

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That McIlrath Properties, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Winding Creek 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. The McIlrath Properties, LLC does herein certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- 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.
- 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.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY: \_\_\_\_\_

Printed name and title, McIlrath Properties, LLC

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

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY: \_\_\_\_\_

Printed name and title, Lien Holder

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

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

**CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT**

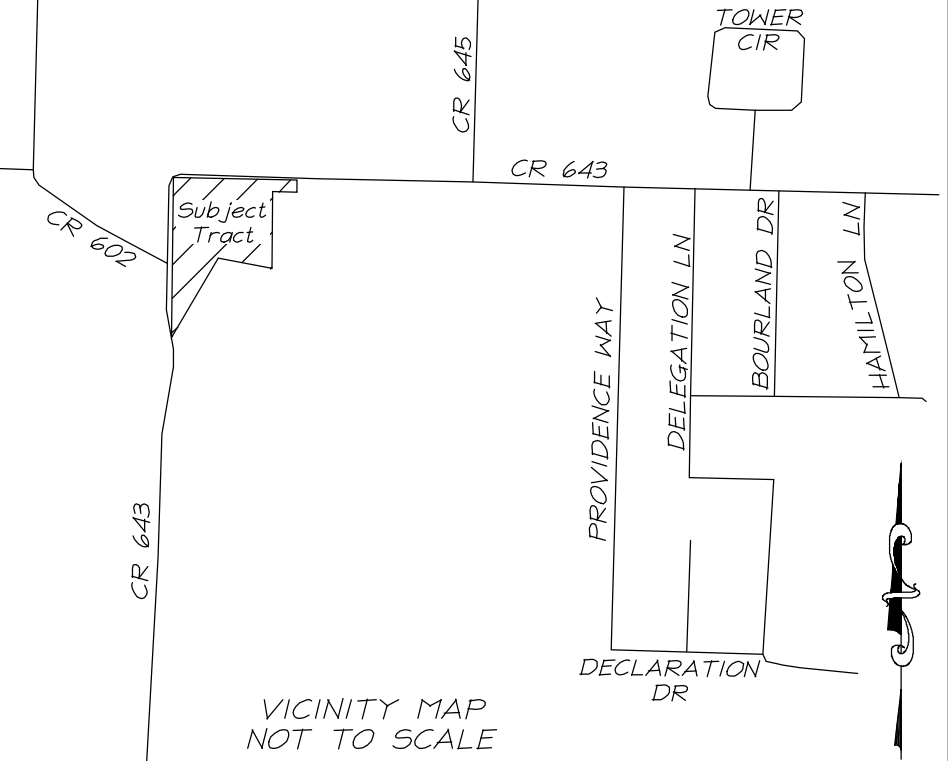
I hereby certify that the attached and foregoing Final Plat of the Winding Creek Estates to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_\_\_ day of \_\_\_\_\_, 2023 at a meeting held in accordance with the Texas Open Meetings Act. This approval does 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 CHRIS HILL

**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 Development Services



LINE	BEARING	DISTANCE
CL1	N00°24'27"E	77.90'
CL2	S53°58'16"E	26.18'
CL3	S82°52'18"E	64.53'
CL4	S21°49'22"E	82.44'
CL5	S35°22'26"E	53.86'
CL6	S48°27'27"W	16.85'
CL7	S03°33'30"W	16.42'
CL8	S66°58'21"E	61.11'
CL9	S83°21'55"E	47.82'
CL10	N83°04'30"E	31.38'
CL11	S59°36'12"E	38.08'
CL12	S50°14'38"E	76.03'
CL13	S52°41'03"E	34.22'
CL14	S84°21'18"E	54.66'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.97'	50.00'	90°29'46"	N45°09'34"E	71.02'

ELECTRIC SERVICES WILL BE PROVIDED BY: FARMERS ELECTRIC COOPERATIVE, 2000 IH 30 EAST, GREENVILLE, TX 75402 (903) 455-1715

WATER WILL BE PROVIDED BY: CADDO BASIN SPECIAL UTILITY DISTRICT, 156 CR 118, GREENVILLE, TX 75401 (903) 527-3504

**SURVEYOR'S NOTES:**

- BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS, AREA AND
- NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
- THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- ABSTRACT LINES SHOWN HEREON IS APPROXIMATE IN LOCATION.
- FLOODPLAIN SHOWN HEREON IS PROVIDED BY DYNAMIC ENGINEERING CONSULTANTS, PC 714 S. GREENVILLE AVENUE, SUITE 100 ALLEN, TEXAS 75002

**LEGEND**

CM CONTROLLING MONUMENT  
 BL BUILDING LINE (BY THIS PLAT)  
 DUE DRAINAGE & UTILITY EASEMENT (BY THIS PLAT)  
 D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

○ 1/2" IRON ROD FOUND  
 ⊗ PK NAIL FOUND  
 ● POINT FOR CORNER  
 ⊙ 1/2" IRON ROD SET (BY-LINE)  
 ○ 1/2" IRON ROD FOUND (BY-LINE)  
 ——— ASPHALT

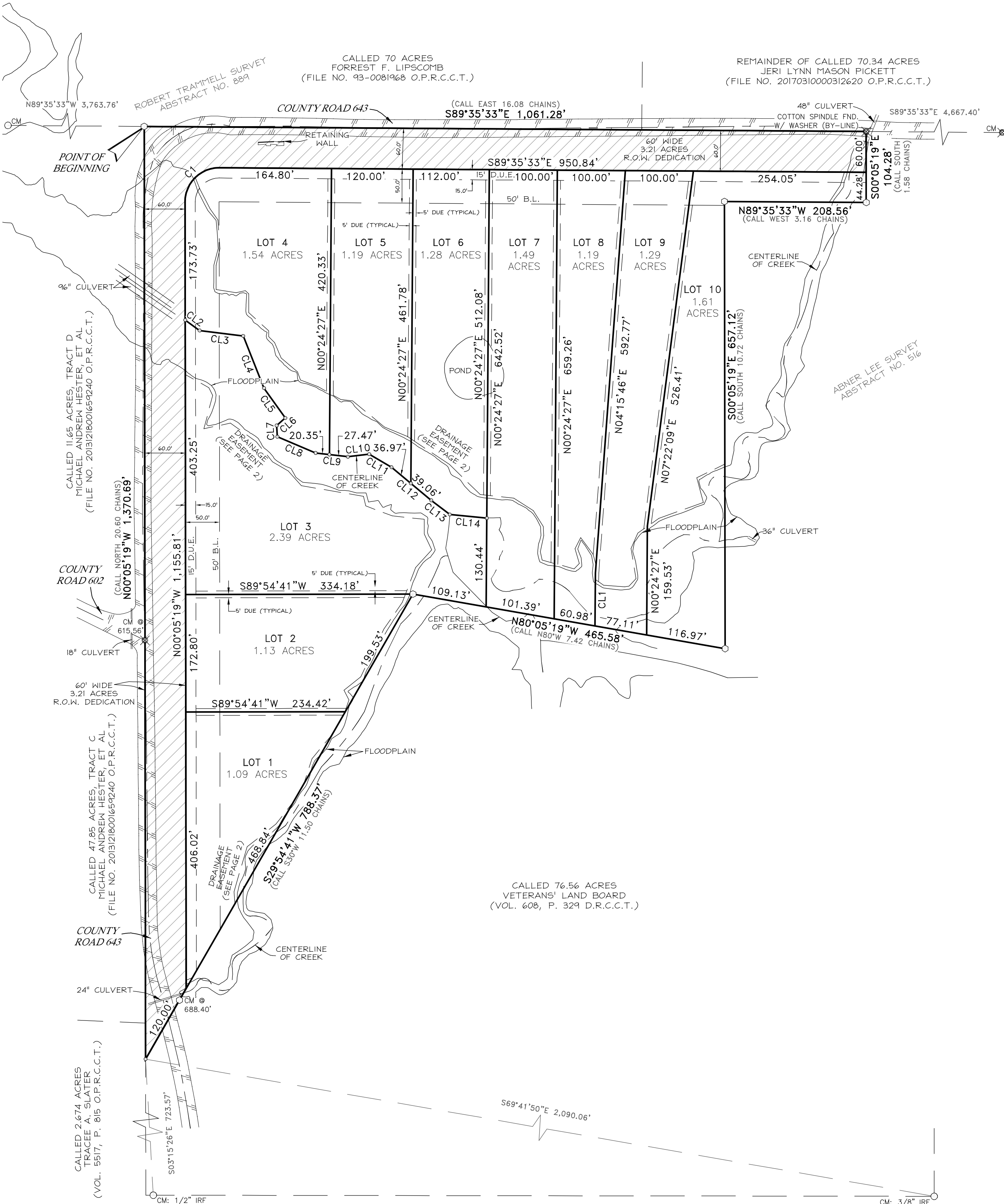
**OWNER/DEVELOPER - McILRATH PROPERTIES, LLC**  
 PHONE NUMBER: 972-210-9125

**PROJECT NAME:**  
 PRELIMINARY PLAT  
 WINDING CREEK ESTATES  
 ADDRESS: 3907 C.R. 643  
 NEVADA, TX  
**PREPARED: 06/21/2024**  
**BY-LINE JOB NO: 2023-348**  
**SCALE: 1" = 100'**  
**TECHNICIAN: AMIN**

**BY-LINE SURVEYING LLC**  
 P.O. Box 834  
 Emory, TX 75440  
 Ph: (903) 373-5190  
 Fax No: 10194233  
 www.bylinesurveying.com

©Copyright, By-Line Surveying LLC. All rights reserved.

**PRELIMINARY PLAT**  
**WINDING CREEK ESTATES**  
**17.41 ACRES, 11 LOTS, 1.04 ACRE TO 1.72 ACRE LOTS**  
**AN ADDITION TO COLLIN COUNTY, TEXAS**  
**ABNER LEE SURVEY,**  
**ABSTRACT NO. 516**  
**SHEET 1 OF 2**



STATE OF TEXAS  
 COUNTY OF COLLIN

Whereas, McIlrath Properties, LLC is the owner of a tract of land situated in the Abner Lee Survey, Abstract No. 516, Collin County, Texas, and being all of that certain called 17.41 acre tract of land conveyed from Bradley Wayne Young, et al, to McIlrath Properties, LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 2022000161596, Official Public Records, Collin County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Northwest corner of said 17.86 acre tract, at the Northeast corner of a called 11.65 acre tract of land, described as Tract D, conveyed to Michael Andrew Hester, et al, by deed as recorded in File No. 20131218001659240, Official Public Records, Collin County, Texas, and in the South line of a called 70 acre tract of land conveyed to Forrest F. Lipscomb, by deed as recorded in File No. 93-0081968, Official Public Records, Collin County, Texas, said corner being in the West margin of a bend in County Road 643, from which a 1/2" iron rod found bears North 89 degrees 35 minutes 33 seconds West, a distance of 3,763.76 feet;

THENCE South 89 degrees 35 minutes 33 seconds East, with the North line of said 17.86 feet, with the South line of said 70 acre tract, with the South line of the remainder of a called 70.34 acre tract of land conveyed to Jeri Lynn Mason Pickett, by deed as recorded in File No. 20170310000312620, Official Public Records, Collin County, Texas, and generally along the centerline of County Road 643, a distance of 1,061.28 feet to a cotton spindle found with washer stamped (By-Line) at the Northeast corner of said 17.86 acre tract and at the most Northerly Northeast corner of a called 76.56 acre tract of land conveyed to the Veterans' Land Board, by deed as recorded in Volume 608, Page 329, Deed Records, Collin County, Texas, from which a PK nail found bears South 89 degrees 35 minutes 33 seconds East, a distance of 4,667.40 feet;

THENCE with the common line of said 17.86 acre tract and said 76.56 acre tract, the following courses and distances: South 00 degrees 05 minutes 19 seconds East, a distance of 104.28 feet to a 1/2" iron rod found capped (By-Line) at a Southeast corner of said 17.86 acre tract and at an ell corner of said 76.56 acre tract;

North 89 degrees 35 minutes 33 seconds West, a distance of 208.56 feet to a 1/2" iron rod found capped (By-Line) at an ell corner of said 17.86 acre tract and at a Northwest corner of said 76.56 acre tract;

South 00 degrees 05 minutes 19 seconds East, a distance of 657.12 feet to a 1/2" iron rod found capped (By-Line) at a Southeast corner of said 17.86 acre tract and at an ell corner of said 76.56 acre tract;

North 80 degrees 05 minutes 19 seconds West, a distance of 465.58 feet to a 1/2" iron rod found capped (By-Line) at an ell corner of said 17.86 acre tract and at a Northwest corner of said 76.56 acre tract;

South 29 degrees 54 minutes 41 seconds West, passing at 688.40 feet, a 1/2" iron rod found capped (By-Line) for reference, continuing for a total distance of 788.37 feet to a point for corner at the Southwest corner of said 17.86 acre tract, at an angle point in the West line of said 76.56 acre tract, in the East line of a called 2.674 acre tract of land conveyed to Tracee A. Slater, by deed as recorded in Volume 5517, Page 815, Official Public Records, Collin County, Texas, and in the West margin of County Road 643, from which a 1/2" iron rod found capped (Stovall) for reference to the Southwest corner of said 76.56 acre tract bears South 03 degrees 15 minutes 26 seconds East, a distance of 723.57 feet and a 3/8" iron rod found at the Southeast corner of said 76.56 acre tract bears South 69 degrees 41 minutes 50 seconds East, a distance of 2,090.06 feet;

THENCE North 00 degrees 05 minutes 19 seconds West, with the West line of said 17.86 acre tract, with the East line of said 2.674 acre tract, with the East line of a called 47.85 acre tract of land, described as Tract C, conveyed to Michael Andrew Hester, et al, by deed as recorded in File No. 20131218001659240, Official Public Records, Collin County, Texas, with the East line of said 11.65 acre tract, and generally along the centerline of County Road 643, passing at 615.56 feet to a PK nail found at the Northeast corner of said 47.85 acre tract and at the Southeast corner of said 11.65 acre tract, continuing for a total distance of 1,370.69 feet to the POINT OF BEGINNING and CONTAINING 17.41 acres of land.

**SURVEYOR'S CERTIFICATION**

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 SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48085C0455J, DATED 06/02/2009. IT IS NOT SHOWN AS A PORTION OF THE PROPERTY BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA UNINUNDATED BY 100-YEAR FLOOD.

**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**

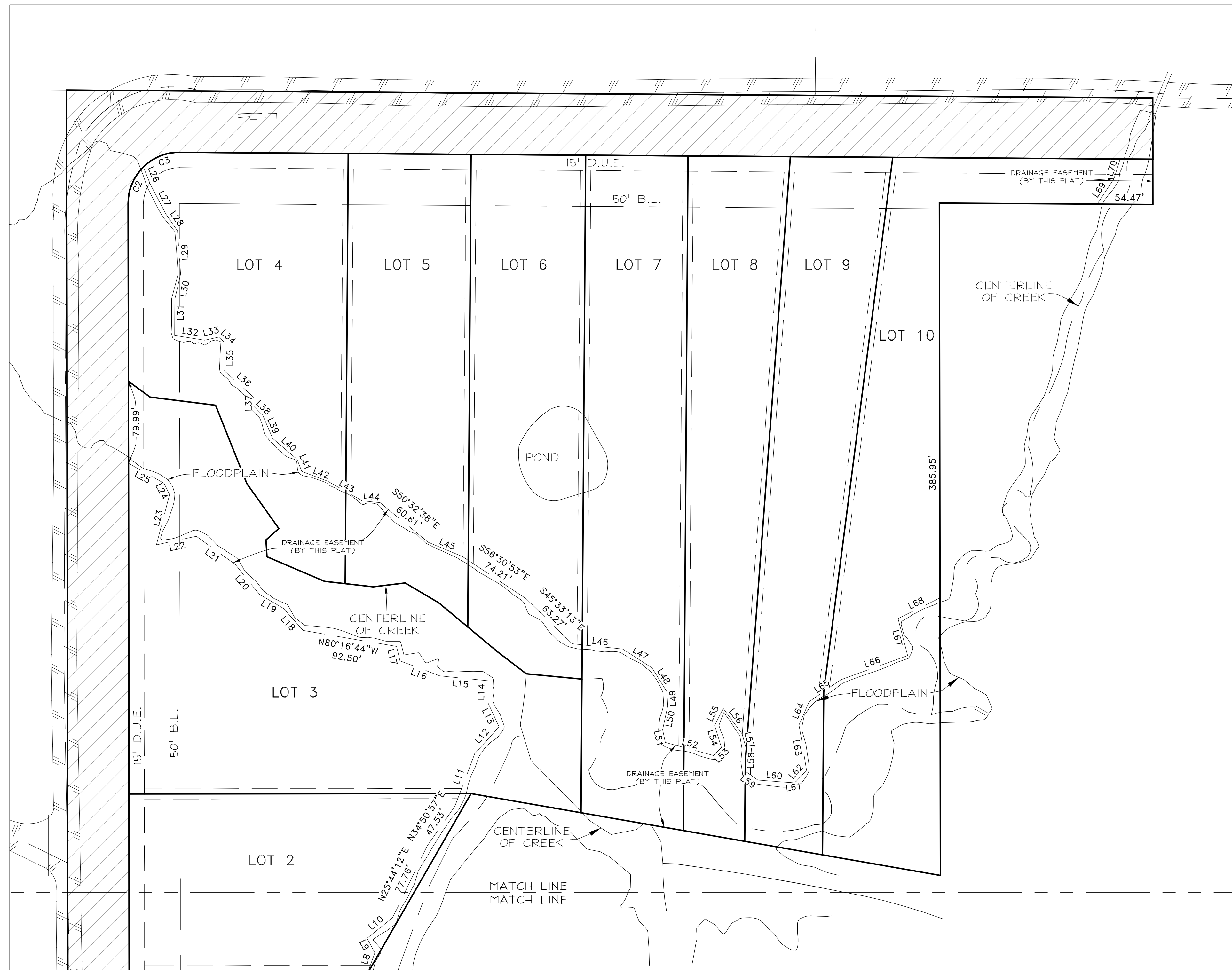
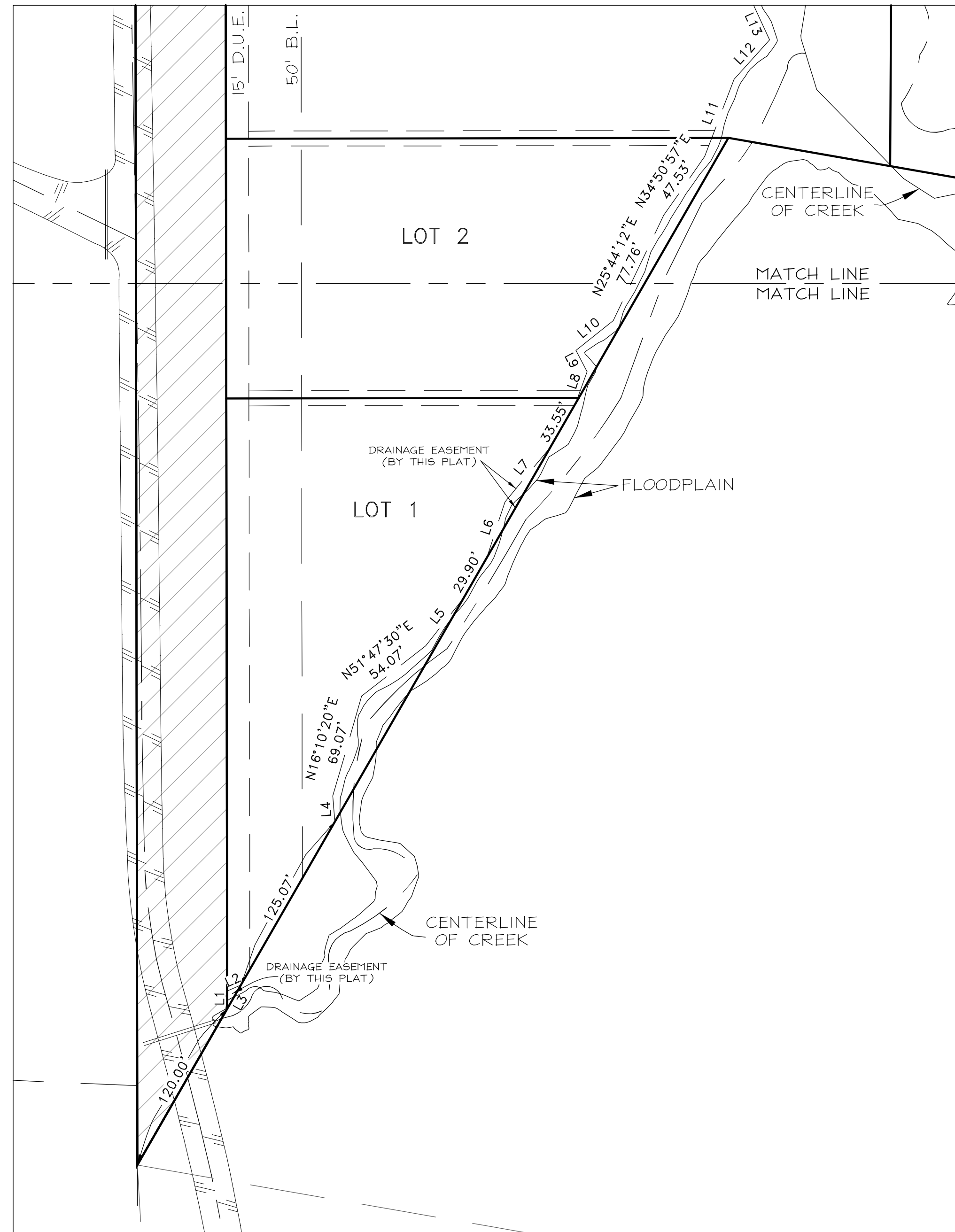
By: \_\_\_\_\_  
 Tina Ballou  
 R.P.L.S. Number: 6746

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

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

- Mail boxes shall meet USPS specifications.
- Driveway connections shall 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 Floodway 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 adjacent to 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 the 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 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.
- 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.
- 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 SIKBP and submit to the Director of Engineering prior to receiving any permits.
- 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). No variances will be granted for setbacks or for OSSF reduction.
- There is a 15' drainage and utility easement along every road-adjacent property line to which OSSF setbacks apply.
- There is a pond that is shared between lots 6 and 7 to which OSSF setbacks apply for lots 6 and 7.
- There is a variable-width drainage easement (encumbering a creek/drainage area and associated flood plain) that intersects each lot in the subdivision to which OSSF setbacks apply. No development allowed within the drainage easement.
- Site conditions on all lots require careful pre-planning with an RS/PE as lot layout may be restricted by OSSF setback regulations.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures on any lot at the time of approval. There may, however, be existing OSSF components on any of the lots that were unlocated during a site inspection. Any existing structures must be reviewed and permitted by Collin County Development Services prior to any use.
- Any existing OSSF tanks that are discovered on any of the lots must be legally abandoned prior to lot development. The abandonment must be inspected and approved by Collin County Development Services.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/discharged 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.



LINE	BEARING	DISTANCE
L1	N00°05'19"W	11.77'
L2	N65°41'51"E	10.06'
L3	S29°54'41"W	18.36'
L4	N04°36'28"W	17.41'
L5	N38°23'49"E	41.48'
L6	N18°03'54"E	39.33'
L7	N39°42'56"E	47.42'
L8	N19°35'59"E	22.22'
L9	N27°37'08"W	16.02'
L10	N51°17'39"E	31.78'
L11	N20°43'58"E	55.03'
L12	N42°12'38"E	35.23'
L13	N24°42'44"W	25.71'
L14	N00°06'11"E	21.60'
L15	N84°09'15"W	47.40'
L16	N69°15'08"W	41.58'
L17	N13°54'59"W	14.51'
L18	N42°02'53"W	28.98'
L19	N59°43'58"W	26.64'
L20	N39°02'47"W	38.08'
L21	N54°03'23"W	46.90'
L22	S77°47'42"W	39.83'
L23	N14°40'03"E	50.79'
L24	N26°28'55"W	12.35'
L25	N60°32'01"W	39.84'
L26	S21°58'55"E	18.67'
L27	S27°33'22"E	32.61'
L28	S34°54'46"E	19.73'
L29	S03°58'29"E	42.29'
L30	S12°39'18"W	25.04'
L31	S00°20'59"W	35.58'
L32	S80°47'20"E	29.82'
L33	N76°52'25"E	13.90'
L34	S47°32'24"E	6.98'
L35	S00°16'03"W	27.74'
L36	S47°49'43"E	39.51'
L37	S00°18'28"E	8.81'
L38	S45°23'41"E	12.18'
L39	S23°17'42"E	24.83'
L40	S49°32'08"E	31.28'
L41	S21°01'29"E	12.58'
L42	S69°04'52"E	27.26'
L43	S60°31'27"E	38.90'
L44	S83°59'17"E	17.33'
L45	S67°20'48"E	36.57'
L46	S84°07'01"E	49.61'
L47	S57°20'26"E	34.09'
L48	S31°53'27"E	27.55'
L49	S03°43'10"E	13.60'
L50	S11°59'08"W	24.08'
L51	S11°32'50"E	12.62'
L52	S74°52'32"E	48.79'
L53	N44°18'11"E	11.03'
L54	N17°01'14"W	22.55'
L55	N27°11'27"E	18.52'
L56	S36°30'45"E	30.69'
L57	S15°39'12"E	15.58'
L58	S02°35'03"W	21.71'
L59	S55°17'49"E	14.97'
L60	S85°20'24"E	31.12'
L61	N81°15'56"E	6.20'
L62	N43°05'29"E	15.26'
L63	N09°24'23"W	44.85'
L64	N23°40'46"E	24.81'
L65	N55°09'27"E	37.67'
L66	N70°12'44"E	69.39'
L67	N14°32'56"W	37.49'
L68	N63°57'08"E	45.60'
L69	N33°40'57"E	29.74'
L70	N17°04'57"E	20.26'

**SURVEYOR'S CERTIFICATION**

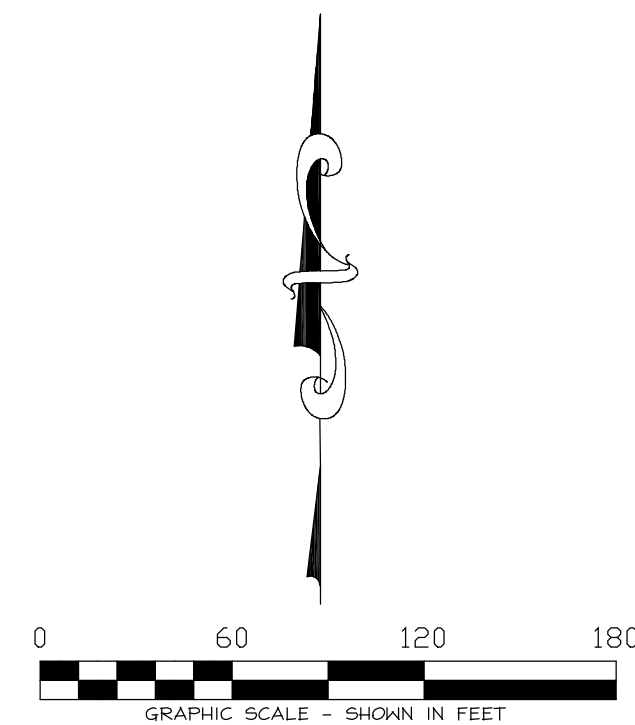
I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision.

THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 480B5C0455J, DATED 06/02/2009. IT IS NOT SHOWN AS A PORTION OF THE PROPERTY BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

By: \_\_\_\_\_  
Tina Ballard  
R.P.L.S. Number: 6746

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

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



- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND
  - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
  - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
  - 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
  - 5) ABSTRACT LINES SHOWN HEREON IS APPROXIMATE IN LOCATION.
  - 6) FLOODPLAIN SHOWN HEREON IS PROVIDED BY DYNAMIC ENGINEERING CONSULTANTS, PC 714 S. GREENVILLE AVENUE, SUITE 100 ALLEN, TEXAS 75002

**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**

LEGEND	
CM	CONTROLLING MONUMENT
BL	BUILDING LINE (BY THIS PLAT)
DUE	DRAINAGE & UTILITY EASEMENT (BY THIS PLAT)
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
○	1/2" IRON ROD FOUND
⊗	PK NAIL FOUND
●	POINT FOR CORNER
⊙	1/2" IRON ROD SET (BY-LINE)
○	1/2" IRON ROD FOUND (BY-LINE)
—	ASPHALT

OWNER/DEVELOPER - McILRATH PROPERTIES, LLC  
PHONE NUMBER: 972-210-9125

PROJECT NAME:  
PRELIMINARY PLAT  
WINDING CREEK ESTATES  
ADDRESS: 3907 C.R. 643  
NEVADA, TX  
PREPARED: 06/21/2024  
BY-LINE JOB NO.: 2023-348  
SCALE: 1" = 100'  
TECHNICIAN: AMIN

**BY-LINE SURVEYING LLC**  
P.O. Box 834  
Emory, TX 75440  
Ph (936) 473-5150  
Firm No. 10194233  
www.bylinesurveying.com

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	39.78'	50.00'	45°34'59"	N22°42'11"E	38.74'
C3	39.19'	50.00'	44°54'47"	S67°57'04"W	38.20'

**PRELIMINARY PLAT**  
**WINDING CREEK ESTATES**  
17.41 ACRES, 11 LOTS, 1.04 ACRE TO  
1.72 ACRE LOTS  
AN ADDITION TO COLLIN COUNTY, TEXAS  
ABNER LEE SURVEY,  
ABSTRACT NO. 516  
SHEET 2 OF 2