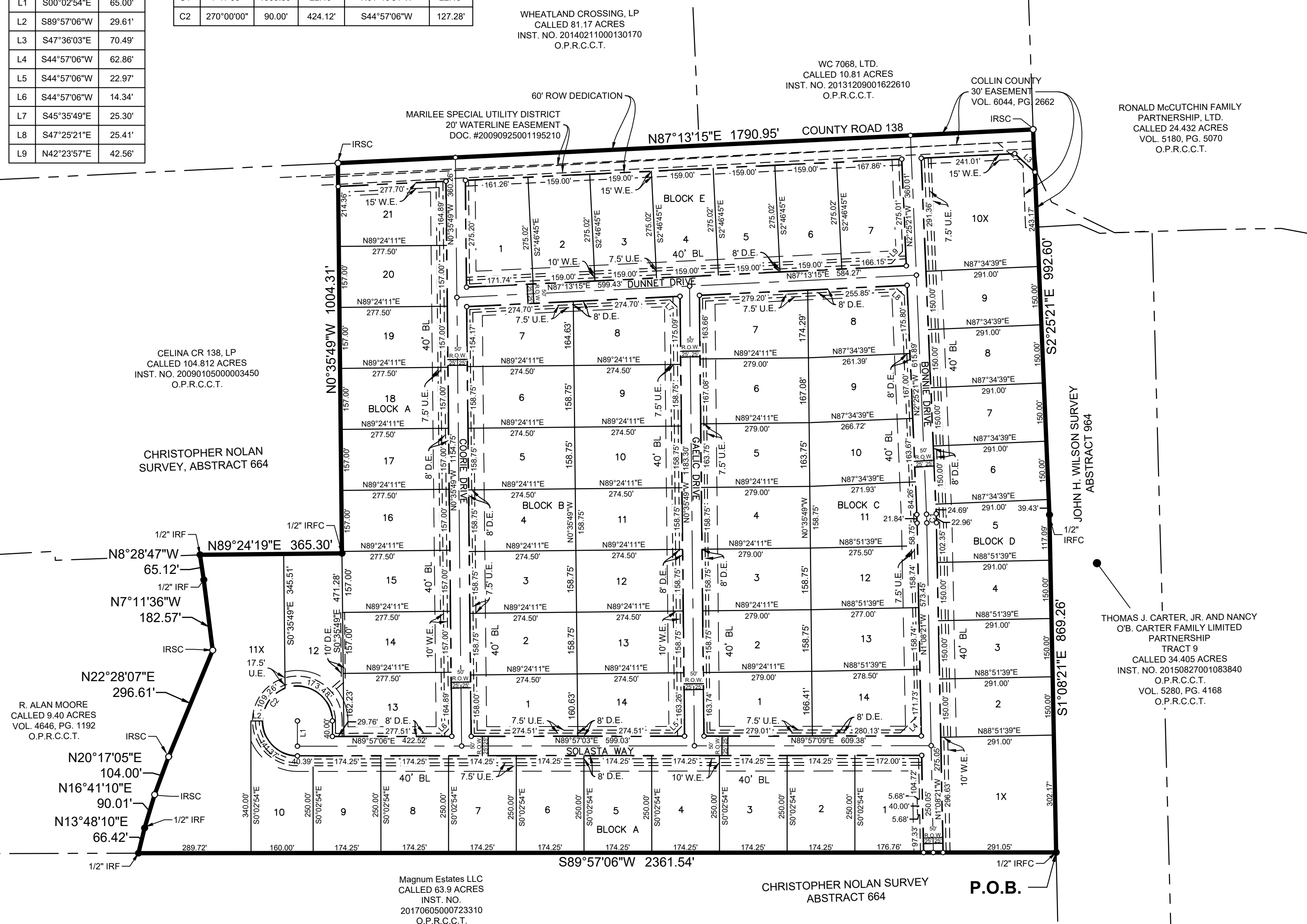


BEARING BASE
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998473133.

LINE NO.	BEARING	LENGTH
L1	S00°02'54"E	65.00'
L2	S89°57'06"W	29.61'
L3	S47°36'03"E	70.49'
L4	S44°57'06"W	62.86'
L5	S44°57'06"W	22.97'
L6	S44°57'06"W	14.34'
L7	S45°35'49"E	25.30'
L8	S47°25'21"E	25.41'
L9	N42°23'57"E	42.56'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°17'00"	1000.00'	22.40'	N01°46'51"W	22.40'
C2	27°00'00"	90.00'	424.12'	S44°57'06"W	127.28'



- STANDARD PLAT NOTES:**
- Mail boxes shall meet USPS specifications.
 - Driveway connections must meet Collin County specifications.
 - All roadway signs shall meet Collin County specifications.
 - Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
 - Collin County does not, and will not accept street lights for maintenance or operation.
 - A road dedicated to the public may not be obstructed, including by means of a gate.
 - Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - The existing creeks or drainage channels traversing along or across the subdivision 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.
 - All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
 - Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
 - All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
 - All private driveway tie-ins to a County-maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
 - The finish floor elevations of all house pads shall be at least 12" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
 - Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
 - Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
 - The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.
 - According to Community Panel No. 4808SC00040J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area Zone X. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock may further limit type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
 - Lots 1X, 10X and 11X are to be used for HOA/Retention lots and are not approved for OSSF installation.
 - Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
 - Site Evaluator noted that any underground systems must be carefully planned so that the distribution lines run parallel to the slope of the land.
 - Due to proximity to adjacent pond/detention lots, careful planning will be required for 10A, 12A, 2D and 9D. Setbacks on those lots to normal elevation line of the adjacent pond will apply. Size of structure and/or OSSF distribution field may be limited on lots 10A, 12A, 2D and 9D.
 - There are no easements other than those noted on the final plat.
 - There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any Existing structures of OSSF(s) 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.
 - There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
 - Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
 - 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.

Health Department Certification
I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That **Beaten Path Development Celina, LLC**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **HIGHLAND CROSSING NORTH**, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. (The owner name) does herein certify the following:
1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, or over across the easements as shown, except that landscape improvements may be placed in landscape easements.
5. Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
6. The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
7. The Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
8. The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and/or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
10. Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
11. Roadways of the Subdivision are public roads and neither applicant nor any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
12. All modifications to this document shall be by means of plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this the _____ day of _____, 20____.
By: _____
Authorized signature.
Printed name and title.
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____.

Notary Public, State of Texas
My commission expires: _____

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT
I hereby certify that the attached and foregoing Final Plat of the "HIGHLAND CROSSING NORTH" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 20____ at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

CERTIFICATE OF DIRECTOR OF ENGINEERING OR DESIGNEE
This Plat meets the requirements of the Collin County Subdivision Regulations.
Collin County Director of Engineering
Date: SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____.
Notary Public, State of Texas
My commission expires: _____

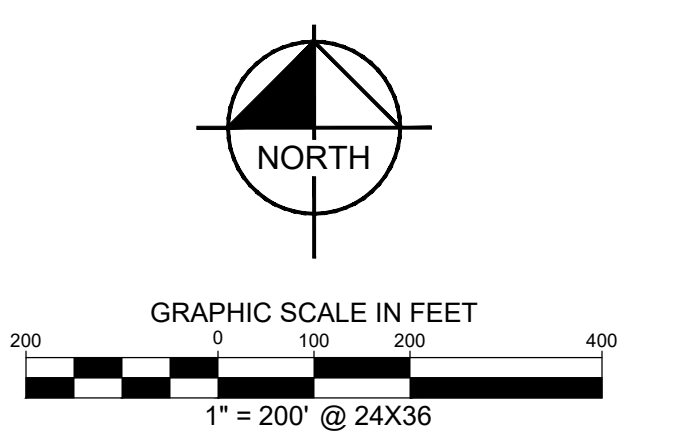
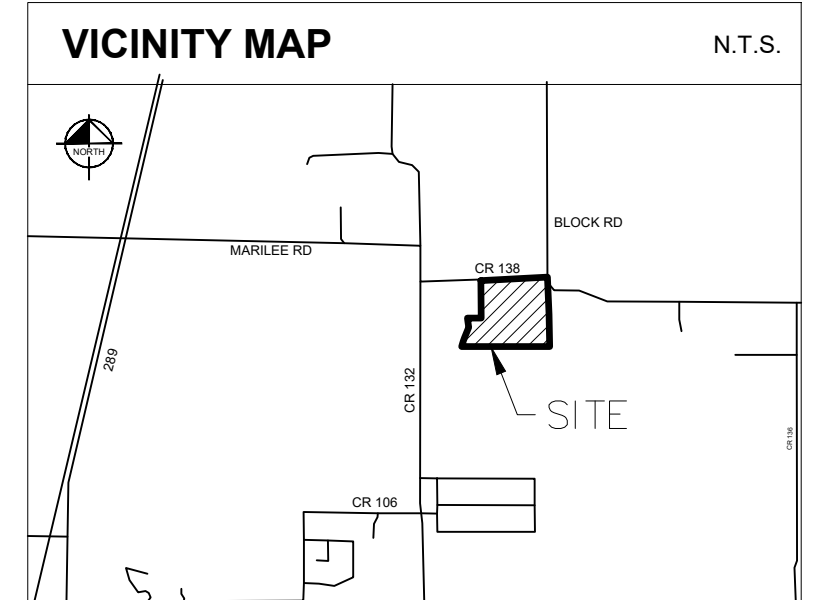
OWNER'S CERTIFICATE
WHEREAS BEATEN PATH DEVELOPMENT HIGHLAND CROSSING LLC, is the owner of a tract of land situated in the Christopher Nolan Survey, Abstract No. 664, City of Celina, Collin County, Texas and being a portion of a called 104.812-acre tract of land conveyed to Celina CR 138, LP, according to the document filed of record in Instrument No. 20201221002288390 Official Property Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:
BEGINNING at a 1/2-inch iron rod with plastic cap found in the west line of a called 34.405-acre tract of land described as Tract 9 conveyed to Thomas J. Carter Jr. and Nancy O.B. Carter Family Limited Partnership, according to the document filed of record in Instrument No. 20150827001083840 (O.P.R.C.C.T.) same being the northeast corner of a called 63.9-acre tract of land conveyed to Magnum Estates LLC., according to the document filed of record in Instrument No. 2017060500723310 (O.P.R.C.C.T.) being common with the southeast corner of said Celina tract and this tract;
THENCE South 89°57'06" West, leaving said west line, with the south line of said Celina tract being common with the north line of said Magnum tract, a distance of 2,361.54 feet to a 1/2-inch iron rod found in the north line of said Magnum tract for the southeast corner of a called 9.40-acre tract of land conveyed to R. Alan Moore, according to the document filed of record in Volume 4646, Page 1192 (O.P.R.C.C.T.) for the southwest corner of this tract;
THENCE leaving the north line of the above-mentioned Magnum tract with the east line of said Moore tract being common with the west line of the above-mentioned Celina tract the following six (6) courses and distances:
North 13°48'10" East, a distance of 66.42 feet to a 1/2-inch iron rod found for corner of this tract;
North 16°41'10" East, a distance of 90.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
North 20°17'05" East, a distance of 104.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
North 22°28'07" East, a distance of 296.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
North 7°11'36" West, a distance of 182.57 feet to a 1/2-inch iron rod found for corner of this tract;
North 8°28'47" West, a distance of 65.12 feet to a 1/2-inch iron rod found for the north east corner of the above-mentioned Moore tract same being an interior ell corner of the above-mentioned Celina tract and corner of this tract;
THENCE over and across the above-mentioned Celina tract the following two (2) courses and distances:
North 89°24'19" East, a distance of 365.30 feet to a 1/2-inch iron rod with plastic cap found for corner of this tract;
North 0°35'49" West, a distance of 1,004.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of a called 81.17-acre tract of land conveyed to Wheatland Crossing, LP, according to the document filed of record in Instrument No. 20140211000130170, same being common with the north line of the above-mentioned Celina tract for the northwest corner of this tract;
THENCE North 87°13'15" East, with said north line being common with the south lines of said Wheatland tract and a called 10.81-acre tract of land conveyed to WC 7068, LTD., according to the document filed of record in Instrument No. 20131209001622610 (O.P.R.C.C.T.) a distance of 1,790.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of a called 24.432-acre tract of land conveyed to Ronald McClutchin Family Partnership, LTD, according to the document filed of record in Volume 5180, Page 5070 (O.P.R.C.C.T.) for the southeast corner of said WC 7068 tract same being common with the northeast corner of the above-mentioned Celina tract for the northeast corner of this tract;
THENCE South 2°25'21" East, with the west line of the above-mentioned Thomas Carter tract same being common with the east line of the above-mentioned Celina tract, a distance of 992.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
THENCE South 1°08'21" East, with said common line, a distance of 869.26 feet to the **POINT OF BEGINNING** and containing 83.0596 acres or 3,618,074 square feet of land, more or less.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §
I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision.
The property is not within the 100 year floodplain
Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____.
NOTARY PUBLIC, State of Texas
My Commission Expires: _____



LEGEND

O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	IRON ROD FOUND
IRFC	CAPPED IRON ROD FOUND
IRFC	CAPPED IRON ROD SET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT

LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
- - - -	BUILDING LINE
- - - -	LOT LINE
- - - -	ROADWAY
- - - -	CENTERLINE

FINAL PLAT
HIGHLAND CROSSING NORTH
83.0596 ACRES
BLOCK A LOTS 1-10, 12-21, 11X;
BLOCK B LOTS 1-14;
BLOCK C LOTS 1-14;
BLOCK D LOTS 2-9, 1X & 10X;
BLOCK E LOTS 1-7;
63 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS
CHRISTOPHER NOLAN SURVEY, ABSTRACT NO. 664
COLLIN COUNTY, TEXAS

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SPA	KHA	FEB 2021	063234207	1 OF 1

OWNER/DEVELOPER:
Beaten Path Development Highland Crossing LLC
700 W. Harwood Drive
Hurst, Texas 75056
Phone: 972-762-2627
Contact: Jeffrey David

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Sean Patton, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Todd Hensley, P.E.

No.	DATE	REVISION DESCRIPTION
1		