

LOCATION MAP
1" = 2000'

LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSEN-5' O/S PC".
—	IRF IRON ROD FOUND
—	CRF CAPPED IRON ROD FOUND
—	IPF IRON PIPE FOUND
—	AMF ALUMINUM MONUMENT FOUND
—	CM CONTROL MONUMENT
—	EpmL EASEMENT
—	UE DRAINAGE EASEMENT
—	DE DRAINAGE AND UTILITY EASEMENT
—	UE UTILITY EASEMENT
—	WE WATER EASEMENT
—	SSE SANITARY SEWER EASEMENT
—	SE SIDEWALK EASEMENT
—	STE STREET EASEMENT
—	FAUE FIRELANE, ACCESS, & UTILITY EASEMENT
—	WME WALL MAINTENANCE EASEMENT
—	HBE HIKE & BIKE TRAIL EASEMENT
—	VAM VISIBILITY, ACCESS & MAINTENANCE EASEMENT
—	BY THIS PLAT
—	R.O.W. RIGHT-OF-WAY
—	M.F. FF MINIMUM FINISH FLOOR ELEVATION
—	BL BUILDING LINE
—	STREET NAME CHANGE
—	BLOCK DESIGNATION
—	STREET FRONTAGE
—	Cab. CABINET
—	Vol. VOLUME
—	Page PAGE
—	No. NUMBER
—	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
—	FRM FLOOD INSURANCE RATE MAP
—	Ord. No. ORDINANCE NUMBER
—	Inst./Doc. INSTRUMENT OR DOCUMENT
—	DRCC DEED RECORDS, COLLIN COUNTY, TEXAS
—	FRCC PLAT RECORDS, COLLIN COUNTY, TEXAS
—	OPRCC OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
—	DRDC DEED RECORDS, DENTON COUNTY, TEXAS
—	PLRCC PLAT RECORDS, DENTON COUNTY, TEXAS
—	OPRCC OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
—	DRDC DEED RECORDS, DALLAS COUNTY, TEXAS
—	MAPRCC MAP RECORDS, DALLAS COUNTY, TEXAS
—	OPRCC OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of County ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No portion of the subject tract lies in a "Special Flood Hazard Area" as explained on Community Panel Number Map No. 4808SC0130J of the Flood Insurance Rate Map, Collin County, Texas and Incorporated Areas, dated June 02, 2009. The subject parcel lies within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain.)
- 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 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 pods 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.
- 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 Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to that 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 SWSP and submit to the Director of Engineering prior to receiving any permits.
- Collin County will not be responsible for maintenance or repairs of Centralized Mail Boxes.
- The HOA shall be responsible for maintenance of Centralized Mail Boxes.

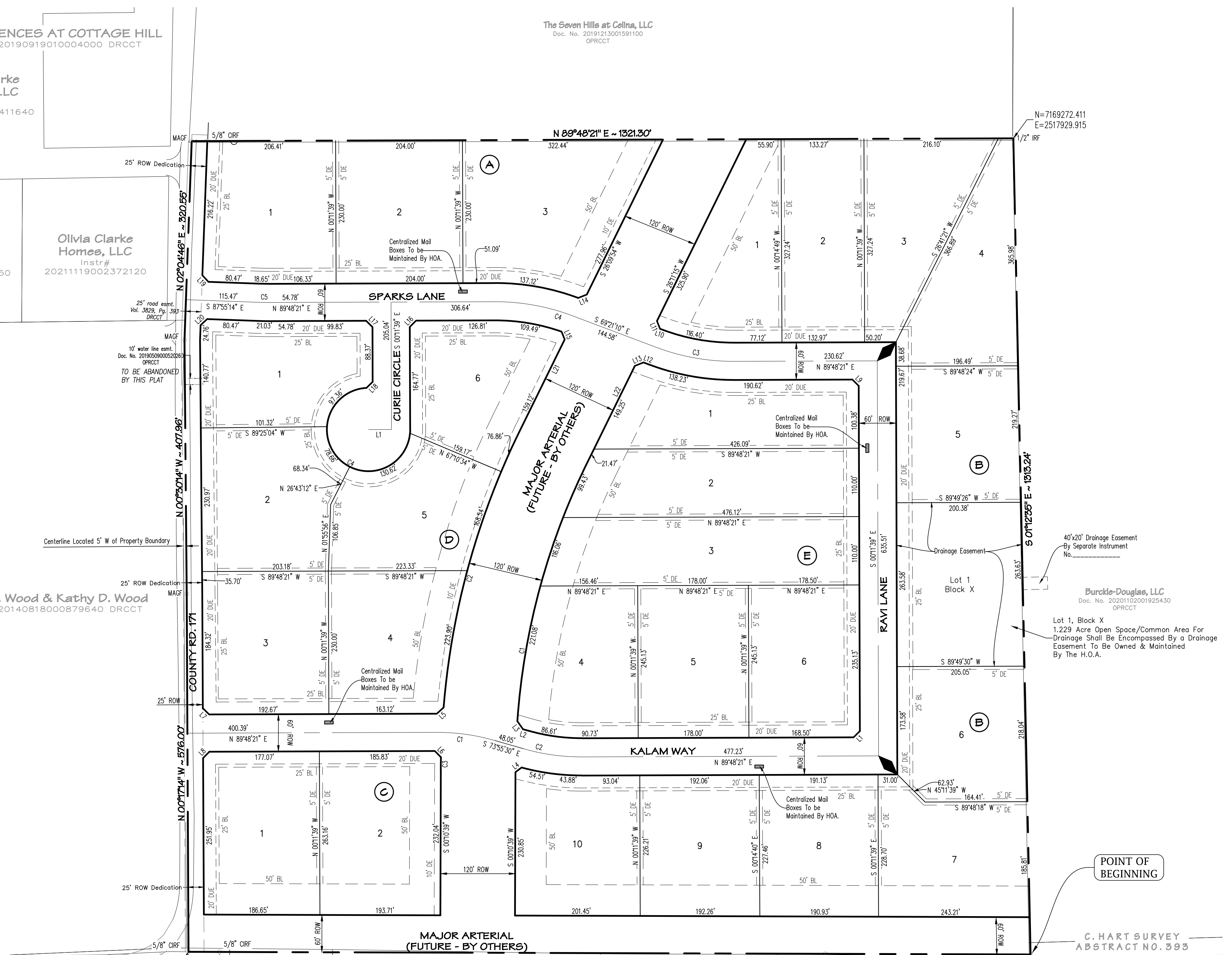
THE RESIDENCES AT COTTAGE HILL
Doc. No. 2019091910004000 DRCC

Olivia Clarke Homes, LLC
Instr# 20220314000411640

Olivia Clarke Homes, LLC
Instr# 20211119002372120

William K. Wood & Kathy D. Wood
Doc. No. 20140818000879640 DRCC

The Seven Hills at Collina, LLC
Doc. No. 20191213001581100 OPRCC



Centerline Curve Table

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	95.12'	335.00'	94.81'	N 82°03'35" W	16°16'10"
C2	95.12'	335.00'	94.81'	S 82°03'35" E	16°16'10"
C3	127.31'	350.00'	126.61'	S 79°46'25" E	20°50'29"
C4	127.31'	350.00'	126.61'	N 79°46'25" W	20°50'29"
C5	19.84'	500.00'	19.84'	S 89°03'27" E	2'16"25"

Centerline Line Table

Line #	Length	Direction
L1	37.00'	S 89°52'26" W

Lot Curve Table

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	221.08'	1115.75'	220.72'	S 09°39'53" W	11°21'10"
C2	223.90'	1234.01'	223.59'	S 09°48'03" W	10°23'45"
C3	22.29'	869.81'	22.29'	N 00°41'03" E	1°28'06"
C4	78.66'	67.00'	74.22'	S 29°38'46" E	67°16'04"

Lot Line Table

Line #	Length	Direction
L1	14.14'	S 44°48'21" W
L2	9.59'	N 73°55'30" W
L3	15.55'	S 34°58'24" E
L4	12.11'	S 53°06'55" W
L5	14.61'	N 47°40'08" E
L6	14.01'	S 44°07'10" E
L7	14.12'	S 45°14'27" E
L8	14.13'	S 44°45'33" W
L9	14.14'	S 45°11'39" E
L10	5.14'	S 69°21'10" E
L11	13.45'	N 21°35'38" W

Lot Line Table

Line #	Length	Direction
L12	10.94'	S 69°21'10" E
L13	14.81'	S 68°24'22" W
L14	14.81'	N 68°24'05" E
L15	13.39'	S 21°48'29" E
L16	14.14'	S 44°48'21" W
L17	14.14'	S 45°11'39" E
L18	13.93'	S 45°39'51" W
L19	14.14'	S 42°55'14" E
L20	14.14'	S 47°04'46" W
L21	159.12'	S 26°09'54" W
L22	149.25'	S 26°09'54" W

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	A	48,276	1.108
2	A	46,920	1.077
3	A	62,520	1.435

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	D	43,682	1.003
2	D	49,121	1.128
3	D	46,607	1.070
4	D	45,903	1.054
5	D	44,210	1.015
6	D	44,126	1.013

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	B	43,560	1.000
2	B	43,562	1.000
3	B	43,572	1.000
4	B	43,567	1.000
5	B	43,596	1.001
6	B	44,141	1.013
7	B	47,054	1.080
8	B	43,569	1.000
9	B	43,588	1.001
10	B	45,790	1.051

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	E	45,836	1.052
2	E	49,738	1.142
3	E	54,516	1.252
4	E	43,655	1.002
5	E	43,633	1.002
6	E	43,706	1.003

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	C	49,010	1.125
2	C	51,277	1.177

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	X	53,533	1.229

POINT OF BEGINNING

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

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

WATER PROVIDER
Mustang SUD
7985 FM 2931
Aubrey, TX 76227
Telephone (940) 440-9561
Contact: Colton Smith

ELECTRIC PROVIDER
Grayson-Collin Electric Cooperative
P.O. Box 548 ~ 1096 North Waco
Van Alstyne, TX 75495
Telephone (903) 482-7100
Contact: Beau Williams

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

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: Tim C. Spiars

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

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 1/2" 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 Yum Wu & Fabian Johannes Ambre in Document Number 20191025001346960 (OPRCCT), where Otis in Document Number 20160127000096670 (OPRCCT), Brandon P. & Christina N. Krois in Document Number 20200602000810070 (OPRCCT), Mike & Patricia Clark in Document Number 1992-251110 (OPRCCT), Mike Clark in Volume 1480, Page 467 (DRCTT), Bob Houser in Volume 1337, Page 549 (DRCTT), 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 1/2" 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 BEGINNING with subject tract containing 1,756,889 square feet or 40.333 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ravi Polishetty, acting herein by and through his duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as RedBud Estates, 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. Ravi Polishetty 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 system of roadway.
11. Roadways of the Subdivision are in 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 our hands at Collin County, Texas, this _____ day of _____, 2023.

CELINA VENTURES, LLC

By: RAVI POLISHETTY, MANAGING PARTNER

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 _____, 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 _____, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

I am a Registered Professional Land Surveyor licensed by State of Texas. This Plat is a true and accurate representation of the property described and platted herein as determined by an actual survey made on the ground under my direction and supervision.

the property _____ is _____ is not _____ is partially within the 100 years floodplain.

Dated this the _____ day of _____, 2023.

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 _____, 2023.

Notary Public, State of Texas

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.

_____, R. S.
Registered Professional Sanitarian Collin County Health Service.

COLLIN COUNTY COMMISSIONERS COURT CERTIFICATION

I hereby certify that the attached and foregoing Final Plat of the "Redbud Estates" 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, County Judge, Collin County, Texas

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

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Van Alstyne, TX 75495
Telephone (903) 482-7100
Contact:Beau Williams

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

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: Tim C. Spiars