



OWNER'S CERTIFICATION

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, FK LAND INVESTMENT, LLC is the owner of a tract of land, situated in the Carter T. Clift Survey, Abstract No. 162, in Collin County, Texas, and being all of that called 160.25 acre tract, as described in deed to FK LAND INVESTMENT, LLC, as recorded under Document No. 20210317000531800, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly

BEGINNING at a railroad spike found for the northeasterly corner of said 160.25 acre tract, same being the northwesterly corner of a called 2.342 acre tract of land, described in deed to Itzel Torres, as recorded under Document No. 20201215002253760, O.P.R.C.C.T., said corner also being in County Road No. 470;

THENCE South 00°27'25" West, along the easterly line of said 160.25 acre tract, and partially along the westerly line of said 2.342 acre tract, a distance of 527.53 to a 1/2" iron rod with a plastic cap found for the southwesterly corner of a called 1.000 acre tract of land, described in deed to Yesenia Torres, as recorded under Document No. 20201215002253750, O.P.R.C.C.T., same also being the most westerly northwest corner of the remainder of a called 36.754 acre tract of land, described in deed to Martin Torres, as recorded in Volume 5770, Page 3675, of the Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE South 00°33'27" West, along the common line between said 160.25 acre and 36.754 acre tracts, a distance of 2603.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of said 160.25 acre tract, said corner also being in the northerly line of a called 89.273 acre tract, described in deed to BHMM Group Family Partnership, Ltd., as recorded under Document No. 20170516000625330, O.P.R.C.C.T.;

THENCE North $89^{\circ}09'07''$ West, along the common line between said 160.25 acre and 89.273 acre tracts, a distance of 895.32' to a 1/2''iron rod found for the northwesterly corner of said 89.273 acre tract, same being the northeasterly corner of a called 73.69 acre tract, described in deed to Nathan D. Smith and wife, Emma Smith, as recorded under County Clerk's File No. 93—0112642, D.R.C.C.T.;

THENCE North 87°52'46" West, continuing along the southerly line of said 160.25 acre tract, same being partially along said 73.69 acre tract, and also partially along the northerly line of a called 36.510 acre tract of land, described in deed to Charles David Boone and wife, Lois Ann Boone, as recorded under Document No. 20140918001015860, O.P.R.C.C.T., a distance of 1192.87' to a 1/2" iron rod found for the northwesterly corner of said 36.510 acre tract, same being the northeasterly corner of a called 55.12 acre tract of land, described in deed to Malinda A. Warden, as recorded in Volume 3486, Page 130, D.R.C.C.T.;

THENCE South 89°05'24" West, along the common line between said 160.25 acre and 55.12 acre tracts, a distance of 348.16' to a wooden post found for corner, said corner being the southwesterly corner of said 160.25 acre tract, said corner also being the southeasterly corner of a called 125.534 acre tract of land, described in deed to Mas Ranch, LLC, as recorded under Document No. 20170329000400410, O.P.R.C.C.T.;

THENCE North 00°45'18" East, along the common line between said 160.25 acre and 125.534 acre tracts, a distance of 2740.85' to a railroad spike found for the northwesterly corner of said 160.25 acre tract, said corner being in County Road No. 470;

THENCE along said County Road No. 470, same being the northerly line of said 160.25 acre tract, the following (12) twelve courses and

- 1. South 83'47'16" East, a distance of 189.54' to a mag nail found for an angle point;
- 2. South 84°49'45" East, a distance of 138.53' to a point for corner;
- 3. South 85°01'59" East, a distance of 235.41' to a mag nail found for an angle point;
- 4. North 89°27'41" East, a distance of 271.51' to a mag nail found for an angle point;
- 5. North 81°57'16" East, a distance of 294.94' to a p.k. nail found for the southeasterly corner of RAJ ADDITION, an addition to

Collin County, Texas, as recorded in Volume 2021, Page 25, O.P.R.C.C.T.; 6. North 72°54'44" East, a distance of 236.50' to a mag nail found for an angle point, being at the beginning of a curve to the left,

having a radius of 1243.31', a central angle of 11°40'57", and a chord which bears, North 64°49'04" East, a chord distance of 253.07'; 7. Thence along said curve to the left, in a northeasterly direction, an arc length of 253.51' to a mag nail found at the beginning of

a curve to the right, having a radius of 2077.41', a central angle of 06°04'12", and a chord which bears, North 62°05'58" East, a chord distance of 219.98'; 8. Thence along said curve to the right, in a northwesterly direction, an arc length of 220.08' to a mag nail found at the beginning of

a curve to the right, having a radius of 781.42', a central angle of 14°18'37", and a chord which bears, North 74°11'11" East, a chord distance of 194.66';

9. Thence along said curve to the right, in a northeasterly direction, an arc length of 139.36' to a mag nail found at the beginning of a curve to the right, having a radius of 1276.37', a central angle of 06°15'21", and a chord which bears, North 82°36'42" East, a chord

10. Thence along said curve to the right, in a northeasterly direction, an arc length of 139.36' to a mag nail found at the beginning of a curve to the right, having a radius of 1453.08', a central angle of 06°21'30", and a chord which bears, North 89°25'29" East, a chord distance of 161.17';

11. Thence along said curve to the right, in a northeasterly direction, an arc length of 161.25' to a mag nail found at the beginning of a curve to the right, having a radius of 55010.84', a central angle of 00°10'31", and a chord which bears, South 88°29'58" East, a chord distance of 168.35';

12. Thence along said curve to the right, in a southeasterly direction, an arc length of 168.35' to the POINT OF BEGINNING and containing 160.055 acres of land, more or less.

NOW THERFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, FK LAND INVESTMENT, LLC is the owner of the above described property, does hereby adopt this plat designating the hereinabove described property as RAINTREE ESTATES LOTS 1—115, BLOCK A AND LOTS 1—23, BLOCK B, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this _____day of _____, 2023. FK LAND INVESTMENT, LLC

Landon Darwin — Owner

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 Landon Darwin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same

is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of ______, 2023.

NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S CERTIFICATION:

THAT I, Michael B. Arthur, 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. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

Michael B. Arthur Registered Professional Land Surveyor

Texas Registration No. 5686

STATE OF TEXAS COUNTY OF COLLIN

REVISED: 02/02/2023

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, 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.

SHEET NO.: 3 OF 3

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.

Designated Representative for Collin County Developmental Services Date

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the____, 2023.

County Judge Keith Self Collin County

> CURVE NO. RADIUS ARC LENGTH DELTA CHRD. BRNG. CURVE NO. RADIUS ARC LENGTH DELTA CHRD. BRNG. CHORD C1 422.88' 76.06' 10*18*19" S02*42'56"E 75.96' C2 452.88' 80.95' 10*14'28" S02*44'51"E 80.84' C3 482.88' 85.82' 10*10'59" S02*46'36"E 85.71' C4 466.59' 149.67' 18*22'43" N01*19'16"E 149.02' C5 496.59' 159.29' 18*22'43" N01*19'16"E 158.61' C6 436.59' 140.04' 18*22'43" N01*19'16"E 139.44' C7 570.00' 350.12' 35*11'36" S07*05'11"E 344.64' C8 540.00' 354.99' 37*39'58" S08*19'22"E 348.64' C9 510.00' 275.70' 30*58'25" S04*58'35"E 272.36' C10 60.00' 299.84' 286*19'34" N33*52'38"E 71.94' C11 2075.00' 25.03' 00*41'28" S84*08'00"E 25.03' C12 2075.00' 431.23' 11*54'26" N87*54'23"E 430.45' C13 2075.00' 355.22' 09*48'30" N77*02'55"E 354.78' C11 2075.00' 25.03' 00'41'28" S84'08'00'E 25.03'
> C12 2075.00' 431.23' 11'54'26" N87'54'23"E 430.45'
> C13 2075.00' 355.22' 09'48'30" N77'02'55"E 354.78'
> C14 2075.00' 367.47' 22'23'55" S71'25'02"W 365.14'
> C15 940.00' 367.47' 22'23'55" S71'25'02"W 365.14'
> C16 940.00' 16.86' 01'01'41" S86'48'32"W 16.86'
> C17 5561.68' 703.65' 07'14'56" N72'03'53"E 703.18'
> C18 60.00' 314.16' 299'59'58" S14'07'26"E 60.00'
> C19 5940.00' 696.89' 06'43'19" N72'15'52"E 696.49'
> C20 5970.00' 752.50' 07'13'19" N72'30'52"E 752.00'
> C21 6000.00' 704.19' 06'43'28" N72'15'56"E 703.79'
> C22 470.00' 177.44' 21'37'50" S79'43'07"W 176.39'
> C23 500.00' 188.76' 21'37'50" S79'43'07"W 187.64'
> C24 530.00' 200.09' 21'37'50" S79'43'07"W 188.764'
> C24 530.00' 137.84' 13'36'59" S69'09'34"W 137.51'
> C26 680.00' 137.84' 13'36'59" S69'09'34"W 137.51'
> C26 680.00' 178.56' 15'02'43" N69'52'26"E 178.05'
> C27 1702.56' 1204.72' 40'32'32" S57'07'32"W 1179.75'
> C28 60.00' 314.14' 299'58'40" S46'40'13"E 60.02'
> C29 1030.00' 625.37' 34'47'14" S62'10'06"W 615.81'
> C30 1000.00' 658.36' 37'43'16" S60'42'05"W 646.53'
> C31 970.00' 587.43' 34'47'14" S62'10'06"W 615.81'
> C32 970.00' 259.94' 15'21'14" N71'53'06"E 259.16'
> C33 1000.00' 305.59' 17'30'32" N70'48'27"E 304.40'
> C34 1030.00' 262.02' 14'34'30" N72'16'28"E 261.31'
> C35 30.00' 314.14' 39'58'48" N32'01'57"E 304.40'
> C34 1030.00' 262.02' 14'34'30" N72'16'28"E 261.31'
> C35 30.00' 314.16' 30'00'00" S25'33'55"E 60.00'
> C38 530.00' 314.16' 30'00'00" S25'33'55"E 60.00'
> C38 530.00' 241.42' 26'05'57" S77'29'04"W 225.79'
> C40 470.00' 214.09' 26'05'57" S77'29'04"W 225.79'
> C40 470.00' 214.09' 26'05'57" S77'29'04"W 225.79'
> C40 470.00' 214.09' 26'05'57" S77'29'04"W 225.79'
> C41 60.00' 219.91' 210'00'00" N45'32'02"E 115.91'

1. All lot corners are monumented with a 5/8" iron rod set with a yellow plastic cap stamped "RPLS 5686" unless otherwise noted.

2. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0305J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure 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 in any way.

3. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights—of—way affecting the above described Property. No additional research regarding said easements, restrictions or rights—of—way has been performed by the surveyor.

4. Bearings and elevations are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847312, at base point 0,0.

5. The Homeowner shall be solely responsible for the maintenance of the storm water detention system and the storm drainage system in the drainage easements on—site. The Homeowners 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 herein 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.

OSSF Notes:

1. All lots must utilize alternative type On—Site Sewage Facilities.

2. Must maintain state-mandated setback of all On-Site Sewage Facility components form any/all easements and drainage areas, water distribution lines, sharp breaks and/or creaks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.

3. All lots have 5' — 30' Drainage and Utility Easements along all property lines to which setbacks apply.

4. There is an existing pond located on Lots 56 and 57, to which setbacks apply.

5. There are no easements other than the aforementioned drainage, drainage/utility easements bordering all lots, in which the surveyor is aware or has been made aware.

6. There were no permitted/approved existing structures with associated OSSF(s) on any of the lots at the time of approval. Any existing structures or OSSFs on lots must be reviewed and permitted by Collin County Development Services prior to any use.

7. Tree removal and/or grading for OSSF may be required on individual lots.

8. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Colin County Development Services.

9. 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.

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

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—year 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-year base flood

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 SW3P and submit to the Director of Engineering prior to receiving any permits.

19. Collin County will not be responsible for maintenance or repairs of Centralized Mail Boxes.

FK LAND INVESTMENT, LLC 3045 Lackland Road Fort Worth, Texas 76116 (817) 731-7595

ENGINEER:

Kimley-Horn 260 East Davis St., Suite 100 McKinney, Texas 75069 Ph.: (469) 301-2582 Contact: Eric Jeske, P.E.

SURVEYOR:

North Texas Surveying, LLC 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200 Contact: Chad Holcomb

FINAL PLAT

RAINTREE ESTATES LOTS 1-115

160.055 ACRES IN THE Carter T. Clift Survey Abstract No. 162 Collin County, Texas Scale: 1" = 50' Date: August, 2022

SHEET 3 OF 3

CHK'D. BY: M.B.A. SCALE: 1" = 100'DRAWN BY: C.S.H. JOB NO.: 2022-0045 DATE: 05/20/2022