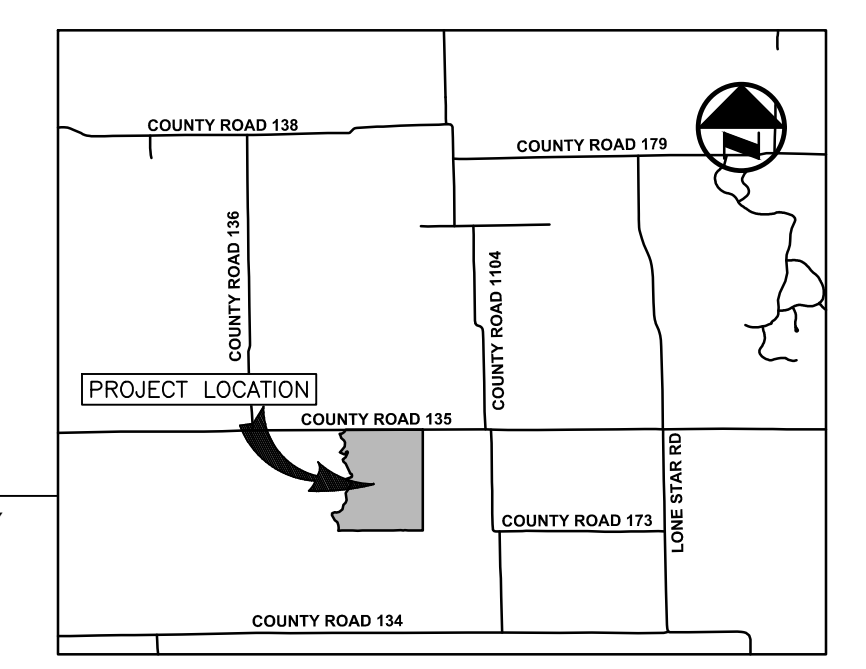
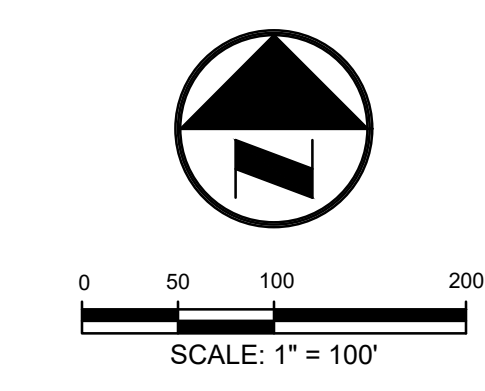


Abner Stapp Survey
Abstract No. 832



- LEGEND**
- MONUMENT OF RECORD DIGNITY
 - PROPERTY CORNER
 - P.O.B.
 - BOUNDARY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - - - FEMA FLOOD LINE
 - - - OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000152710. Distances and areas shown are surface values in U.S. Survey Feet.
2. The subject tract lies with Zone X and Zone A as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0040J with a Map Revised date of June 2, 2009 and Map Number 48085C0130J with a Map Revised date of June 2, 2009.
 - Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone A - Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. This zone has no base flood elevations determined.
3. Selling a portion of this addition by metes and bounds is a violation of State law, and is subject to fines and/or withholding of utilities and building permits.
4. Total acreage of the subdivision is 124.059 acres, the total number of lots within the proposed subdivision are 560, the smallest lot shown on the plat is 0.062 acres and the largest is 22.767 acres, the average size of the lots are 0.175 acres.
5. Mail boxes shall meet USPS specifications.
6. Driveway connections must meet Collin County specifications.
7. All roadway signs shall meet Collin County specifications.
8. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
9. Collin County does not, and will not accept street lights for maintenance or operation.
10. A road dedicated to the public may not be obstructed, including by means of a gate.
11. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
12. 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.
13. 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.
14. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
15. 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.
16. Fences and utility appurtenances may be placed within the 100-yr drainage ESMT, provided they are placed outside the design-yr floodplains, as shown on the plat.
17. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
18. All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be driven with the existing driving surface.
19. 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.
20. 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.
21. 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 BMPs and comply with the Construction General Permit.
22. 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.
23. Detention pond and facilities will be maintained by the property owner who's lot they are within.
24. Collin County will not be responsible for maintenance or repairs of Centralized Mailboxes.
25. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of North Collin County MUD No. 1
26. All water and sanitary sewer utility easements shown hereon are hereby dedicated by this plat for the exclusive use of the City of Celina.
27. All drainage easements and right-of-way shown hereon are hereby dedicated by this plat for the exclusive use of North Collin County MUD No. 1
28. Lots ending with an "X" are non-residential lots. Maintenance of "X" lots shall be responsibility of the Songhill HOA.

CALLLED 58.02 ACRES
SHELLY K. SANDLER AND HUSBAND,
STEVE A. SANDLER
(INST. NO. 1999050300045370)
(VOL. 4407, PG. 3460)
O.P.R.C.C.T.

FINAL PLAT
SONGHILL
124.059 ACRES SITUATED IN THE
BENJAMIN HALE SURVEY, ABSTRACT NO. 398
COLLIN COUNTY, TEXAS
APRIL 5, 2024
SHEET 1 OF 3

OWNER
CELINA 124, LLC
8200 Douglas Ave, Suite 300
Dallas, TX 75225
Contact:
Phone:

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS -

COUNTY OF COLLIN -

Whereas, Celina 124, LLC is the owner of that 124.059-acre (5,404,002-square-foot) tract of land situated in the Benjamin Haile Survey, Abstract No. 398, Collin County, Texas; being all of that tract of land described in Special Warranty Deed to Celina 124, LLC recorded in Instrument No. 202400022819 of the Official Public Records of Collin County, Texas; said 124.059-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a point for corner in the approximate centerline of County Road 135 (generally recognized public road, no record of dedication found) and in the south line of that called 556.456-acre tract of land described in Special Warranty Deed to East Celina, LLC recorded in Instrument No. 20211013002092220 of said Official Public Records; said point being the northeast corner of said Celina 124, LLC tract and the northwest corner of that called 58.02-acre tract of land described in Warranty Deed to Shelly K. Sandler and husband, Steve A. Sandler recorded in Instrument No. 19990503000545370 (Volume 4407, Page 3460) of said Official Public Records; from said point a MAG nail with washer found bears North 08 degrees 05 minutes East, a distance of 0.7 feet;

THENCE, South 00 degrees 00 minutes 41 seconds East, departing the said approximate centerline of County Road 135 and the said south line of East Celina tract and with the east line of said Celina 124, LLC tract and the west line of said Sandler tract, passing at a distance of 27.36 feet a 1/2-inch iron rod with "JE SMITH" cap found, continuing a total distance of 2,626.66 feet (called 2,626.23 feet) to a 1/2-inch iron rod found for corner in the north line of that called 106.949-acre tract of land described as Tract One in Special Warranty Deed with Vendor's Lien to Golden Ranches Celina 169, LP recorded in Instrument No. 202200078620 of said Official Public Records; said point being the southeast corner of said Celina 124, LLC tract and the southwest corner of said Sandler tract;

THENCE, with the south line of said Celina 124, LLC tract, the north line of said Golden Ranches Celina 169 tract, and the north line of that called 25.245-acre tract of land described in Special Warranty Deed to Matthew and Cynthia Abernathy recorded in Instrument No. 2000030200020390 of said Official Public Records, the following twelve (12) calls:

- North 89 degrees 18 minutes 48 seconds West, a distance of 99.51 feet to a point for corner; from said point a leaning 1/2-inch iron rod found bears
South 01 degrees 13 minutes East, a distance of 0.7 feet;
North 89 degrees 39 minutes 58 seconds West, a distance of 99.61 feet to a 1/2-inch iron rod found for corner;
North 89 degrees 16 minutes 03 seconds West, a distance of 54.06 feet to a 60D nail found for corner;
North 89 degrees 50 minutes 56 seconds West, a distance of 133.44 feet to a 60D nail found for corner;
North 88 degrees 45 minutes 02 seconds West, a distance of 80.29 feet to a point for corner;
South 87 degrees 25 minutes 33 seconds West, a distance of 45.08 feet to a point for corner;
North 88 degrees 21 minutes 18 seconds West, a distance of 64.54 feet to a point for corner; from said point a 60D nail found bears South 10 degrees 56 minutes West, a distance of 0.5 feet.
South 88 degrees 38 minutes 04 seconds West, a distance of 193.31 feet to a point for corner;
North 87 degrees 26 minutes 09 seconds West, a distance of 93.58 feet to a point for corner;
South 89 degrees 30 minutes 58 seconds West, a distance of 138.33 feet to a point for corner; from said point a 60D nail found bears North 08 degrees 22 minutes West, a distance of 1.5 feet.
South 89 degrees 56 minutes 21 seconds West, a distance of 375.61 feet to a point for corner; said point being the northwest corner of said Golden Ranches Celina 169 tract and the northeast corner of said Abernathy tract;

South 89 degrees 31 minutes 02 seconds West, passing at a distance of 796.73 feet a 3/8-inch iron rod found, continuing a total distance of 824.60 feet to a point for corner in the approximate centerline of a creek; said point being the southwest corner of said Celina 124, LLC tract and a southeast corner of that called 116.6-acre tract of land described in Warranty Deed with Vendor's Lien to John H. Altus recorded in Instrument No. 198706300044020 (Volume 2659, Page 619) of said Official Public Records;

THENCE, departing the said north line of Abernathy tract and with the approximate centerline of said creek, the west line of said Celina 124, LLC tract, the east line of said Altus tract, and the east line of that called 15.338-acre tract of land described in General Warranty Deed to Brian J. Downing and Cheryl Downing Family Trust Dated December 13, 1994 recorded in Instrument No. 19970131000078840 (No volume and page indexed) of said Official Public Records, the following forty-two (42) calls:

- North 07 degrees 58 minutes 29 seconds East, a distance of 49.91 feet to a point for corner;
North 00 degrees 00 minutes 10 seconds West, a distance of 42.58 feet to a point for corner;
North 10 degrees 22 minutes 18 seconds West, a distance of 56.70 feet to a point for corner;
North 18 degrees 14 minutes 35 seconds West, a distance of 74.05 feet to a point for corner;
North 51 degrees 50 minutes 12 seconds West, a distance of 84.87 feet to a point for corner;
North 28 degrees 52 minutes 58 seconds West, a distance of 149.72 feet to a point for corner;
North 07 degrees 11 minutes 44 seconds East, a distance of 56.80 feet to a point for corner;
North 70 degrees 43 minutes 30 seconds East, a distance of 63.72 feet to a point for corner;
South 75 degrees 56 minutes 22 seconds East, a distance of 44.41 feet to a point for corner;
North 76 degrees 57 minutes 10 seconds East, a distance of 75.98 feet to a point for corner;
North 49 degrees 49 minutes 28 seconds East, a distance of 111.08 feet to a point for corner;
North 12 degrees 14 minutes 05 seconds East, a distance of 117.55 feet to a point for corner;
North 45 degrees 41 minutes 54 seconds East, a distance of 83.67 feet to a point for corner;
North 22 degrees 03 minutes 04 seconds East, a distance of 74.48 feet to a point for corner;
North 08 degrees 50 minutes 47 seconds West, a distance of 181.62 feet to a point for corner;
North 34 degrees 21 minutes 25 seconds East, a distance of 206.11 feet to a point for corner;
North 26 degrees 50 minutes 03 seconds East, a distance of 113.87 feet to a point for corner;
North 63 degrees 25 minutes 27 seconds West, a distance of 192.15 feet to a point for corner;
North 70 degrees 59 minutes 13 seconds East, a distance of 171.94 feet to a point for corner;
North 16 degrees 03 minutes 49 seconds East, a distance of 37.44 feet to a point for corner;
North 15 degrees 59 minutes 27 seconds West, a distance of 45.18 feet to a point for corner;
North 76 degrees 58 minutes 38 seconds West, a distance of 29.32 feet to a point for corner;
North 25 degrees 53 minutes 00 seconds West, a distance of 297.74 feet to a point for corner;
North 44 degrees 09 minutes 33 seconds West, a distance of 75.26 feet to a point for corner;
North 23 degrees 29 minutes 40 seconds West, a distance of 56.72 feet to a point for corner;
North 52 degrees 48 minutes 21 seconds East, a distance of 102.97 feet to a point for corner;
North 24 degrees 48 minutes 55 seconds East, a distance of 131.62 feet to a point for corner;
North 31 degrees 14 minutes 03 seconds West, a distance of 33.86 feet to a point for corner;
South 70 degrees 02 minutes 41 seconds West, a distance of 36.94 feet to a point for corner;
South 12 degrees 35 minutes 30 seconds West, a distance of 61.00 feet to a point for corner;
South 82 degrees 34 minutes 37 seconds West, a distance of 38.69 feet to a point for corner;
North 63 degrees 14 minutes 15 seconds West, a distance of 114.06 feet to a point for corner;
North 38 degrees 50 minutes 04 seconds East, a distance of 80.45 feet to a point for corner;
North 38 degrees 05 minutes 50 seconds East, a distance of 111.06 feet to a point for corner;
North 05 degrees 07 minutes 40 seconds East, a distance of 108.27 feet to a point for corner;
North 27 degrees 39 minutes 40 seconds West, a distance of 54.42 feet to a point for corner;
North 46 degrees 56 minutes 30 seconds West, a distance of 104.90 feet to a point for corner;
North 10 degrees 29 minutes 22 seconds West, a distance of 60.59 feet to a point for corner;
North 30 degrees 18 minutes 15 seconds West, a distance of 50.06 feet to a point for corner;
North 80 degrees 48 minutes 11 seconds East, a distance of 65.28 feet to a point for corner;
North 54 degrees 32 minutes 27 seconds East, a distance of 74.36 feet to a point for corner;

North 29 degrees 03 minutes 40 seconds East, a distance of 68.89 feet to a point for corner in the said approximate centerline of County Road 135 and in the south line of that called 5.998-acre tract of land described in Warranty Deed with Vendor's Lien to Shannon Lynne Hughes and Buddy Jason Hughes recorded in Instrument No. 2022011200006750 of said Official Public Records; said point being the northwest corner of said Celina 124, LLC tract and the northeast corner of said Downing Family Trust tract; from said point a MAG nail with washer found bears South 85 degrees 05 minutes West, a distance of 1.1 feet;

THENCE, South 89 degrees 57 minutes 46 seconds East, with the said approximate centerline of County Road 135, the north line of said Celina 124, LLC tract, the south line of said Hughes tract, the south line of that called 6.00-acre tract described in Warranty Deed with Vendor's Lien to Russell Verden and Kayla Verden recorded in Instrument No. 20150406000378840 of said Official Public Records, and the said south line of East Celina tract, passing at a distance of 502.37 feet a bent 1/2-inch iron rod found for the southeast corner of said Verden tract and a southwest corner of said East Celina tract, continuing a total distance of 1,911.17 feet to a 1/2-inch iron rod found for corner;

THENCE, North 89 degrees 34 minutes 17 seconds East, continuing with the said approximate centerline of County Road 135, the said north line of Celina 124, LLC tract, and the said south line of East Celina tract, a distance of 98.28 feet to the POINT OF BEGINNING and containing 124.059 acres or 5,404,002 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Celina 124, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as SONGHILL, 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. That Celina 124, LLC 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 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__.

BY:

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____.

Notary Public, State of Texas

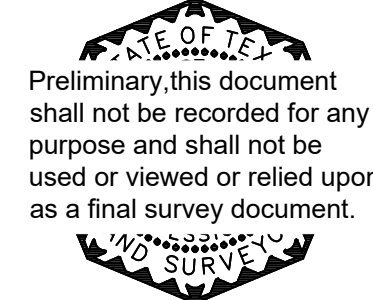
My commission expires: _____

SURVEYOR'S CERTIFICATION

STATE OF TEXAS -

COUNTY OF COLLIN -

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision. The property is partially within the 100 year floodplain.



Gregory Mark Peace
RPLS No. 6506

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____.

Notary Public, State of Texas

My commission expires: _____

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of "Songhill" 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.

COLLIN COUNTY JUDGE

FINAL PLAT
SONGHILL
124.059 ACRES SITUATED IN THE
BENJAMIN HAILE SURVEY, ABSTRACT NO. 398
COLLIN COUNTY, TEXAS
APRIL 5, 2024
SHEET 3 OF 3

OWNER

CELINA 124, LLC
8200 Douglas Ave, Suite 300
Dallas, TX 75225
Contact:
Phone:

SURVEYOR



BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
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Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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