

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 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, 25, 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 3, 7, 19, 24, 25, 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 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 600 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 HEREON.

COLINA CREEK ESTATES PHASE 3		
LOT #	NET(ACRES)	GROSS(ACRES)
1	2.25	2.444
2	1.36	1.546
3	1.43	1.502
4	1.01	1.070
5	1.03	1.089
6	1.24	1.316
7	1.28	1.354
8	1.33	1.405
9	1.35	1.429
10	1.23	1.285
11	1.00	1.172
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
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

27. ACCORDING TO FEMA MAP NO. 48085C0455 J, DATED 6-2-2009 COLINA CREEK ESTATES, PHASE 3 IS NOT IN THE 100 YEAR FLOOD PLAIN.

28. DR. & UE = DRAINAGE & UTILITY EASEMENT

29. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.

30. COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH CURRENT COUNTY MATERIALS.

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. FOUNDATIONS FOR LOTS 40 AND 41 SHAL BE ENGINEERED.

38. SANITARY TREATMENT ON SITE

39. 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.

NUMBER	DIRECTION	DISTANCE
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'
L16	S 72°53'35" W	406.40'
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	N 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 17°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 72°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" W	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"	S 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	9°103'57"	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°52'02" W	75.00	84.57	80.16
C34	65°46'20"	N 55°19'04" E	75.00	186.10	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"	S 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" E	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	74.19
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 20°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

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 and in the H. L. Douglas survey, abstract no. 290, 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°30'04" East, passing at 52.16 feet a 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°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, 2385.86 feet to a 1/2-inch iron pin found;

South 88°32'18" East, 377.78 feet to a 1/2-inch iron pin set;

THENCE South 03°23'23" West, 291.31 feet to a 1/2-inch iron pin set;

THENCE with a curve to the left, having a radius of 904.54 feet, a central angle of 10°55'45", a chord bearing of South 84°03'38" West and a chord distance of 172.28 feet to a 1/2-inch iron pin set;

THENCE South 03°23'23" West, 51.82 feet to a 1/2-inch iron pin set;

THENCE with a curve to the right, having a radius of 854.54 feet, a central angle of 11°35'23", a chord bearing of North 83°30'14" East and a chord distance of 172.56 feet to a 1/2-inch iron pin set;

THENCE South 03°23'23" West, 646.93 feet to a 1/2-inch iron pin set;

THENCE South 72°53'35" West, 224.03 feet to a 1/2-inch iron pin set;

THENCE South 17°06'25" East, 73.11 feet to a 1/2-inch iron pin set at the P.C. of a curve to the right;

THENCE along said curve to the right, having a radius of 225.00 feet, an arc length of 80.49 feet, a central angle of 20°29'48", a chord direction of South 06°51'31" East, and a chord length of 80.06 feet to a 1/2-inch iron pin set at the P.T. of said curve;

THENCE South 03°23'23" West, 1301.48 feet to a 1/2-inch iron pin set;

THENCE South 58°59'23" West, 362.84 feet to a 1/2-inch iron pin set at the southeast corner of Lot 82 and northeast corner of Lot 83, both lots of Colina Creek, Phase 2 recorded in volume 2017, page 1020 of the Collin County plat records;

THENCE North 01°13'28" West, with the east line of said Colina Creek, Phase 2, 538.71 feet to a 1/2-inch iron pin set at the northeast corner of Lot 80 of said Colina Creek, Phase 2;

THENCE South 88°25'29" West, with a north line of said Lot 80, 42.00 feet to a 5/8-inch iron pin found at the southeast corner of Lot 79 of said Colina Creek, Phase 2;

THENCE North 01°13'28" West, with an east line of said Colina Creek, Phase 2, passing a 1/2-inch iron pin set at 903.26 feet at the northeast corner of Lot 76 of said Colina Creek, Phase 2 and the south right-of-way line of Colina Parkway, and continuing in all, 965.64 feet to a 1/2-inch iron pin set in the north right-of-way line of said Colina Parkway and in the south line of Lot 129 of said Colina Creek, Phase 2;

THENCE North 72°53'35" East, with the south line of said Lot 129 and the north right-of-way line of said Colina Parkway, 40.66 feet to a 1/2-inch iron pin set at the southeast corner of said Lot 129;

THENCE North 17°06'25" West, with the east line of said Lot 129, 340.58 feet to a 1/2-inch iron pin set at the northeast corner of said Lot 129;

THENCE South 72°53'35" West, with a north line of said Colina Creek, Phase 2, 312.00 feet to a 1/2-inch iron pin set at the northwest corner of Lot 128 of said Colina Creek, Phase 2;

THENCE South 17°06'25" East, with the west line of said Lot 128, 340.58 feet to a 1/2-inch iron pin set at the southwest corner of said Lot 128; same being in the north right-of-way line of said Colina Parkway;

THENCE South 72°53'35" West, with the north right-of-way line of said Colina Parkway, 50.00 feet to a 1/2-inch iron pin set at the southeast corner of Lot 111 of said Colina Creek, Phase 2;

THENCE North 17°06'25" West, with the east line of said Lot 111, 340.58 feet to a 1/2-inch iron pin set at the P.C. of a curve to the right;

THENCE along said curve to the right and the east line of said Lot 111, having a radius of 500.00 feet, an arc length of 74.70 feet, a central angle of 08°33'36", a chord direction of North 12°49'38" West, and a chord length of 74.63 feet to a 1/2-inch iron pin set at the northeast corner of said Lot 111;

THENCE South 72°53'35" West, with the north line of said Colina Creek, Phase 2, 406.40 feet to a 1/2-inch iron pin set at the northwest corner of said Lot 109;

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, 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 northwest corner of said Lot 108;

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, 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 feet;

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 Lot 102;

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, Phase 2;

THENCE South 26°29'55" West, with a west line of said Colina Creek, 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, 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, Phase 1;

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 ½-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;

North 49°07'20" West, 215.09 feet to a 1/2-inch iron pin set at the northwest corner of said lot 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 being 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 114.32 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 547 Land Development, LLC, does hereby adopt this plat designating the herein above described property as COLINA CREEK ESTATES, PHASE 3, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

WITNESS my hand at _____, Texas, this the _____

day of _____ 2018.

Christopher D'Addario, Manager

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Christopher D'Addario known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____ 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

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

Bruce Geer, Registered Professional Land Surveyor, No. 4117

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____ 2018.

Notary Public in and for the State of Texas

This plat is approved by the Collin County Commissioner's Court on the _____day of _____, 2018.

Keith Self, County Judge

HEALTH DEPARTMENT CERTIFICATE:
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO APPLICABLE HEALTH LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREAS IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

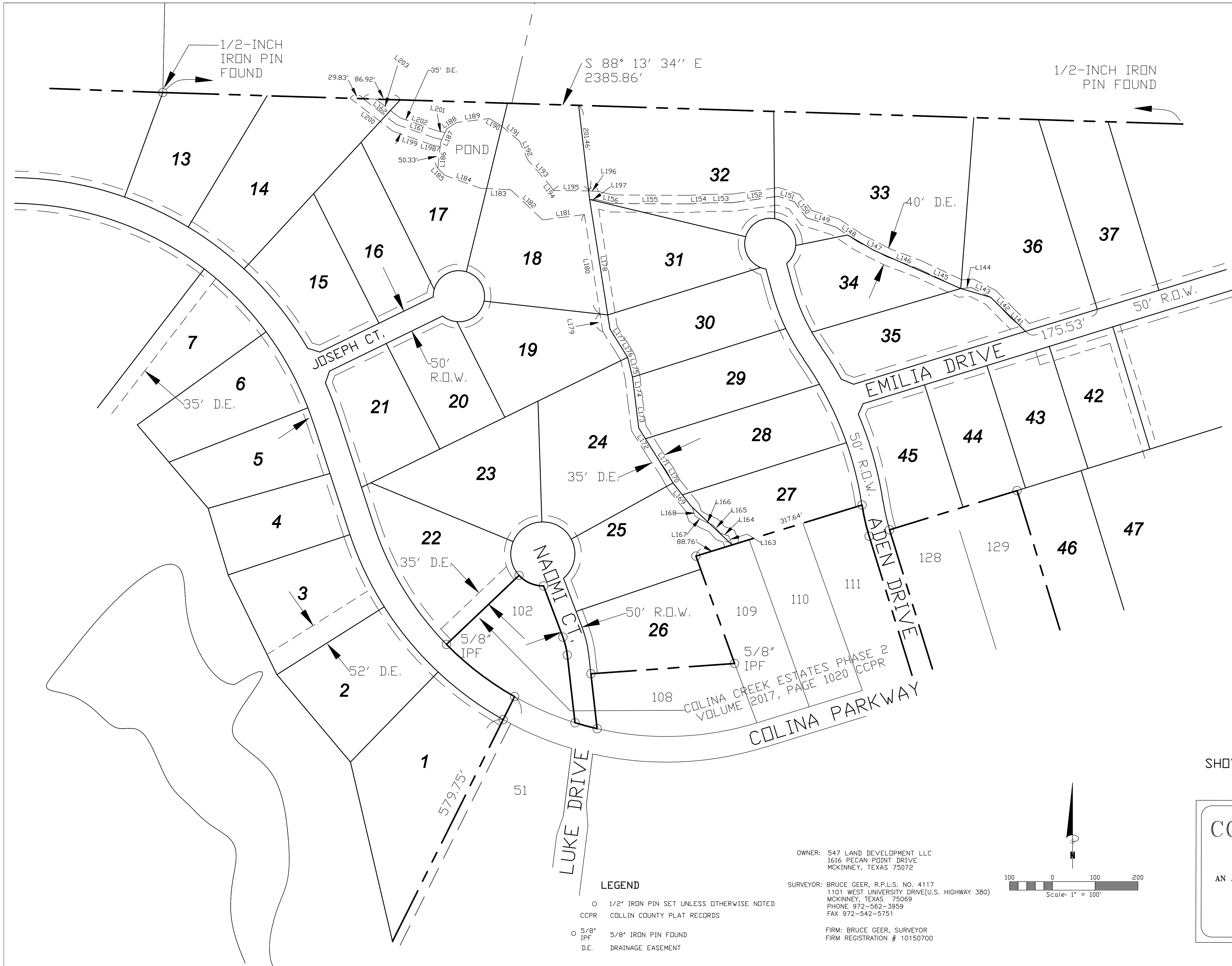
REGISTERED SANITARIAN/DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

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
114.32 ACRES IN THE
R. TRAMMELL SURVEY, ABSTRACT NO. 889
H. L. DOUGLAS SURVEY, ABSTRACT NO. 290
COLLIN COUNTY, TEXAS
DATE: JUNE 13, 2018



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
AN ADDITION TO COLLIN COUNTY, TEXAS
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