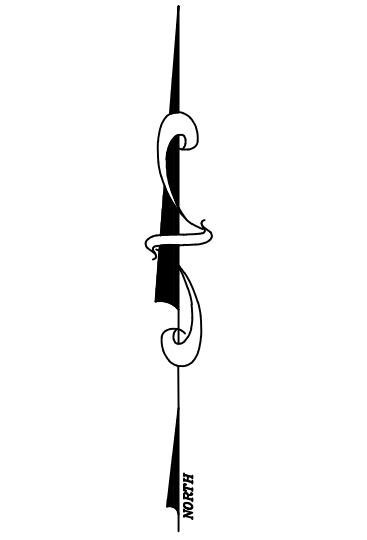


VICINITY MAP  
N.T.S.



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft

### LEGEND

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
CIRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
S.F.	SQUARE FEET
BL	BUILDING LINE
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
WV	WATER VALVE
SSWH	SANITARY SEWER MANHOLE
F.M.	FARM-TO-MARKET
S.F.	SQUARE FEET
N.C.S.U.D.	NORTH COLLIN SPECIAL UTILITY DISTRICT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

DETAIL "A"  
N.T.S.

"PRELIMINARY—FOR REVIEW PURPOSES ONLY"

# FINAL PLAT

# BAILEY CROSSING PHASE 1

87 RESIDENTIAL LOTS  
2 COMMON AREA LOTS  
1 SPECIAL LOT  
25.821 ACRES OUT OF THE  
THOMAS A. RHODES SURVEY, ABSTRACT NO. 714  
COLLIN COUNTY, TEXAS

BAILEY CROSSING MUD No. 1 OF COLLIN COUNTY

BALU MAHI INVESTMENTS, LLC. OWNER

1705 Cottonwood Valley Circle South  
Irving, TX 75038

**OWNER**

## ALLIED DEVELOPMENT

## DEVELOPER

16430 N. Scottsdale Rd, Suite 210  
Scottsdale, AZ 85254

**(480) 530-8660**

**JB PARTNERS, INC.**

SURVEYOR/ENGINEER

2121 Midway Road, Suite 300  
Carrollton, Texas 75006

972) 248-7676

Contact: Chris Wall, P.E.  
TBPE No. F-438      TBF

PLS No. 10076000

DATE: JULY 25, 2025

Sheet 1 of 2

PREPARED BY:	JME	CHECKED BY:	XXX	DATE: XX/XX/20XX
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NOTES:

1. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0285J, DATED JUNE 2, 2009, THIS PROPERTY IS DETERMINED TO BE IN UNSHADED ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

2. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.

3. ALL CORNERS ARE A ONE-HALF-INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.

Plotted by: acordero Plot Date: 7/23/2025 2:48 PM

Saved By: jestrada Save Time: 7/23/2025 2:43 PM

LEGAL DESCRIPTION  
(25.821 ACRES)

BEING a parcel of land located in Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being a part of that called 54.415 acre tract of land described in deed to Balu Mahi Investments, LLC, as recorded in Document Number 20180507000556000, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a five-eighths inch iron rod with cap stamped "5587" found at the northwest corner of said 54.415 acre tract, said point being in the south line of that called 273.5105 acre tract of land described in deed to Meritage Homes of Texas, LLC, as recorded in Document Number 20201228002333180, Official Public Records of Collin County, Texas, said point also being near the east edge of asphalt pavement of County Road 409;

THENCE South 89 degrees 24 minutes 17 seconds East, 310.14 feet along the common lines of said 54.415 acre tract and said 273.5105 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE maintaining 30 feet (plus or minus) east of the approximate centerline of a wetland stream as follows;  
South 24 degrees 08 minutes 18 seconds West, 62.04 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;  
South 00 degrees 48 minutes 13 seconds East, 34.35 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;  
South 36 degrees 02 minutes 12 seconds East, 84.60 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;  
South 00 degrees 43 minutes 34 seconds West, 95.57 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;  
South 14 degrees 28 minutes 37 seconds East, 65.02 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;  
South 00 degrees 22 minutes 33 seconds East, 123.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;  
South 09 degrees 55 minutes 32 seconds West, 77.52 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;  
South 02 degrees 37 minutes 58 seconds East, 64.18 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 56.41 feet along a curve to the left having a central angle of 09 degrees 56 minutes 42 seconds, a radius of 325.00 feet, a tangent of 28.28 feet, and whose chord bears North 77 degrees 59 minutes 30 seconds East, 56.34 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 73 degrees 01 minutes 10 seconds East, 84.93 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 36 degrees 48 minutes 26 seconds East, 24.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 35 minutes 43 seconds East, 28.42 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 35 minutes 43 seconds West, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 48 degrees 41 minutes 53 seconds East, 19.57 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 107.91 feet along a curve to the right having a central angle of 17 degrees 39 minutes 55 seconds, a radius of 350.00 feet, a tangent of 54.39 feet, and whose chord bears North 81 degrees 51 minutes 07 seconds East, 107.48 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 176.54 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 35 minutes 43 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 35 minutes 43 seconds East, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 35 minutes 43 seconds West, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 24 minutes 17 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 210.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 35 minutes 43 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 35 minutes 43 seconds East, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 35 minutes 43 seconds West, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 24 minutes 17 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 210.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 35 minutes 43 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 35 minutes 43 seconds East, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 35 minutes 43 seconds West, 305.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 24 minutes 17 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 210.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 35 minutes 43 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 35 minutes 43 seconds East, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 35 minutes 43 seconds West, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 24 minutes 17 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 210.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 35 minutes 43 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 35 minutes 43 seconds East, 212.47 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

LEGAL DESCRIPTION CONTINUED  
(25.821 ACRES)

THENCE South 89 degrees 24 minutes 17 seconds East, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 35 minutes 43 seconds West, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 24 minutes 17 seconds East, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 24 minutes 17 seconds East, 107.02 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the east line of said 54.415 acre tract, said point being the southwest corner of Lot 1, Block 1, of that called Eastridge Phase 3 an addition to the City of Princeton, as recorded in Volume 2024, Page 599, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 35 minutes 37 seconds West, 370.47 feet to a five-eighths inch iron rod found at the southeast corner of said 54.415 acre tract, said point being in the west line Lot 11, Block B of said Eastridge Phase 3, said point also being the northeast corner of that called 40 acre tract of land described in deed to Charles F. Booher, Jr. as recorded in Document Number 95-0035067, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 23 minutes 42 seconds West, at 2,385.32 feet passing a one-half inch iron rod with yellow cap stamped "JBI" set as reference point, in all a total distance of 2,410.32 feet to a "PK" nail set at the southwest corner of said 54.415 acre tract, said point being the northwest corner of said 40 acre tract, said point also being in the approximate centerline of County Road 409;

THENCE North 00 degrees 41 minutes 08 seconds East, 983.40 feet along and in close proximity to the centerline of County Road 409 to the POINT OF BEGINNING and containing 1,124,783 square feet or 25.821 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ALLIED DEVELOPMENT** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **BAILEY CROSSING PHASE 1**, an addition to Collin County, Texas and does hereby dedicate, in fee simple, to the **BAILEY CROSSING MUD No. 1 OF COLLIN COUNTY**, the streets, rights-of-way, and other public improvements shown thereon. The That **ALLIED DEVELOPMENT** does herein certify the following:

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
an Authorized Agent for **ALLIED DEVELOPMENT**

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES
A--1	7,368	0.169	B--1	7,088	0.163	B--24	4,800	0.110	F--11	4,915	0.113
A--2	6,250	0.143	B--2	6,000	0.138	B--25	4,800	0.110	F--12	4,916	0.113
A--3	6,250	0.143	B--3	6,000	0.138	B--26	4,800	0.110	F--13	4,916	0.113
A--4	7,500	0.172	B--4	6,000	0.138	B--27	4,800	0.110	F--14	4,916	0.113
A--5	6,254	0.144	B--5	6,000	0.138	B--28	4,800	0.110	F--15	4,916	0.113
A--6	7,273	0.167	B--6	6,000	0.138	B--29	4,800	0.110	F--16	6,146	0.141
A--7	7,688	0.176	B--7	6,000	0.138	B--30	4,800	0.110	F--17	4,917	0.113
A--8	6,000	0.138	B--8	6,000	0.138	B--31	4,800	0.110	F--18	4,917	0.113
A--9	6,000	0.138	B--9	6,000	0.138	B--32	4,800	0.110	F--19	4,918	0.113
A--10	6,000	0.138	B--10	6,000	0.138	B--33	4,800	0.110	F--20	4,918	0.113
A--11	5,144	0.118	B--11	6,000	0.138	B--34	4,800	0.110	F--21	4,918	0.113
A--12	4,564	0.105	B--12	6,000	0.138	B--35	4,800	0.110	F--22	4,918	0.113
A--13	4,874	0.112	B--13	6,000	0.138	B--36	5,888	0.135	F--23	5,102	0.117
A--14	4,910	0.113	B--14	6,000	0.138	F--1	6,028	0.138	F--24	5,627	0.129
A--15	4,910	0.113	B--15	6,000	0.138	F--2	4,913	0.113	F--25	9,419	0.216
A--16	4,911	0.113	B--16	7,087	0.163	F--3	4,913	0.113	F--26	7,441	0.171
A--17	4,911	0.113	B--17	5,888	0.135	F--4	4,913	0.113	F--27	5,281	0.121
A--18	4,911	0.113	B--18	4,800	0.110	F--5	4,914	0.113	F--28	4,874	0.112
A--19	4,911	0.113	B--19	4,800	0.110	F--6	4,914	0.113	F--29	4,881	0.112
A--20	6,139	0.141	B--20	4,800	0.110	F--7	4,914	0.113	F--30	6,044	0.139
A--21	7,869	0.181	B--21	4,800	0.110	F--8	4,915	0.113	J--1	159,782	3.668
A--22X	174,844	4.014	B--22	4,800	0.110	F--9	4,915	0.113			
A--23X	10,303	0.237	B--23	4,800	0.110	F--10	4,915	0.113			

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. HARP, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of Collin County, Texas.

\_\_\_\_\_  
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND, this \_\_\_\_th day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "BAILEY CROSSING PHASE 1" 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 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

"PRELIMINARY--FOR REVIEW PURPOSES ONLY"

FINAL PLAT

BAILEY CROSSING  
PHASE 1

87 RESIDENTIAL LOTS  
2 COMMON AREA LOTS  
1 SPECIAL LOT

25.821 ACRES OUT OF THE  
THOMAS A. RHODES SURVEY, ABSTRACT NO. 714  
COLLIN COUNTY, TEXAS

BAILEY CROSSING MUD No. 1 OF COLLIN COUNTY

BALU MAHI INVESTMENTS, LLC. OWNER

1705 Cottonwood Valley Circle South  
Irving, TX 75038

ALLIED DEVELOPMENT DEVELOPER

16430 N. Scottsdale Rd, Suite 210 (480) 530-8660  
Scottsdale, AZ 85254

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
Contact: Chris Wall, P.E.  
TBPE No. F-438 TBPLS No. 10076000

DATE: JULY 25, 2025 Sheet 2 of 2

PREPARED BY: JME CHECKED BY: XXX DATE: XX/XX/20XX