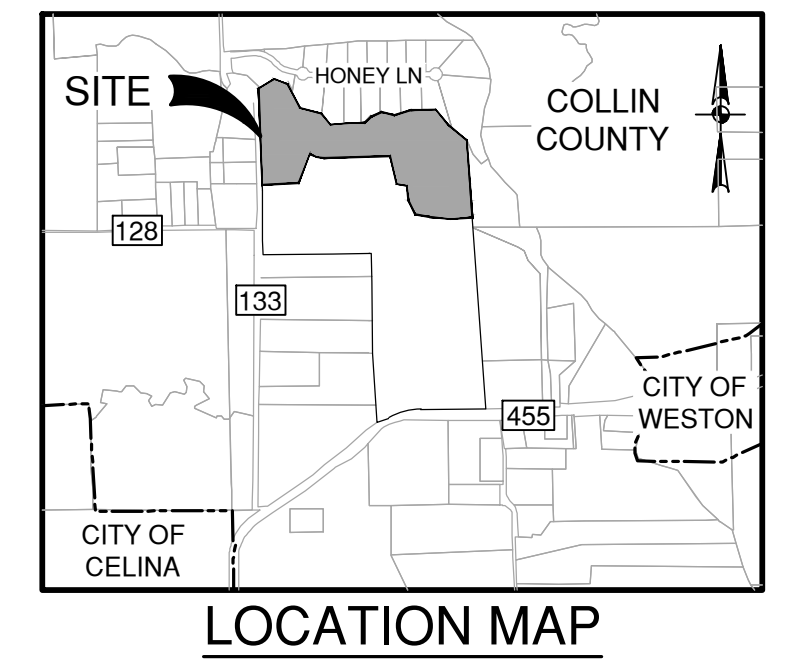


CURVE TABLE					LINE TABLE			LINE TABLE			LOT AREA TABLE		DRIVEWAY CULVERT PIPE SIZES			
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	BLOCK & LOT	SQUARE FT	ACRES	BLOCK & LOT	CULVERT SIZE (INCHES)	
C1	360.00'	28°51'36"	N76°06'53"W	179.42'	L1	S61°40'35"E	62.17'	L21	N38°20'01"E	13.50'	BLK A LOT 1	92022 SF	2.11 AC	BLK A LOT 1	N/A	
C2	375.00'	34°59'14"	N73°24'27"W	225.45'	L2	S15°05'37"E	39.81'	L22	N51°39'59"W	5.00'	BLK A LOT 2	65909 SF	1.51 AC	BLK A LOT 2	N/A	
C8	285.00'	34°59'14"	N73°24'27"W	171.34'	L3	S47°23'49"E	57.40'	L23	N38°20'01"E	74.14'	BLK A LOT 3	56115 SF	1.29 AC	BLK A LOT 3	N/A	
C9	335.00'	34°59'14"	N73°24'27"W	201.40'	L4	S43°41'15"E	33.28'	L24	N8°55'35"E	23.02'	BLK A LOT 4	60707 SF	1.39 AC	BLK A LOT 4	1 - 15"	
C10	335.00'	34°37'51"	S73°13'46"E	199.41'	L5	N63°28'59"E	22.35'	L25	N8°55'35"E	90.46'	BLK A LOT 5	61261 SF	1.41 AC	BLK A LOT 5	1 - 15"	
C11	335.00'	87°38'29"	N48°43'21"W	463.92'	L6	N89°58'19"E	29.49'	L26	N89°58'19"E	29.49'	BLK A LOT 6	60861 SF	1.40 AC	BLK A LOT 6	1 - 15"	
C13	60.00'	31°02'35"	N88°43'16"E	50.04'	L7	S10°09'52"E	22.01'	L27	N89°58'19"E	29.49'	BLK A LOT 7	55141 SF	1.27 AC	BLK A LOT 7	1 - 15"	
					L8	N77°18'49"E	58.38'	L28	N89°58'19"E	29.49'	BLK A LOT 8	64578 SF	1.48 AC	BLK A LOT 8	1 - 15"	
					L9	N59°02'02"E	81.03'	L29	N89°58'19"E	29.49'	BLK A LOT 9	74471 SF	1.71 AC	BLK A LOT 9	1 - 15"	
					L10	S89°05'56"W	33.00'	L30	N89°58'19"E	29.49'	BLK A LOT 10	66279 SF	1.52 AC	BLK A LOT 10	1 - 15"	
					L11	S89°05'56"W	21.00'	L31	N89°58'19"E	29.49'	BLK A LOT 11	56920 SF	1.31 AC	BLK A LOT 11	1 - 15"	
					L12	N45°54'04"W	42.43'	L32	N89°58'19"E	29.49'	BLK A LOT 12	56326 SF	1.29 AC	BLK A LOT 12	1 - 15"	
					L13	N44°05'56"E	42.43'	L33	N89°58'19"E	29.49'	BLK A LOT 13	70037 SF	1.61 AC	BLK A LOT 13	1 - 15"	
					L14	N44°54'43"E	25.19'	L34	N89°58'19"E	29.49'	BLK A LOT 14	62188 SF	1.43 AC	BLK A LOT 14	1 - 15"	
					L15	N38°20'01"E	51.90'	L35	N89°58'19"E	29.49'	BLK A LOT 15	53943 SF	1.24 AC	BLK A LOT 15	3 - 18"	
					L16	N38°20'01"E	26.41'	L36	N89°58'19"E	29.49'	BLK A LOT 16	47598 SF	1.09 AC	BLK A LOT 16	1 - 15"	
					L17	N11°54'21"E	22.33'	L37	N89°58'19"E	29.49'	BLK B LOT 1	62086 SF	1.43 AC	BLK B LOT 1	2 - 18"	
					L18	N78°05'39"W	10.00'	L38	N89°58'19"E	29.49'	BLK B LOT 2	66948 SF	1.54 AC	BLK B LOT 2	2 - 18"	
					L19	S78°05'39"E	5.00'	L39	N89°58'19"E	29.49'						
					L20	N11°54'21"E	9.41'	L40	N89°58'19"E	29.49'						



LEGEND

- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- M.S.U.D.E. MUSTANG SPECIAL UTILITY DISTRICT EASEMENT
- U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- D.E. PUBLIC DRAINAGE EASEMENT
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME/PAGE
- INST. NO. INSTRUMENT NUMBER
- AC ACRE(S)
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- VAR WID VARIABLE WIDTH
- HOA HOMEOWNERS ASSOCIATION
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- TYP TYPICAL
- BUILDING SETBACK LINE
- CENTERLINE
- SURVEY ABSTRACT LINE
- EFFECTIVE (EXISTING) FEMA (100-YR) FLOODPLAIN
- EXISTING FEMA ZONE "X" AREA
- EXISTING FLOODWAY LINE
- MINIMUM FINISHED FLOOR ELEVATION
- CM CONTROL MONUMENT
- I.R./I.P. IRON ROD/IRON PIPE
- (PD) PAPE-DAWSON CAP
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW "PAPE-DAWSON" UNLESS NOTED OTHERWISE
- (A) BLOCK LETTER

THIS PLAT MEETS THE REQUIREMENTS OF THE COLLIN COUNTY SUBDIVISION REGULATIONS.

COLLIN COUNTY DIRECTOR OF ENGINEERING
DATE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING FINAL PLAT OF THE LONG BRANCH ESTATES - CREEKSIDE TO COLLIN COUNTY, TEXAS WAS APPROVED BY THE VOTE OF THE COLLIN COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 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
COLLIN COUNTY JUDGE

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 CSSF 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.

BY: _____

PRINTED NAME: _____
DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

OWNER/DEVELOPER:
TESCH DEVELOPMENT & MANAGEMENT CO., LLC
2001 AUBURN HILLS PKWY
MCKINNEY, TX 75071
TEL: (512) 970-0530
CONTACT: BOB TESCH, PRESIDENT

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (214) 420-8494
CONTACT: MATT GILBERTSON, P.E.

**FINAL PLAT OF
LONG BRANCH ESTATES
CREEKSIDE**

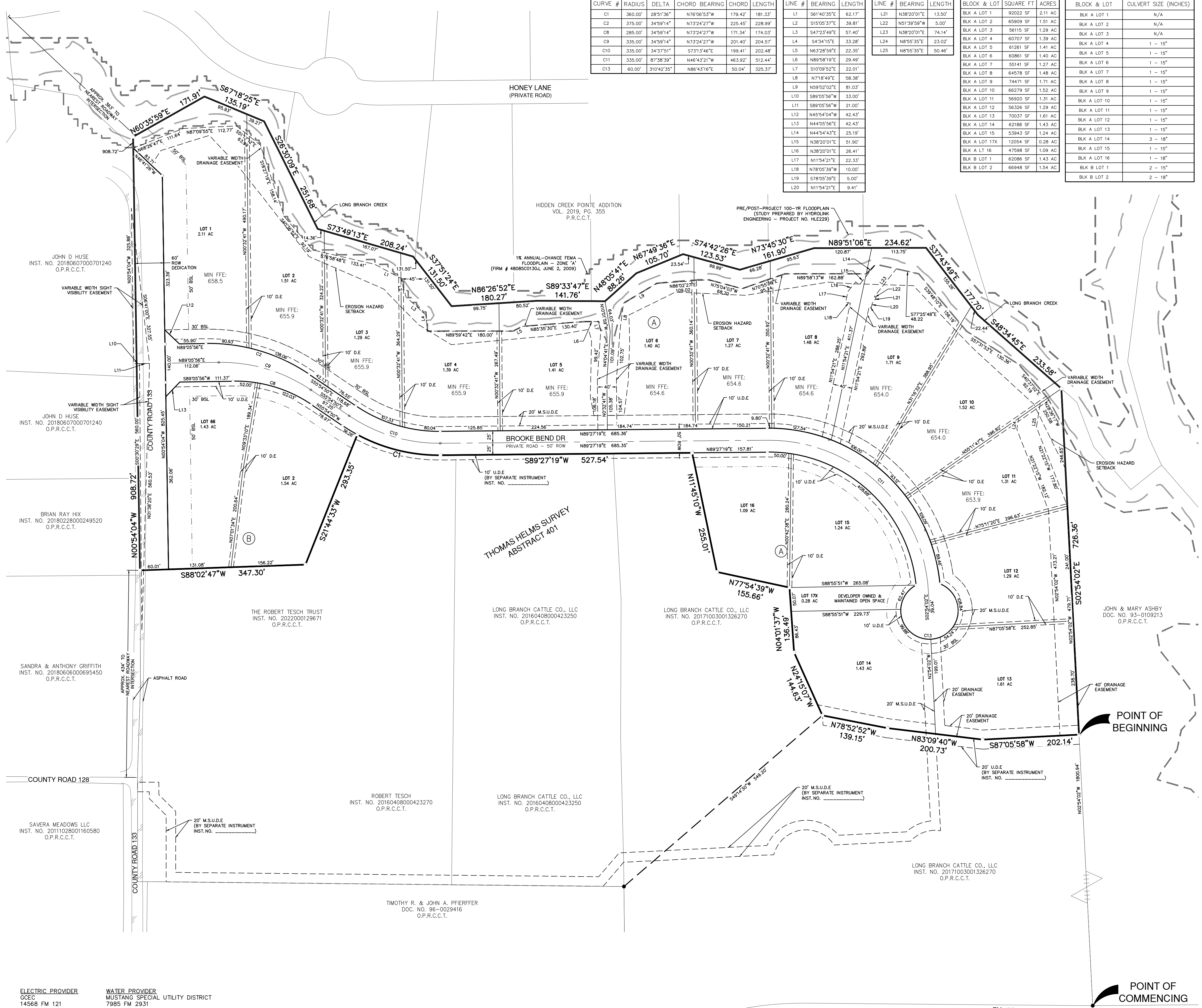
LOTS 1-16 & 17X, BLOCK A;
LOTS 1-2, BLOCK B;

BEING 29.958 ACRES SITUATED IN THE
THOMAS HELMS SURVEY, ABSTRACT NO. 401
IN COLLIN COUNTY, TEXAS.

18 RESIDENTIAL LOTS
1 COMMON AREA LOTS

**PAPE-DAWSON
ENGINEERS**

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390
DATE OF PREPARATION: AUGUST 13, 2024



ELECTRIC PROVIDER:
OCEC
14568 FM 121
VAN ALSTYNE, TX 75495
903-482-7100

WATER PROVIDER:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TX, 76227
940-440-9561

EX 90' R.O.W.
VOL 450 PGS9
O.P.R.C.C.T.

FM 455

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