

LEGAL DESCRIPTION
(14.386 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:

COMMENCING 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 along the common lines of said 54.415 acre tract and said 273.5105 acre tract as follows:

South 89 degrees 24 minutes 17 seconds East, 310.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the POINT OF BEGINNIG;

South 89 degrees 24 minutes 17 seconds East, 1,226.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 35 minutes 43 seconds West, 520.81 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of that called Bailey Crossing Phase 1, an addition to Collin County as recorded in Document Number _____ Official Public Records of Collin County, Texas;

THENCE along the north line of said Bailey Crossing Phase 1, as follows:

North 89 degrees 24 minutes 17 seconds West, 105.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 44 degrees 24 minutes 17 seconds West, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 35 minutes 43 seconds East, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 24 minutes 17 seconds West, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 35 minutes 43 seconds West, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
South 45 degrees 35 minutes 43 seconds West, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 24 minutes 17 seconds West, 210.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 44 degrees 24 minutes 17 seconds West, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 35 minutes 43 seconds East, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 24 minutes 17 seconds West, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 35 minutes 43 seconds West, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
South 45 degrees 35 minutes 43 seconds West, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 24 minutes 17 seconds West, 210.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 44 degrees 24 minutes 17 seconds West, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 35 minutes 43 seconds East, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 24 minutes 17 seconds West, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 35 minutes 43 seconds West, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
South 45 degrees 35 minutes 43 seconds West, 21.21 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 24 minutes 17 seconds West, 176.54 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 33.71 feet along a curve to the left having a central angle of 07 degrees 01 minutes 26 seconds, a radius of 275.00 feet, a tangent of 16.88 feet, and whose chord bears South 87 degrees 05 minutes 00 seconds West, 33.69 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;

North 48 degrees 41 minutes 53 seconds West, 19.57 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 35 minutes 43 seconds East, 15.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 24 minutes 17 seconds West, 50.00 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 35 minutes 43 seconds West, 28.42 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
South 36 degrees 48 minutes 26 seconds West, 24.21 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
South 73 degrees 01 minutes 10 seconds West, 84.93 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 56.41 feet along a curve to the right 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 South 77 degrees 59 minutes 30 seconds West, 56.34 feet to a half-inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE maintaining 30 feet (plus or minus) east of the approximate centerline of a wetland stream as follows;

North 02 degrees 37 minutes 58 seconds West, 64.18 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;
North 09 degrees 55 minutes 32 seconds East, 77.52 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;
North 00 degrees 22 minutes 33 seconds West, 123.00 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;
North 14 degrees 28 minutes 37 seconds West, 65.02 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;
North 00 degrees 43 minutes 34 seconds East, 95.57 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;
North 36 degrees 02 minutes 12 seconds West, 84.60 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;
North 00 degrees 48 minutes 13 seconds West, 34.35 feet to a half-inch iron rod with yellow cap stamped "JBI" set for corner;
North 24 degrees 08 minutes 18 seconds East, 62.04 feet to the POINT OF BEGINNING and containing 626,650 square feet or 14.386 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 2**, 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

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 2" 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

LOT AREA TABLE			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	BLOCK-LOT	SQUARE FEET	ACRES
C-1	7,088	0.163	D-8	5,400	0.124	E-13	4,800	0.110	I-16	6,250	0.143	I-35	4,800	0.110
C-2	6,600	0.152	D-9	4,800	0.110	E-14	4,800	0.110	I-17	6,250	0.143	I-36	4,800	0.110
C-3	6,600	0.152	D-10	4,800	0.110	E-15	4,800	0.110	I-18	6,250	0.143	I-37	4,800	0.110
C-4	6,600	0.152	D-11	4,800	0.110	E-16	5,888	0.135	I-19	6,250	0.143	I-38	5,888	0.135
C-5	6,600	0.152	D-12	4,800	0.110	I-1	8,043	0.185	I-20	6,250	0.143	I-74X	25,015	0.574
C-6	7,856	0.180	D-13	4,800	0.110	I-2	6,100	0.140	I-21	6,250	0.143			
C-7	7,784	0.179	D-14	5,888	0.135	I-3	6,100	0.140	I-22	6,250	0.143			
C-8	6,600	0.152	E-1	5,888	0.135	I-4	6,100	0.140	I-23	6,250	0.143			
C-9	6,600	0.152	E-2	4,800	0.110	I-5	6,100	0.140	I-24	6,250	0.143			
C-10	6,600	0.152	E-3	4,800	0.110	I-6	6,100	0.140	I-25	6,250	0.143			
C-11	6,600	0.152	E-4	4,800	0.110	I-7	6,089	0.140	I-26	6,250	0.143			
C-12	7,088	0.163	E-5	4,800	0.110	I-8	6,572	0.151	I-27	5,860	0.135			
D-1	7,087	0.163	E-6	4,800	0.110	I-9	10,076	0.231	I-28	8,806	0.202			
D-2	6,600	0.152	E-7	5,400	0.124	I-10	8,740	0.201	I-29	10,529	0.242			
D-3	6,600	0.152	E-8	5,984	0.137	I-11	5,915	0.136	I-30	6,149	0.141			
D-4	6,600	0.152	E-9	5,984	0.137	I-12	6,250	0.143	I-31	4,918	0.113			
D-5	6,600	0.152	E-10	5,400	0.124	I-13	6,250	0.143	I-32	4,800	0.110			
D-6	7,784	0.179	E-11	4,800	0.110	I-14	6,250	0.143	I-33	4,800	0.110			
D-7	5,984	0.137	E-12	4,800	0.110	I-15	6,250	0.143	I-34	4,800	0.110			

"PRELIMINARY--FOR REVIEW PURPOSES ONLY"

FINAL PLAT

BAILEY CROSSING
PHASE 2

80 RESIDENTIAL LOTS
1 COMMON AREA LOT

14.386 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

JB 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: AUGUST 01, 2025 Sheet 2 of 2

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

Plotted by: acordero Plot Date: 8/4/2025 2:06 PM

Drawing: H:\Projects\ALD013 - Balu Mahi\Phase 2\Surveying\dwg\ALD013PT-(PHASE 2).dwg Saved By: acordero Save Time: 8/4/2025 10:58 AM