

1. ANY OSSF THAT IS TO BE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN WILL REQUIRE SPECIAL PLANNING MATERIALS PRIOR TO PERMIT APPROVAL.
2. INDIVIDUAL SITE EVALUATIONS AND OSSF 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 CREEK/DRAINAGE FEATURE BISECTING AND/OR BORDERING LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, AND 36, IT IS RECOMMENDED THAT NO SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. BE PLANNED ON LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, AND 36 WITHOUT PRECONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES.

DUE TO THE PRESENCE OF A LARGE UTILITY EASEMENT ON LOTS 39, 40, AND 48, IT IS RECOMMENDED THAT NO SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. BE PLANNED ON LOTS 39, 40, OR 48 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 HEREDON 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;

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

COLINA CREEK ESTATES PHASE 4		
LOT #	NET(ACRES)	GROSS(ACRES)
27	1.19	1.244
28	1.39	1.443
29	1.31	1.371
30	1.28	1.344
31	1.37	1.408
32	2.58	2.619
33	3.33	3.373
34	1.08	1.164
35	1.15	1.349
36	2.42	2.482
37	1.48	1.534
38	1.34	1.397
39	1.10	2.312
40	1.00	2.306
41	1.00	1.052
42	1.00	1.053
43	1.00	1.052
44	1.00	1.052
45	1.00	1.162
46	1.17	1.227
47	1.12	1.178
48	1.59	2.991
49	1.12	1.300
50	1.20	1.265
51	1.16	1.226
52	1.23	1.286
53	1.19	1.244
54	1.15	1.202
55	1.06	1.118
56	1.00	1.055
57	1.34	1.434

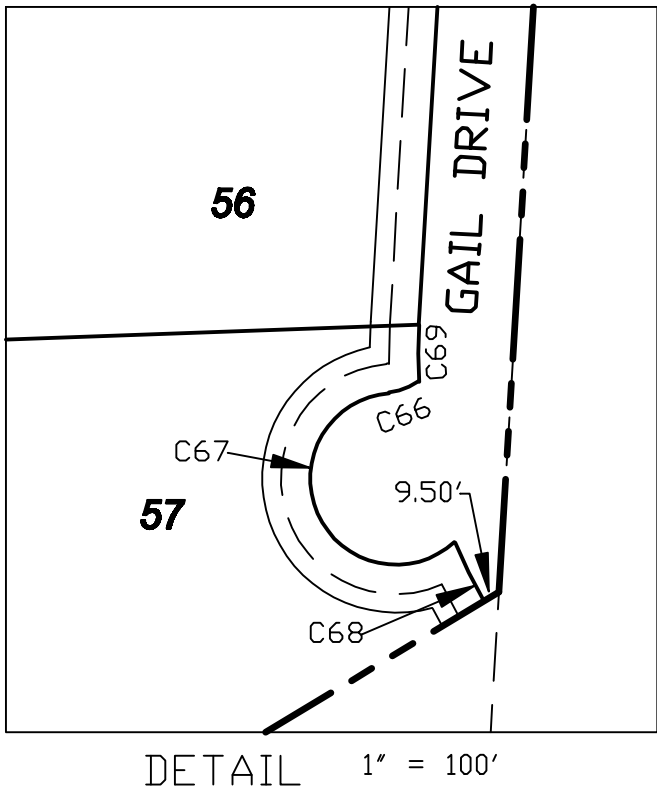
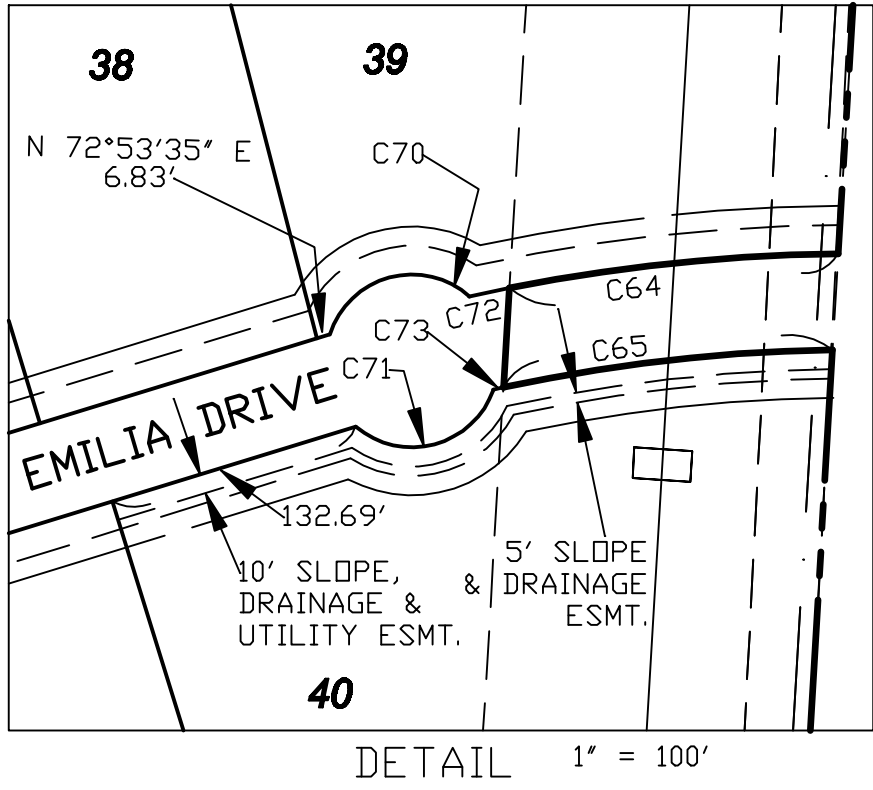
NUMBER	DIRECTION	DISTANCE
L1	S 72°53'35" W	224.03'
L2	S 17°06'25" W	73.11'
L9	S 88°25'29" W	42.00'
L10	N 72°53'35" E	40.66'
L11	N 17°06'25" W	340.58'
L12	S 72°53'35" W	312.00'
L13	S 17°06'25" E	340.58'
L14	S 72°53'35" W	50.00'
L15	N 17°06'25" W	340.58'
L17	S 19°48'05" E	267.11'
L18	S 85°54'19" W	336.95'
L19	S 06°29'59" E	129.36'
L20	N 06°29'59" W	159.35'
L21	N 20°43'25" W	128.04'
L22	S 46°23'53" W	234.24'
L23	S 68°58'30" W	100.00'
L24	S 02°40'53" W	77.96'
L25	S 51°28'38" W	79.00'
L26	N 85°20'20" W	57.08'
L27	S 24°41'36" W	45.04'
L28	S 58°40'48" W	28.01'
L29	N 34°46'09" W	318.14'
L30	N 14°59'57" W	197.81'
L31	N 43°33'00" W	250.38'
L32	N 56°12'49" W	304.17'
L33	S 15°22'06" W	357.96'
L34	N 88°32'20" W	15.45'
L35	N 43°34'33" W	6.51'
L36	N 12°30'32" W	16.59'
L37	N 42°44'59" W	38.78'
L38	N 25°11'32" W	116.54'
L39	N 51°50'38" W	25.60'
L40	N 23°43'53" W	40.70'
L41	N 49°07'20" W	215.09'
L42	N 89°02'13" W	40.00'
L43	N 00°57'47" E	120.64'
L44	N 00°57'47" E	13.33'
L45	N 04°44'51" W	100.50'
L46	N 00°57'47" E	411.70'
L47	N 13°30'49" E	101.95'
L48	S 89°14'04" E	245.48'
L49	S 89°14'04" E	245.69'
L50	S 18°05'19" E	269.74'
L51	S 18°05'19" E	269.74'
L52	N 72°53'35" E	398.02'
L53	N 72°53'35" E	410.30'
L54	S 61°54'46" E	28.19'
L55	S 03°23'23" W	1165.06'
L56	S 89°34'51" E	130.63'
L57	S 40°20'55" E	256.32'
L58	S 16°40'56" E	162.62'
L59	S 26°01'46" E	259.62'
L60	S 40°05'59" E	267.27'
L61	S 13°10'34" E	431.06'
L62	N 44°12'02" E	293.72'
L63	N 57°42'50" E	296.90'
L64	N 71°41'30" E	299.94'
L65	N 74°01'28" E	296.13'
L66	N 68°37'36" E	349.27'
L67	N 54°09'11" E	372.15'
L68	N 37°34'00" E	410.11'
L69	N 20°51'34" E	420.44'
L70	N 04°02'52" E	407.01'
L71	N 03°10'17" E	350.63'
L72	N 20°08'15" E	260.16'
L73	N 31°02'40" E	358.12'
L76	N 42°42'20" E	538.06'
L77	N 26°44'47" W	339.59'
L78	N 26°27'15" W	384.03'
L79	N 13°42'37" E	405.70'
L80	S 83°38'23" E	290.98'
L81	S 26°40'05" E	250.00'
L82	S 26°56'33" E	276.95'
L83	N 67°34'06" W	360.28'
L84	N 01°47'46" W	282.52'
L85	N 61°05'16" E	271.69'
L86	N 71°18'19" E	307.69'
L87	S 72°21'30" W	403.16'
L88	S 72°37'15" W	426.95'
L89	S 72°25'07" W	375.67'
L90	S 72°46'03" W	373.64'
L91	N 76°36'34" W	375.04'
L92	N 00°30'26" W	250.73'
L93	N 78°28'51" E	123.34'
L94	N 73°37'50" E	363.13'
L95	N 04°22'13" E	400.84'
L96	N 71°12'22" W	464.46'
L97	N 16°48'08" W	411.80'
L98	N 14°28'40" W	355.70'
L99	S 17°19'10" E	298.25'
L100	S 16°53'00" E	298.88'

NUMBER	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	N 46°43'46" W	131.76'
L125	N 37°51'53" W	69.25'
L126	N 31°57'50" W	151.54'
L127	N 06°53'21" W	120.04'
L128	N 14°08'56" W	47.65'
L129	N 31°47'22" W	77.94'
L130	N 08°56'36" W	306.59'
L131	N 06°40'10" W	221.72'
L132	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'

NUMBER	DIRECTION	DISTANCE
L204	S 16°16'02" W	76.86'
L205	N 88°49'56" W	102.85'
L206	N 50°28'34" W	89.94'
L207	N 08°16'07" E	127.99'
L208	N 19°27'28" E	68.96'
L209	N 00°58'16" W	126.80'
L210	N 16°05'39" E	130.92'
L211	N 47°16'08" W	118.04'
L212	N 03°42'29" E	46.44'
L213	N 31°03'47" E	127.53'
L214	S 66°52'27" W	74.06'
L215	N 70°14'55" W	34.95'
L216	N 28°57'45" W	140.27'
L217	N 09°02'49" W	134.80'
L218	N 70°32'50" W	42.44'
L219	S 51°43'20" W	164.39'
L220	S 39°55'08" W	202.34'
L221	S 71°24'15" E	58.13'
L222	S 57°05'28" E	72.98'
L223	S 51°45'23" E	62.27'
L224	S 84°42'16" E	53.20'
L225	S 25°23'00" E	147.16'
L226	S 55°21'13" E	59.55'
L227	S 52°14'30" E	147.62'
L228	S 07°24'21" W	86.62'
L229	S 07°47'56" W	44.20'
L230	S 05°01'35" E	77.78'
L231	S 19°34'20" E	83.91'
L232	S 50°05'54" E	167.66'
L233	N 45°53'24" W	152.52'
L234	N 82°39'19" W	38.03'
L235	N 49°50'48" W	38.89'
L236	N 88°24'32" W	38.13'
L237	S 53°09'45" W	107.70'
L238	N 41°24'48" W	43.08'
L239	N 07°29'02" E	125.38'
L240	N 13°41'14" E	111.28'
L241	S 35°47'53" E	192.84'
L242	N 30°11'59" E	35.84'
L243	N 05°18'29" E	109.53'
L244	N 27°37'25" E	100.15'
L245	S 66°15'54" E	37.67'
L246	S 03°23'23" W	51.82'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS IN FEET	ARC LENGTH IN FEET	CHORD LENGTH IN FEET
C1	71°08'45"	S 53°39'41" E	745.00	925.09	866.79
C2	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
C8	18°14'27"	S 05°43'51" E	175.00	55.71	55.48
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"	S 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" W	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"	S 32°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	74.28
C64	10°55'45"	S 84°03'38" W	904.54	172.54	172.19
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

DRIVEWAY CULVERT TABLE		
LOT NO.	LINE SIZE (IN)	COMMENTS
1	N/A	
2	N/A	
3	N/A	
4	N/A	
8	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	
44	N/A	
45	N/A	
46	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	
57	N/A	



DRIVEWAY CULVERTS CALCULATED AND SIZED BY:

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

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 4

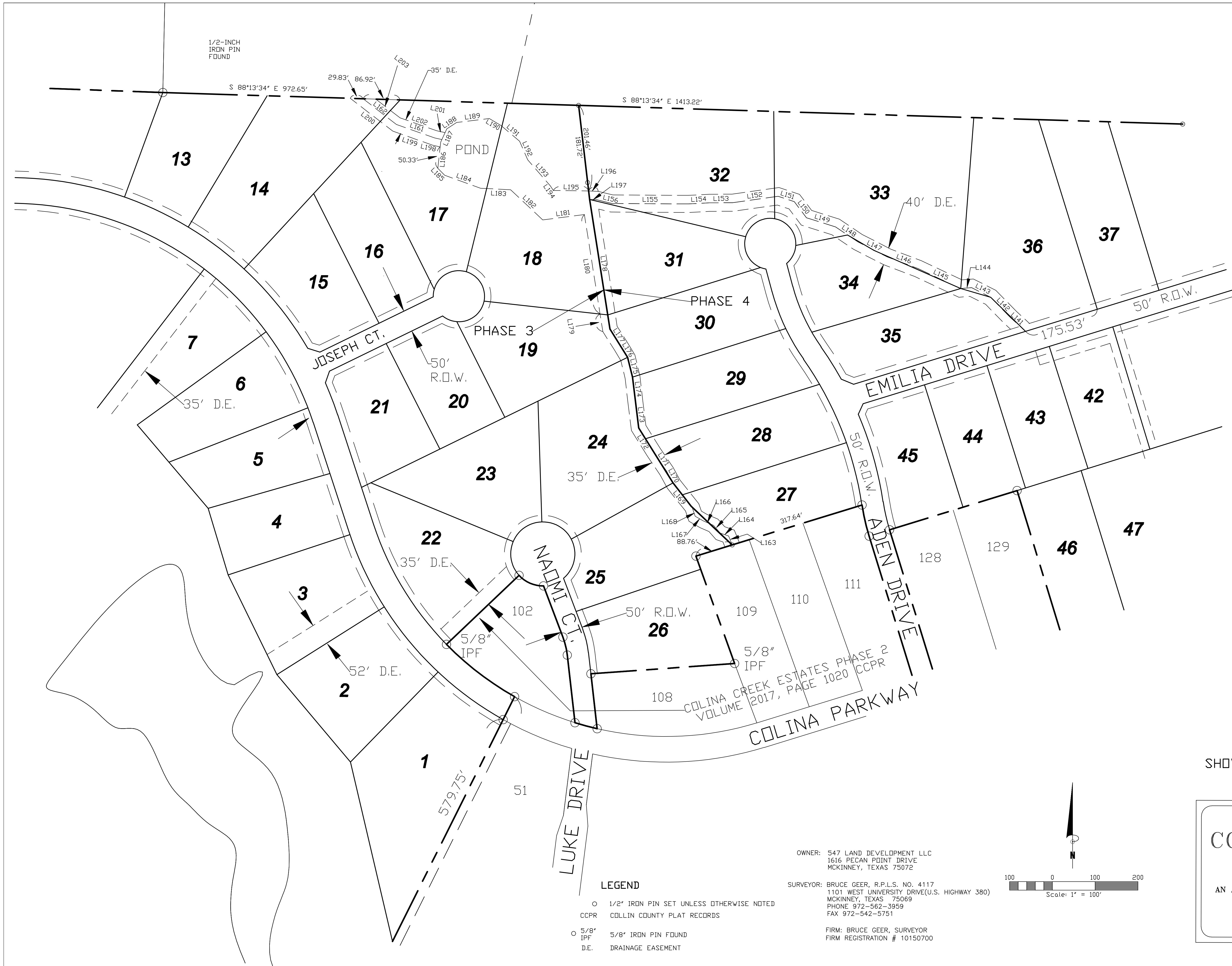
AN ADDITION TO COLLIN COUNTY, TEXAS

52.196 ACRES IN THE

R. TRAMMELL SURVEY, ABSTRACT NO. 889

COLLIN COUNTY, TEXAS

DATE: JULY 1, 2019



LINE DATA ON CENTER OF 35 FOOT WIDE EASEMENTS		
NUMBER	DIRECTION	DISTANCE
L141	N 47°26'47" W	48.45'
L142	N 44°17'41" W	65.56'
L143	N 63°09'39" W	49.86'
L144	S 85°26'01" W	26.20'
L145	N 64°47'38" W	109.73'
L146	N 69°14'08" W	77.20'
L147	N 62°48'05" W	76.67'
L148	N 56°17'24" W	62.90'
L149	N 72°24'32" W	71.58'
L150	N 37°02'24" W	47.06'
L151	N 71°32'52" W	39.82'
L152	S 82°02'00" W	107.71'
L153	S 89°37'28" W	53.66'
L154	S 86°59'56" W	49.49'
L155	N 89°40'38" W	179.45'
L156	N 76°04'31" W	35.44'
L161	N 70°36'03" W	95.02'
L162	N 52°18'44" W	98.58'
L163	N 21°48'26" W	22.42'
L164	N 70°40'19" W	20.65'
L165	N 41°15'15" W	24.31'
L166	N 66°39'39" W	25.49'
L167	N 60°01'15" W	22.35'
L168	N 18°41'33" W	21.87'
L169	N 38°33'03" W	69.69'
L170	N 28°28'53" W	34.30'
L171	N 34°05'09" W	54.26'
L172	N 31°52'27" W	66.00'
L173	N 07°14'30" W	60.08'
L174	N 06°32'10" W	59.96'
L175	N 13°41'07" W	46.47'
L176	N 31°01'14" W	31.03'
L177	N 32°17'05" W	48.16'
L178	N 08°56'36" W	277.61'
L179	N 08°56'36" W	41.87'
L180	N 08°56'36" W	235.47'
L181	S 82°42'33" W	98.25'
L182	N 46°48'18" W	103.05'
L183	N 87°06'26" W	70.18'
L184	N 70°11'03" W	89.54'
L185	N 44°15'27" W	22.86'
L186	N 06°19'39" E	61.56'
L187	N 24°47'08" E	33.99'
L188	N 56°55'28" E	27.51'
L189	N 83°02'32" E	76.87'
L190	S 59°12'08" E	32.45'
L191	S 49°35'33" E	56.52'
L192	S 23°38'44" E	47.32'
L193	S 40°56'16" E	80.72'
L194	S 33°21'15" E	12.91'
L195	S 89°16'10" E	82.43'
L196	S 87°31'53" E	22.52'
L197	N 87°31'53" W	17.30'
L198	N 77°11'55" W	17.98'
L199	N 70°36'03" W	98.85'
L200	N 52°18'44" W	125.56'
L201	N 77°11'55" W	19.76'
L202	N 70°36'03" W	91.19'
L203	N 52°18'44" W	71.60'

SHOWING DRAINAGE EASEMENT
DETAILS

FINAL PLAT

COLINA CREEK
ESTATES

PHASE 3 & 4

AN ADDITION TO COLLIN COUNTY, TEXAS

R. TRAMMELL SURVEY, ABSTRACT NO. 889

COLLIN COUNTY, TEXAS

DATE: JULY 1, 2019

- LEGEND**
- 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
 - CCPR COLLIN COUNTY PLAT RECORDS
 - 5/8" IPF 5/8" IRON PIN FOUND
 - D.E. DRAINAGE EASEMENT

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

