

- Notes:
- 1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 2. 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 lots that are traversed by or adjacent to the drainage course along or across said lots.
- 3. 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.
- 4. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions. 5. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 6. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface. 7. All utility providers' names, addresses and phone numbers:
- AT&T 2301 Ridgeview Dr.
- Second Floor Plano, Texas 75025
- (972)649-8735
- Grayson-Collin Electric Cooperative 1096 N. Waco
- Van Alstyne, Texas 75495
- (903)482-7100
- Mustang Special Utility District (Water Supply) 230 W. Pecan Street Celina, Texas 75009
- (972)382-3222
- 8. 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.

Centerline Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	19.84'	500.00'	9.92'	19.84'	S89°03'27"E	2 ° 16'25"
C2	127.31'	350.00'	64.37'	126.61'	S79 ° 46'25"E	20 ° 50'29"
C3	127.31'	350.00'	64.37 '	126.61'	S79 ° 46'25"E	20 ° 50'29"
C4	77.55'	500.00'	38.85'	77.47'	S85*45'04"E	8 ° 53'12"
C5	77.55'	500.00'	38.85'	77.47'	S85*45'04"E	8 ° 53'12"
C6	1362.75'	3400.00'	690.65 '	1353.65'	N14°40'58"E	22°57'53"

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C7	18.65'	470.00'	18.65'	S 89°03'27" E	2 ° 16'25"
C8	21.03'	530.00'	21.03'	N 89°03'27"W	2 ° 16'25"
C9	119.94'	60.00'	100.95'	S 32°55'32" E	114 ° 32'16"
C10	105.26'	380.00'	104.92'	N 77°17'17" W	15 ° 52 ' 14"
C11	116.40'	320.00'	115.76'	N 79°46'25" W	20 ° 50'29"
C12	108.40'	320.00'	107.88'	S 80°29'24" E	19 ° 24'31"
C13	129.91'	380.00'	129.28'	S 80°24'01" E	19 ° 35 ' 17"
C14	72.90'	470.00'	72.82'	N 85°45'04" W	8 ° 53'12"
C15	82.20'	530.00'	82.12'	N 85°45'04" W	8 ° 53'12"
C16	72.90'	470.00'	72.82'	N 85°45'04" W	8°53'12"
C17	82.20'	530.00'	82.12'	S 85°45'04" E	8°53'12"
C18	87.29 '	60.00'	79.80'	N 48°30'55" W	83°21'30"
C19	167.36 '	3460.00'	167.35 '	S 13°46'03" W	2 ° 46'17"
C20	159.10'	3340.00'	159.09'	S 14°52'08" W	2°43'46"

Burckle-Douglas, LLC Doc. No. 20201102001925430 OPRCCT

Lot 1, Block X 1.231 Acres Open Space/ —Common Area For Drainage To Be Owned & Maintained By The H.O.A.

> POINT OF BEGINNING

C. HART SURVEY ABSTRACT NO. 393 T. CULWELL SURVEY ABSTRACT NO. 207

Angela Yun Wu &

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE FINAL PLAT

REDBUD ESTATES

27 Residential Lots 1 HOA Lot (1.231 Ac.) 40.333 Acres Out Of C. Hart Survey, Abstract No. 393 Collin County, Texas

OWNER / APPLICANT Celina Ventures, LLC 7000 Parkwood Blvd., Suite B-400 Frisco, Texas 75034 Telephone (920) 309-6667 Contact: Ravi Polishetty

August, 2022

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Lauren Helmberger

SEI Job No. 22-019 Sheet 1 of 2

STATE OF TEXAS \$ COUNTY OF COLLIN \$

OWNER'S CERTIFICATE

WHEREAS, CELINA VENTURES, LLC, is the owner of a tract of land situated in the C. Hart Survey, Abstract No. 393, Collin County, Texas, the subject tract being a 40.33 acre tract conveyed to Ourlandcorp LLC, according to the deed recorded in Document Number 20211012002085330 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a ½" iron rod found at the South property line thereof and the common southwest property corner of a tract described in deed to Buckle-Douglas, LLC, recorded in Document Number 20201102001925430 (OPRCCT);

THENCE N 89'49'21" W, 1354.18 feet along the north property line of the following 6 tracts of land described in deeds to, Angela Yun Wu & Fabian Johannes Ambre in Document Number 20191025001346960 (OPRCCT), Khara Otis in Document Number 20160127000096670 (OPRCCT), Brandon P. & Christina N. Krais in Document Number 20200602000810070 (OPRCCT), Mike & Patricia Clark in Document Number 1992-251110 (OPRCCT), Mike Clark in Volume 1480, Page 467 (DRCCT), Bob Houser in Volume 1337, Page 549 (DRCCT), to a 5/8" capped iron rod found;

THENCE Along the centerline of County Road 171 the following:

- N 0°17'14" W, 576.00 feet a mag nail found.
- N 0°30'14" W, 407.96 feet a mag nail found.
- N 2°04'46" E, 320.55 feet a mag nail found.

THENCE N 89°48'21" E, 1321.30 feet leaving said centerline thereof and proceeding along the south property line of a tract of land described in deed to The Seven Hills at Celina, LLC Document Number 20191213001501100 (OPRCCT) a ½" iron found; THENCE S 1°12'35" E 1313.24 feet along the west property line of said Buckle-Douglas, LLC tract to the POINT OF BEGIINNING with subject tract containing 1,756,889 square feet or 40.333 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, CELINA VENTURES, LLC, do hereby adopt this plat designating the hereinabove described property as REDBUD ESTATES, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2022.

CELINA VENTURES, LLC

STATE OF TEXAS COUNTY OF xxxxx

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _______, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Collin County, Texas. Dated this the _____ day of ______, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS § COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of ______, 2022.

Notary Public, State of Texas

Collin County Health Department Certificate: I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the State of Texas also percolation tests have been submitted representing the area in which septic disposal systems are to be used.

Registered Professional Sanitarian Collin County Health Service.

This Plat is approved by the Collin County Commissioners on this _____ day of _____, 2022.

Chris Hill, County Judge, Collin County, Texas

NOTES:

- All lots must utilize alternative type On Site Sewage Facilities.
- 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).
- There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs 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.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
- Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permit requirements shall be removed and corrected at the contractor's expense.
- Mail boxes shall meet USPS specifications.
- 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.
- Collin County will only maintain street signs and poles with current county materials.
- The Homeowner Association shall be solely responsible for the maintenance of the storm water detention pond and components located in the common area lot / drainage easements. The Home Owners Association shall further hold Collin County harmless from any damages to persons, to the owner's lot, or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create affirmative duty to Collin County to repair, maintain, or correct any condition that exists or occurs due to natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Collin County retains the right to enter upon these easements for public purposes.
- Unless the Finished Floor is noted on the plat, the finish floor elevations of all houses will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	А	48,326	1.109	
2	A	46,920	1.077	
3	A	47,626	1.093	
4	A	47,669	1.094	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	в	43,914	1.008	
2	в	45,867	1.053	
3	в	43,580	1.000	
4	в	43,589	1.001	
5	в	43,572	1.000	
6	в	43,565	1.000	
7	в	43,651	1.002	
8	в	43,572	1.000	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	С	46,121	1.059	
2	С	45,143	1.036	
3	С	45,350	1.041	

	Lot Area Table				
Lot #	Block #	Square Feet	Acreage		
1	D	49,216	1.130		
2	D	47,628	1.093		
3	D	48,730	1.119		
4	D	46,289	1.063		
5	D	48,300	1.109		
6	D	49,339	1.133		
7	D	47,924	1.100		
8	D	48,016	1.102		

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	E	43,895	1.008	
2	E	44,709	1.026	
3	E	44,065	1.012	
4	E	43,910	1.008	

Open	Space Area	Table
Lot #	Block #	Acres
1	×	1.231

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Scale: ######## August, 2022

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