 44°34′07″ E	745.00	206.83	206.16
C18	15°39′54″	S 28°46′58″ E	745.00	203.69	203.06
C19	02*51′42″	S 19°31′10″ E	745.00	37.21	37.21
C20	13°46′02″	S 25°23′21″ E	780.00	187,42	186.97
C21	14°33′54″	S 39°33′19″ E	780.00	198,28	197,75
C22	13°53′16″	S 53°46′54″ E	780.00	189,06	188.60
C23	05*44′05″	N 20°57′21″ W	805.00	80.57	80.54
C24	17*01′40″	N 38°44′39″ W	805.00	239.24	238,36
C25	11°39′27″	N 53°05′13″ W	805.00	163.79	163.50
C26	11°44′07″	N 64°47′00″ W	805.00	164.88	164.59
C27	18°35′01″	N 79°56′33″ W	805.00	261.10	259.95
C28	17°09′24″	N 07°13′44″ E	60.00	17.97	17.90
C29	91°03′57″	N 61°20′25″ E	60,00	95.36	85.64
C30	84°03′44″	S 31°05′45″ E	60.00	88.03	80.34
C31	83*37′14″	S 52°44′44″ W	60.00	87.57	80.00
C32	34*50′46″	N 68°01′16″ W	60.00	36.49	35.93
C33	64°36′33″	N 09°52′22″ W	75.00	84.57	80.16
C34	65*46′20″	N 55°19′04″ E	75.00	86.10	81.45
C35	64°27′43″	S 59°33′55″ E	75.00	84.38	80.00
C36	77°08′22″	S 11°14′08″ W	75.00	100.98	93.52
C37	13°02′45″	N 73°53′07″ W	60.00	13.66	13,63
C38	83°41′53″	N 25°30′48″ W	60.00	87.65	80.06
C39	83°37′14″	N 58°08′46″ E	60.00	87.57	80.00
C40	83°37′14″	S 38°14′00″ E	60.00	87.57	80.00
C41	46*45′58″	S 26°57′36″ W	60.00	48.97	47.63
C42	10°47′09″	N 13°56′24″ W	800,00	150.60	150.38
			+		
C43	10°46′57″	N 24°43′27″ W	800.00	150.55	150.33
C44	04*59′07″	N 32°36′29″ W	800.00	69.61	69.59
C45	09°31′21″	N 30°20′23″ W	500,00	83,10	83.00
C46	10°32′45″	N 20°18′20″ W	500.00	92,03	91,90
C47	14°53′15″	S 22°28′35″ E	450.00	116,93	116.60
C48	05°10′51″	2 35,30,38% E	450.00	40.69	40.68
C49	14*25′21″	S 15°45′30″ E	850.00	213.96	213.40
C50	08*33′36″	S 12°49′38″ E	450.00	67.23	67.17
C51	14°13′26″	N 13°36′42″ W	175.00	43.44	43.33
C52	14°13′26″	N 13°36′42″ W	225,00	55.86	55.71
C55	08°33′36″	N 12°49′38″ W	500.00	74.70	74.63
C56	00°25′01″	S 18°17′49″ W	780.00	5.68	5.68
C57	217°58′28″	S 23°40′51″ E	45.00	171.20	85.10
C58	113°54′42″	N 74°52′40″ E	45.00	89.47	75.44
C59	111°02′24″	S 74°53′07″ W	45.00	87.21	74.19
C64	10°55′45″	S 84°03′38″ W	904.54	172,54	172,28
C65	11°35′23″	N 83°30′14″ E	854.54	172.86	172.56
C66			 		
	31°42′15″	S 69°27′15″ W	30.00	16.60	16.39
C67	217*58′28″	S 23°40′51″ E	45.00	171.20	85.10
C68	07°31′59″	S 25°57′50″ E	259,49	34.12	34.09
C69	06°33′32″	S 00°06′37″ W	259,49	29,70	29,69
C70	113°54′42″	N 74°52′40″ E	45.00	89,47	75.44
C71	111°02′24″	N 74°53′07″ E	45.00	87.21	74.19
C72	01°20′50″	N 77°55′21″ E	904.54	21.27	21.27
C73	00°21′48″	N 77°31′38″ E	854.54	5,42	5.42

OWNER: 547 LAND DEVELOPMENT LLC 1616 PECAN POINT DRIVE MCKINNEY, TEXAS 75072

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 WEST UNIVERSITY DRIVE(U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FAX 972-542-5751

FIRM: BRUCE GEER, SURVEYOR FIRM REGISTRATION # 10150700

FINAL PLAT COLINA CREEK ESTATES

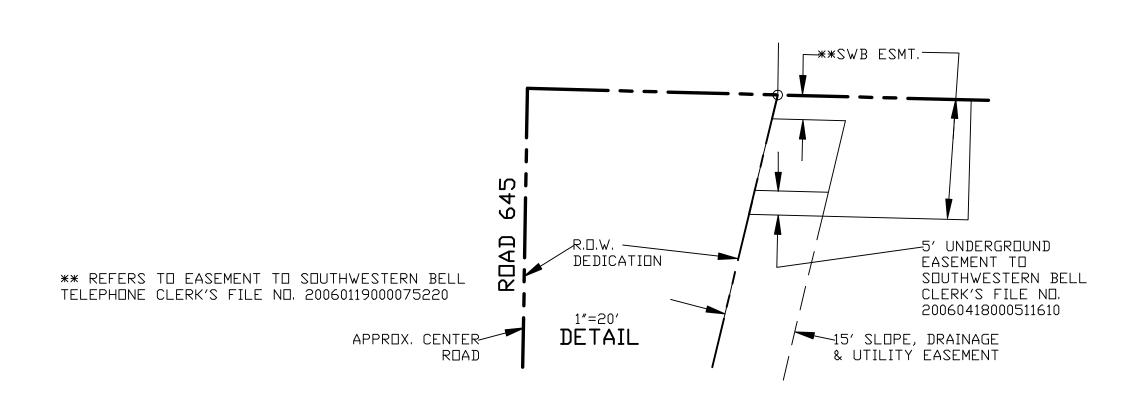
PHASE 3
AN ADDITION TO COLLIN COUNTY, TEXAS
62.125 ACRES IN THE

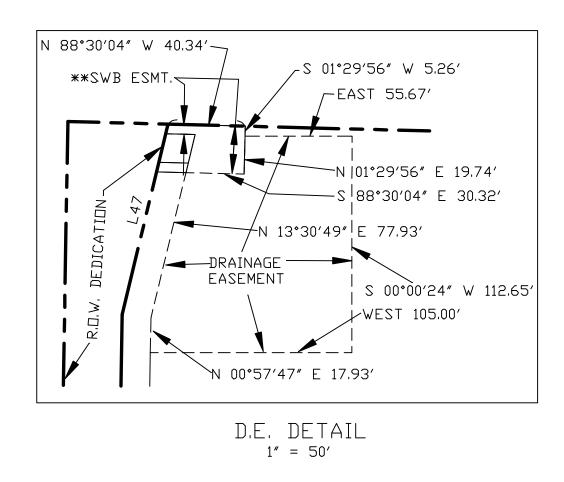
R. TRAMMELL SURVEY, ABSTRACT NO. 889
COLLIN COUNTY, TEXAS

DATE: JULY 1, 2019

26 LOTS

SHEET 2 DF 4

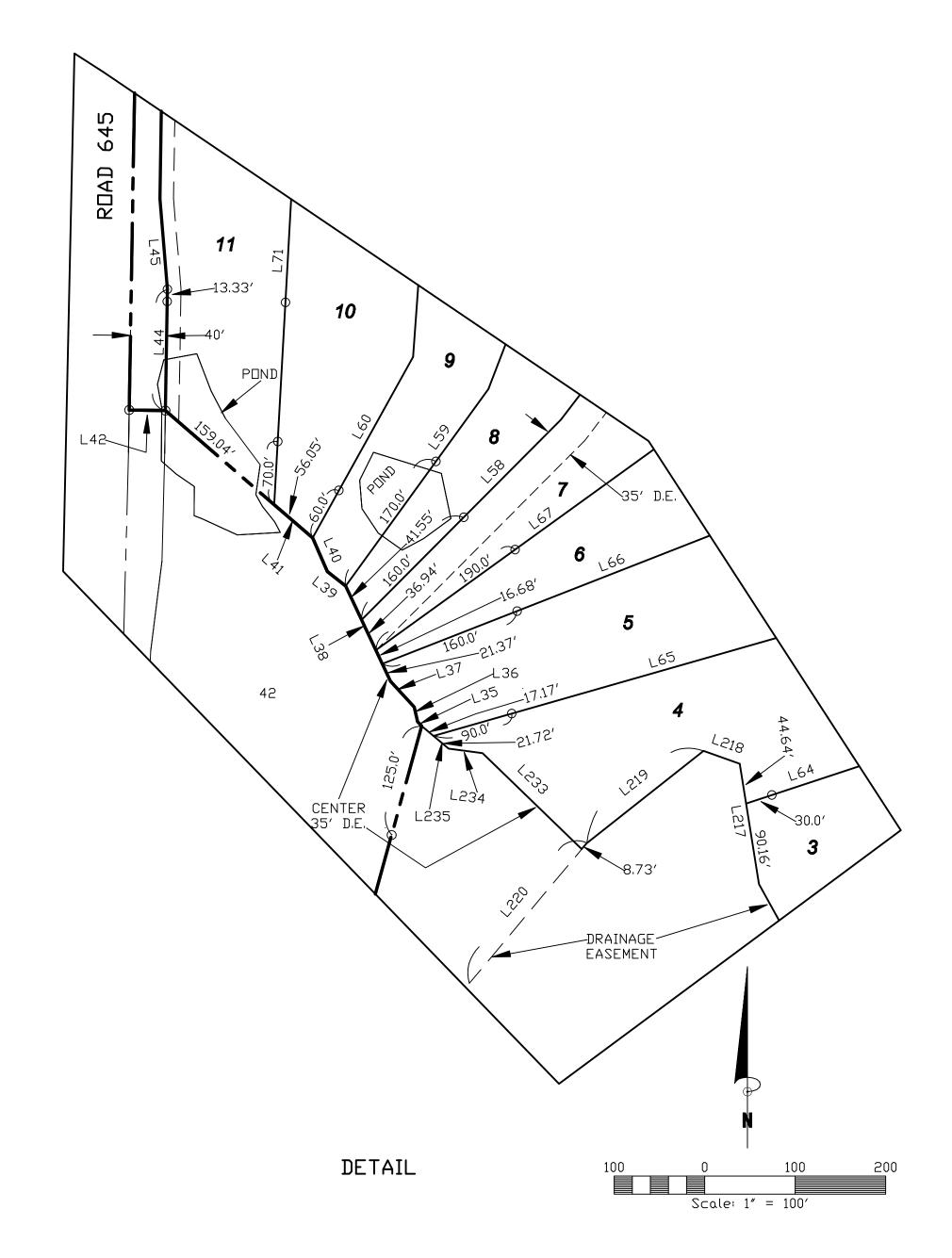




LOT NO.	LINE SIZE	COMMENTS
1	(IN) N/A	
2	N/A	
3	N/A	
4		
8	N/A N/A	
6	18	
7	N/A	
8	18	
9	18	
10	18	
11	18	
12	18	
13	18	
14	18	
15	18	
16	18	
17	18	
18	18	
19	18	
20	N/A	
21	N/A	
22	21	
23	18	
24	18	
25	N/A	
26	18	
27	18	
28	18	
29	18	
30	18	
31	18	
32	48	CULVERT IN DRAINAGE EASEMENT
33	36	CULVERT IN DRAINAGE EASEMENT
34	18	
35	18	
36	18	
37	18	
38	18	
39	18	
40	24	
41	24	CULVERT IN DRAINAGE EASEMENT
42	48	CULVERT IN DRAINAGE EASEMENT
43	N/A	LAOLIVILIVI
44	N/A	
45	N/A N/A	
46	N/A N/A	
47	N/A	
48	N/A	
49	18	
50	N/A	
51	18	
52	18	
53	N/A	
54	N/A	
55	N/A	
56	N/A	

DRIVEWAY CULVERTS CALCULATED AND SIZED BY:

Jordan M. Rey, MSCE, PE Artec Intgrated Solutions 7700 Windrose Ave., Suite G300 Plano, Texas 75024



LEGEND

O 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

OWNER: 547 LAND DEVELOPMENT LLC 1616 PECAN POINT DRIVE MCKINNEY, TEXAS 75072

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 WEST UNIVERSITY DRIVE(U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FAX 972-542-5751

FIRM: BRUCE GEER, SURVEYOR FIRM REGISTRATION # 10150700

FINAL PLAT COLINA CREEK ESTATES

PHASE 3
AN ADDITION TO COLLIN COUNTY, TEXAS
62.125 ACRES IN THE
R. TRAMMELL SURVEY, ABSTRACT NO. 889
COLLIN COUNTY, TEXAS
DATE: JULY 1, 2019

26 LOTS

SHEET 3 DF 4

