

| | LEGEND | |
|-----------|---|----|
| | CCPR = COLLIN COUNTY PLAT RECORDS DF = DRAINAGE EASEMENT | SL |
| | WDE = WATER & DRAINAGE EASEMENTFF = FLECTRIC EASEMENT | |
| -IPS O | DENOTES A 1/2-INCH IRON PIN SET | |

NORTHEAST CORNER 402.524 ACRE TRACT 1/2-INCH IPF BY 3-INCH

CONTROLLING MONUMENT

DOUBLE R. LAND COMPANY LLC CLERK'S FILE ND, 2017-13210

,1/2-INCH IPF BY 3-INCH

S 00°47′15″ E 280.70′

DOUBLE R. LAND COMPANY LLC CLERK'S FILE NO, 2020-15827

DRIVEWAY CULVERTS CALCULATED AND SIZED BY:

Eric Jeske, PE 260 É. Davis Street McKinney, Texas 75069

OWNER: JOSEPHINE ENDEAVORS, LLC 1616 PECAN PDINT 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

| CULVERT TABLE | | | | |
|----------------------|-------------------------------------|-------------------------------------|------------------------|-------------------------------------|
| LOT NO. | DRAINAGE AREA (AC.) | TOTAL FLOW Q ₅ (CFS) | CULVERT SIZE | AREAS CONTRIBUTING TO CULVERT |
| 1 | 18.99 | 28.3 | 2-27" CMP | DA-1 ~ DA-12, OS DA-1 |
| 2 | 13.25 | 19.5 | 1-30" CMP | DA-2 ~ DA-12, OS DA-2 |
| 3 | 12.99 | 18.7 | 1-30" CMP | DA-3 ~ DA-12, OS DA-3 |
| 4 | 9.53 | 14.6 | 1-27" CMP | DA-4 ~ DA-12, OS DA-4 |
| 5 | 12.99 | 17.6 | 1-30" CMP | DA-5 ~ DA-12, OS DA-5 |
| 6 | 14.12 | 18.2 | 1-30" CMP | DA-6 ~ DA-12, OS DA-6 |
| _ | | | | • |
| 7 | 6.47 | 9.7 | 1-24" CMP | DA-7 ~ DA-12, OS DA-7 |
| 8 | 5.98 | 8.6 | 1-24" CMP | DA-8 ~ DA-12, OS DA-8 |
| 9 | 3.19 | 5.0 | 1-18" CMP | DA-9 ~ DA-12, OS DA-9 |
| 10 | 2.04 | 3.2 | 1-15" CMP | DA-10 ~ DA-12, OS DA-10 |
| 11 | 1.39 | 2.2 | 1-15" CMP | DA-11 ~ DA-12 |
| 12 | 0.70 | 1.1 | 1-15" CMP | DA-12 |
| 13 | 0.93 | 1.4 | 1-15" CMP | DA-13 |
| 14 | 1.03 | 1.6 | 1-15" CMP | DA-13 ~ DA-14 |
| 15 | 1.13 | 1.8 | 1-15" CMP | DA-13 ~ DA-15 |
| | 1.23 | 2.0 | | |
| 16 | | | 1-15" CMP | DA-13 ~ DA-16 |
| 17 | 1.33 | 2.2 | 1-1 5" CMP | DA-13 ~ DA-17 |
| 18 | 1.42 | 2.3 | 1-15" CMP | DA-13 ~ DA-18 |
| 19 | 0.28 | 0.5 | 1-15" CMP | DA-19 ~ DA-21 |
| 20 | 0.18 | 0.4 | 1-15" CMP | DA-20 ~ DA-21 |
| 21 | 0.06 | 0.2 | 1-15" CMP | DA-21 |
| 22 | 0.18 | 0.3 | 1-15" CMP | DA-22 ~ DA-23 |
| 23 | 0.3 | 0.5 | 1-15" CMP | DA-22 ~ DA-24 |
| 24 | 0.42 | 0.0 | 1-15" CMP | DA-22 ~ DA-25 |
| | | | | |
| 25 | 0.54 | 0.9 | 1-15" CMP | DA-22 ~ DA-26 |
| 26 NORTH | 3.23 | 5.0 | 1-18" CMP | DA-67 ~ DA-71 |
| 26 SOUTH | 7.56 | 11.6 | 1-24" CMP | DA-61 ~ DA-66 |
| 27 | 1.12 | 1.7 | 1-15" CMP | DA-68 ~ DA-71 |
| 28 | 0.45 | 0.7 | 1-15" CMP | DA-89 ~ DA-71 |
| 29 | 0.25 | 0.4 | 1-15" CMP | DA-70 ~ DA-71 |
| 30 | 0.13 | 0.2 | 1-15" CMP | DA-71 |
| 31 | 0.08 | 0.1 | 1-15" CMP | DA-72 |
| | | | | |
| 32 | 0.18 | 0.3 | 1-15" CMP | DA-72 ~ DA-73 |
| 33 | 0.28 | 0.5 | 1-15" CMP | DA-72 ~ DA-74 |
| 34 | 0.38 | 0.7 | 1-15" CMP | DA-72 ~ DA-75 |
| 35 | 0.48 | 0.9 | 1-15" CMP | DA-72 ~ DA-76 |
| 36 | 0.58 | 1.1 | 1-15" CMP | DA-72 ~ DA-77 |
| 37 | 0.68 | 1.3 | 1-15" CMP | DA-72 ~ DA-78 |
| 38 | 0.78 | 1.5 | 1-15" CMP | DA-72 ~ DA-79 |
| 39 | 0.88 | 1.7 | 1-15" CMP | DA-72 ~ DA-80 |
| 40 | | | | |
| | 0.98 | 1.9 | 1-15" CMP | DA-72 ~ DA-81 |
| 41 | 1.06 | 2.1 | 1-15" CMP | DA-72 ~ DA-82 |
| 42 | 1.18 | 23 | 1-1 5" CMP | DA-72 ~ DA-83 |
| 43 | 31.67 | 48.9 | 2-30" RCP | DA-47 ~ DA-61 |
| 44 | 28.06 | 43.3 | 2-30" CMP | DA-48 ~ DA-61 |
| 45 | 25.34 | 39 .1 | 2-30" CMP | DA-49 ~ DA-61 |
| 46 | 23.28 | 35.9 | 2-30" CMP | DA-50 ~ DA-61 |
| 47 | 20.52 | 31.6 | 2-27" CMP | DA-51 ~ DA-61 |
| 48 | 18.54 | 28.5 | 2-27" CMP | DA-52 ~ DA-61 |
| | | | | |
| 49 50 | 15.74 | 24.2 | 2-27" CMP | DA-63 ~ DA-61 |
| 50 | 14.25 | 21.9 | 1-30" CMP | DA-54 ~ DA-61 |
| 51 | 11.45 | 17.6 | 1-30" CMP | DA-55 ~ DA-61 |
| 52 | 9.75 | 15.0 | 1-27" CMP | DA-56 ~ DA-61 |
| 53 | 7.52 | 11.6 | 1-24" CMP | DA-57 ~ DA-61 |
| 54 | 5.81 | 9.0 | 1-24" CMP | DA-58 ~ DA-61 |
| 55 | 5.81 | 9.0 | 1-24" CMP | DA-59 ~ DA-61 |
| 56 | 2.34 | 3.6 | 1-18" CMP | DA-60 ~ DA-61 |
| 57 | 1.1 | 1.7 | 1-15" CMP | DA-61 |
| | | | | |
| 58 | 1.78 | 2.7 | 1-15" CMP | DA-61 ~ DA-62 |
| 59 | 1.88 | 2.9 | 1-15" CMP | DA-61 ~ DA-63 |
| 60 | 2.09 | 3.2 | 1-15" CMP | DA-61 ~ DA-64 |
| 61 | 0.5 | 1.0 | 1-15" CMP | DA-28 ~ DA-32 |
| 62 | 0.4 | 0.8 | 1-15" CMP | DA-29 ~ DA-32 |
| 63 | 0.3 | 0.6 | 1-15" CMP | DA-30 ~ DA-32 |
| 64 | 0.2 | 0.4 | 1-15" CMP | DA-31 ~ DA-32 |
| 65 | 0.1 | 0.2 | 1-15" CMP | DA-32 |
| 66 | 0.1 | 0.4 | 1-15" CMP | DA-32 ~ DA-33 |
| | | | | |
| 67 | 0.3 | 0.6 | 1-15" CMP | DA-32 ~ DA-34 |
| 68 | 0.41 | 0.8 | 1-15" CMP | DA-32 ~ DA-35 |
| 69 | 0.51 | 0.9 | 1-15" CMP | DA-32 ~ DA-36 |
| 70 | 0.61 | 1.1 | 1-15" CMP | DA-32 ~ DA-37 |
| 71 | 0.71 | 1.3 | 1-15" CMP | DA-32 ~ DA-38 |
| 72 | 0.81 | 1.5 | 1-15" CMP | DA-32 ~ DA-39 |
| 14 | 0.91 | 1.7 | 1-15" CMP | DA-32 ~ DA-40 |
| | | | | |
| 73 | 74 1.01 1.9 1-15" CMP DA-32 ~ DA-41 | | 1-10" CMP | |
| 73 74 | | 75 1.11 2.1 1-15° CMP DA-32 ~ DA-42 | | |
| 73 74 | | | | DA-32 ~ DA-42 |
| 73 74 | | 2.1 2.3 | 1-15" CMP 1-15" CMP | DA-32 ~ DA-42 DA-32 ~ DA-43 |
| 73 74 75 | 1.11 | | | |
| 73 74 75 76 | 1.11 1.21 | 2.3 | 1-15" CMP | DA-32 ~ DA-43 |

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

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 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 68°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. 20160802001000010 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. 20160401000391310 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. 20120808000976320 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 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 _____ 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

| | DELTA ANGLE | CHURD DIRECTION | TANGENT | RADIUS | ARC LENGTH | CHORD LENGTH |
|----|----------------|------------------------|-----------|-----------|------------|--------------|
| | | | | | | CH=124.95' |
| | | | | | 2 120071 | 311 12 113 0 |
| C2 | C.A.=21°49′33″ | CH. BRG.=N 79°16′15″ E | T=52.06' | R=270.00' | L=102.85' | CH=102.23' |
| СЗ | C.A.=68°10′27″ | CH. BRG.=N 55°43′45″ W | T=175.95′ | R=260.00' | L=309.36' | CH=291.44' |
| C4 | C.A.=22°19′28″ | CH. BRG.=N 32°48′16″ W | T=63.14′ | R=320.00' | L=124.68' | CH=123.90' |
| C5 | C.A.=23°05′27″ | CH. BRG.=N 55°30′43″ W | T=65.37′ | R=320.00' | L=128.96' | CH=128.09' |
| C6 | C.A.=22°45′32″ | CH. BRG.=N 78°26′13″ W | T=64.40' | R=320.00′ | L=127.11' | CH=126.28' |

| ES | | | DISTANCE | | DIREC |
|----|-------------|--------------------------------|--------------------|--------------|------------------|
| | L1 L2 | S 89°49′25″E S 89°49′25″E | 150.00′ 150.00′ | L101 L102 | S 89° S 89° |
| | L3 | S 89°49′25″ E | 150.00′ | L103 | S 89° |
| | L4 L5 | S 89°49′25″E S 89°49′25″E | 150.00′ 150.00′ | L104 L105 | S 89° N 68° |
| | L6 | S 89°49′25″ E | 150.00′ | L105 | S 68* |
| | L7 | S 89°49′25″ E | 150.00′ | L107 | N 89° |
| | L8 L9 | S 89°49′25″E S 89°49′25″E | 150.00′ 150.00′ | L108 L109 | N 89° N 89° |
| | L10 | S 89°49′25″ E | 92.12′ | L105 | N 89* |
| | L11 | S 89°51′29″ E | 57,88′ | L111 | N 89° |
| | L12 L13 | S 89°51′29″E S 89°51′29″E | 150.00′ 150.00′ | L112 L113 | N 89° N 89° |
| | L14 | S 89*51′29″ E | 150.00′ | L113 | N 89° |
| | L15 | S 89°51′29″ E | 150.00′ | L115 | N 89° |
| | L16 L17 | S 89°51′29″ E S 89°51′29″ E | 150.00′ 150.97′ | L116 L117 | N 89° N 89° |
| | L18 | S 89°51′29″ E | 91.85′ | L117 | N 89° |
| | L19 | S 89°52′33″ E | 156.25′ | L119 | N 89° |
| | L20 L21 | S 89°52'33″ E S 89°52'33″ E | 248.11′ 949.64′ | L120 L121 | N 89° N 89° |
| | L22 | S 89*52′33″ E | 71.49′ | L122 | N 89° |
| | L23 | S 01°25′15″ E S 01°25′15″ E | 166.52′ 192.91′ | L123 | N 89° |
| | L24 L25 | S 01°25′15″ E | 192.91 | L124 L125 | N 89° S 89° |
| | L26 | S 01°25′15″ E | 192.91′ | L126 | S 89° |
| | L27 L28 | S 01°25′15″ E S 00°47′15″ E | 106.53′ 86.82′ | L127 L128 | S 89° S 89° |
| | L29 | S 00°47′15″ E | 193.89′ | L129 | S 89° |
| | L30 | N 21°38′32″ W | 176.37′ | L130 | S 89° |
| — | L31 L32 | N 21°38′32″ W N 21°38′32″ W | 176.37′ 176.37′ | L131 L132 | S 89° S 89° |
| | L33 | N 21°38′32″ W | 176.37′ | L132 | S 89° |
| | L34 | N 21°38′32″ W | 176.37′ | L134 | S 89° |
| | L35 L36 | N 21°38′32″ W N 21°38′32″ W | 183.38′ 46.54′ | L135 L136 | S 89° S 89° |
| | L37 | N 89°48′59″ W | 150.97′ | L137 | S 89° |
| | L38 L39 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ | L138 | S 89° S 89° |
| | L40 | N 89°48′59″ W | 150.00′ | L139 L140 | S 89° |
| | L41 | N 89°48′59″ W | 150.00′ | L141 | S 89° |
| | L42 L43 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ | L142 L143 | S 89° S 89° |
| | L44 | N 89°48′59″ W | 150.00′ | L143 | N 21*: |
| | L45 | N 89°48′59″ W | 150.00′ | L145 | N 00°: |
| | L46 L47 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ | L146 L147 | N 00°: N 00°: |
| | L48 | N 89°48′59″ W | 150.00′ | L148 | N 00°: |
| | L49 | N 89°48′59″ W | 150.00′ | L149 | N 00°1 |
| | L50 L51 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ | L150 L151 | N 00°: N 00°: |
| | L52 | N 89°48′59″ W | 150.77′ | L152 | N 00°: |
| | L53 L54 | S 89°48′59″ E S 89°48′59″ E | 150.00′ 150.00′ | L153 | N 00°: |
| | L55 | S 89°48′59″ E | 150.00′ | L154 L155 | N 00°: N 00°: |
| | L56 | S 89°48′59″ E | 150.00′ | L156 | N 00°: |
| | L57 L58 | S 89°48′59″ E S 89°48′59″ E | 150.00′ 150.00′ | L157 L158 | N 00°: N 00°: |
| | L59 | S 89°48′59″ E | 150.00′ | L158 L159 | N 00°: |
| | L60 | S 89°48′59″ E | 150.00′ | L160 | N 00°: |
| | L61 L62 | S 89°48′59″E S 89°48′59″E | 150.00′ 150.00′ | L161 L162 | N 00°: |
| | L63 | S 89°48′59″ E | 150.00′ | L163 | N 00°: |
| | L64 | S 89°48′59″ E | 150.00′ | L164 | N 00° |
| | L65 L66 | S 89°48′59″E S 89°48′59″E | 150.00′ 150.00′ | L165 L166 | N 00°: N 00°: |
| | L67 | S 89°48′59″E | 150.00′ | L167 | N 00°: |
| | L68 L69 | S 89°48′59″ E N 89°48′59″ W | 151.89′ 150.39′ | L168 | N 00°: N 00°: |
| | L70 | N 89°48'59″ W | 150.00′ | L169 L170 | N 00°: N 00°: |
| | L71 | N 89°48′59″ W | 151.89′ | L171 | N 00°: |
| | L72 L73 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ | L172 L173 | N 00°: N 00°: |
| | L74 | N 89°48′59″ W | 150.00′ | L173 L174 | N 00°: |
| | L75 | N 89°48′59″ W | 150.00′ | L175 | N 00° |
| | L76 L77 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ | L176 L177 | N 00°: N 00°: |
| | L78 | N 89°48′59″ W | 150.00′ | L178 | N 00°: |
| | L79 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ | L179 | N 00° |
| | L80 L81 | N 89°48′59″ W | 150.00′ | L180 L181 | N 00°: N 00°: |
| | L82 | N 89°48′59″ W | 150.00′ | L182 | N 21*: |
| | L83 L84 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ | L183 L184 | N 21°: N 00°: |
| | L85 | N 89°48′59″ W | 150.00′ | L185 | N 00*: |
| | L86 | N 89°48′59″ W | 150.80′ | L186 | N 00°: |
| | L87 L88 | S 89°48′59″E S 89°48′59″E | 151.59′ 150.00′ | L187 L188 | N 00°: |
| | L89 | S 89°48′59″E | 150.00′ | L188 L189 | N 00°: |
| | L90 | S 89°48′59″ E | 150.00′ | L190 | N 00°: |
| | L91 L92 | S 89°48′59″ E S 89°48′59″ E | 150.00′ 150.00′ | L191 L192 | N 00°: N 00°: |
| | L93 | S 89°48′59″E | 150.00′ | L193 | N 00°: |
| | L94 L95 | S 89°48′59″ E S 89°48′59″ E | 150.00′ 150.00′ | L194 | N 00° |
| | L95 L96 | S 89°48′59″ E | 150.00' | L195 L196 | N 00°: N 00°: |
| | L97 | S 89°48′59″E | 150.00′ | L197 | N 00°: |
| | L98 L99 | S 89°48′59″ E S 89°48′59″ E | 150.00′ 150.00′ | L198 L199 | N 00*: N 00*: |
| | L99 L100 | S 89°48'59″ E | 150.00′ | L200 | N 00*. |
| | | | | | |

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4.707

4,437

4.166

3.888 1.571

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| NUMBER | | DISTANCE |
|--------------|--------------------------------|--------------------|
| L101 L102 | S 89°48′59″E S 89°48′59″E | 150.00′ 151.89′ |
| L103 | S 89°48′59″E | 150.00′ |
| L104 L105 | S 89°48′59″E N 68°21′28″E | 146.52′ 18.73′ |
| L105 | S 68°21′28″ W | 18.73' |
| L107 | N 89°48′59″ W | 150.00 |
| L108 L109 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ |
| L110 | N 89°48′59″ W | 150.00′ |
| L111 L112 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ |
| L113 | N 89°48′59″ W | 150.00′ |
| L114 L115 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ |
| L115 | N 89°48′59″ W | 150.00′ |
| L117 | N 89°48′59″ W | 150.00′ |
| L118 L119 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ |
| L120 | N 89°48′59″ W | 150.00′ |
| L121 L122 | N 89°48′59″ W N 89°48′59″ W | 150.00′ 150.00′ |
| L123 | N 89°48′59″ W | 150.00′ |
| L124 L125 | N 89°48′59″ W S 89°48′59″ E | 150.15′ 150.92′ |
| L126 | S 89°48′59″ E | 150.00' |
| L127 | S 89°48′59″ E | 150.00′ |
| L128 L129 | S 89°48′59″E S 89°48′59″E | 150.00′ 150.00′ |
| L130 | S 89°48′59″E | 150.00′ |
| L131 L132 | S 89°48′59″E S 89°48′59″E | 150.00′ |
| L132 L133 | S 89°48′59″E | 150.00′ 150.00′ |
| L134 | S 89°48′59″E | 150.00′ |
| L135 L136 | S 89°48′59″E S 89°48′59″E | 150.00′ 150.00′ |
| L137 | S 89°48′59″E | 150.00′ |
| L138 L139 | S 89°48′59″E S 89°48′59″E | 150.00′ 150.00′ |
| L139 | S 89°48′59″E | 150.00 |
| L141 | S 89°48′59″E | 150.00′ |
| L142 L143 | S 89°48′59″E S 89°48′59″E | 150.00′ 149.99′ |
| L144 | N 21°38′32″ W | 309.78′ |
| L145 L146 | N 00°11′01″ E N 00°11′01″ E | 299.11′ 299.11′ |
| L148 | N 00°11′01″ E | 299.11 |
| L148 | N 00°11′01″ E | 299.11′ |
| L149 L150 | N 00°11′01″ E N 00°11′01″ E | 299.11′ 299.11′ |
| L151 | N 00°11′01″ E | 299.11′ |
| L152 L153 | N 00°11′01″ E N 00°11′01″ E | 299.11′ 299.11′ |
| L153 | N 00°11′01″ E | 299.11 |
| L155 | N 00°11′01″ E | 299.11′ |
| L156 L157 | N 00°11′01″ E N 00°11′01″ E | 299.11′ 299.11′ |
| L158 | N 00°11′01″ E | 299.11′ |
| L159 L160 | N 00°11′01″ E N 00°11′01″ E | 299.11′ 299.11′ |
| L161 | N 00°11′01″ E | 299,11′ |
| L162 L163 | N 00°11′01″ E N 00°19′49″ E | 299.11′ 299.11′ |
| L164 | N 00°19′49″ E | 310.72' |
| L165 | N 00°11′01″ E | 310.72′ |
| L166 L167 | N 00°11′01″ E N 00°11′01″ E | 310.72' 310.72' |
| L168 | N 00°11′01″ E | 310.72′ |
| L169 L170 | N 00°11′01″ E N 00°11′01″ E | 310.72′ 310.72′ |
| L170 L171 | N 00°11′01″ E | 310.72 |
| L172 | N 00°11′01″ E | 310.72' |
| L173 L174 | N 00°11′01″ E N 00°11′01″ E | 310.72′ 310.72′ |
| L175 | N 00°11′01″ E | 310.72′ |
| L176 L177 | N 00°11′01″ E N 00°11′01″ E | 310.72′ 310.72′ |
| L178 | N 00°11′01″ E | 310.72′ |
| L179 | N 00°11′01″ E N 00°11′01″ E | 310.72' |
| L180 L181 | N 00°11′01″ E | 310.72' 310.72' |
| L182 | N 21°38′32″ W | 306.36′ |
| L183 L184 | N 21°38′32″ W N 00°11′01″ E | 158.76′ 310.72′ |
| L185 | N 00°11′01″ E | 310.72′ |
| L186 L187 | N 00°11′01″ E N 00°11′01″ E | 310.72' 310.72' |
| L187 L188 | N 00°11′01″ E | 310.72′ |
| L189 | N 00°11′01″ E | 310.72′ |
| L190 L191 | N 00°11′01″ E N 00°11′01″ E | 310.72′ 310.72′ |
| L192 | N 00°11′01″ E | 310.72′ |
| L193 L194 | N 00°11′01″ E N 00°11′01″ E | 310.72' 310.72' |
| L195 | N 00°11′01″ E | 310.72 |
| L196 | N 00°11′01″ E | 310.72′ |
| L197 L198 | N 00°11′01″ E N 00°11′01″ E | 310.72' 310.72' |
| L199 | N 00°11′01″ E | 310.72′ |
| L200 | N 00°19′49″ E | 310.72′ |

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L201 | N 00°19′49″ E | 300.821 |
| L202 | N 00°11′01″ E | 300.84′ |
| L203 | N 00°11′01″ E | 300.86′ |
| L204 | N 00°11′01″ E | 300.88′ |
| L205 | N 00°11′01″ E | 300.90′ |
| L206 | N 00°11′01″ E | 300.91′ |
| L207 | N 00°11′01″ E | 300.93′ |
| L208 | N 00°11′01″ E | 300.95′ |
| L209 | N 00°11′01″ E | 300.97′ |
| L210 | N 00°11′01″ E | 300.99′ |
| L211 | N 00°11′01″ E | 301.04′ |
| L212 | N 00°11′01″ E | 301.15′ |
| L213 | N 00°11′01″ E | 301.26′ |
| L214 | N 00°11′01″ E | 301.37′ |
| L215 | N 00°11′01″ E | 301,48′ |
| L216 | N 00°11′01″ E | 301.59′ |
| L217 | N 00°11′01″ E | 301.70′ |
| L218 | N 21°00′25″ E | 349.68′ |
| L219 | N 33°54′53″ E | 480.12′ |
| L220 | N 64°21′58″ E | 1256.94′ |
| L221 | N 64°21′58″ E | 1265.81′ |
| L555 | N 64°21′58″ E | 1198.96′ |
| L223 | N 64°21′58″ E | 1132.12′ |
| L224 | N 64°21′58″ E | 1065.28′ |
| L225 | N 64°21′58″ E | 997.39′ |
| L226 | S 00°19′49″ W | 669.70′ |
| L227 | S 03°39′51″ E | 382.63′ |
| L228 | S 39°36′28″E | 172.41′ |
| L229 | S 00°57′45″ E | 217.93′ |
| L230 | N 46°35′15″ W | 194.76′ |
| L231 | S 00°19′49″ W | 494.82′ |
| L232 | N 89°57′53″ W | 50.00′ |
| L233 | N 00°19′49″ E | 1763.38′ |

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 specification

3. All roadway signs shall meet Collin County specifications.

4. Collin County will only maintain street signs and poles with m Collin County Public Works.

5. Collin County does not, and will not accept street lights for n

6. A road dedicated to the public may not be obstructed, includ

7. Blocking the flow of water, constructing improvements in dra obstruction of the floodway is prohibited.

8. The existing creeks or drainage channels traversing along or channels and will be maintained by individual owners of the lot to the drainage course along or across said lots.

9. Collin County will not be responsible for the maintenance an the control of erosion in said drainage ways.

10. Collin County will not be responsible for any damage, perso occasioned by flooding or flooding conditions.

11. All surface drainage easements shall be kept clear of building and other obstructions to the operation, access and maintenan

12. Fences and utility appurtenances may be placed within the are placed outside the design-yr floodplains, as shown on the p

13. All necessary Collin County authorizations (I.e. OSSF, flood building construction, on-site sewage facilities, and driveway cu

14. All private driveway tie-ins to a County maintained roadway accepted into the County roadway network, must be even with

15. The finish floor elevations of all house pads shall be at least surrounding ground around the house after final grading and tw elevation.

16. Except for ditches that are adjacent to Roadways and/or cul part of a Roadway, the County generally will not accept drainag including retention and detention ponds. Therefore, the Applic either by way of an HOA; by providing in the Deed Restrictions maintaining the portions of the drainage improvements on or a

17. Individual lots in a Subdivision are considered part of a large regardless of when construction activity takes place on that lot 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 SW3P and submit to the Director of Engineering prior to receiving any permits.

STATE OF TEXAS **COUNTY OF HUNT**

| | | N BY THESE PRESENT | TS: f Hunt County, Texas, do hereby certify that this final plat, with field notes |
|-------------|--|--|---|
| | hereon, having considered, was | been fully presented to t | the Commissioner Court of Hunt County, Texas, and by the said Court duly and the plat is authorized to be registered and recorded in the proper records of |
| | Bobby Stoval | | Date |
| | | Hunt County, Texas | |
| | The underside | d the County Clock of L | Certificate of Compliance |
| | | , 20, the Hu | Hunt County, Texas, does hereby certify that on the day of Int County Commissioners Court, by appropriate minute order, did find that this le State and County subdivision regulations, and did approve the same for filing |
| | in the plat recon | ds of Hunt County, Texa | 35. |
| | Certified this | day | , 20 |
| | | | |
| | County Clerk Hunt County, Te | Xas | |
| | | | Certificate of Approval |
| | APPROVED this Court of Hunt C | | , 20 by the Commissioners |
| | County Judge | | Commissioner |
| | Commissioner | | Commissioner |
| | Commissioner | | Health Department |
| | HUNT COUNTY N | DTES | |
| | Blocking the flow of w prohibited. | ater or construction imp | provements in drainage easements, and filling or obstruction of the floodway is |
| • | . | • | versing along or across the subdivided tracts will remain as open channels, and will e lot or lots that are traversed by or adjacent to the creeks or drainage channels. |
| | - | | naintenance and operation of drainage ways for the control of erosion located on |
| | private property. | | |
| | Hunt County will not I conditions. | be responsible for any p | property damage, property loss, personal injury, or loss of life by flooding or flooding |
| | | easements shall be kep nance of the drainage fa | t clear of fences, buildings, foundations and planting, and other obstructions to the |
| | • | _ | ecury. Dars of the recording date shall be subject to the then current county standards and |
| | regulations. The Cou | nty may require the sub | division to be re-platted. |
| | No lot to lot drainage | | be at least (one foot) above the highest elevation of the surrounding ground around |
| | the house after final g | | e at least (one loot) above the highest elevation of the surrounding ground around |
| | | | |
| I. | | | |
| | | | |
| nete | erials currently approve | d and in use by | |
| nain | tenance or operation. | | |
| ing | by means of a gate. | | |
| line | ge easements, and fillir | gor | |
| | oss the subdivision will I lots that are traversed i | | |
| - | peration of said drainag | • | |
| | injury or loss of life or p foundations, structures | • • | OWNER: JESEPHINE ENDEAVERS, LLC 1616 PECAN PEINT DRIVE MCKINNEY, TEXAS 75072 |
| | of the drainage facility. -yr drainage easement | provided they | SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117 1101 WEST UNIVERSITY DRIVE(U.S. HIGHWAY 380) MCKINNEY, TEXAS 75069 PHONE 972-562-3959 |
| | n permits, etc.) are requ rts. | ired for | brucegeer@sbcglobal.net FIRM: BRUCE GEER, SURVEYOR |
| the | r roadway with expectate e existing driving surface ' above the highest elev | | FIRM REGISTRATION # 10150700 |
| | leet (2') above the 100- | | |
| | ts and other improvem | | FINAL PLAT |
| ent the | mprovements for maint must provide for this w t each lot owner is resp cent to their lot; or othe | ork to be done onsible for | DEER SPRINGS PHASE 1 |
| | ommon plan of develop relation to the other lot | | AN ADDITION TO COLLIN & HUNT COUNTY, TEXAS 123.09 ACRES JOHN DAVIS SURVEY, ABSTRACT NO. 253-COLLIN COUNTY |

79 LOTS SHEET 2 OF 2

JOHN DAVIS SURVEY, ABSTRACT NO. 1318-HUNT COUNTY

COLLIN & HUNT COUNTY, TEXAS

DATE: APRIL 26, 2021