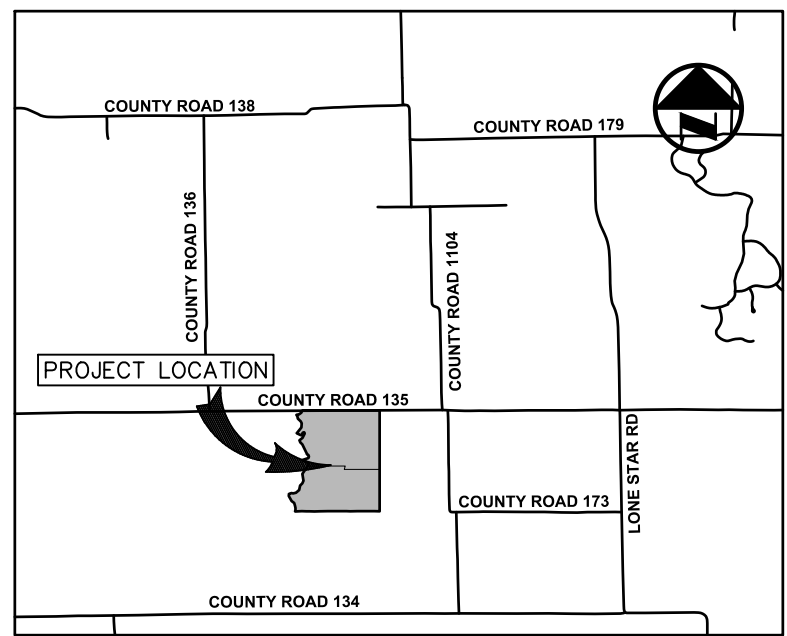
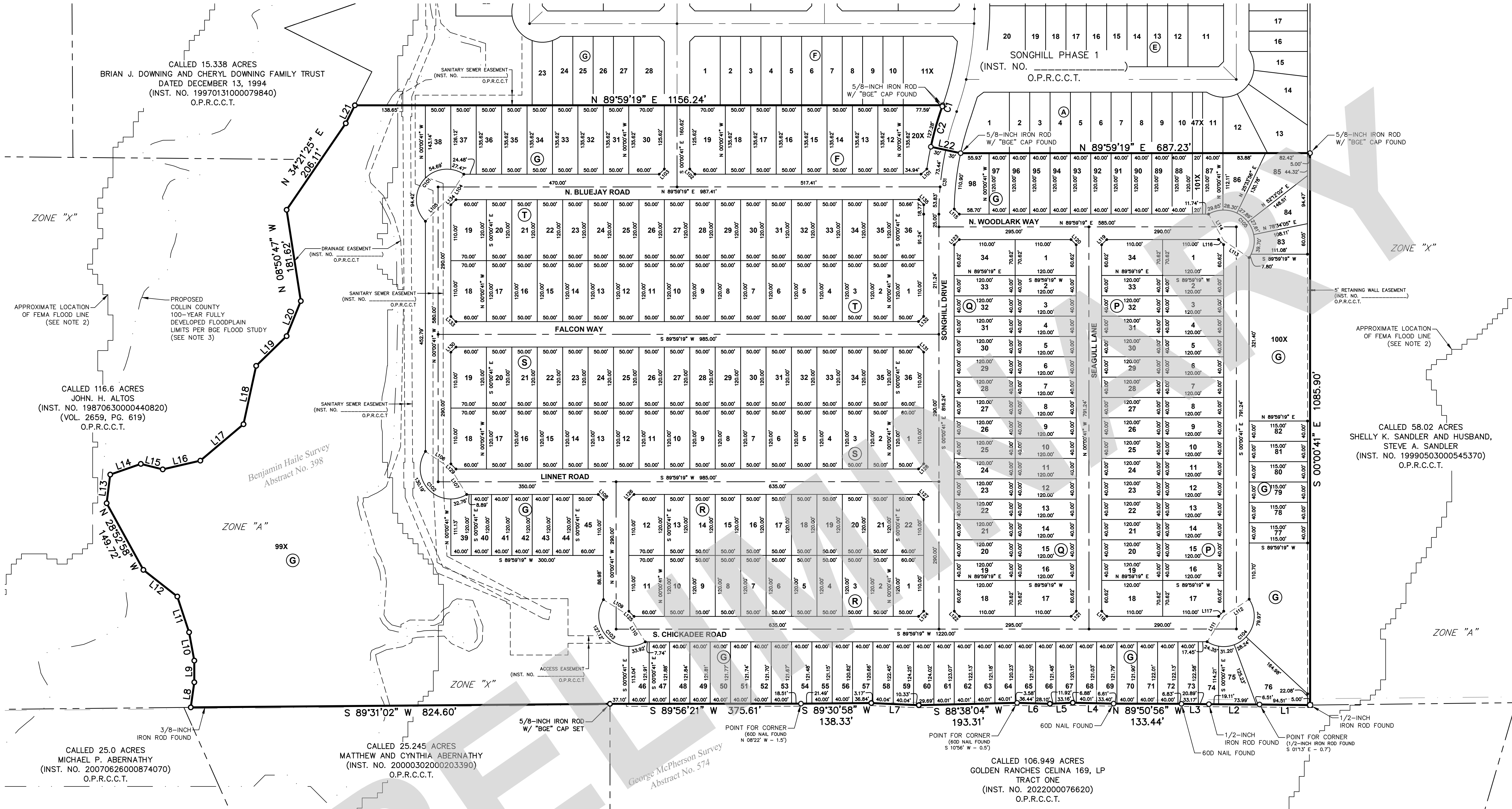
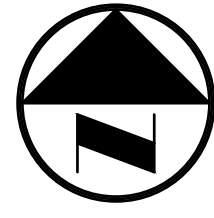


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VICINITY MAP
(NOT TO SCALE)



0 50 100 200
SCALE: 1" = 100'

LEGEND	
	MONUMENT OF RECORD DIGNITY
	PROPERTY CORNER
	POINT OF BEGINNING
	INSTRUMENT NUMBER
	BOUNDARY LINE
	PROPERTY LINE
	ABSTRACT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	FEMA FLOOD LINE
	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

GENERAL NOTES:

- 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.
- 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.
- Proposed Collin County 100-year flood plain per flood study titled Songhill Drainage Evaluation, August 13, 2024, Prepared for Huffines Communities, Prepared By BGE, Inc.
- 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.
- 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.
- Mail boxes shall meet USPS specifications.
- Driveway connections must 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 traversed by 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 ESMT, 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 SW3P and submit to the Director of Engineering prior to receiving any permits.
- Detention pond and facilities will be maintained by the property owner who's lot they are within.
- Collin County will not be responsible for maintenance or repairs of Centralized Mailboxes.
- 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.
- All water and sanitary sewer utility easements shown hereon are hereby dedicated by this plat for the exclusive use of the City of Celina.
- 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.
- Lots ending with an "X" are non-residential lots. Maintenance of "X" lots shall be responsibility of the Songhill HOA.
- No vertical objects with a height of more than two (2) feet shall be placed inside the Sight Visibility Easements including fences, trees, shrubs, parked vehicles, mailboxes, above ground utility appurtenances, signs other than those necessary for traffic control and identification of roadway names, etc.
- Cluster mailboxes shall be maintained by the HOA.
- Sight visibility easements not shown in an intersection are fully contained within the right-of-way.

ELECTRIC

GRAYSON-COLLIN ELECTRIC
COOPERATIVE
PO Box 548
Van Alstyne, TX 75495
Phone: 903-482-7183

WATER

CITY OF CELINA
42 N Ohio St
Celina, TX 75009
Phone: 972-382-3345

SANITARY SEWER

CITY OF CELINA
42 N Ohio St
Celina, TX 75009
Phone: 972-382-3345

OWNER

CELINA 124, LLC
8200 Douglas Ave, Suite 300
Dallas, TX 75225
Contact: Israel Galicia
Phone: (940) 452-2431

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Firm No. 10106500
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com



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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Celina 124, LLC is the owner of a 55.734-acre (2,427,793-square-foot) tract of land situated in the Benjamin Haile Survey, Abstract No. 398, Collin County, Texas; being part of that tract of land described in Special Warranty Deed to Celina 124, LLC recorded in Instrument No. 2024000022819 of the Official Public Records of Collin County, Texas; said 55.734-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "BGE" cap found for corner in the east line of said Celina 124 tract and in the west line 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 of said Official Public Records; said point being the southeast corner of Songhill Phase 1, an addition to Collin County, Texas according to the plat recorded in Instrument No. _____ of said Official Public Records;

THENCE, South 00 degrees 00 minutes 41 seconds East, with the said east line of Celina 124 tract and the said west line of Sandler tract, a distance of 1,085.90 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 in Special Warranty Deed with Vendor's Lien to Golden Ranches Celina 169, LP recorded in Instrument No. 2022000076620 of said Official Public Records; said point being the southeast corner of said Celina 124 tract and the southwest corner of said Sandler tract;

THENCE, with the south line of said Celina 124 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. 20000302000203390 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 an angle point; from said point a 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 1/2-inch iron rod found for an angle point;

North 89 degrees 16 minutes 03 seconds West, a distance of 54.06 feet to a 60D nail found for an angle point;

North 89 degrees 50 minutes 56 seconds West, a distance of 133.44 feet to a 60D nail found for an angle point;

North 88 degrees 45 minutes 02 seconds West, a distance of 80.29 feet to a 5/8-inch iron rod with "BGE" cap set for an angle point;

South 87 degrees 25 minutes 33 seconds West, a distance of 45.08 feet to a 5/8-inch iron rod with "BGE" cap set for an angle point;

North 88 degrees 21 minutes 18 seconds West, a distance of 64.54 feet to an angle point; 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 5/8-inch iron rod with "BGE" cap set for an angle point;

North 87 degrees 26 minutes 09 seconds West, a distance of 93.58 feet to a 5/8-inch iron rod with "BGE" cap set for an angle point;

South 89 degrees 30 minutes 58 seconds West, a distance of 138.33 feet to an angle point; 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 5/8-inch iron rod with "BGE" cap set for an angle point;

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 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. 19870630000440820 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 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. 19970131000079840 of said Official Public Records; the following seventeen (17) calls:

North 07 degrees 58 minutes 29 seconds East, a distance of 49.91 feet to an angle point;

North 00 degrees 00 minutes 10 seconds West, a distance of 42.58 feet to an angle point;

North 10 degrees 22 minutes 18 seconds West, a distance of 56.70 feet to an angle point;

North 18 degrees 14 minutes 35 seconds West, a distance of 74.05 feet to an angle point;

North 51 degrees 50 minutes 12 seconds West, a distance of 84.87 feet to an angle point;

North 28 degrees 52 minutes 58 seconds West, a distance of 149.72 feet to an angle point;

North 07 degrees 11 minutes 44 seconds East, a distance of 56.80 feet to an angle point;

North 70 degrees 43 minutes 30 seconds East, a distance of 63.72 feet to an angle point;

South 75 degrees 56 minutes 22 seconds East, a distance of 44.41 feet to an angle point;

North 76 degrees 57 minutes 10 seconds East, a distance of 75.98 feet to an angle point;

North 49 degrees 49 minutes 28 seconds East, a distance of 111.08 feet to an angle point;

North 12 degrees 14 minutes 05 seconds East, a distance of 117.55 feet to an angle point;

North 45 degrees 41 minutes 54 seconds East, a distance of 83.67 feet to an angle point;

North 22 degrees 03 minutes 04 seconds East, a distance of 74.48 feet to an angle point;

North 08 degrees 50 minutes 47 seconds West, a distance of 181.62 feet to an angle point;

North 34 degrees 21 minutes 25 seconds East, a distance of 206.11 feet to an angle point;

North 26 degrees 50 minutes 03 seconds East, a distance of 39.70 feet to a point for corner; said point being the southwest corner of said Songhill Phase 1;

THENCE, departing the approximate centerline of said creek, the said east line of Downing tract and the said west line of Celina 124 tract and with the south line of said Songhill Phase 1, the following five (5) calls:

North 89 degrees 59 minutes 19 seconds East, a distance of 1,156.24 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the beginning if a non-tangent curve to the right;

With said curve to the right, having a central angle of 00 degrees 15 minutes 04 seconds, a radius of 570.00 feet, a chord bearing and distance of South 19 degrees 31 minutes 47 seconds West, 2.50 feet, and an arc length of 2.50 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve and the beginning of a reverse curve to the left;

With said curve to the left, having a central angle of 07 degrees 30 minutes 48 seconds, a radius of 630.00 feet, a chord bearing and distance of South 15 degrees 53 minutes 54 seconds West, 82.56 feet, and an arc length of 82.61 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

South 77 degrees 51 minutes 30 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

North 89 degrees 59 minutes 19 seconds East, a distance of 687.23 feet to the POINT OF BEGINNING and containing 55.734 acres or 2,427,793 square feet of land, more or less.

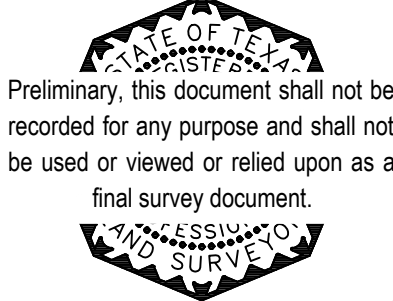
SURVEYOR'S CERTIFICATION

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 partially within the 100 year floodplain.

By: Released for title review purposes only on March 10, 2025.

Printed Name: Gregory Mark Peace
R.P.L.S. Number: 6608



SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2025.

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 _____, 2025 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

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

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 PHASE 2, 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:

- 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 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 ____ day of _____, 2025.

BY: Celina 124, LLC

Name:

Title:

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2025.

Notary Public, State of Texas

My commission expires: _____

FINAL PLAT
SONGHILL ADDITION PHASE 2

243 TOTAL LOTS
239 RESIDENTIAL LOTS
LOTS 12–19, BLOCK F; LOTS 30–98, BLOCK G; LOTS 1–34, BLOCK P;
LOTS 1–34, BLOCK Q; LOTS 1–22, BLOCK R; LOTS 1–34, BLOCK S;
LOTS 1–36, BLOCK T

4 COMMON AREA LOTS
LOT 20X, BLOCK F; LOTS 99–101X, BLOCK G

BEING 55.734 ACRES SITUATED IN
BENJAMIN HAILE SURVEY, ABSTRACT NO. 398
COLLIN COUNTY, TEXAS

MARCH 2025

SHEET 2 OF 2

ELECTRIC
GRAYSON-COLLIN ELECTRIC
COOPERATIVE
PO Box 548
Van Alstyne, TX 75495
Phone: 903-482-7183

WATER
CITY OF CELINA
42 N Ohio St
Celina, TX 75209
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SANITARY SEWER
CITY OF CELINA
42 N Ohio St
Celina, TX 75209
Phone: 972-382-3345

OWNER
CELINA 124, LLC
8200 Douglas Ave, Suite 300
Dallas, TX 75225
Contact: Israel Galicia
Phone: (940) 452-2431

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777 Main Street, Suite 1900, Fort Worth, TX 76102
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TBPELS File No. 10106500
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