

NUMBER	DIRECTION	DISTANCE
L1	N 54°58′33″ E	29.18′
L2	N 31°23′45′′ W	20.29′
L3	N 12°36′22′′ W	61.10′
L4	N 32°50′51′′ W	15.29′
L5	S 74°35′02′′ W	15.78′
L6		_
		24.54′
L7	N 24°01′26′′ E	27.37′
L8	N 22°03′31′′ W	14.29′
L9	N 56°37′08′′ W	35.88′
L10	S 42°45′38″ W	36.35′
L11	S 78°20′41′′ W	8.99′
L12	N 46°49′47′′ W	25.21′
L13	N 37°21′26′′ E	25.39′
L14	N 05°44′30′′ W	24.01′
L15	N 53,06,58, E	21.59′
L16	N 04°40′40′′ W	46.60′
L17	N 72°51′23′′ W	34.16′
L18	N 19°37′09′′ W	45.19′
L19	N 58°59′51′′ W	40.71′
L20	N 02°41′29′′ W	20.25′
L21	N 56°27′52′′ W	14.89′
T55	S 74°58′18′′ W	48.36′
L23	N 34°30′18′′ W	26.09′
	N 23°59′41′′ W	
L24		26.91′
L25	N 63°48′06′′ E	33.51′
L26	N 16°53′58″ E	132.28′
L27	N 62°06′27′′ W	48.67′
L28	S 61°16′11′′ W	26.53′
L29	N 81°43′02′′ W	18.77′
L30	N 38°08′38′′ W	53.01′
L31	N 14°20′38′′ W	41.53′
L32	N 07°25′40′′ W	58.56′
L33	N 53°47′23′′ E	30.75′
L34	N 10°16′06′′ W	61.23′
L35	N 25*33′57′′ E	69.89′
L36	S 78°30′07′′ E	45.74′
L37	N 06°55′46′′ E	45.44′
L38	N 38°09′34′′ E	21.03′
L39	N 12°05′17′′ W	67.45′
L40	N 03°26′18′′ E	21.73'
L41	N 19°49′39′′ W	25.43′
L41	N 74°02′31′′ W	25,63′
L42	S 04°51′35′′ W	84.19'
L43		107.69′
L45	N 09°15′58′′ W	56.31′
L46	N 06°25′24′′ E	24.96′
L47	N 74°55′54′′ W	16.26′
L48	S 68°19′06′′ W	58.30′
L49	N 13°11′53′′ E	60.58′
L50	N 53°53′23′′ W	149.77′
L51	N 51°28′38′′ E	79.00′
L52	N 02°40′53′′ E	77.96′
L53	N 68°58′30′′ E	100.00′
L54	N 44°27′44′′ E	63.42′
L55	N 30°16′14′′ E	53.93′
L56	N 55°22′38″ E	62.84′
L57	N 82°13′19′′ E	121.30′
L58	S 68°16′21′′ E	94.82′
L59	N 51°42′33′′ E	18.28′
	1 01 12 00 2	1+0,00

NUMBER	DIRECTION	DISTANC
L60	N 72°29′26′′ E	16.24′
L61	S 74°26′23′′ E	27.03′
L62	S 88°10′55′′ E	55.00′
L63	S 74°18′34′′ E	78.69′
L64	N 77°04′26′′ E	50.08′
L65	N 39°08′50″ E	56.84′
L66	N 62°26′25′′ E	29.13′
L68	N 74°13′00′′ E	156.03′
L69	S 72°15′08′′ E	36.46′
L70	N 59°49′45′′ E	99,99′
L71	N 73°54′01′′ E	68.89′
L72	N 71°32′20′′ E	49.01′
L73		70.46′
L74	S 79°31′21′′ E S 57°21′19′′ E	94.05′
L75	N 79°37′45″ E	40.18′
L76	N 69°59′07′′ E	62,61′
L77		35.79′
L78	S 85°39′41′′ E	38,52′
L79	S 59°27′02′′ E S 85°39′41′′ E S 57°05′35′′ E	45.27′
L80	N 48°37′44′′ E	304.78
L81	S 70°31′31′′ E	60.73′
L82	S 84°49′28′′ E	88.87′
L83	S 84°49′28′′ E S 07°05′50′′ W S 04°26′23′′ E	119.70′
	S 04°26′23′′ E	
L84		50.00′
L85	S 07°05′50′′ W	163.64′
L86	S 07°05′50′′ W S 13°42′26′′ W	36,36′
L87	S 13°42′26′′ W	86,87′
L88	S 07°05′50′′ W S 18°38′03′′ W	157.39′
L89		50.00′
L90	S 07°05′50′′ W	75.00′
L91	S 07°05′50′′ W	75,00′
L92	S 01°40′00′′ W S 14°00′27′′ E S 00°45′54′′ E	105.66′
L93	S 14°00′27′′ E	43,42′
L94		50.00′
L95	S 12°52′32′′ W	50.00′
L96	S 21°13′22′′ E	50.00′
L97	S 27*39'32'' E	67.12′
L98	S 27°39′32′′ E S 19°05′24′′ E S 19°05′24′′ E	96,47′
L99	S 19°05′24′′ E	103.53′
L100	S 07°57′47′′ E	51.82′
L101	S 11°01′31′′ E	71.28′
L102	S 19°05′24′′ E	100.00′
L103	S 19°05′24′′ E	100.00′
L104	S 25°54′48′′ E	84.17′
L105	S 01°34′31′′ E	120.09′
L106	S 13°06′44′′ E	50.00′
L107	S 01°34′31′′ E	75.00′
L108	S 13°06′44″ E S 01°34′31″ E S 01°34′31″ E	90.98′
L109	S 09°57′42′′ W	50.00′
L110	S 01°34′31′′ E	75.00′
L111	S 13°06′44′′ E	50.00′
L112	S 01°34′31″ E	140.65′
L113	\$ 07°57'47" E \$ 11°01'31" E \$ 19°05'24" E \$ 19°05'24" E \$ 19°05'24" E \$ 25°54'48" E \$ 01°34'31" E	39.35′
L114	S 09°57′42′′ W	50.00′
L115	S 09°57′42′′ W	50.00′
L116	S 01°34′31′′ E	90.00′
_110	O 01 07 01 L	70,00

S 01°34′31′′ E

S 14°41′48′′ E

44.05′

NUMBER DIRECTION

L121

L120 | S 76°51′17′′ W

L122 N 01°52′02′′ E

L123 N 88°04'31'' W

L124 S 57°17′38′′ W

L125 |N 81°15′00′′ W

L126 |N 19°00′51′′ W

L127 N 55*55′06′′ W

S 78°32′43′′ W

S 76*51′17′′ W

DISTANCE

109.21'

60.76

16.50′

18.42′

94.75′

41.78′

64.77′

124.26′

277,73′

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	05*58′09′′	S 04°55′39′′ E	50,31	965.00	100.54	100,49
C2	02*56′21′′	S 09°22′54′′ E	24.76	965.00	49.50	49.50
C3	04°23′34′′	S 04°54′03′′ W	39,31	1025.00	78.59	78.57
C4	04°09′10′′	S 02°05′50′′ E	37.52	1035.00	75.02	75.00
C5	04°09′10′′	S 06°15′00′′ E	37.52	1035.00	75.02	75.00
C6	06*32′39′′	S 03°49′31′′ W	55.74	975.00	111.36	111.30
C7	02*33′56′′	S 15°01′41′′ E	21.83	975.00	43.66	43.65
C8	02°46′45′′	S 17°42′01′′ E	23,65	975.00	47.29	47.29
C9	03°59′58′′	S 13°03′06′′ E	35.79	1025.00	71.55	71.53
C10	04°02′19′′	S 17°04′14′′ E	36.14	1025.00	72.25	72.23

NOTE: TANGENT, RADIUS, ARC LENGTH & CHORD LENGTH ARE MEASURED IN FEET

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C11	16*01′39″	N 52°28′49″ W	720.00	201.41	200.75
C12	49°04′29″	S 66°42′54″ E	75.00	64.24	62.29
C13	14°13′26″	S 13°36′42″ E	175.00	43.44	43.33
C14	04°16′50″	S 74°53′43″ E	720.00	53.79	53.78
C15	08*33′36″	S 12°49′38″ E	500.00	74.70	74.63

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

County Road No. 646:

WHEREAS Boyce Creek Estates Partnership, is the owner of a tract of land situated in Collin County, Texas, in the Robert Trammell survey, abstract no. 889 and in the N. T. Douglas survey, abstract no. 290, being a survey of part of the 367.73 acre tract described in a deed from Ecom Real Estate Management, Inc., Trustee to Boyce Creek Estates Partnership, dated December 24, 2003, recorded in volume 5574, page 7602 and a part of the 77.191 acre tract described in a deed from Robert G. Gantt, et al to Boyce Creek Estates Partnership, dated November 23, 2004 and recorded in volume 5803, page 109 and being a survey of part of the 100.421 acre tract of land described in a deed from James G. Stanford to Boyce Creek Estates Partnership, recorded as Clerk's File No. 20101124001291140. all deeds of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at an ½-inch iron pin set by a corner post at an inside corner of said 367.73 acre tract and the west-northwest corner of said 100.421 acre tract; THENCE South 01°13'28" East, with an east line of said 367.73 acre tract and with the west line of said 100.421 acre tract, 74.50 feet to an 1/2-inch iron pin

THENCE North 88.25'29" East, 42.0 feet to a 1/2-inch iron pin set; THENCE South 01'13'28" East, 774.93 feet to a ½-inch iron pin set in the north line of Lot 1 of Kate's Krossing Addition recorded in volume 2014, page 92 of the Collin County plat records; THENCE North 88°35'51" West, 39.08 feet to a ½-inch iron pin set at the

northwest corner of said Lot 1; THENCE South 01.54,17" East, with the west line of said Lot 1, passing an 1/2 inch iron pin set at the southwest corner of said Lot 1 at 370.68 feet. passing another 1/2-inch iron pin set at 382.94 feet and continuing in all, 443.19 feet to an $\frac{1}{2}$ -inch iron pin set on the south right-of-way line of

THENCE westerly with the south right-of-way line of said County Road No. 646 as follows:

South 82.59'21" West. 114.24 feet to an 1/2-inch iron pin set: South 78'32'43" West, 566.44 feet to an iron post found: South 76.51.17" West, 385.08 feet to an 1/2-inch iron pin set in a west line of said 77.191 acre tract;

THENCE North 01°52'02" East, with a west line of said 77.191 acre tract, 16.50 feet to an $\frac{1}{2}$ -inch iron pin set at an inside corner of said 77.191 acre

THENCE North 88'04'31" West, with a south line of said 77.191 acre tract, 18.42 feet to a 1/2-inch iron pin set at the southeast corner of Colina Creek Estates, Phase 1, recorded in volume Q, slide 668 & 669 of the Collin County plat

THENCE North 02°08'02" East, with the west line of said 77.191 acre tract, the east line of said Colina Creek Estates, passing an ½—inch iron pin set at the southeast corner of Lot 1 of said Colina Creek Estates at 30.0 feet, passing another ½-inch iron pin set at 40.71 feet and continuing in all, 287.30 feet to an 1/2—inch iron pin set by a corner post at the northwest corner of said 77.191 acre tract and the northeast corner of said Lot 1;

THENCE North 83.03'27" West, with the north line of said Lot 1, passing an 1/2-inch iron pin set at 75.83 feet and continuing in all. 125.83 feet to a point in a creek at an inside corner of said Colina Creek Estates; THENCE northerly with the east line of said Colina Creek Estates and generally

with center of a creek as follows:

North 54.58.33" East, 29.18 feet; North 31.23.45" West, 20.29 feet; North 12'36'22" West, 61.10 feet; North 32'50'51" West, 15.29 feet; South 74.35'02" West, 15.78 feet; North 48.56'36" West, 24.54 feet; North 24°01'26" East, 27.37 feet; North 22°03'31" West, 14.29 feet; North 56'37'08" West, 35.88 feet; South 42'45'38" West, 36.35 feet; South 78'20'41" West, 8.99 feet: North 46'49'47" West, 25.21 feet: North 37'21'26" East, 25.39 feet; North 05'44'30" West, 24.01 feet; North 23'06'28" East. 21.59 feet: North 04'40'40" West. 46.60 feet: North 72°51'23" West, 34.16 feet; North 19°37'09" West, 45.19 feet; North 58*59'51" West, 40.71 feet; North 02*41'29" West, 20.25 feet; North 56'27'52" West, 14.89 feet; South 74'58'18" West, 48.36 feet; North 34'30'18" West, 26.09 feet; North 23'59'41" West, 26.91 feet; North 63'48'06" East, 33.51 feet; North 16'53'58" East, 132.28 feet; North 62.06'27" West, 48.67 feet; South 61.16'11" West, 26.53 feet; North 81'43'02" West. 18.77 feet: North 38'08'38" West. 53.01 feet: North 14'20'38" West, 41.53 feet; North 07'25'40" West, 58.56 feet; North 53'47'23" East, 30.75 feet; North 10'16'06" West, 61.23 feet; North 25'33'57" East, 69.89 feet; South 78'30'07" East, 45.74 feet; North 06'55'46" East, 45.44 feet; North 38'09'34" East, 21.03 feet; North 12.05,17, West, 67.45 feet; North 03.26,18, East, 21.73 feet; North 19'49'39" West, 25.43 feet; North 74'02'31" West, 25.63 feet; South 04.51.35" West, 84.19 feet; North 61.41.27" West, 107.69 feet; North 09'15'58" West, 56.31 feet: North 06'25'24" East, 24.96 feet: North 74.55'54" West, 16.26 feet; South 68.19'06" West, 58.30 feet; North 13'11'53" East, 60.58 feet; North 53'53'23" West, 149.77 feet; THENCE North 51°28'38" East, 79.00 feet to a point in a lake; THENCE North 02°40'53" East, 77.96 feet to a point in a lake; THENCE North 68'58'30" East, 100.00 feet to a ½-inch iron pin set on the top of a pond dam;

THENCE North 26'29'55" East, 639.83 feet to a 1/2-inch iron pin set; same being in a curve, the radius point bears North 29 30' 22" East, 720.0 feet; THENCE to the right along said curve, an arc length of 201.41 feet, a central angle of 16.01.39", a chord direction of North 52.28.49" West and a chord length of 200.75 feet to a ½-inch iron pin set;

THENCE North 46°23'53" East, 234.24 feet to a ½—inch iron pin set in a curve; the radius point bears North 47 49' 21" East, 75.0 feet; THENCE to the left along said curve, an arc length of 64.24 feet, a central angle of 49°04'29", a chord direction of South 66°42'54" East and a chord length

of 62.29 feet to a $\frac{1}{2}$ -inch iron pin set; THENCE South 20.43'25" East, 128.04 feet to a ½-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 175.00 feet, an arc length of 43.44 feet, a central angle of 14°13'26", a chord direction of South 13°36'42" East and a chord length of 43.33 feet to the P.T. of said curve; THENCE South 06°29'59" East, 159.35 feet to a ½-inch iron pin set in a

THENCE to the left along said curve, an arc length of 53.79 feet, a central angle of 04°16'50", a chord direction of South 74°53'43" East and a chord length of 53.78 feet to a ½-inch iron pin set;

THENCE North 06°29'59" West, 129.36 feet to a $\frac{1}{2}$ -inch iron pin set;

THENCE North 85°54'19" East, 336.95 feet to a ½-inch iron pin set; THENCE North 19.48'05" West, 267.11 feet to a 1/2-inch iron pin set;

curve: the radius point bears North 17 14' 42" East, 720.0 feet:

THENCE North 72°53'35" East, 406.40 feet to a ½-inch iron pin set in a curve; the radius point bears North 81 27' 10" East. 500.0 feet:

THENCE to the left along said curve, an arc length of 74.70 feet, a central angle of 08°33'36", a chord direction of South 12°49'38" East and a chord length of 74.63 feet to a ½-inch iron pin set at the P.T. of said curve;

THENCE South 17.06'25" East, 340.58 feet to a ½-inch iron pin set; THENCE North 72°53'35" East, 50.00 feet to a 1/2-inch iron pin set;

THENCE North 17.06'25" West, 340.58 feet to a 1/2-inch iron pin set: THENCE North 72.53,35" East, 312.00 feet to a 1/2-inch iron pin set;

THENCE South 17.06'25" East, 340.58 feet to a 1/2-inch iron pin set; THENCE South 72°53'35" West, 40.66 feet to a 1/2-inch iron pin set;

THENCE South 01'13'28" East, passing an $\frac{1}{2}$ -inch iron pin set at 62.38 feet and continuing in all, 891.14 feet to the PLACE OF BEGINNING and containing 76.83 acres.

NOW. THEREFORE. KNOW ALL MEN BY THESE PRESENTS: That Boyce Creek Estates Partnership, does hereby adopt this plat designating the herein above described property as COLINA CREEK ESTATES, PHASE 2, 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 _____, 2016. Rick Justiss, Partner

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Rick Justiss 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 _____

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 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

Notary	Public	in	and	for	the	State	of	Texas	

This plat is	approved	by t	the Collin	County	Commissioner's	Court	on	the	day	0
			,	2016.						

Keith Self, County Judge

OWNER: BOYCE CREEK ESTATES PARTNERSHIP 34-09 QUEENS BLVD. LONG ISLAND CITY, NEW YORK 11101 PHONE 972-442-2559

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

FINAL PLAT COLINA CREEK ESTATES

AN ADDITION TO COLLIN COUNTY, TEXAS 76.83 ACRES IN THE

R. TRAMMELL SURVEY, ABSTRACT NO. 889 N. T. DOUGLAS SURVEY, ABSTRACT NO. 290

COLLIN COUNTY, TEXAS DATE: JUNE 27, 2016

SHEET 2 DF 15