

COUNTY OF COLLIN
STATE OF TEXAS

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:

COMMENCING at a 1/2-inch iron pin set at the northeast corner of said 303.74 acre tract, in the west right-of-way line of Farm Road No. 547; THENCE South 1°00'13" West, with the west right-of-way line of said Farm Road No. 547 and the east line of said 303.74 acre tract, 625.02 feet to a 1/2-inch iron pin set for the PLACE OF BEGINNING;

THENCE southerly with the east line of said 303.74 acre tract and with the west right-of-way line of said Farm Road 547 as follows:

South 01°00'13" West, 1079.07 feet to a 1/2-inch iron pin set;
South 01°24'21" West, 249.29 feet to a 1/2-inch iron pin set;
THENCE North 88°32'18" West, 350.99 feet to a 1/2-inch iron pin set;
THENCE North 01°27'42" East, 143.35 feet to a 1/2-inch iron pin set;
THENCE North 88°32'18" West, 282.00 feet to a 1/2-inch iron pin set;
THENCE North 01°27'42" East, 154.97 feet to a 1/2-inch iron pin set;
THENCE North 03°22'15" East, 60.03 feet to a 1/2-inch iron pin set;
THENCE North 01°27'42" East, 295.00 feet to a 1/2-inch iron pin set;
THENCE North 88°32'18" West, 2024.11 feet to a 1/2-inch iron pin set;
THENCE North 03°23'23" East, 248.41 feet to a 1/2-inch iron pin set;
THENCE South 72°53'35" West, 174.76 feet to a 1/2-inch iron pin set;
THENCE South 28°02'57" West, 38.90 feet to a 1/2-inch iron pin set; same being in a curve, the radius point bears

South 76°32'31" West, 225.00 feet;
THENCE to the left along said curve, having a radius of 225.00 feet, an arc length of 14.33 feet, a central angle of 03°38'56", a chord direction of North 15°16'57" West, and a chord length of 14.33 feet to a 1/2-inch iron pin set at the P.T. of said curve;

THENCE North 17°06'25" West, 73.11 feet to a 1/2-inch iron pin set;
THENCE North 72°53'35" East, 224.03 feet to a 1/2-inch iron pin set;
THENCE North 03°23'23" East, 337.99 feet to a 1/2-inch iron pin set;
THENCE South 88°32'18" East, 2002.49 feet to a 1/2-inch iron pin set;
THENCE North 84°10'28" East, 282.28 feet to a 1/2-inch iron pin set;
THENCE South 88°32'18" East, 60.00 feet to a 1/2-inch iron pin set;
THENCE South 01°27'42" West, 10.81 feet to a 1/2-inch iron pin set;
THENCE South 88°32'18" East, 282.12 feet to the PLACE OF BEGINNING and containing 48.528 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 5, 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 _____ 2020.

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 _____ 2020.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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 _____ 2020.

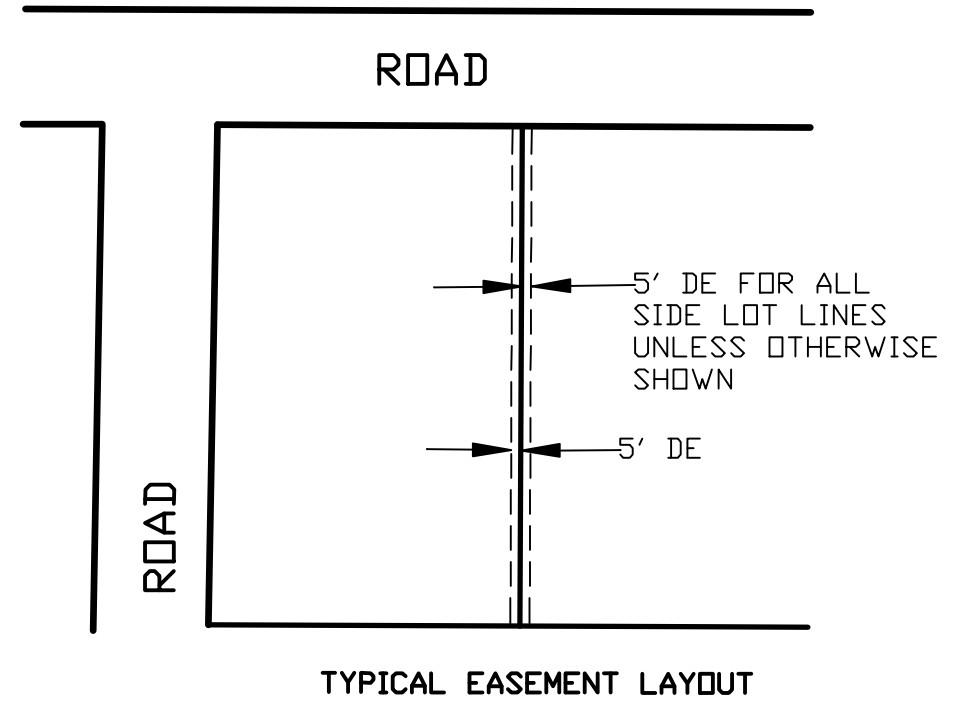
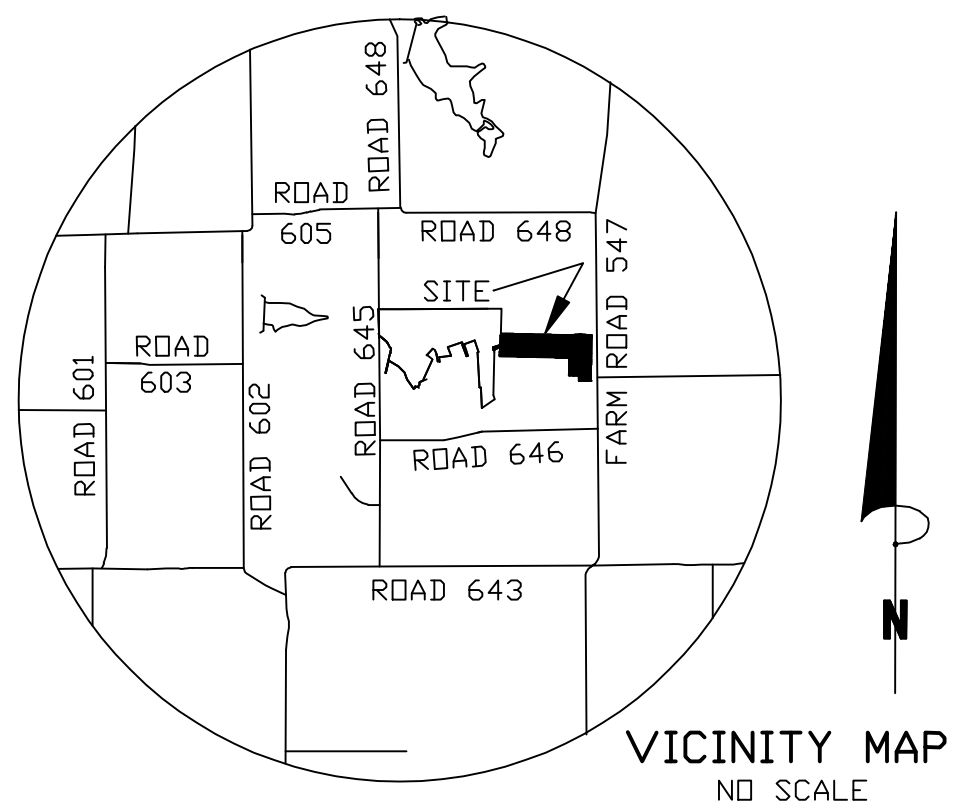
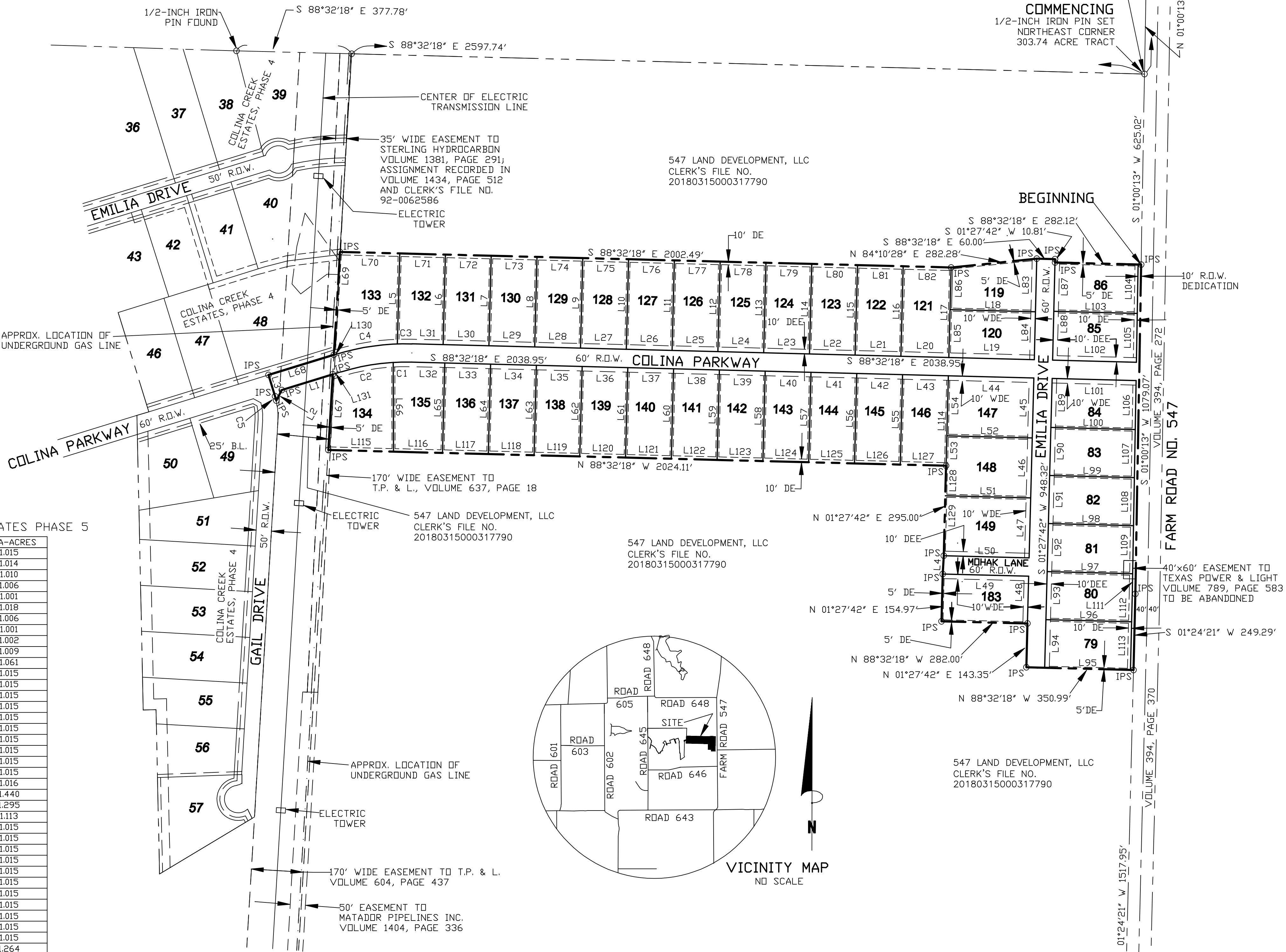
Notary Public in and for the State of Texas

This plat is approved by the Collin County Commissioner's Court on the _____ day of _____ 2020.

Chris Hill, County Judge

COLINA CREEK ESTATES PHASE 5

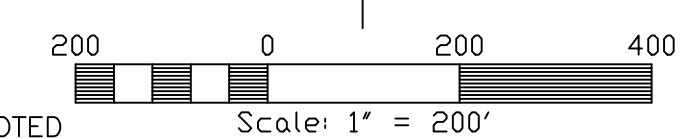
| LOT # | AREA-ACRES |
|-------|------------|
| 79 | 1.015 |
| 80 | 1.014 |
| 81 | 1.010 |
| 82 | 1.006 |
| 83 | 1.001 |
| 84 | 1.008 |
| 85 | 1.006 |
| 86 | 1.001 |
| 119 | 1.002 |
| 120 | 1.009 |
| 121 | 1.061 |
| 122 | 1.015 |
| 123 | 1.015 |
| 124 | 1.015 |
| 125 | 1.015 |
| 126 | 1.015 |
| 127 | 1.015 |
| 128 | 1.015 |
| 129 | 1.015 |
| 130 | 1.015 |
| 131 | 1.015 |
| 132 | 1.016 |
| 133 | 1.440 |
| 134 | 1.295 |
| 135 | 1.113 |
| 136 | 1.015 |
| 137 | 1.015 |
| 138 | 1.015 |
| 139 | 1.015 |
| 140 | 1.015 |
| 141 | 1.015 |
| 142 | 1.015 |
| 143 | 1.015 |
| 144 | 1.015 |
| 145 | 1.015 |
| 146 | 1.015 |
| 147 | 1.264 |
| 148 | 1.264 |
| 149 | 1.264 |
| 183 | 1.003 |



FROM THE PLACE OF BEGINNING TO THE APPROXIMATE SOUTHEAST CORNER OF THE R. TRAMMELL SURVEY, IT IS S 00°09'49" W 2194.42'.

LEGEND

- DE = DRAINAGE EASEMENT
- WDE = WATER & DRAINAGE EASEMENT
- DEE = DRAINAGE & ELECTRIC EASEMENT



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

UTILITY SERVICE PROVIDERS:
WATER SUPPLY: CADDO BASIN WATER SUPPLY
156 COUNTY ROAD 1118
GREENVILLE, TEXAS 75401
903-527-3504

ELECTRIC SUPPLY: ONCOR ELECTRIC
310 HIGHWAY 205
TERRELL, TEXAS 75160
972-551-7233

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 5
AN ADDITION TO COLLIN COUNTY, TEXAS
48.528 ACRES IN THE
R. TRAMMELL SURVEY, ABSTRACT NO. 889
COLLIN COUNTY, TEXAS
DATE: AUGUST 7, 2020

40 LOTS

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 72°53'35" W | 174.76' |
| L2 | S 28°02'57" W | 38.90' |
| L3 | N 17°06'25" W | 73.11' |
| L4 | N 03°22'15" E | 60.03' |
| L5 | N 01°27'42" E | 296.47' |
| L6 | N 01°27'42" E | 295.00' |
| L7 | N 01°27'42" E | 295.00' |
| L8 | N 01°27'42" E | 295.00' |
| L9 | N 01°27'42" E | 295.00' |
| L10 | N 01°27'42" E | 295.00' |
| L11 | N 01°27'42" E | 295.00' |
| L12 | N 01°27'42" E | 295.00' |
| L13 | N 01°27'42" E | 295.00' |
| L14 | N 01°27'42" E | 295.00' |
| L15 | N 01°27'42" E | 295.00' |
| L16 | N 01°27'42" E | 295.00' |
| L17 | N 01°27'42" E | 295.00' |
| L18 | S 88°32'18" E | 280.00' |
| L19 | N 88°32'18" W | 280.00' |
| L20 | N 88°32'18" W | 156.75' |
| L21 | N 88°32'18" W | 150.00' |
| L22 | N 88°32'18" W | 150.00' |
| L23 | N 88°32'18" W | 150.00' |
| L24 | N 88°32'18" W | 150.00' |
| L25 | N 88°32'18" W | 150.00' |
| L26 | N 88°32'18" W | 150.00' |
| L27 | N 88°32'18" W | 150.00' |
| L28 | N 88°32'18" W | 150.00' |
| L29 | N 88°32'18" W | 150.00' |
| L30 | N 88°32'18" W | 150.00' |
| L31 | N 88°32'18" W | 102.20' |
| L32 | S 88°32'18" E | 108.95' |
| L33 | S 88°32'18" E | 150.00' |
| L34 | S 88°32'18" E | 150.00' |
| L35 | S 88°32'18" E | 150.00' |
| L36 | S 88°32'18" E | 150.00' |
| L37 | S 88°32'18" E | 150.00' |
| L38 | S 88°32'18" E | 150.00' |
| L39 | S 88°32'18" E | 150.00' |
| L40 | S 88°32'18" E | 150.00' |
| L41 | S 88°32'18" E | 150.00' |
| L42 | S 88°32'18" E | 150.00' |
| L43 | S 88°32'18" E | 150.00' |
| L44 | S 88°32'18" E | 280.00' |
| L45 | S 01°27'42" W | 196.67' |
| L46 | S 01°27'42" W | 196.67' |
| L47 | S 01°27'42" W | 196.67' |
| L48 | S 01°27'42" W | 154.97' |
| L49 | N 88°32'18" W | 282.00' |
| L50 | N 88°32'18" W | 280.00' |
| L51 | N 88°32'18" W | 280.00' |
| L52 | N 88°32'18" W | 280.00' |
| L53 | N 01°27'42" E | 98.33' |
| L54 | N 01°27'42" E | 196.67' |
| L55 | N 01°27'42" E | 295.00' |
| L56 | N 01°27'42" E | 295.00' |
| L57 | N 01°27'42" E | 295.00' |
| L58 | N 01°27'42" E | 295.00' |
| L59 | N 01°27'42" E | 295.00' |
| L60 | N 01°27'42" E | 295.00' |
| L61 | N 01°27'42" E | 295.00' |
| L62 | N 01°27'42" E | 295.00' |
| L63 | N 01°27'42" E | 295.00' |
| L64 | N 01°27'42" E | 295.00' |
| L65 | N 01°27'42" E | 295.00' |
| L66 | N 00°09'59" W | 292.63' |
| L67 | N 03°23'23" E | 248.41' |
| L68 | N 72°53'35" E | 224.03' |
| L69 | N 03°23'23" E | 337.99' |
| L70 | S 88°32'18" E | 195.74' |
| L71 | S 88°32'18" E | 150.00' |
| L72 | S 88°32'18" E | 150.00' |
| L73 | S 88°32'18" E | 150.00' |
| L74 | S 88°32'18" E | 150.00' |
| L75 | S 88°32'18" E | 150.00' |
| L76 | S 88°32'18" E | 150.00' |
| L77 | S 88°32'18" E | 150.00' |
| L78 | S 88°32'18" E | 150.00' |
| L79 | S 88°32'18" E | 150.00' |
| L80 | S 88°32'18" E | 150.00' |
| L81 | S 88°32'18" E | 150.00' |
| L82 | S 88°32'18" E | 156.75' |
| L83 | S 01°27'42" W | 173.81' |
| L84 | S 01°27'42" W | 157.00' |
| L85 | S 01°27'42" W | 157.00' |
| L86 | N 01°27'42" E | 138.00' |
| L87 | S 01°27'42" W | 160.00' |
| L88 | S 01°27'42" W | 160.00' |
| L89 | S 01°27'42" W | 160.82' |
| L90 | S 01°27'42" W | 157.50' |
| L91 | S 01°27'42" W | 157.50' |
| L92 | S 01°27'42" W | 157.50' |
| L93 | S 01°27'42" W | 157.50' |
| L94 | S 01°27'42" W | 157.50' |
| L95 | S 88°32'18" E | 280.99' |
| L96 | S 88°32'18" E | 280.83' |
| L97 | S 88°32'18" E | 280.22' |
| L98 | S 88°32'18" E | 278.96' |
| L99 | S 88°32'18" E | 277.70' |

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L100 | S 88°32'18" E | 276.44' |
| L101 | S 88°32'18" E | 275.16' |
| L102 | S 88°32'18" E | 274.68' |
| L103 | S 88°32'18" E | 273.40' |
| L104 | S 01°00'13" W | 160.01' |
| L105 | S 01°00'13" W | 160.01' |
| L106 | S 01°00'13" W | 160.83' |
| L107 | S 01°00'13" W | 157.51' |
| L108 | S 01°00'13" W | 157.51' |
| L109 | S 01°00'13" W | 157.51' |
| L110 | S 01°00'13" W | 65.76' |
| L111 | S 01°24'21" W | 91.75' |
| L112 | S 01°24'21" W | 157.50' |
| L113 | S 01°27'42" E | 295.00' |
| L114 | S 88°32'18" E | 213.67' |
| L115 | S 88°32'18" E | 160.43' |
| L116 | S 88°32'18" E | 150.00' |
| L117 | S 88°32'18" E | 150.00' |
| L118 | S 88°32'18" E | 150.00' |
| L119 | S 88°32'18" E | 150.00' |
| L120 | S 88°32'18" E | 150.00' |
| L121 | S 88°32'18" E | 150.00' |
| L122 | S 88°32'18" E | 150.00' |
| L123 | S 88°32'18" E | 150.00' |
| L124 | S 88°32'18" E | 150.00' |
| L125 | S 88°32'18" E | 150.00' |
| L126 | S 88°32'18" E | 150.00' |
| L127 | S 88°32'18" E | 150.00' |
| L128 | N 01°27'42" E | 98.33' |
| L129 | N 01°27'42" E | 196.67' |
| L130 | N 72°53'35" E | 6.89' |
| L131 | N 72°53'35" E | 29.03' |

| NUMBER | DELTA ANGLE | CHORD DIRECTION | TANGENT | RADIUS | ARC LENGTH | CHORD LENGTH |
|--------|----------------|------------------------|-----------|-----------|------------|--------------|
| C1 | C.A.=04°45'50" | CH. BRG.=S 89°04'47" W | T=29.95' | R=720.00' | L=59.87' | CH=59.85' |
| C2 | C.A.=13°48'17" | CH. BRG.=S 79°47'43" W | T=87.16' | R=720.00' | L=173.47' | CH=173.06' |
| C3 | C.A.=03°30'49" | CH. BRG.=S 89°42'17" W | T=23.92' | R=780.00' | L=47.83' | CH=47.82' |
| C4 | C.A.=15°03'18" | CH. BRG.=S 80°25'14" W | T=103.07' | R=780.00' | L=204.95' | CH=204.36' |
| C5 | C.A.=03°38'56" | CH. BRG.=N 15°16'57" W | T=7.17' | R=225.00' | L=14.33' | CH=14.33' |

| CULVERT TABLE | | | | |
|---------------|---------------------|---------------------------------|--------------|-------------------------------|
| LOT NO. | DRAINAGE AREA (AC.) | TOTAL FLOW Q ₀ (CF8) | CULVERT SIZE | AREAS CONTRIBUTING TO CULVERT |
| 79 | 4.29 | 6.8 | 1-15" CMP | DA-1 ~ DA-8 |
| 80 | 4.18 | 6.6 | 1-15" CMP | DA-2 ~ DA-8 |
| 81 | 4.07 | 6.4 | 1-15" CMP | DA-3 ~ DA-8 |
| 82 | 3.96 | 6.2 | 1-15" CMP | DA-4 ~ DA-8 |
| 83 | 3.85 | 6.0 | 1-15" CMP | DA-5 ~ DA-8 |
| 84 | 3.74 | 5.8 | 1-15" CMP | DA-6 ~ DA-8 |
| 85 | 3.25 | 5.0 | 1-15" CMP | DA-7 ~ DA-8 |
| 86 | 1.42 | 2.2 | 1-15" CMP | DA-8 |
| 119 | 1.83 | 2.3 | 1-15" CMP | DA-9 |
| 120 | 6.39 | 10.2 | 1-21" CMP | DA-9, DA-8A, DA-10 ~ DA-22 |
| 121 | 2.45 | 4.2 | 1-15" CMP | DA-10 ~ DA-22 |
| 122 | 1.58 | 2.8 | 1-15" CMP | DA-11 ~ DA-22 |
| 123 | 1.14 | 2.2 | 1-15" CMP | DA-12 ~ DA-22 |
| 124 | 1.04 | 2.0 | 1-15" CMP | DA-13 ~ DA-22 |
| 125 | 0.94 | 1.8 | 1-15" CMP | DA-14 ~ DA-22 |
| 126 | 0.84 | 1.6 | 1-15" CMP | DA-15 ~ DA-22 |
| 127 | 0.74 | 1.4 | 1-15" CMP | DA-16 ~ DA-22 |
| 128 | 0.64 | 1.2 | 1-15" CMP | DA-17 ~ DA-22 |
| 129 | 0.54 | 1.0 | 1-15" CMP | DA-18 ~ DA-22 |
| 130 | 0.44 | 0.8 | 1-15" CMP | DA-19 ~ DA-22 |

| CULVERT TABLE | | | | |
|---------------|---------------------|---------------------------------|--------------|-------------------------------|
| LOT NO. | DRAINAGE AREA (AC.) | TOTAL FLOW Q ₀ (CF8) | CULVERT SIZE | AREAS CONTRIBUTING TO CULVERT |
| 131 | 0.34 | 0.6 | 1-15" CMP | DA-20 ~ DA-22 |
| 132 | 0.24 | 0.4 | 1-15" CMP | DA-21 ~ DA-22 |
| 133 | 0.14 | 0.2 | 1-15" CMP | DA-22 |
| 134 | 0.37 | 0.6 | 1-15" CMP | DA-23 |
| 135 | 1.01 | 1.4 | 1-15" CMP | DA-23 ~ DA-24 |
| 136 | 2.43 | 3.6 | 1-15" CMP | DA-23 ~ DA-25 |
| 137 | 3.59 | 5.4 | 1-15" CMP | DA-23 ~ DA-26 |
| 138 | 4.80 | 7.5 | 1-18" CMP | DA-23 ~ DA-27 |
| 139 | 5.98 | 9.6 | 1-18" CMP | DA-23 ~ DA-28 |
| 140 | 7.10 | 11.3 | 1-21" CMP | DA-23 ~ DA-29 |
| 141 | 8.16 | 12.9 | 1-24" CMP | DA-23 ~ DA-30 |
| 142 | 9.50 | 15.0 | 1-24" CMP | DA-23 ~ DA-31 |
| 143 | 10.70 | 16.8 | 1-27" CMP | DA-23 ~ DA-32 |
| 144 | 11.88 | 18.6 | 1-30" CMP | DA-23 ~ DA-33 |
| 145 | 12.19 | 19.1 | 1-30" CMP | DA-23 ~ DA-34 |
| 146 | 12.39 | 19.4 | 1-30" CMP | DA-23 ~ DA-35 |
| 147 | 14.48 | 32.8 | 2-27" CMP | DA-23 ~ DA-36, DA-9 ~ DA-22 |
| 148 | 17.78 | 37.9 | 2-30" CMP | DA-23 ~ DA-37, DA-9 ~ DA-22 |
| 149 | 19.00 | 39.8 | 2-30" CMP | DA-23 ~ DA-38, DA-9 ~ DA-22 |
| 183 | 20.77 | 42.6 | 2-30" RCP | DA-23 ~ DA-40, DA-9 ~ DA-22 |

DRIVEWAY CULVERTS CALCULATED AND SIZED BY:

Eric Jeske, PE
Kimley-Horn
260 E. Davis Street
McKinney, Texas 75069

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

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.

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.

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

MUST OBTAIN BUILDING PERMIT PRIOR TO CONSTRUCTION OF HOUSE

EACH LOT OWNER MUST OBTAIN PERMIT FROM COUNTY PRIOR TO PLACEMENT OF ENTRANCE CULVERT

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

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

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.

LOT USE: RESIDENTIAL

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

CONTROLLING MONUMENTS: 1/2-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;

NOTE: ALL SIDE AND REAR LOT LINES SHALL HAVE A DRAINAGE DITCH TO PREVENT LOT TO LOT DRAINAGE

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

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.

ACCORDING TO FEMA MAP NO. 48085C0455 J, DATED 6-2-2009 COLINA CREEK ESTATES, PHASE 5 IS NOT IN THE 100 YEAR FLOOD PLAIN.

MAIL BOXES SHALL MEET USPS SPECIFICATIONS.

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

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.

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

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.

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

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.

SANITARY TREATMENT ON SITE

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.

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 5
AN ADDITION TO COLLIN COUNTY, TEXAS
48.528 ACRES IN THE
R. TRAMMELL SURVEY, ABSTRACT NO. 889
COLLIN COUNTY, TEXAS
DATE: AUGUST 7, 2020

40 LOTS

SHEET 2 OF 2