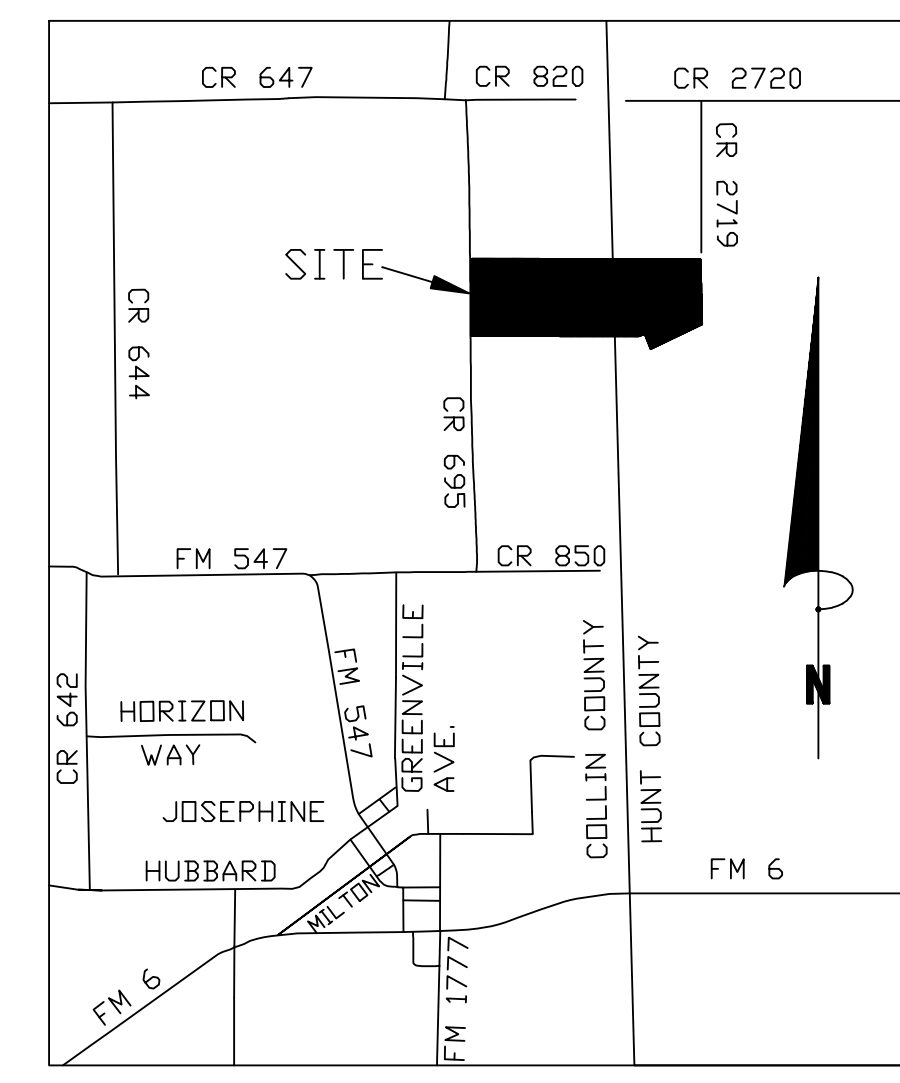


CULVERT TABLE				
LOT NO.	DRAINAGE AREA (AC.)	TOTAL FLOW Q ₁ (CFS)	CULVERT SIZE	AREAS CONTRIBUTING TO CULVERT
1	18.99	28.3	24" CMP	DA-1 - DA-12, OS DA-1
2	13.25	18.5	18" CMP	DA-2 - DA-12, OS DA-2
3	12.99	18.7	18" CMP	DA-3 - DA-12, OS DA-3
4	8.83	14.8	18" CMP	DA-4 - DA-12, OS DA-4
5	12.99	17.8	18" CMP	DA-5 - DA-12, OS DA-5
6	14.12	18.2	18" CMP	DA-6 - DA-12, OS DA-6
7	8.47	9.7	18" CMP	DA-7 - DA-12, OS DA-7
8	8.98	8.6	18" CMP	DA-8 - DA-12, OS DA-8
9	3.19	6.0	18" CMP	DA-9 - DA-12, OS DA-9
10	2.04	3.2	18" CMP	DA-10 - DA-12, OS DA-10
11	1.39	2.2	18" CMP	DA-11 - DA-12
12	0.70	1.1	18" CMP	DA-12
13	0.85	1.4	18" CMP	DA-13
14	1.03	1.8	18" CMP	DA-13 - DA-14
15	1.13	1.8	18" CMP	DA-13 - DA-15
16	1.23	2.0	18" CMP	DA-13 - DA-16
17	1.33	2.2	18" CMP	DA-13 - DA-17
18	1.42	2.3	18" CMP	DA-13 - DA-18
19	0.28	0.5	18" CMP	DA-19 - DA-21
20	0.18	0.4	18" CMP	DA-20 - DA-21
21	0.08	0.2	18" CMP	DA-21
22	0.18	0.3	18" CMP	DA-22 - DA-23
23	0.3	0.5	18" CMP	DA-22 - DA-24
24	0.42	0.7	18" CMP	DA-22 - DA-25
25	0.54	0.9	18" CMP	DA-22 - DA-26
26 NORTH	3.23	5.0	18" CMP	DA-27 - DA-71
26 SOUTH	7.86	11.8	18" CMP	DA-27 - DA-71
27	1.12	1.7	18" CMP	DA-28 - DA-71
28	0.45	0.7	18" CMP	DA-28 - DA-71
29	0.25	0.4	18" CMP	DA-29 - DA-71
30	0.13	0.2	18" CMP	DA-30 - DA-71
31	0.06	0.1	18" CMP	DA-31
32	0.18	0.3	18" CMP	DA-32 - DA-73
33	0.28	0.5	18" CMP	DA-32 - DA-74
34	0.38	0.7	18" CMP	DA-32 - DA-75
35	0.48	0.9	18" CMP	DA-32 - DA-76
36	0.58	1.1	18" CMP	DA-32 - DA-77
37	0.68	1.3	18" CMP	DA-32 - DA-78
38	0.78	1.5	18" CMP	DA-32 - DA-79
39	0.88	1.7	18" CMP	DA-32 - DA-80
40	0.98	1.9	18" CMP	DA-32 - DA-81
41	1.08	2.1	18" CMP	DA-32 - DA-82
42	1.18	2.3	18" CMP	DA-32 - DA-83
43	91.87	48.9	24" RCP	DA-47 - DA-61
44	28.08	43.3	24" CMP	DA-48 - DA-61
45	28.34	39.1	24" CMP	DA-49 - DA-61
46	23.28	36.9	24" CMP	DA-50 - DA-61
47	20.82	31.8	24" CMP	DA-51 - DA-61
48	18.54	28.5	24" CMP	DA-52 - DA-61
49	16.74	24.2	24" CMP	DA-53 - DA-61
50	14.25	21.9	18" CMP	DA-54 - DA-61
51	11.45	17.8	18" CMP	DA-55 - DA-61
52	8.75	13.0	18" CMP	DA-56 - DA-61
53	7.52	11.8	18" CMP	DA-57 - DA-61
54	6.81	9.0	18" CMP	DA-58 - DA-61
55	6.81	9.0	18" CMP	DA-59 - DA-61
56	2.34	3.6	18" CMP	DA-60 - DA-61
57	1.1	1.7	18" CMP	DA-61
58	1.78	2.7	18" CMP	DA-61 - DA-62
59	1.86	2.9	18" CMP	DA-61 - DA-63
60	2.09	3.2	18" CMP	DA-61 - DA-64
61	0.5	1.0	18" CMP	DA-28 - DA-32
62	0.4	0.8	18" CMP	DA-29 - DA-32
63	0.3	0.6	18" CMP	DA-30 - DA-32
64	0.2	0.4	18" CMP	DA-31 - DA-32
65	0.1	0.2	18" CMP	DA-32
66	0.2	0.4	18" CMP	DA-32 - DA-33
67	0.3	0.6	18" CMP	DA-32 - DA-34
68	0.41	0.8	18" CMP	DA-32 - DA-35
69	0.51	0.9	18" CMP	DA-32 - DA-36
70	0.61	1.1	18" CMP	DA-32 - DA-37
71	0.71	1.3	18" CMP	DA-32 - DA-38
72	0.81	1.5	18" CMP	DA-32 - DA-39
73	0.91	1.7	18" CMP	DA-32 - DA-40
74	1.01	1.9	18" CMP	DA-32 - DA-41
75	1.11	2.1	18" CMP	DA-32 - DA-42
76	1.21	2.3	18" CMP	DA-32 - DA-43
77	1.31	2.5	18" CMP	DA-32 - DA-44
78	1.41	2.7	18" CMP	DA-32 - DA-45
79	1.51	2.9	18" CMP	DA-32 - DA-46



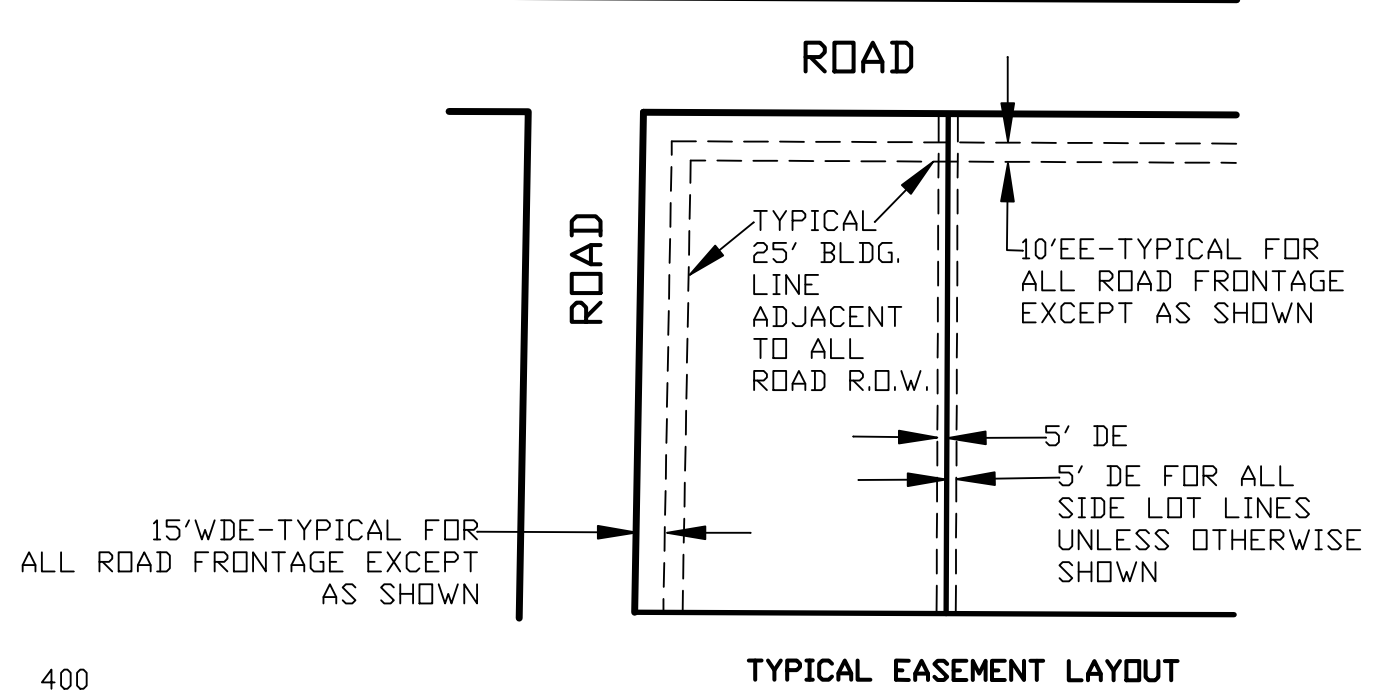
SETBACK LINES:
 25' BUILDING SET BACK LINES ON ALL ROAD FRONTAGE LOT LINES &
 10' BUILDING SET BACK LINES ON ALL SIDE AND REAR LOT LINES
 EXCEPT AS SHOWN HEREDON.

ACCORDING TO FEMA MAP NO. 48231C0350G, DATED 1-6-2012
 DEER SPRINGS, PHASE 1 IS PARTIALLY IN THE 100 YEAR FLOOD PLAIN.

BEARING BASE: GRID NORTH USING ALLTERRA GPS NETWORK.

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT NORTHEAST
 CORNER 402.524 ACRE TRACT RECORDED AS CLERK'S FILE NO.
 20201228002327040 AND 5/8-INCH IRON PIN FOUND AT SOUTHEAST
 CORNER 2.000 ACRE TRACT RECORDED AS CLERK'S FILE NO.
 20160802001000010

* DENOTES AREA OUTSIDE OF 100 YEAR FLOOD PLAIN BY STUDY DONE BY
 BOYD HYDROLOGY.



LEGEND

CCPR = COLLIN COUNTY PLAT RECORDS
 DE = DRAINAGE EASEMENT
 WDE = WATER & DRAINAGE EASEMENT
 EE = ELECTRIC EASEMENT

1/2-IPS ○ DENOTES A 1/2-INCH IRON PIN SET
 IPF = IRON PIN FOUND

DRIVEWAY CULVERTS CALCULATED AND SIZED BY:

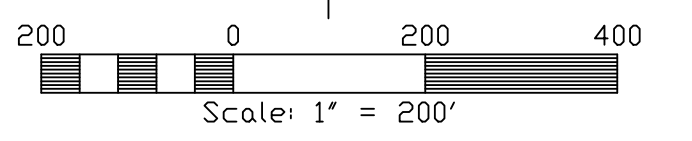
Eric Jeske, PE
 Kimley-Horn
 260 E. Davis Street
 McKinney, Texas 75069

OWNER: JOSEPHINE ENDEAVORS, 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
 brucegeer@sbcglobal.net

FIRM: BRUCE GEER, SURVEYOR
 FIRM REGISTRATION # 10150700

FINAL PLAT
DEER SPRINGS
 PHASE 1
 AN ADDITION TO COLLIN & HUNT COUNTY, TEXAS
 123.09 ACRES
 JOHN DAVIS SURVEY, ABSTRACT NO. 253-COLLIN COUNTY
 JOHN DAVIS SURVEY, ABSTRACT NO. 1318-HUNT COUNTY
 COLLIN & HUNT COUNTY, TEXAS
 DATE: APRIL 26, 2021



STATE OF TEXAS
COUNTY OF COLLIN

OWNERS CERTIFICATE

WHEREAS Josephine Endeavors, LLC is the owner of a tract of land situated in Collin County and Hunt County, Texas, in the John Davis survey, abstract no. 253(Collin County) and in John Davis survey, abstract no. 1318(Hunt County), being a survey of part of the 402.524 acre tract described in a deed from Shuangcheng Zhao Enterprise, LLC to Weal Investment Group, LLC, dated December 22, 2020, recorded as Clerk's File No. 20201228002327040 of the official public records of Collin County, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found by a 3-inch steel post at the northeast corner of said 402.524 acre tract, same being the inside corner of the 204.221 acre tract recorded as clerk's file no. 2017-13210 of the Hunt County records;

THENCE South 01°25'15" East, with the east line of said 402.524 acre tract and a west line of said 204.221 acre tract, 851.78 feet to a 1/2-inch iron pin found by a 3-inch steel post at the south-southwest corner of said 204.221 acre tract and the northwest corner of the 125.7 acre tract recorded as clerk's file no. 2020-15827 of the Hunt County records;

THENCE South 00°47'15" East, with the west line of said 125.7 acre tract, 280.70 feet to a 1/2-inch iron pin set;

THENCE South 64°21'58" West, 988.34 feet to a 1/2-inch iron pin set;

THENCE North 21°38'32" West, 281.05 feet to a 1/2-inch iron pin set;

THENCE South 88°21'28" West, 113.39 feet to a 1/2-inch iron pin set;

THENCE North 89°48'59" West, passing a 1/2-inch iron pin set at 2850.91 feet and continuing in all, 2900.91 feet to a point in the west line of said 402.524 acre tract and near County Road 695(north-south paved road);

THENCE North 00°19'49" East, with the west line of said 402.524 acre tract and with said County Road 695, 1341.36 feet to a 1/2-inch iron pin set at the southwest corner of the 2.000 acre tract recorded as clerk's file no. 20180802001000010 of the official public records of Collin County; and being the southwest corner of the 20.00 acre tract recorded as clerk's file no. 20160401000381310 of the official public records of Collin County, Texas;

THENCE South 89°49'25" East, with the south line of said 2.000 acre tract and with the south line of said 20.000 acre tract, passing a 5/8-inch iron pin found at the southeast corner of said 2.000 acre tract at 369.91 feet and continuing with the south line of said 20.000 acre tract, in all 1492.12 feet to a 3/8-inch iron pin found at the southeast corner of said 20.000 acre tract and the southwest corner of the 39.98 acre tract recorded as clerk's file no. 20120808000876320 of the official public records of Collin County, Texas;

THENCE South 89°51'29" East, with the south line of said 39.98 acre tract, 1050.70 feet to a 1/2-inch iron pin found by a 3-inch steel post at the southeast corner of said 39.98 acre tract and the west-southwest corner of said 204.221 acre tract;

THENCE South 89°52'33" East, with a south line of said 204.221 acre tract, 1425.50 feet to the PLACE OF BEGINNING and containing 123.09 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Josephine Endeavors, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as EAGLE LANDING, PHASE 1, an addition to Collin and Hunt County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. That Josephine Endeavors 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, over or 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 or 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____.

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 _____, 20____.

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 _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of EAGLE LANDING, PHASE 1 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.

Chris Hill
Collin County Judge

Table with 7 columns: NUMBER, DELTA ANGLE, CHORD DIRECTION, TANGENT, RADIUS, ARC LENGTH, CHORD LENGTH. Contains 6 rows of survey data for points C1 through C6.

Table with 3 columns: LOT NO., AREA--ACRES, and a list of lot numbers from 1 to 79.

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Contains survey data for lots 1 through 100.

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Contains survey data for lots 101 through 200.

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Contains survey data for lots 201 through 233.

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

COLLIN COUNTY STANDARD PLAT NOTES:

- 1. Mail boxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. All roadway signs shall meet Collin County specifications.
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
5. Collin County does not, and will not accept street lights for maintenance or operation.
6. A road dedicated to the public may not be obstructed, including by means of a gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. 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.
9. 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.
10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. 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.
12. 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.
13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
14. 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.
15. The finish floor elevations of all house pads shall be at least 18" 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.
16. 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.
17. 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.
18. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SWSP and submit to the Director of Engineering prior to receiving any permits.

STATE OF TEXAS
COUNTY OF HUNT

KNOW ALL MEN BY THESE PRESENTS:

I, Bobby Stoval, County Judge of Hunt County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioner Court of Hunt County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

Bobby Stoval
County Judge, Hunt County, Texas

Date

Certificate of Compliance

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the ____ day of _____, 20____, the Hunt County Commissioners Court, by appropriate minute order, did find that this final plat is in compliance with applicable State and County subdivision regulations, and did approve the same for filing in the plat records of Hunt County, Texas.

Certified this _____ day _____, 20____.

County Clerk
Hunt County, Texas

Certificate of Approval

APPROVED this _____ day of _____, 20____ by the Commissioners Court of Hunt County, Texas.

County Judge

Commissioner

Commissioner

Commissioner

Commissioner

Health Department

HUNT COUNTY NOTES:

- 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 subdivided tracts will remain as open channels, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels.
Hunt County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.
Hunt County will not be responsible for any property damage, property loss, personal injury, or loss of life by flooding or flooding conditions.
All surface drainage easements shall be kept clear of fences, buildings, foundations and planting, and other obstructions to the operation and maintenance of the drainage facility.
Construction not completed within two (2) years of the recording date shall be subject to the then current county standards and regulations. The County may require the subdivision to be re-platted.
No lot to lot drainage is allowed.
The finish floor elevations of all houses will be at least (one foot) above the highest elevation of the surrounding ground around the house after final grading.

OWNER: JOSEPHINE ENDEAVORS, 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
brucegeer@sbcglobal.net

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

FINAL PLAT
DEER SPRINGS
PHASE 1
AN ADDITION TO COLLIN & HUNT COUNTY, TEXAS
123.09 ACRES
JOHN DAVIS SURVEY, ABSTRACT NO. 253--COLLIN COUNTY
JOHN DAVIS SURVEY, ABSTRACT NO. 1318--HUNT COUNTY
COLLIN & HUNT COUNTY, TEXAS
DATE: APRIL 26, 2021