

JMA ESTATES, LLC
CALLED TRACT 3-20.00 ACRES
DOC. NO. 2022000131096
O.P.R.C.C.T.

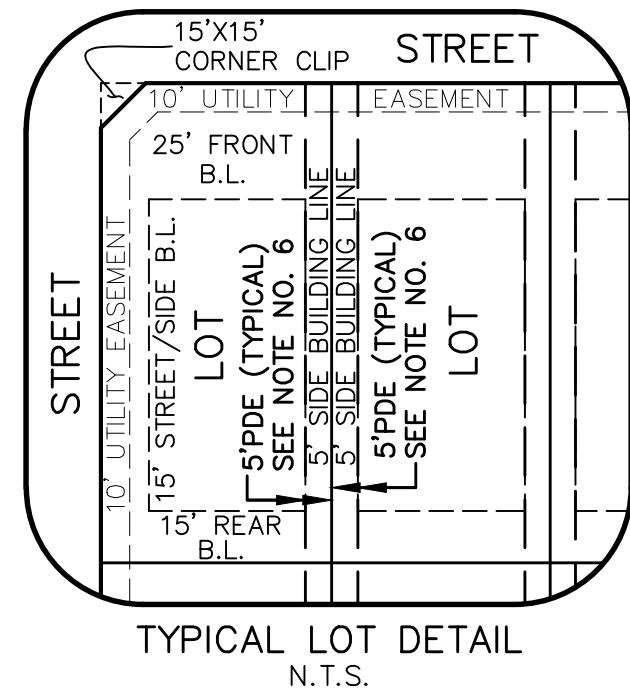
P.O.B.
1/2" CIRS
WITH YELLOW CAP
STAMPED "JBI"

PRELIMINARY PRE-PROJECT
ULTIMATE 100-YEAR FLOODPLAIN
PREPARED BY HYDROLINK
ENGINEERING
DATED: 07/20/2025

NEWIND, LLC
CALLED 99.097 ACRES
DOC. NO. 20160620000773300
O.P.R.C.C.T.

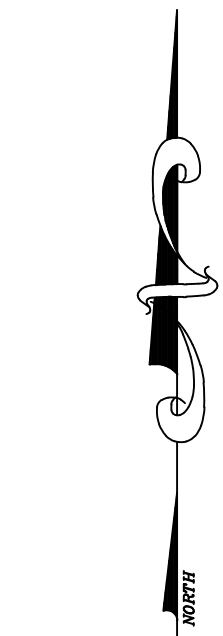
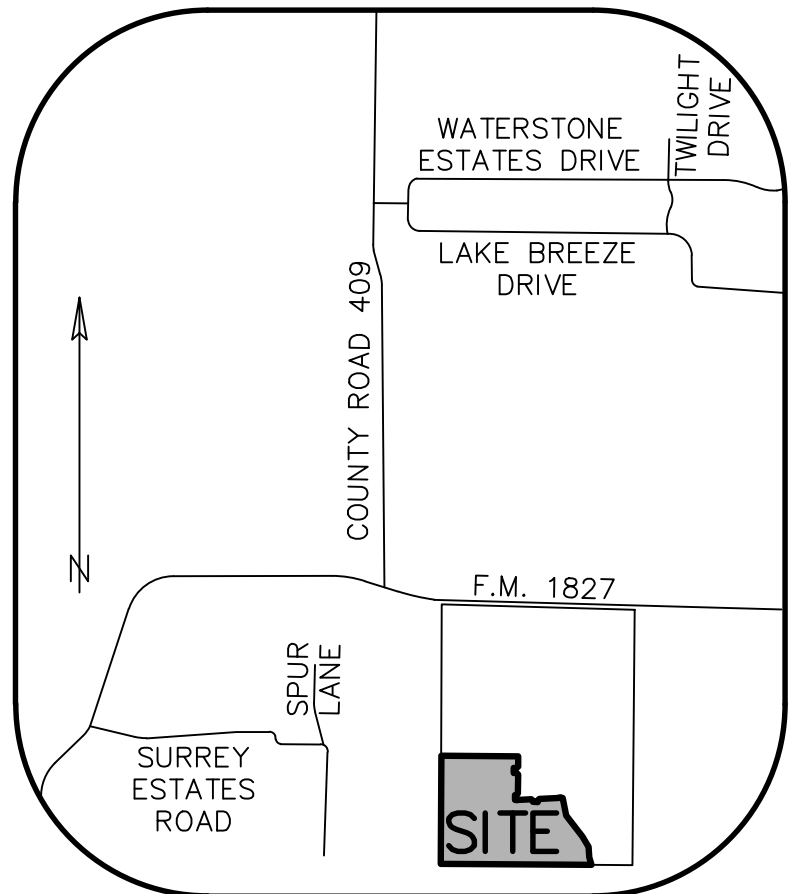
CASTLEROCK COMMUNITIES LLC
PART OF CALLED-252.1985 ACRES
DOC. NO. 2022000074308
O.P.R.C.C.T.

CASTLEROCK COMMUNITIES LLC
PART OF CALLED-252.1985 ACRES
DOC. NO. 2022000074308
O.P.R.C.C.T.



LINE TABLE			LINE TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S0°25'41"W	101.74'	L19	S3°13'57"E	101.36'
L2	S45°25'04"W	21.22'	L20	S17°05'19"E	79.96'
L3	N89°35'33"W	15.02'	L21	N44°35'33"W	21.21'
L4	S0°24'27"W	50.00'	L22	N45°24'27"E	21.21'
L5	S89°35'33"E	15.00'	L23	S45°25'04"W	21.22'
L6	S44°34'56"E	21.21'	L24	S44°34'56"E	21.21'
L7	S45°09'25"W	21.31'	L25	S45°25'04"W	21.22'
L8	N89°35'33"W	15.00'	L26	S44°34'56"E	21.21'
L9	S0°24'27"W	50.00'	L27	N36°42'32"E	20.04'
L10	S89°35'33"E	20.80'	L28	N47°31'11"W	20.19'
L11	N86°53'26"E	122.23'	L29	N45°24'27"E	21.21'
L12	S46°21'03"E	20.55'	L30	S44°34'56"E	21.21'
L13	S0°24'27"W	11.99'	L31	N45°25'04"E	21.22'
L14	S89°35'33"E	50.00'	L32	N26°59'20"E	33.55'
L15	N0°24'27"E	15.06'	L33	N36°26'57"W	25.00'
L16	N43°38'57"E	21.85'	L34	N84°47'13"E	40.70'
L17	S89°34'21"E	20.89'	L35	N0°24'27"E	27.07'
L18	S30°58'34"E	118.75'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	3°31'02"	360.00'	22.10'	11.05'	N88°38'57"E
C2	3°32'13"	310.00'	19.14'	9.57'	N88°39'32"E
C3	5°37'15"	335.00'	32.86'	16.45'	N87°35'50"E
C4	19°53'54"	335.00'	116.34'	58.76'	S9°32'29"W
C5	19°53'54"	335.00'	116.34'	58.76'	S9°32'29"E
C6	9°47'48"	466.00'	79.68'	39.94'	N4°29'27"W



LEGEND

POB POINT OF BEGINNING
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
CIRS CAPPED IRON ROD SET
CM CONTROL MONUMENT
S.F. SQUARE FEET
MON. MONUMENT
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
PG. PAGE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
BL BUILDING LINE
MFFE MINIMUM FINISHED FLOOR ELEVATION
N.T.S. NOT TO SCALE
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

"PRELIMINARY-FOR REVIEW PURPOSES ONLY"

FINAL PLAT SILVERTRAILS PHASE 3

177 RESIDENTIAL LOTS
2 COMMON AREA LOTS
27,814 ACRES OUT OF THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
COLLIN COUNTY, TEXAS

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412

PATEL AND PATEL, LLC.
BLUE JASMINE TX INVESTMENTS, LLC.
BADE, LLC.
DUGGI, LLC.
KUTHURU, LLC.

GOURI DUGGI **OWNER**

2904 Shady Creek Drive
Flower Mound, Texas 75022

D.R. HORTON-TEXAS, LTD **FUTURE OWNER/DEVELOPER**
4302 Miller Road
Rowlett, Texas 75088 (469) 974-6540

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006 (972) 248-7676
Contact: Jesus Ramirez
TBPE No. F-438 TBPLS No. 10076000

DATE: AUGUST 13, 2025

Sheet 1 of 2

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

NOTES:

- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0285J, DATED JUNE 2, 2009, THIS PROPERTY IS DETERMINED TO BE IN SHADED "ZONE A" AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, WHICH IS 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.
- 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.
- ALL CORNERS ARE A ONE-HALF-INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED
- LOT 1X, BLOCK F, IS DEDICATED TO THE COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412 BY THIS PLAT. LOT 1X, BLOCK F, IS ALSO HEREBY DEDICATED AS A PUBLIC ACCESS, DRAINAGE, & UTILITY EASEMENT TO BE MAINTAINED BY THE COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412.
- LOT 64X, BLOCK B, IS DEDICATED TO THE COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412 BY THIS PLAT. LOT 64X, BLOCK B, IS ALSO HEREBY DEDICATED AS A DRAINAGE EASEMENT TO BE MAINTAINED BY THE COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412.
- ALL PROPOSED LOTS SHALL HAVE A 5 FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR THE PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCRoACH INTO THEIR OWN PRIVATE DRAINAGE EASEMENT WITH THEIR OWN PRIVATE UTILITY EQUIPMENT.
- SILVERTRAILS PHASE 1 & 2 FINAL PLAT TO BE APPROVED AND FILED PRIOR TO SILVERTRAILS PHASE 3

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF COLLIN §

LEGAL DESCRIPTION

(27.814 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 123.482 acre tract of land described in deed to D.R. HORTON–TEXAS, LTD as recorded in Document Number _____, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the southwest corner of said 123.482 acre tract, said point being the southeast corner of that called Tract 3–40.00 acre tract of land described in deed to JMA Estates, LLC as recorded in Document Number 2022000131096, Official Public Records of Collin County, Texas, from which said set point bears North 89 degrees 37 minutes 22 seconds West, 653.11 feet to a three–eighths inch iron rod found at the southwest corner of said Tract 3–40.00 acre tract, said point also being the southeast corner of that called 5.141 acre tract of land described in deed to Melanie Giselle Martinez as recorded in Document Number 20200818001344340, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 25 minutes 41 seconds East, 1,077.28 feet along the common line of said 123.482 acre tract and said Tract 3–40.00 acre tract to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 35 minutes 33 seconds East, 766.03 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 25 minutes 41 seconds West, 101.74 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 45 degrees 25 minutes 04 seconds West, 21.22 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 35 minutes 33 seconds West, 15.02 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 24 minutes 27 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 35 minutes 33 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 44 degrees 34 minutes 56 seconds East, 21.21 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 25 minutes 41 seconds West, 189.86 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 45 degrees 09 minutes 25 seconds West, 21.31 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 35 minutes 33 seconds West, 15.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 24 minutes 27 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 35 minutes 33 seconds East, 20.80 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northeasterly 22.10 feet along a curve to the left having a central angle of 03 degrees 31 minutes 02 seconds, a radius of 360.00 feet, a tangent of 11.05 feet, and whose chord bears North 88 degrees 38 minutes 57 seconds East, 22.10 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 86 degrees 53 minutes 26 seconds East, 122.23 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 46 degrees 21 minutes 03 seconds East, 20.55 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 24 minutes 27 seconds West, 11.99 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 35 minutes 33 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 24 minutes 27 seconds East, 15.06 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 43 degrees 38 minutes 57 seconds East, 21.85 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 86 degrees 53 minutes 26 seconds East, 193.23 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northeasterly 19.14 feet along a curve to the right having a central angle of 03 degrees 32 minutes 13 seconds, a radius of 310.00 feet, a tangent of 9.57 feet, and whose chord bears North 88 degrees 39 minutes 32 seconds East, 19.13 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 34 minutes 21 seconds East, 20.89 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 11 degrees 04 minutes 46 seconds East, 181.82 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 37 degrees 28 minutes 35 seconds East, 263.92 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 30 degrees 58 minutes 34 seconds East, 118.75 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 03 degrees 13 minutes 57 seconds East, 101.36 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 17 degrees 05 minutes 19 seconds East, 79.96 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner, said point being in the south line of said 123.482 acre tract, said point also being in the north line of that called 99.097 acre tract of land described in deed to Newind, LLC as recorded in Document Number 20160620000773300, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 37 minutes 22 seconds West, 1,504.57 feet along the common line of said 123.797 acre tract and said 99.097 acre tract to the POINT OF BEGINNING and containing 1,211,578 square feet or 27.814 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 **D.R. HORTON–TEXAS, LTD** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **SILVERTRAILS PHASE 3**, an addition to Collin County, Texas and does hereby dedicate, in fee simple, to the **COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412**, the streets, and other public improvements shown thereon. The That **D.R. HORTON–TEXAS, LTD** does herein certify the following:

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

David L. Booth, an Authorized Agent for D.R. HORTON–TEXAS, LTD

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David L. Booth, 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	5,724	0.131	B–39	3,150	0.072	C–20	4,088	0.094	D–22	4,400	0.101
A–2	4,669	0.107	B–40	3,150	0.072	C–21	3,150	0.072	D–23	4,400	0.101
A–3	4,669	0.107	B–41	3,150	0.072	C–22	3,150	0.072	D–24	4,400	0.101
A–4	4,669	0.107	B–42	3,150	0.072	C–23	3,150	0.072	D–25	4,400	0.101
A–5	4,669	0.107	B–43	3,150	0.072	C–24	3,150	0.072	D–26	4,400	0.101
A–6	4,669	0.107	B–44	3,150	0.072	C–25	3,150	0.072	D–27	4,400	0.101
A–7	5,839	0.134	B–45	3,150	0.072	C–26	3,150	0.072	D–28	4,400	0.101
B–1	6,098	0.140	B–46	3,150	0.072	C–27	3,150	0.072	D–29	4,400	0.101
B–2	5,253	0.121	B–47	3,150	0.072	C–28	3,150	0.072	D–30	4,400	0.101
B–3	5,020	0.115	B–48	3,150	0.072	C–29	3,150	0.072	D–31	4,400	0.101
B–4	5,020	0.115	B–49	3,150	0.072	C–30	3,150	0.072	D–32	4,400	0.101
B–5	4,921	0.113	B–50	3,150	0.072	C–31	3,150	0.072	D–33	4,400	0.101
B–6	5,538	0.127	B–51	4,240	0.097	C–32	3,150	0.072	D–34	4,400	0.101
B–7	8,732	0.200	B–52	4,240	0.097	C–33	3,150	0.072	D–35	4,400	0.101
B–8	10,028	0.230	B–53	4,240	0.097	C–34	3,150	0.072	D–36	5,493	0.126
B–9	5,573	0.128	B–54	4,240	0.097	C–35	3,150	0.072	E–1	5,610	0.129
B–10	5,568	0.128	B–55	4,240	0.097	C–36	3,150	0.072	E–2	4,400	0.101
B–11	5,000	0.115	B–56	4,240	0.097	C–37	3,150	0.072	E–3	4,400	0.101
B–12	5,000	0.115	B–57	4,442	0.102	C–38	3,150	0.072	E–4	4,400	0.101
B–13	5,000	0.115	B–58	4,607	0.106	C–39	3,150	0.072	E–5	4,400	0.101
B–14	5,000	0.115	B–59	4,303	0.099	C–40	4,200	0.096	E–6	4,400	0.101
B–15	6,875	0.158	B–60	4,433	0.102	C–41	4,200	0.096	E–7	4,400	0.101
B–16	5,000	0.115	B–61	4,622	0.106	C–42	4,200	0.096	E–8	4,400	0.101
B–17	5,000	0.115	B–62	5,311	0.122	C–43	5,248	0.120	E–9	4,400	0.101
B–18	5,000	0.115	B–63	6,018	0.138	D–1	5,489	0.126	E–10	4,400	0.101
B–19	5,000	0.115	B–64X	204,904	4.704	D–2	4,400	0.101	E–11	4,400	0.101
B–20	5,000	0.115	C–1	5,244	0.120	D–3	4,400	0.101	E–12	4,400	0.101
B–21	6,875	0.158	C–2	4,200	0.096	D–4	4,400	0.101	E–13	4,950	0.114
B–22	5,000	0.115	C–3	4,200	0.096	D–5	4,400	0.101	E–14	5,829	0.134
B–23	5,000	0.115	C–4	4,200	0.096	D–6	4,400	0.101	E–15	5,823	0.134
B–24	5,000	0.115	C–5	4,200	0.096	D–7	4,400	0.101	E–16	4,950	0.114
B–25	5,235	0.120	C–6	4,200	0.096	D–8	4,400	0.101	E–17	4,400	0.101
B–26	4,907	0.113	C–7	4,200	0.096	D–9	4,400	0.101	E–18	4,400	0.101
B–27	10,302	0.236	C–8	4,200	0.096	D–10	4,400	0.101	E–19	4,400	0.101
B–28	9,147	0.210	C–9	4,200	0.096	D–11	4,400	0.101	E–20	4,400	0.101
B–29	5,244	0.120	C–10	4,200	0.096	D–12	4,400	0.101	E–21	4,400	0.101
B–30	4,401	0.101	C–11	4,200	0.096	D–13	4,400	0.101	E–22	4,400	0.101
B–31	4,200	0.096	C–12	4,200	0.096	D–14	4,400	0.101	E–23	4,400	0.101
B–32	4,200	0.096	C–13	4,200	0.096	D–15	4,411	0.101	E–24	4,400	0.101
B–33	4,200	0.096	C–14	4,200	0.096	D–16	4,493	0.103	E–25	4,400	0.101
B–34	3,150	0.072	C–15	4,200	0.096	D–17	4,592	0.105	E–26	4,400	0.101
B–35	3,150	0.072	C–16	4,200	0.096	D–18	5,894	0.135	E–27	4,400	0.101
B–36	3,150	0.072	C–17	4,200	0.096	D–19	7,616	0.175	E–28	5,614	0.129
B–37	3,150	0.072	C–18	4,200	0.096	D–20	4,400	0.101			
B–38	3,150	0.072	C–19	5,194	0.119	D–21	4,400	0.101			

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 “**SILVERTRAILS PHASE 3**” 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
SILVERTRAILS
PHASE 3

177 RESIDENTIAL LOTS
2 COMMON AREA LOTS

27.814 ACRES OUT OF THE
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2904 Shady Creek Drive
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2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
Contact: Jesus Ramirez
TBPE No. F–438 TBPLS No. 10076000

DATE: AUGUST 13, 2025 Sheet 2 of 2

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