

0 50 100 200
SCALE: 1" = 100'

FAYE KELLEY
VOL. 3507, PG. 444

JOHN STEWART
DOC. NO. 2013031000319990

STELZER REVOCABLE TRUST
DOC. NO. 20141006001089660

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, J. ANTHONY PROPERTIES, LLC, is the owner of a tract of land situated in the C. Hart Survey, Abstract No. 393 in Collin County, Texas, being all of a 40.000 acre tract, as described in Clerks File No. 202500025818 in the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING, at an mag nail found at the northwest corner of Redbud Gardens, an addition to Collin County, Texas, as described in Doc. No. 2024-406 in the Plat Records of Collin County, Texas and being the southwest corner of said 40.000 acre tract:

THENCE, North 03° 16' 19" East, along the west line of said 40.000 acre tract, for a distance 269.52 feet, to a mag nail found:

THENCE, North 00° 42' 17" East, continuing along said west line, for a distance of 151.50 feet, to a mag nail found:

THENCE, North 00° 37' 36" East, continuing along said west line, for a distance of 557.77 feet, to a mag nail found:

THENCE, North 00° 03' 41" East, continuing along said west line, for a distance of 342.90 feet, to a mag nail found at the northwest corner of said 40.000 acre tract:

THENCE, North 89° 15' 41" East, along the north line of said 40.000 acre tract, for a distance of 374.11 feet, to a mag nail found:

THENCE, North 88° 56' 57" East, continuing along said north line, for a distance of 931.02 feet, to a 1/2 inch iron rod found at the northeast corner of said 40.000 acre tract:

THENCE, South 00° 01' 23" West, along the east line of said 40.000 acre tract, for a distance of 1343.54 feet, to a a/2 inch iron rod found at the southeast corner of said 40.000 acre tract:

THENCE, North 89° 58' 53" West, along the south line of said 40.000 acre tract, for a distance of 1324.60 feet, to the POINT OF BEGINNING and containing 40.000 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Prosper, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration 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

HEALTH DEPARTMENT CERTIFICATION

I, as the representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF 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

Registered Professional Sanitarian Collin County Health Service.

NOTES:

- Bearings are referenced to a 40.000 acre tract, as described in Clerks File No. 202500025817, in the Plat Records of Collin County, Texas.
- "Notice: Setting a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
- No portion of the subject tract lies in a "Special Flood Hazard Area" as explained on Community Panel Number No. 48085C0130J of the Flood Insurance Rate Map, Collin County, Texas and Incorporated Areas, Dated June 02, 2009. The subject panels lies within "Zone X".
- Common Area lot (Lot 1X) shall be dedicated to and maintained by HOA.
- Mailbox clusters shall meet USPS specifications and be maintained by HOA.
- Collin County will not be responsible for maintenance or repairs of Mailbox clusters.
- 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.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control or erosion in said drainage ways.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County does not, and will not accept street lights for maintenance or operation.

12. OSSF NOTES:

- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- Lot 1x is an open space/drain/detention easement lot and is not approved for any OSSF construction.
- There are a minimum of 5'-20' utility and/or drainage easements possible contiguous to any/all property lines on each residential lot to which OSSF setbacks apply.
- There is a 60' (30' on each lot) drainage easement along the lot line between lots 13/Blk C and 14/Blk C to which OSSF setbacks apply.
- There is a large, variable-width drainage easement along the western and northern property lines of lot 16/Blk C to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on any lot at the time of approval. Any existing structures or OSSF(s) on any lot must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/diposed sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, acting herein by and through his duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as REDBUD GARDENS PHASE II, 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. J. Anthony 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 the 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 regress to or from a drainage easement if necessary to maintain or repair the effect system in that easement is having on the use and maintenance of a roadway and the drainage system of roadway.
- Roadways of the Subdivision are in 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.
- The plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2025.

J. Anthony Properties, LLC.
Tony Prutch

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared TONY PRUTCH, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration 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

COLLIN COUNTY COMMISSIONERS COURT CERTIFICATION

I hereby certify that the attached and foregoing Final Plat of the REDBUD GARDENS PHASE II, 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, County Judge, Collin County, Texas

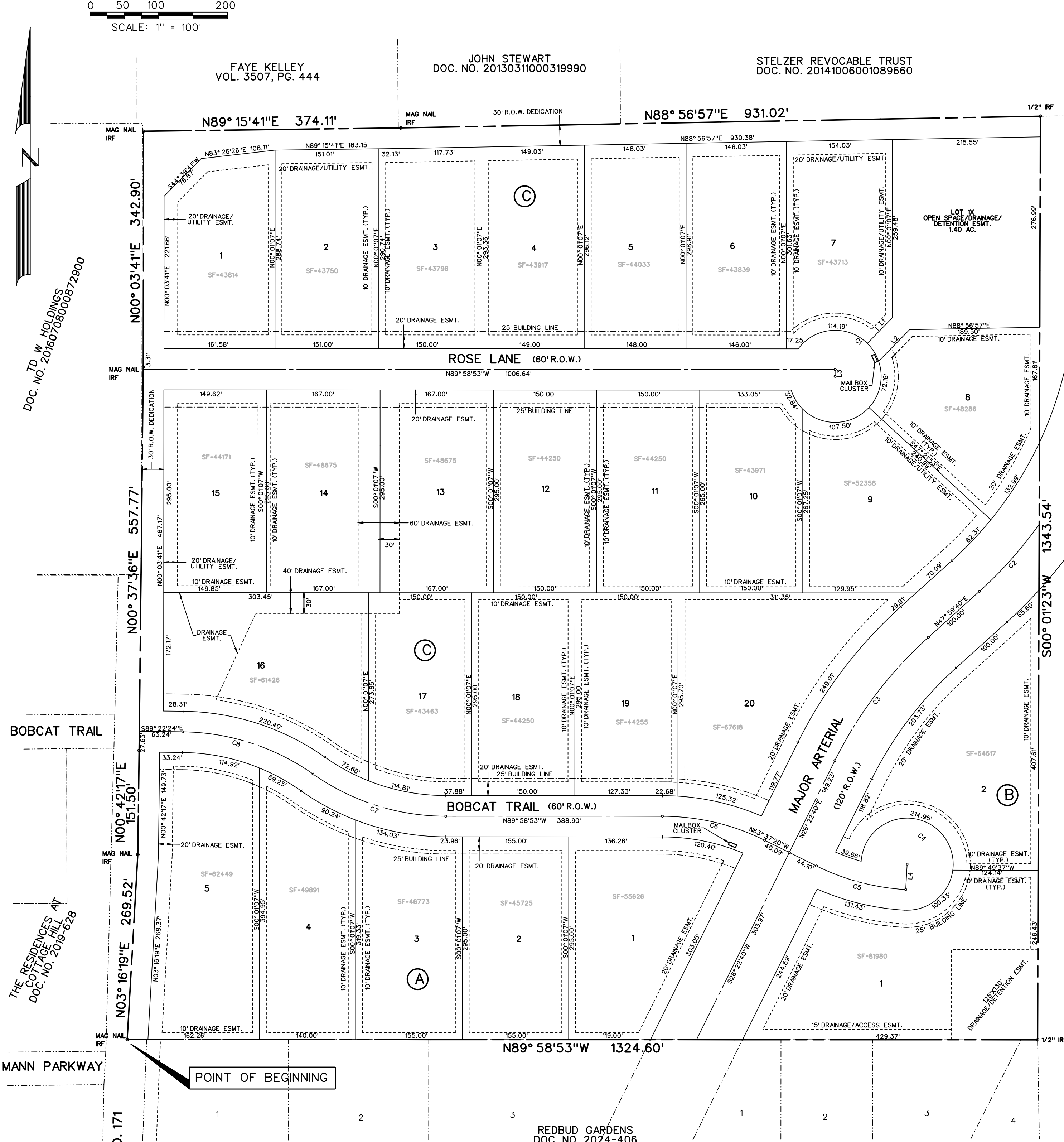
FINAL PLAT
REDBUD GARDENS
PHASE II
28 TOTAL SINGLE FAMILY LOTS
1 TOTAL COMMON AREA LOT
40.000 TOTAL ACRES
OUT OF THE
C. HART SURVEY, ABSTRACT NO. 393
IN THE
COLLIN COUNTY, TEXAS

WATER PROVIDER
MUSTANG SUD
7985 FM 2931
AUBREY, TEXAS 76227
940-440-9561
CONTACT: COLTON SMITH

ELECTRIC PROVIDER
GCEC
1096 N. WACO
VAN ALSTYNE, TEXAS 75495
903-482-7100
CONTACT: MICHAEL LAUER

OWNER/APPLICANT
J. ANTHONY PROPERTIES, LLC.
P.O. BOX 945
ALLEN, TEXAS 75013
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

OCTOBER 2025 SCALE 1"=100'



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44° 19' 38" E	51.82'
2.	N 44° 19' 38" E	64.40'
3.	S 00° 01' 07" W	10.00'
4.	N 03° 15' 04" E	37.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	54° 01' 28"	67.00'	357.80'	60.86'	S09° 39' 46" W
2.	12° 29' 27"	600.00'	130.80'	130.55'	N41° 44' 57" E
3.	21° 37' 37"	600.00'	328.93'	225.03'	N37° 11' 10" E
4.	68° 41' 00"	67.00'	340.86'	75.59'	S22° 04' 47" E
5.	23° 07' 36"	335.00'	135.22'	134.30'	S75° 11' 08" E
6.	08° 21' 33"	335.00'	154.12'	152.76'	S76° 48' 07" E
7.	35° 12' 21"	335.00'	205.84'	202.62'	S72° 22' 43" E
8.	34° 35' 52"	335.00'	202.29'	199.23'	S72° 04' 28" E

