

LOCATION MAP (NOT TO SCALE)

**LEGEND**

- IRF IRON ROD FOUND
- CIRS 5/8" CAPPED IRON ROD STAMPED 'BCG #10194538' SET
- ESMT EASEMENT
- LS LANDSCAPE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- VE VISIBILITY EASEMENT
- WME WALL MAINTENANCE EASEMENT
- WLE WATER LINE EASEMENT
- SSE SANITARY SEWER EASEMENT
- LSDE LANDSCAPE & DRAINAGE EASEMENT
- BL BUILDING LINE
- RP RADIUS POINT
- HOA HOME OWNERS ASSOCIATION
- ROW RIGHT-OF-WAY
- VOL. PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- INST. NO. INSTRUMENT NUMBER
- OPRCCT OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DRCCT DEED RECORDS, COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS, COLLIN COUNTY, TEXAS

**FINAL PLAT  
WINDCHIME  
ADDITION - PHASE 1**  
353 RESIDENTIAL LOTS / 11 OPEN SPACE LOTS

BEING 99.274 ACRES OF LAND  
SITUATED IN THE  
ABNER G. STAPP SURVEY, ABSTRACT NO. 832, EDWIN RIGHTMAN SURVEY, ABSTRACT NO. 750, BENJAMIN E. BLACKWELL SURVEY, ABSTRACT NO. 93 AND THE BENJAMIN HAILE SURVEY, ABSTRACT NO. 398

LOTS 1X, 2X & 1-59, BLOCK A  
LOTS 1-34, BLOCK B  
LOTS 1X & 1-21, BLOCK C  
LOTS 1X & 1-17, BLOCK D  
LOTS 1X & 1-14, BLOCK E  
LOTS 1X & 1-8, BLOCK F  
LOTS 1-13, BLOCK G  
LOTS 1-16, BLOCK H  
LOTS 1-48, BLOCK I  
LOTS 1-45, BLOCK J  
LOTS 1X, 2X, 3X, & 1-9, BLOCK K  
LOTS 1X & 1-41, BLOCK L  
LOTS 1X & 1-28, BLOCK M

COLLIN COUNTY, TEXAS

**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.



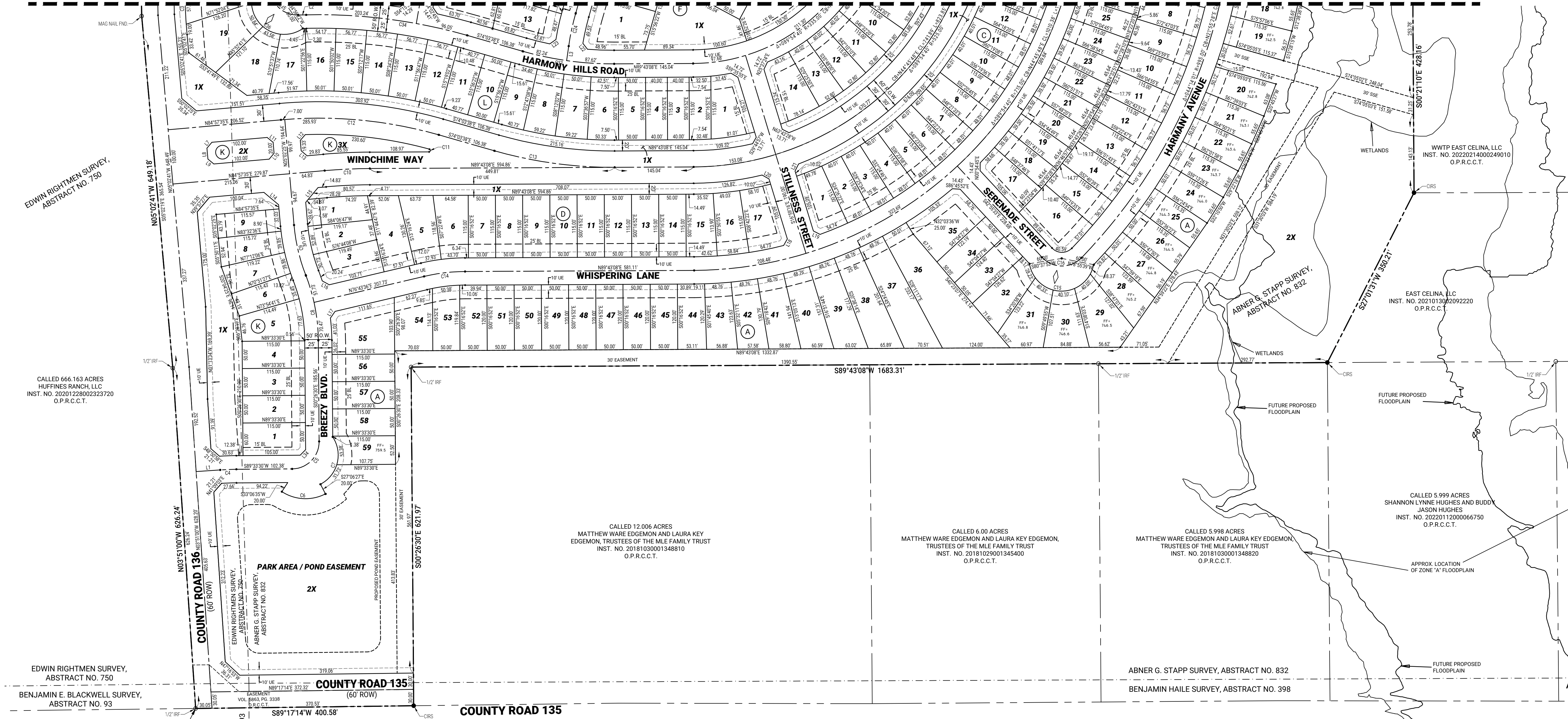
OWNER/DEVELOPER:  
EAST CELINA, LLC  
4801 W. LOVERS LANE  
DALLAS, TEXAS 75209  
PHONE: OWNER PHONE NUMBER

TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 EAST CAMPBELL ROAD, STE. 650  
RICHARDSON, TEXAS 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2023-004  
DATE March 2024

RPLS OF RECORD:  
MARK L. BESHEAR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6824  
EMAIL: MBeshear@Barraza-Group.com

TECH=BAS  
SCALE 1"=100'  
PAGE 1 OF 4

MATCH LINE - SEE SHEET #2



EDWIN RIGHTMEN SURVEY, ABSTRACT NO. 750

CALLLED 666.163 ACRES HUFFINES RANCH, LLC INST. NO. 20201228002323720 O.P.R.C.C.T.

EDWIN RIGHTMEN SURVEY, ABSTRACT NO. 750

BENJAMIN E. BLACKWELL SURVEY, ABSTRACT NO. 93

BENJAMIN E. BLACKWELL SURVEY, ABSTRACT NO. 93

BENJAMIN HAILE SURVEY, ABSTRACT NO. 398

BENJAMIN E. BLACKWELL SURVEY, ABSTRACT NO. 93

BENJAMIN HAILE SURVEY, ABSTRACT NO. 398

CALLLED 110.98 ACRES THE JOHN H. ALTUS AND CINDY F. ALTUS REVOCABLE LIVING TRUST COUNTY CLERT NO. 97-0007984 O.P.R.C.C.T.

CALLLED 12.006 ACRES MATTHEW WARE EDGEMON AND LAURA KEY EDGEMON, TRUSTEES OF THE MLE FAMILY TRUST INST. NO. 20181030001348810 O.P.R.C.C.T.

CALLLED 6.00 ACRES MATTHEW WARE EDGEMON AND LAURA KEY EDGEMON, TRUSTEES OF THE MLE FAMILY TRUST INST. NO. 20181029001345400 O.P.R.C.C.T.

CALLLED 5.998 ACRES MATTHEW WARE EDGEMON AND LAURA KEY EDGEMON, TRUSTEES OF THE MLE FAMILY TRUST INST. NO. 20181030001348820 O.P.R.C.C.T.

ABNER G. STAPP SURVEY, ABSTRACT NO. 832

BENJAMIN HAILE SURVEY, ABSTRACT NO. 398

ABNER G. STAPP SURVEY, ABSTRACT NO. 832

BENJAMIN HAILE SURVEY, ABSTRACT NO. 398

SHANNON LYNNIE HUGHES AND BUDDY JASON HUGHES INST. NO. 2022011200066750 O.P.R.C.C.T.

WETLANDS

WETLANDS

WETLANDS

WETLANDS

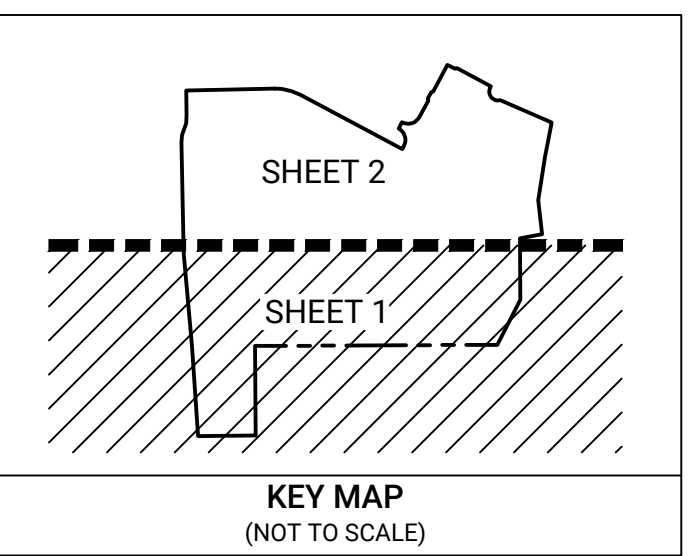
WETLANDS

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S86°09'00"W	44.40'
L2	S88°37'04"W	14.91'
L3	S88°55'08"W	26.82'
L4	S53°07'35"E	25.48'
L5	S61°50'44"E	40.00'
L6	S61°50'44"E	40.00'
L7	N39°57'35"E	14.14'
L8	N05°02'25"W	20.00'
L9	N50°02'25"W	14.14'
L10	S39°57'35"W	14.14'
L11	S50°02'25"E	14.14'
L12	N41°20'12"E	13.80'
L13	N50°02'25"W	14.14'
L14	S50°02'25"E	35.36'
L15	N39°57'35"E	35.36'
L16	N60°17'56"W	14.63'
L17	N34°28'45"E	14.80'
L18	S29°15'29"W	13.83'
L19	N63°14'01"W	13.83'
L20	S60°26'19"E	14.52'

**LINE TABLE**

LINE #	BEARING	DISTANCE
L21	N26°27'48"E	14.52'
L22	S88°09'11"E	13.70'
L23	N54°48'36"E	13.83'
L24	S22°14'45"E	13.44'
L25	N71°50'30"E	13.81'
L26	S19°08'26"E	14.70'
L27	N70°29'20"E	13.47'
L28	S05°51'45"E	13.31'
L29	S78°39'31"W	13.55'
L30	S45°11'33"E	14.14'
L31	N44°48'27"E	14.14'
L32	N45°11'33"W	14.14'
L33	S44°48'27"W	14.14'
L34	S44°33'30"W	14.14'

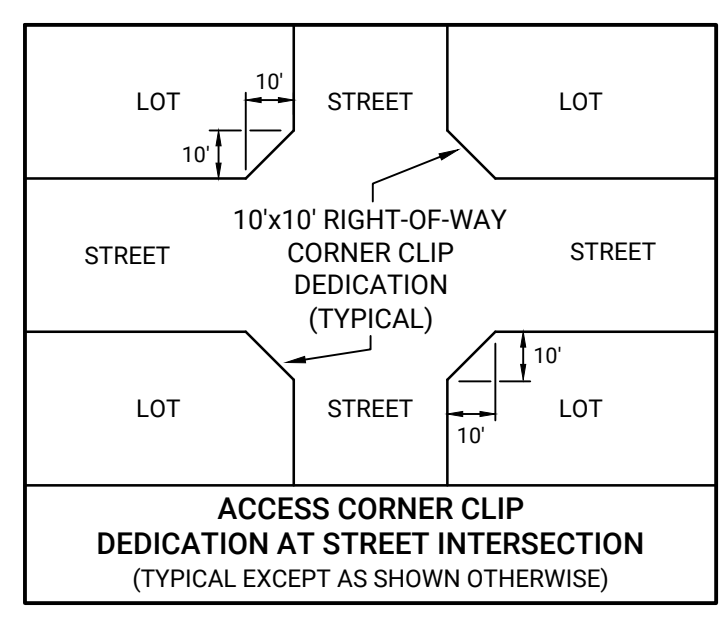


**CURVE TABLE**

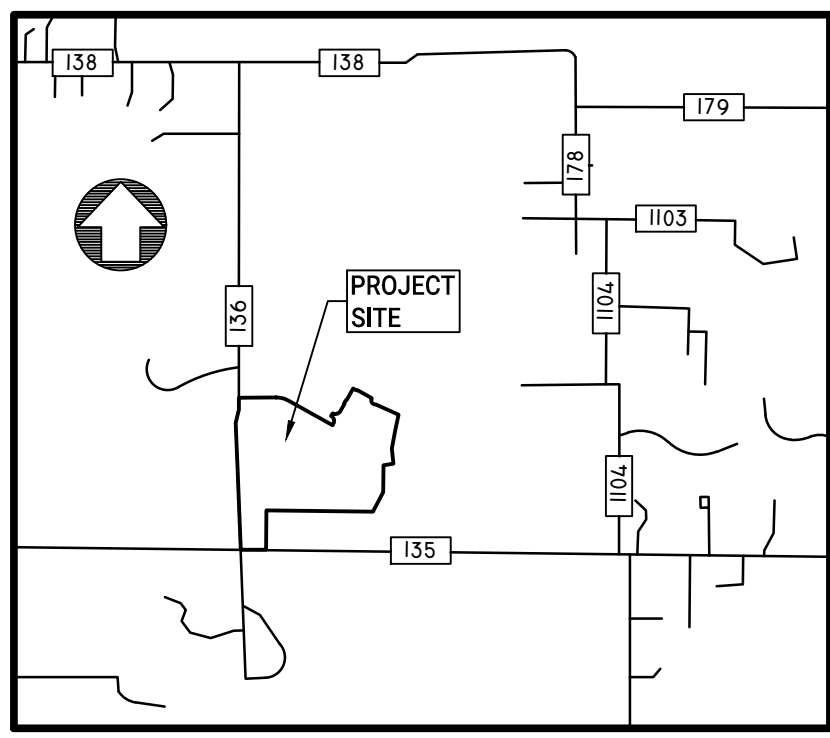
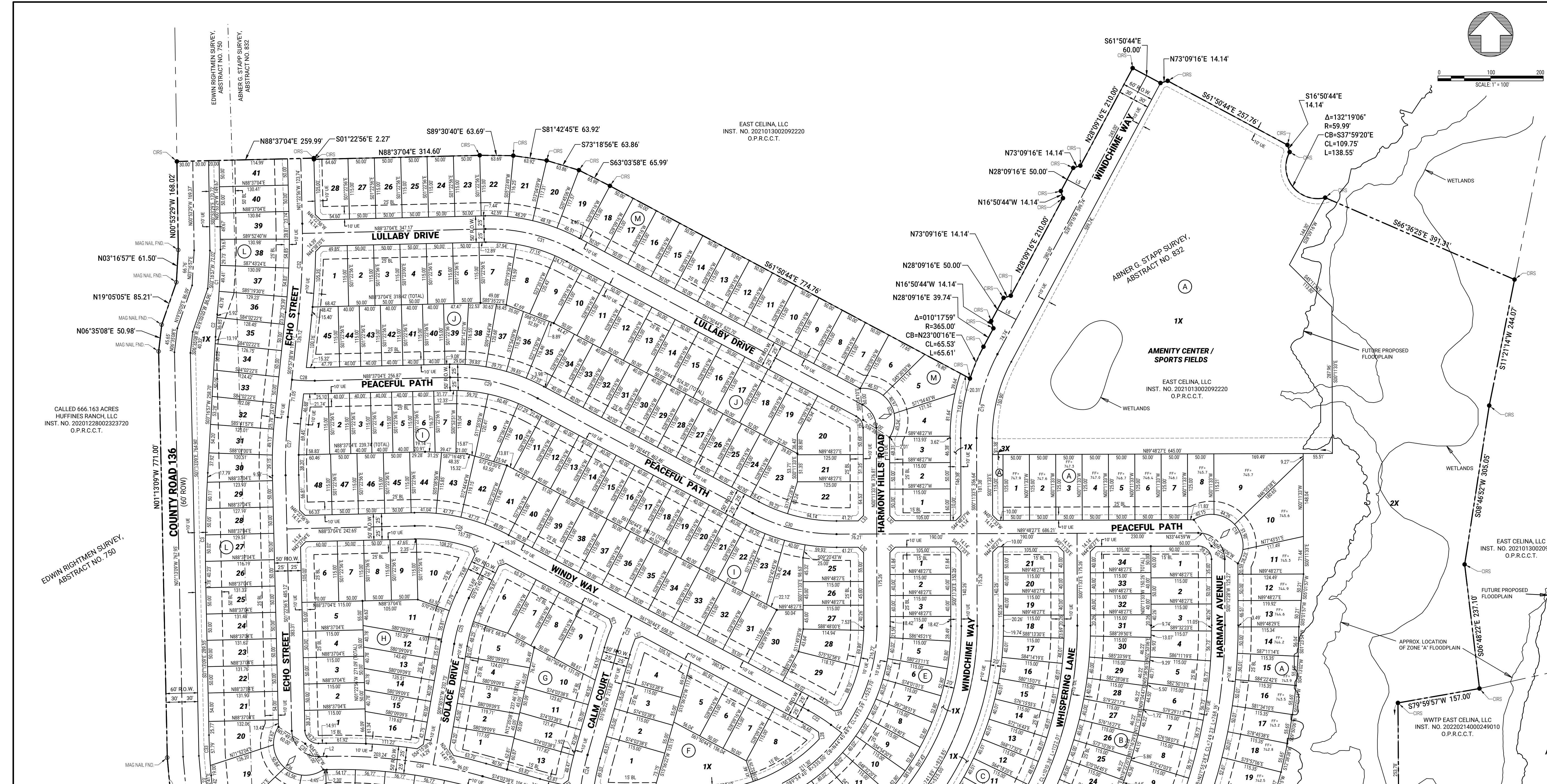
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	003°38'03"	1250.00	S02°47'57"W	122.87	122.92
C2	002°20'01"	1050.00	S04°26'57"W	42.76	42.77
C3	004°30'05"	2650.00	S01°01'54"W	208.15	208.20
C4	003°24'30"	500.00	S87°51'15"W	29.74	29.74
C5	090°00'00"	50.00	S44°33'30"W	70.71	78.54
C6	060°13'02"	80.00	S86°59'56"E	80.26	84.08
C7	090°53'21"	60.00	N14°26'53"E	89.80	101.46
C8	020°53'59"	335.00	N10°53'30"W	121.52	122.20
C9	016°18'05"	335.00	S13°11'27"E	94.99	95.31
C10	004°45'33"	1000.00	S87°20'21"W	83.04	83.06
C11	164°28'27"	2.50	N07°28'54"E	4.95	7.18
C12	020°58'47"	800.00	N84°33'02"W	291.30	292.93
C13	016°13'14"	790.00	S82°10'15"E	222.90	223.65
C14	012°59'32"	335.00	S83°13'22"W	75.80	75.96
C15	159°33'31"	60.00	S89°08'53"E	118.10	167.09
C16	092°01'59"	50.00	S89°26'33"E	72.56	81.19
C17	090°00'00"	50.00	N45°11'33"W	70.71	78.54
C18	157°06'53"	60.00	N45°11'33"W	117.61	164.53
C19	028°20'48"	335.00	S13°58'52"W	164.05	165.74
C20	128°46'04"	60.00	N31°01'08"W	108.21	134.85

**CURVE TABLE**

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C21	061°39'12"	50.00	N31°01'08"W	51.24	53.80
C22	008°43'09"	335.00	N57°29'10"W	50.93	50.98
C23	012°12'54"	335.00	S22°02'49"W	71.28	71.42
C24	007°51'13"	450.00	S12°00'45"W	61.63	61.68
C25	015°40'54"	335.00	S17°41'18"W	91.40	91.69
C26	029°32'12"	335.00	N76°36'50"W	170.79	172.70
C27	007°20'34"	865.00	S02°17'21"W	110.78	110.85
C28	007°20'34"	335.00	S87°42'39"E	42.90	42.93
C29	029°32'12"	335.00	N76°36'50"W	170.79	172.70
C30	028°20'48"	335.00	S76°01'08"E	164.05	165.74
C31	029°32'12"	335.00	N76°36'50"W	170.79	172.70
C32	007°20'34"	1335.00	S02°17'21"E	170.97	171.09
C33	003°49'33"	1150.00	S03°07'55"E	76.77	76.79
C34	017°19'18"	990.00	N82°43'17"E	298.16	299.30
C35	090°00'00"	50.00	S46°22'56"E	70.71	78.54
C36	157°06'53"	60.00	S46°22'56"E	117.61	164.53
C37	016°13'14"	600.00	S82°10'15"E	169.29	169.86



S:\2023\2023004-01\SURVEY\PHL\23-001-Phase 1 - PP.dwg 3/9/2024 1:03 PM



**LEGEND**

- IRF IRON ROD FOUND
- CRS 5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
- ESMT EASEMENT
- LS LANDSCAPE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
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- WLE WATER LINE EASEMENT
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- DR&CT DEED RECORDS, COLLIN COUNTY, TEXAS
- PR&CT PLAT RECORDS, COLLIN COUNTY, TEXAS

**FINAL PLAT  
WINDCHIME  
ADDITION - PHASE 1**

353 RESIDENTIAL LOTS / 11 OPEN SPACE LOTS  
BEING 99.274 ACRES OF LAND  
SITUATED IN THE  
ABNER G. STAPP SURVEY, ABSTRACT NO. 832,  
EDWIN RIGHTMAN SURVEY, ABSTRACT NO. 750,  
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AND THE BENJAMIN HAILE SURVEY, ABSTRACT NO. 398

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LOTS 1X, 2X, 3X, & 1-9, BLOCK K  
LOTS 1X & 1-41, BLOCK L  
LOTS 1X & 1-28, BLOCK M

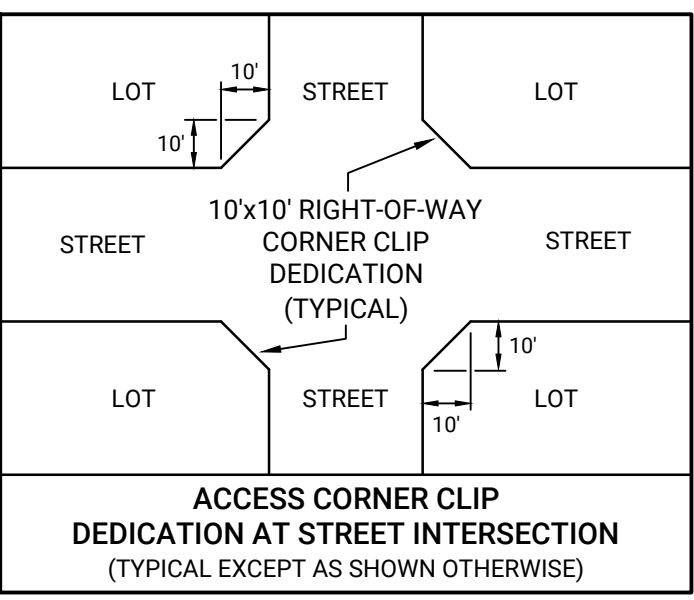
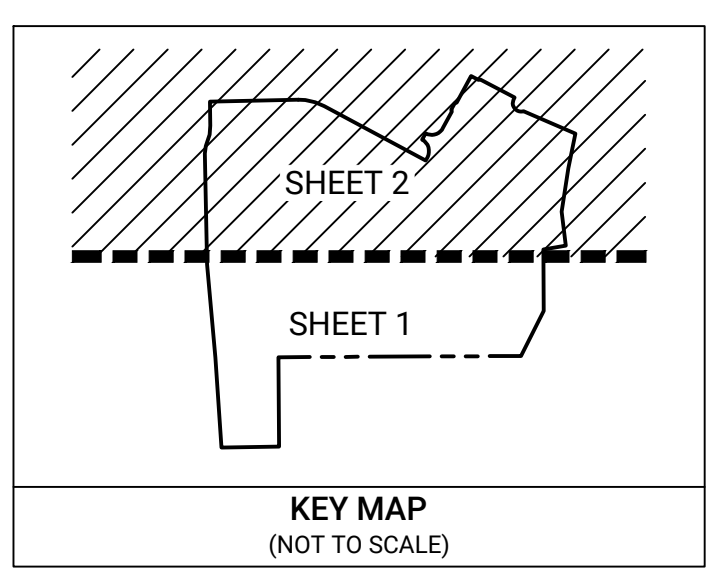
COLLIN COUNTY, TEXAS

**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 SW3P and submit to the Director of Engineering prior to receiving any permits.
19. Collin County will not be responsible for repairs or maintenance of centralized mailboxes.
20. Collin County will not be responsible for repairs or maintenance of sidewalks.

**NOTES:**

1. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to grid scale factor of 0.999847313).
2. Subject property is located within Zone AE - "Base Flood Elevations Determined", and Zone X (unshaded) - "Areas determined to be outside the 0.2% annual chance floodplain", according to Federal Emergency Management Agency Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas - Map Number 48085C0040J, Date June 02, 2009.
3. Lots ending with an "X" are non-residential lots. maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).



OWNER/DEVELOPER:  
EAST CELINA, LLC  
4801 W. LOVERS LANE  
DALLAS, TEXAS 75209  
PHONE: OWNER PHONE NUMBER

RPLS OF RECORD:  
MARK L. BESHEAR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6824  
EMAIL: MBeshear@Barraza-Group.com

**BARRAZA**  
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 EAST CAMPBELL ROAD, STE. 650  
RICHARDSON, TEXAS 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2023-004  
DATE March 2024

**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.

TECH=BAS  
SCALE 1"=100'  
PAGE 2 OF 4

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING that certain tract of land situated in the BENJAMIN E. BLACKWELL SURVEY, ABSTRACT NO. 398, EDWIN RIGHMEN SURVEY, ABSTRACT NO. 750, and ABNER G. STAPP SURVEY, ABSTRACT NO. 832, in Collin County, Texas, and being part of that certain tract of land described in deed to East Celina, LLC, recorded in Instrument Numbers 2021013002092220, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on the north line of that tract of land described in deed to The John H. Altus and Cindy F. Altus Revocable Living Trust, recorded in County Clerk Number 97-0007984, O.P.R.C.C.T., at the southwest corner of said East Celina, LLC, tract and the southeast corner of that tract of land described in deed to Huffines Ranch, LLC, recorded in Instrument Number 20201228002323720, O.P.R.C.C.T.;

THENCE with the west line of said East Celina, LLC, tract and the east line of said Huffines Ranch, LLC, tract, the following courses:

- North 03° 51' 00" West, a distance of 626.24 feet to a 1/2-inch iron rod found;
North 05° 02' 41" West, a distance of 649.18 feet to a MAG NAIL found;
North 01° 13' 09" West, a distance of 771.00 feet to a MAG NAIL found;
North 06° 35' 08" East, a distance of 50.98 feet to a MAG NAIL found;
North 19° 05' 05" East, a distance of 85.21 feet to a MAG NAIL found;
North 03° 16' 57" East, a distance of 61.50 feet to a MAG NAIL found;
North 00° 53' 29" West, a distance of 168.02 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set;

THENCE leaving the west line of said East Celina, LLC, tract and the east line of said Huffines Ranch, LLC, tract, over and across East Celina, LLC, tract, the following courses to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set:

- North 88° 37' 04" East, a distance of 259.99 feet;
South 01° 22' 56" East, a distance of 2.27 feet;
North 88° 37' 04" East, a distance of 314.60 feet;
South 89° 30' 40" East, a distance of 63.69 feet;
South 81° 42' 45" East, a distance of 63.62 feet;
South 73° 18' 56" East, a distance of 63.86 feet;
South 63° 03' 58" East, a distance of 65.99 feet;
South 61° 50' 44" East, a distance of 774.76 feet to the beginning of a tangent curve to the right;
Northeasterly, with said curve which has a central angle 010° 17' 59", a radius of 365.00 feet, and chord which bears North 23° 00' 16" East, a chord distance of 65.53 feet, and for an arc distance of 65.61 feet;
North 28° 09' 16" East, a distance of 39.74 feet;
North 16° 50' 44" West, a distance of 14.14 feet;
North 28° 09' 16" East, a distance of 50.00 feet;
North 73° 09' 16" East, a distance of 14.14 feet;
North 28° 09' 16" East, a distance of 210.00 feet;
North 16° 50' 44" West, a distance of 14.14 feet;
North 28° 09' 16" East, a distance of 50.00 feet;
North 73° 09' 16" East, a distance of 14.14 feet;
North 28° 09' 16" East, a distance of 210.00 feet;
South 61° 50' 44" East, a distance of 60.00 feet;
North 73° 09' 16" East, a distance of 14.14 feet;
South 61° 50' 44" East, a distance of 257.76 feet;
South 16° 50' 44" East, a distance of 14.14 feet to the beginning of a curve to the left;
Northeasterly, with said curve which has a central angle 132° 19' 06", a radius of 59.99 feet, and chord which bears South 37° 59' 20" East, a chord distance of 109.75 feet, and for an arc distance of 138.55 feet;
South 66° 36' 25" East, a distance of 391.31 feet;
South 11° 21' 14" West, a distance of 244.07 feet;
South 08° 46' 52" West, a distance of 305.05 feet;
South 06° 48' 22" East, a distance of 237.10 feet on the north line of that certain tract of land described in deed to WWTP East Celina, LLC, recorded in Instrument Number 20220214000249010, O.P.R.C.C.T.;

THENCE South 79° 59' 57" West, with the north line of said WWTP East Celina, LLC, tract, a distance of 157.00 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set at the northwest corner of said WWTP East Celina, LLC, tract;

THENCE South 00° 21' 10" East, with the west line of said WWTP East Celina, LLC, tract, a distance of 428.16 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set at the southwest corner of said WWTP East Celina, LLC, tract;

THENCE South 27° 01' 31" West, over and across said East Celina, LLC, tract, a distance of 350.21 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set at the northeast corner of that certain tract of land described in deed to Matthew Ware Edgemond and Laura Key Edgemond, Trustees of the MLE Family Trust, recorded in Instrument Number 20181030001348820, O.P.R.C.C.T. and the northwest corner of that tract of land described in deed to Shannon Lynne Hughes and Buddy Jason Hughes, recorded in Instrument Number 20220112000066750, O.P.R.C.C.T.;

THENCE South 89° 43' 08" West, with the north line of said Matthew Ware Edgemond and Laura Key Edgemond, Trustees of the MLE Family Trust tract and the north line of that certain tracts of land described in deeds to Matthew Ware Edgemond and Laura Key Edgemond, Trustees of the MLE Family Trust, recorded in Instrument Numbers 20181029001345400 and 20181030001348810, O.P.R.C.C.T., a distance of 1,683.31 feet to a 1/2-inch iron rod found at the common northwest corner of said Matthew Ware Edgemond and Laura Key Edgemond, Trustees of the MLE Family Trust tract (Instrument Number 20181030001348810) and a interior ell corner of said East Celina LLC, tract;

THENCE South 00° 26' 30" East, with the west line of said Matthew Ware Edgemond and Laura Key Edgemond, Trustees of the MLE Family Trust tract (Instrument Number 20181030001348810), a distance of 621.97 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set on the north line of the above mentioned The John H. Altus and Cindy F. Altus Revocable Living Trust tract at the southwest corner of said Matthew Ware Edgemond and Laura Key Edgemond, Trustees of the MLE Family Trust tract (Instrument Number 20181030001348810);

THENCE South 89° 17' 14" West, with the south line of said East Celina, LLC tract and the north line of said The John H. Altus and Cindy F. Altus Revocable Living Trust tract, a distance of 400.58 feet to the POINT OF BEGINNING, and containing 99.433 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That EAST CELINA, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDCHIME ADDITION PHASE 1, 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. The EAST CELINA, LLC does herin certify the following:

DEDICATION STATEMENT

THAT, EAST CELINA, LLC, does hereby adopt this plat designating the hereinabove described property as WINDCHIME ADDITION, PHASE 1, an addition to Collin County, Texas, and does hereby dedicate to the use forever, the streets, alleys, and public use areas shown hereon, the easements as shown for mutual use and accommodations of Collin County, Texas and all public utilities desiring to use or using same, all or any public utility and Collin County, Texas shall have the right to remove and keep removed any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction maintenance of efficiency of its respective systems on said easements and the Collin County, Texas and all public utility constructing, reconstructing, inspecting, patrolling, maintain and adding to or removing all or parts of its respective systems without the necessity at anytime of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations of Collin County, Texas.

WITNESS OUR HAND at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

- 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, 51 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 sysetms 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\_\_\_.

BY: EAST CELINA, LLC

Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas
My commission expires: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

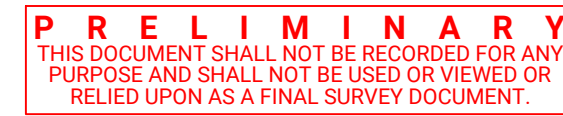
MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, MARK L. BESHEAR, a registered professional land surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Princeton subdivision regulations.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.



MARK L. BESHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6824

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for The State of Texas, on this day personally appeared MARK L. BESHEAR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT
WINDCHIME
ADDITION - PHASE 1
353 RESIDENTIAL LOTS / 11 OPEN SPACE LOTS

BEING 99.274 ACRES OF LAND
SITUATED IN THE
ABNER G. STAPP SURVEY, ABSTRACT NO.
832, EDWIN RIGHTMAN SURVEY,
ABSTRACT NO. 750, BENJAMIN E.
BLACKWELL SURVEY, ABSTRACT NO. 93
AND THE BENJAMIN HAILE SURVEY,
ABSTRACT NO. 398

- LOTS 1X, 2X & 1-59, BLOCK A
LOTS 1-34, BLOCK B
LOTS 1X & 1-21, BLOCK C
LOTS 1X & 1-17, BLOCK D
LOTS 1X & 1-14, BLOCK E
LOTS 1X & 1-8, BLOCK F
LOTS 1-13, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-45, BLOCK I
LOTS 1-48, BLOCK J
LOTS 1-45, BLOCK J
LOTS 1X, 2X, 3X, & 1-9, BLOCK K
LOTS 1X & 1-41, BLOCK L
LOTS 1X & 1-28, BLOCK M

COLLIN COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2023-004
DATE March 2024

OWNER/DEVELOPER:
EAST CELINA, LLC
4801 W. LOVERS LANE
DALLAS, TEXAS 75209
PHONE: OWNER PHONE NUMBER

RPLS OF RECORD:
MARK L. BESHEAR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6824
EMAIL: MBeshear@Barraza-Group.com



TECH=BAS

