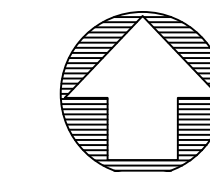
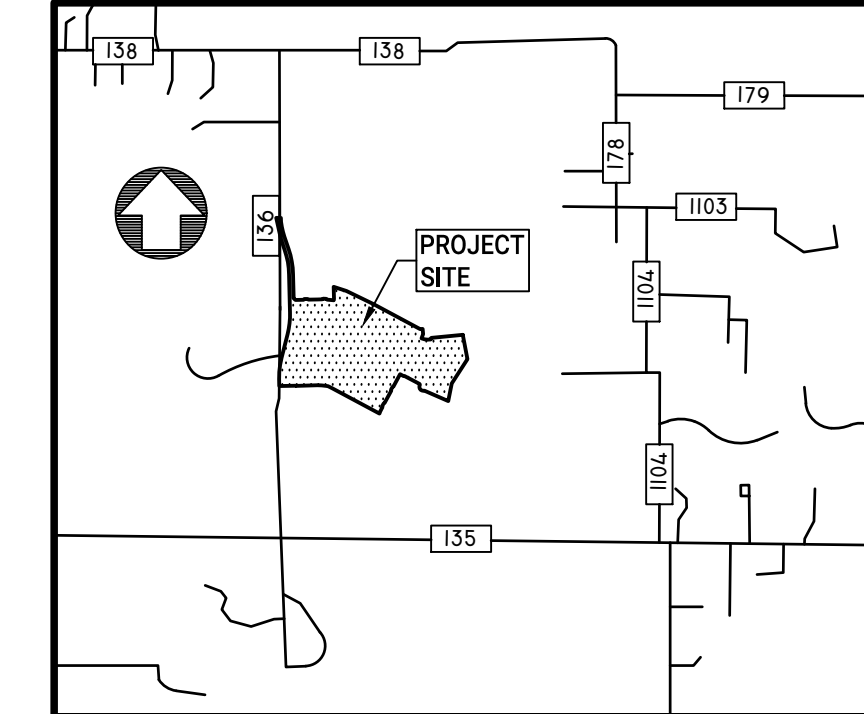


SEE THIS SHEET



SCALE 1" = 100'

LEGEND	
IRF	IRON ROD FOUND
CRS	5/8" CAPPED IRON ROD STAMPED "BCG #1019438" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
LIE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VE	VEHICULAR EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
FFE	FINISH FLOOR ELEVATION
SSE	SANITARY SEWER EASEMENT
LSDE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
R/W	RIGHT-OF-WAY
VOL. PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)

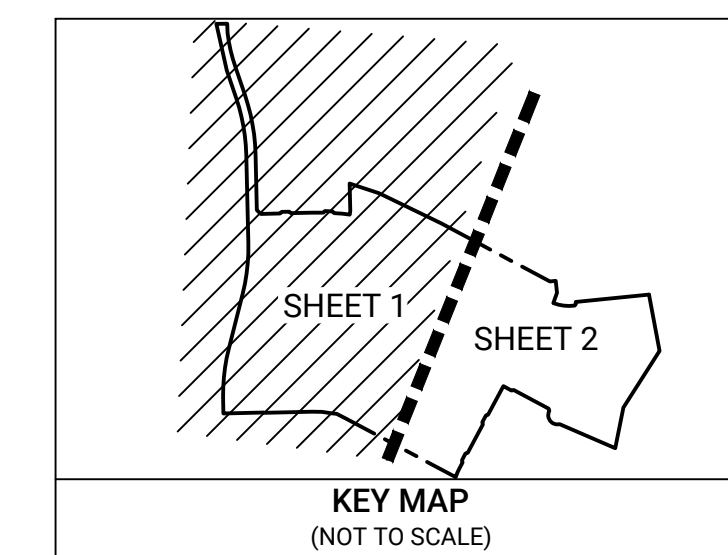
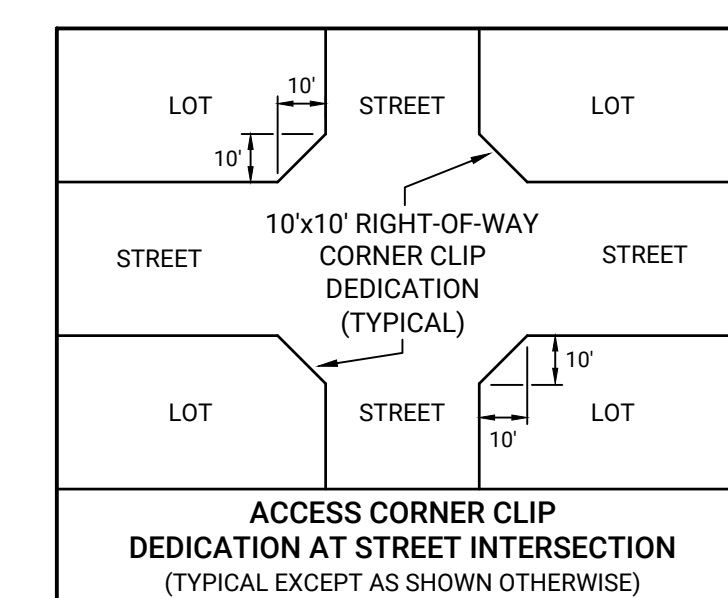
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FINAL PLAT WINDCHIME ADDITION - PHASE 2

392 RESIDENTIAL LOTS / 3 OPEN SPACE LOTS

BEING 75.109 ACRES OF LAND SITUATED IN THE JOHN W. BUTLER SURVEY, ABSTRACT NO. 67 ABNER G. STAPP SURVEY, ABSTRACT NO. 832, EDWIN RIGHTMAN SURVEY, ABSTRACT NO. 750, COLLIN COUNTY, TEXAS

- LOTS 1X, & 42-91 BLOCK L
- LOTS 29-61 BLOCK M
- LOTS 1-20 BLOCK N
- LOTS 1-18 BLOCK O
- LOTS 1X, & 1-49 BLOCK P
- LOTS 1-32 BLOCK Q
- LOTS 1X & 1-61 BLOCK R
- LOTS 1-39 BLOCK S
- LOTS 1-41 BLOCK T
- LOTS 1-20 BLOCK V
- LOTS 1-13 BLOCK Y
- LOTS 1-16 BLOCK AA

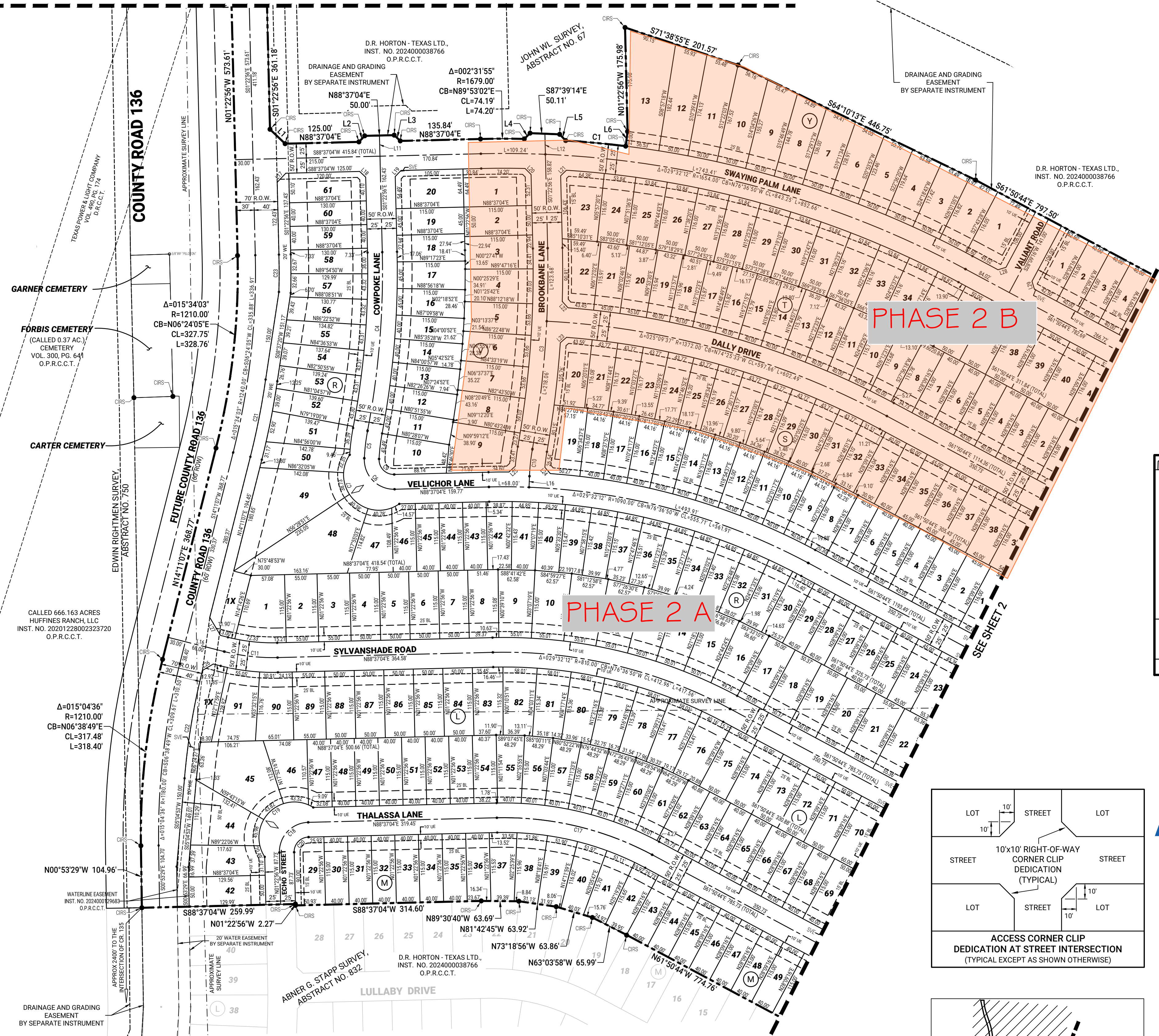


OWNER/DEVELOPER:
D.R. HORTON-TEXAS, LTD.
4306 MILLER ROAD
ROWLETT, TEXAS 75088
PHONE: OWNER PHONE NUMBER

RPLS OF RECORD:
ADAM T. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6664
EMAIL: A.Johnson@Barraza-Group.com



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214) 484-7055
PROJECT NO. 2023004-02
DATE September 2025



PHASE 2 B

PHASE 2 A

SEE SHEET 2

SEE THIS SHEET

POINT OF COMMENCING
D.R. HORTON-TEXAS LTD.
INST. NO. 202400038766
O.P.R.C.C.T.

POINT OF BEGINNING
D.R. HORTON-TEXAS LTD.
INST. NO. 202400038766
O.P.R.C.C.T.

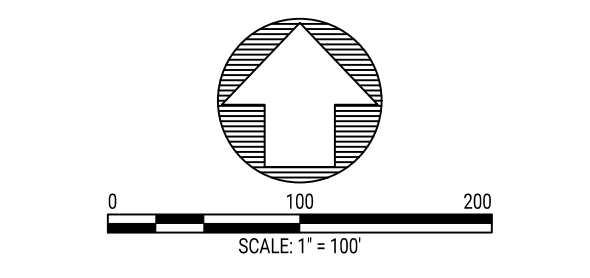
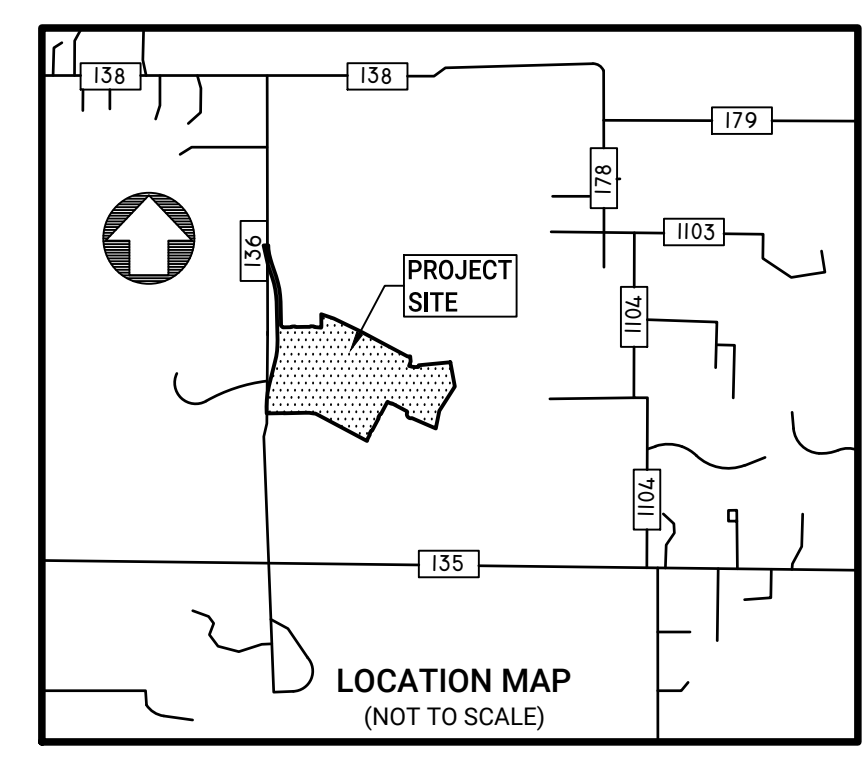
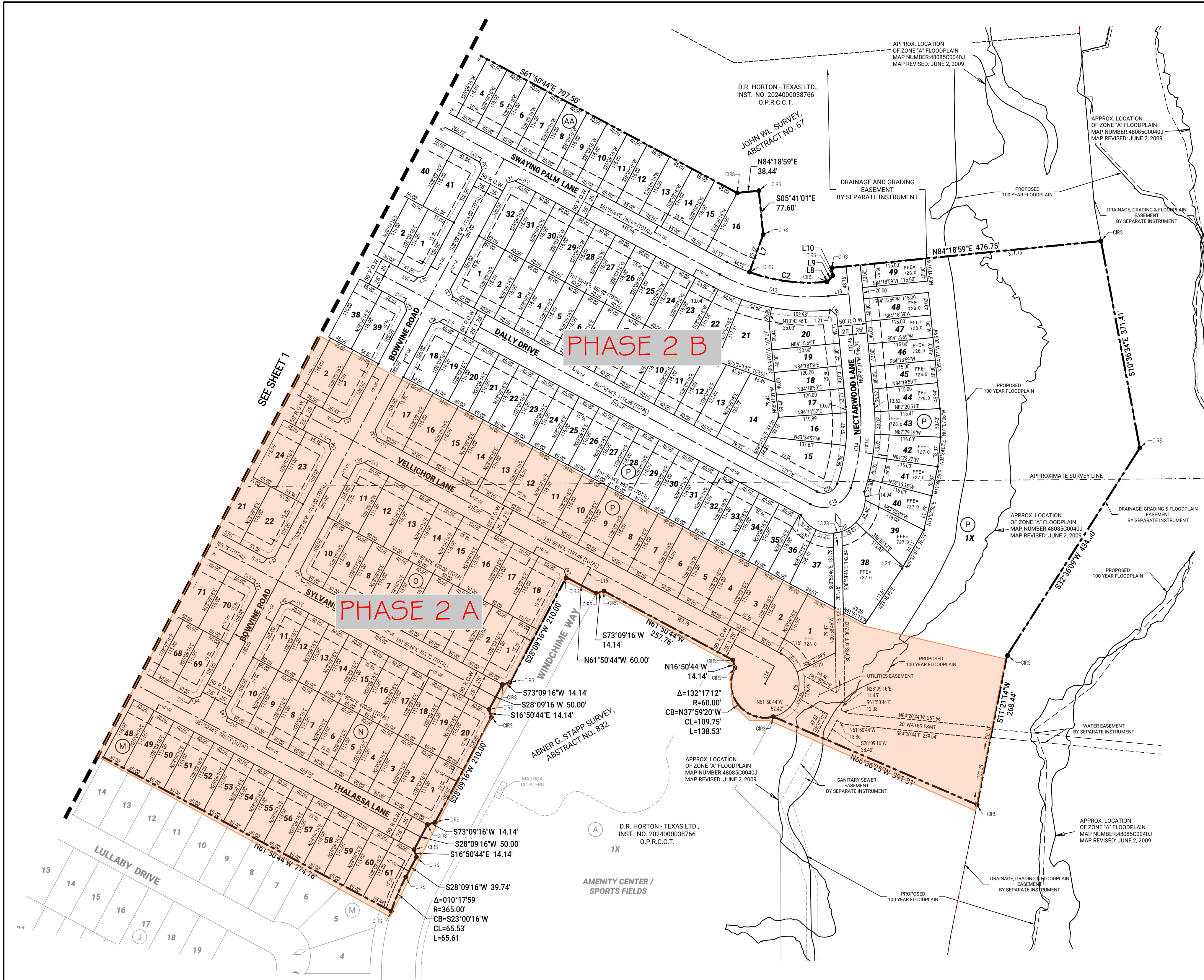
DRAINAGE AND GRADING EASEMENT BY SEPARATE INSTRUMENT
D.R. HORTON-TEXAS LTD.
INST. NO. 202400038766
O.P.R.C.C.T.

GARNER CEMETERY
FÖRBS CEMETERY (CALLED 0.37 AC.)
CEMETERY VOL. 300, PG. 641
O.P.R.C.C.T.

CARTER CEMETERY
EDWIN RIGHTMAN SURVEY, ABSTRACT NO. 750

CALLLED 666.163 ACRES
HUFFINES RANCH, LLC
INST. NO. 2020122800232720
O.P.R.C.C.T.

ABNER G. STAPP SURVEY, ABSTRACT NO. 832
D.R. HORTON-TEXAS LTD.
INST. NO. 202400038766
O.P.R.C.C.T.

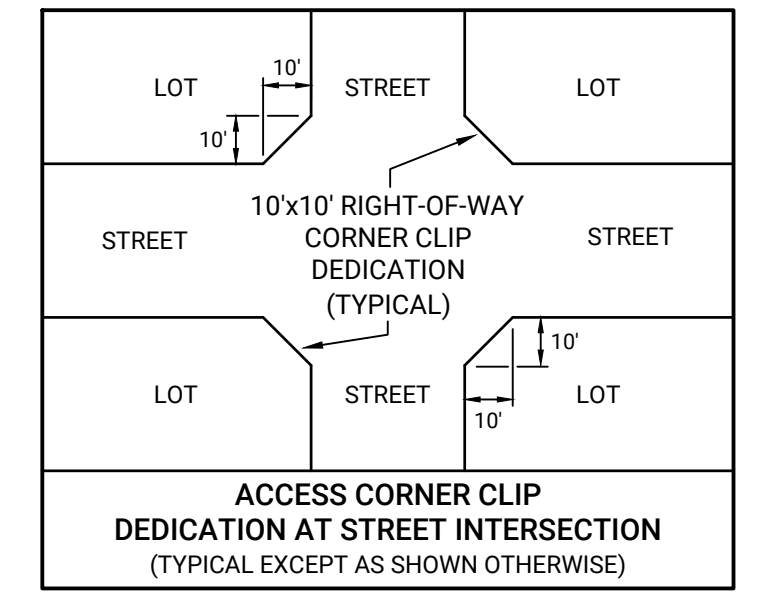


LEGEND

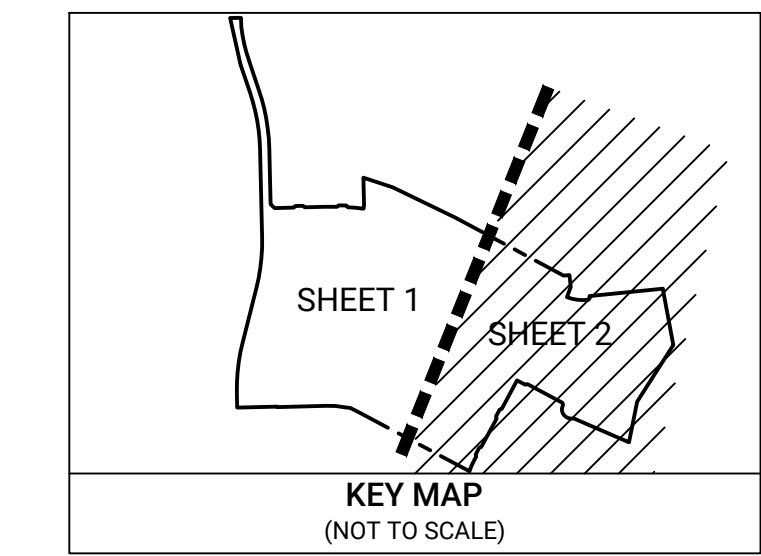
- IRF IRON ROD FOUND
- CIRS 5/8" CAPPED IRON ROD STAMPED 'BCG #1014338' SET
- ESMT EASEMENT
- LS LANDSCAPE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SVE SIGHT VISIBILITY EASEMENT
- VE VISIBILITY EASEMENT
- WME WALL MAINTENANCE EASEMENT
- WLE WATER LINE EASEMENT
- FFE FINISH FLOOR ELEVATION
- SSE SANITARY SEWER EASEMENT
- LS&DE LANDSCAPE & DRAINAGE EASEMENT
- BL BUILDING LINE
- RP RADUS POINT
- HOA HOME OWNERS ASSOCIATION
- ROW RIGHT-OF-WAY
- VOL_PG VOLUME PAGE
- DOC_NO DOCUMENT NUMBER
- INST_NO INSTRUMENT NUMBER
- OPRCCT OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DRCTCT DEED RECORDS, COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS, COLLIN COUNTY, TEXAS

CURVE TABLE

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	003°29'01"	1679.00	S84°42'38"E	102.07	102.08
C2	025°41'00"	310.00	S82°50'31"E	137.80	138.96
C3	011°27'01"	1710.00	N04°20'35"E	341.17	341.74
C4	012°10'15"	1430.00	N04°42'11"E	303.19	303.76
C5	008°02'19"	335.00	S06°46'09"W	46.96	47.00
C6	094°07'56"	50.00	S44°18'58"E	73.21	82.15
C7	159°18'03"	60.00	S45°17'21"E	118.05	166.82
C8	137°37'11"	60.00	N07°00'40"E	111.92	144.16
C9	094°07'56"	25.00	S44°18'58"E	36.61	41.07
C10	007°52'34"	335.00	S06°07'48"W	46.01	46.05
C11	015°34'03"	335.00	S83°35'55"E	90.74	91.02
C12	033°50'17"	335.00	S78°45'53"E	194.98	197.85
C13	164°22'02"	60.00	N69°33'05"E	118.89	172.12
C14	024°14'39"	350.00	N06°26'18"E	147.00	148.10
C15	099°35'39"	50.00	N68°21'26"E	76.38	86.91
C16	099°35'39"	25.00	N68°21'26"E	38.19	43.46
C17	029°32'12"	530.00	N76°36'50"W	270.21	273.22
C18	090°00'00"	50.00	S43°37'04"W	70.71	78.54
C19	155°22'05"	60.00	S44°29'28"W	117.24	162.70
C20	090°00'00"	25.00	S43°37'04"W	35.36	39.27
C21	006°00'51"	1270.00	N11°10'42"E	133.25	133.31
C22	009°18'38"	1140.00	N09°26'59"E	185.05	185.25
C23	007°49'26"	1280.00	N00°01'47"E	63.08	63.08



LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S46°22'56"E	35.36	L21	N46°04'04"E	13.52	L41	N16°50'44"W	14.14
L2	N43°37'04"E	14.14	L22	N42°00'09"W	14.44	L42	N73°09'16"E	14.14
L3	S46°22'56"E	14.14	L23	N49°00'54"E	14.08	L43	S16°50'44"E	14.14
L4	N44°58'09"E	13.80	L24	N41°00'44"W	14.08	L44	N73°09'16"E	14.14
L5	S44°00'19"E	14.72	L25	S47°18'14"W	14.54	L45	S16°50'44"E	14.14
L6	N07°01'33"E	25.00	L26	N59°20'01"E	21.27	L46	S50°41'01"E	14.14
L7	S19°59'59"W	70.53	L27	N30°48'53"W	35.36	L47	S16°50'44"E	14.14
L8	N84°18'59"E	1.21	L28	S73°09'16"E	14.14			
L9	N39°18'59"E	14.14	L29	N16°50'44"W	14.14			
L10	N05°41'01"W	13.76	L30	S16°50'44"E	14.14			
L11	S01°22'56"E	35.00	L31	N73°09'16"E	14.14			
L12	S01°22'56"E	34.87	L32	S73°09'16"E	14.14			
L13	N84°18'59"E	36.21	L33	N16°50'44"W	14.14			
L14	N28°09'16"E	35.00	L34	N73°09'16"E	14.14			
L15	S28°09'16"W	35.00	L35	S16°50'44"E	14.14			
L16	N75°48'53"W	98.00	L36	N16°50'44"W	14.14			
L17	S43°37'04"W	21.21	L37	S73°09'16"E	14.14			
L18	N46°22'56"W	14.14	L38	S16°50'44"E	14.14			
L19	N43°37'04"E	14.14	L39	N73°09'16"E	14.14			
L20	S44°59'22"E	14.48	L40	S73°09'16"E	14.14			



- NOTES:**
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 ~ North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to grid scale factor of 0.999857606931).
 - Subject property is located within Zone AE - "Base Flood Elevations determined", and Zone X (unshaded) - "Areas determined to be outside the 0.2% annual chance floodplain", according to Federal Emergency Management Agency Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas ~ Map Number 48085C0040J, Date June 02, 2009.
 - Lots ending with an "X" are non-residential lots. maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
 - WATER & SANITARY SEWER**
CITY OF CELINA
10165 CO RD 106, CELINA TX 75009
972-382-9886
 - ELECTRICITY**
GRAYSON COLLIN ELECTRIC COOPERATIVE (GCEC)
14568 FM 121, VAN ALSTYNE, TX 75495
903-482-7100

- STANDARD PLAT NOTES:**
- 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.
 - Sight Visibility Easements are fully contained within the ROW at all intersections.
 - The landscaped island at the entrance to the subdivision shall be maintained by the HOA and not by the County.
 - A road dedicated to the public may not be obstructed, including by means of a gate.
 - No vertical objects with a height of more than 2' shall be placed inside the Sight Visibility Easement 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.
 - Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway 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, 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 easement 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.
 - Collin County will not be responsible for repairs or maintenance of centralized mailboxes.
 - Collin County will not be responsible for repairs or maintenance of sidewalks.

PRELIMINARY
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FINAL PLAT

WINDCHIME ADDITION - PHASE 2

392 RESIDENTIAL LOTS / 3 OPEN SPACE LOTS

BEING 75.109 ACRES OF LAND SITUATED IN THE JOHN W. BUTLER SURVEY, ABSTRACT NO. 67 ABNER G. STAPP SURVEY, ABSTRACT NO. 832, EDWIN RIGHTMAN SURVEY, ABSTRACT NO. 750, COLLIN COUNTY, TEXAS

- LOTS 1X, & 42-91 BLOCK L
- LOTS 29-61 BLOCK M
- LOTS 1-20 BLOCK N
- LOTS 1-18 BLOCK O
- LOTS 1X, & 1-49 BLOCK P
- LOTS 1-32 BLOCK Q
- LOTS 1X & 1-61 BLOCK R
- LOTS 1-39 BLOCK S
- LOTS 1-41 BLOCK T
- LOTS 1-20 BLOCK V
- LOTS 1-13 BLOCK Y
- LOTS 1-16 BLOCK AA

BARRAZA CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2023004-02
DATE September 2025

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
4306 MILLER ROAD,
ROWLETT, TEXAS 75088
PHONE: OWNER PHONE NUMBER

RPLS OF RECORD:
ADAM T. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6664
EMAIL: A.Johnson@Barraza-Group.com

Block L - Lot Area		
Block/Lot	Area (AC)	Area (SF)
42	0.149	4,689
43	0.151	4,670
44	0.209	9,091
45	0.301	13,130
46	0.143	4,608
47	0.105	4,581
48	0.106	4,600
49	0.106	4,600
50	0.106	4,600
51	0.106	4,600
52	0.106	4,600
53	0.106	4,600
54	0.106	4,621
55	0.116	5,064
56	0.116	5,064
57	0.116	5,064
58	0.116	5,064
59	0.116	5,064
60	0.116	5,064
61	0.116	5,064
62	0.107	4,651
63	0.106	4,600
64	0.106	4,600
65	0.106	4,600
66	0.106	4,600

Block L - Lot Area		
Block/Lot	Area (AC)	Area (SF)
67	0.106	4,600
68	0.106	4,600
69	0.131	5,700
70	0.157	6,850
71	0.132	5,750
72	0.132	5,750
73	0.132	5,750
74	0.132	5,750
75	0.132	5,750
76	0.140	6,098
77	0.142	6,197
78	0.142	6,197
79	0.142	6,197
80	0.142	6,197
81	0.142	6,197
82	0.142	6,197
83	0.134	5,833
84	0.132	5,750
85	0.132	5,750
86	0.132	5,750
87	0.132	5,750
88	0.132	5,750
89	0.145	6,325
90	0.159	6,921
91	0.180	7,843

Block L - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1X	0.249	10,863
Block L Total Area		
Area (AC)	Area (SF)	
6.821	297,101	

Block M - Lot Area		
Block/Lot	Area (AC)	Area (SF)
29	0.131	5,723
30	0.106	4,600
31	0.106	4,600
32	0.106	4,600
33	0.106	4,600
34	0.106	4,600
35	0.106	4,600
36	0.106	4,604
37	0.115	5,016
38	0.123	5,339
39	0.123	5,342
40	0.123	5,345
41	0.121	5,280
42	0.113	4,940
43	0.106	4,600
44	0.106	4,600
45	0.106	4,600
46	0.106	4,600
47	0.106	4,600
48	0.106	4,600

Block M - Lot Area		
Block/Lot	Area (AC)	Area (SF)
49	0.106	4,600
50	0.106	4,600
51	0.106	4,600
52	0.106	4,600
53	0.106	4,600
54	0.106	4,600
55	0.106	4,600
56	0.106	4,600
57	0.106	4,600
58	0.106	4,600
59	0.106	4,600
60	0.106	4,600
61	0.134	5,828
Block M Total Area		
Area (AC)	Area (SF)	
3.623	157,815	

Block N - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.131	5,700
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.131	5,700
11	0.131	5,700
12	0.106	4,600
13	0.106	4,600
14	0.106	4,600
15	0.106	4,600
16	0.106	4,600
17	0.106	4,600
18	0.106	4,600
19	0.106	4,600
20	0.131	5,700
Block N Total Area		
Area (AC)	Area (SF)	
2.213	96,400	

Block O - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.131	5,700
2	0.133	5,800
3	0.133	5,800
4	0.133	5,800
5	0.133	5,800
6	0.133	5,800
7	0.133	5,800
8	0.133	5,800
9	0.133	5,800
10	0.133	5,800
11	0.157	6,850
12	0.132	5,750
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.157	6,850
Block O Total Area		
Area (AC)	Area (SF)	
2.213	96,400	

Block P - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.201	8,774
2	0.133	5,800
3	0.133	5,800
4	0.133	5,800
5	0.133	5,800
6	0.133	5,800
7	0.133	5,800
8	0.133	5,800
9	0.133	5,800
10	0.133	5,800
11	0.133	5,800
12	0.133	5,800
13	0.133	5,800
14	0.133	5,800
15	0.133	5,800
16	0.133	5,800
17	0.159	6,910
18	0.132	5,750
19	0.107	4,640
20	0.107	4,640
21	0.107	4,640
22	0.107	4,640
23	0.107	4,640
24	0.107	4,640
25	0.107	4,640

Block P - Lot Area		
Block/Lot	Area (AC)	Area (SF)
26	0.107	4,640
27	0.107	4,640
28	0.107	4,640
29	0.107	4,640
30	0.107	4,640
31	0.107	4,640
32	0.107	4,640
33	0.107	4,640
34	0.107	4,640
35	0.107	4,640
36	0.103	4,493
37	0.154	6,714
38	0.273	11,874
39	0.148	6,446
40	0.131	5,696
41	0.122	5,336
42	0.122	5,336
43	0.120	5,211
44	0.113	4,934
45	0.106	4,600
46	0.106	4,600
47	0.106	4,600
48	0.106	4,600
49	0.106	4,600
1X	6.903	300,675
Block P Total Area		
Area (AC)	Area (SF)	
13.017	567,031	

Block Q - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.137	5,982
2	0.107	4,640
3	0.107	4,640
4	0.107	4,640
5	0.107	4,640
6	0.107	4,640
7	0.107	4,640
8	0.107	4,640
9	0.107	4,640
10	0.107	4,640
11	0.107	4,640
12	0.109	4,760
13	0.130	5,643
14	0.224	9,766
15	0.231	10,049
16	0.138	6,011
17	0.114	4,969
18	0.110	4,800
19	0.110	4,800
20	0.175	7,633
21	0.216	9,397
22	0.138	5,992
23	0.120	5,220
24	0.107	4,640
25	0.107	4,640
26	0.107	4,640
27	0.107	4,640
28	0.107	4,640
29	0.107	4,640
30	0.107	4,640
31	0.107	4,640
32	0.137	5,982
Block Q Total Area		
Area (AC)	Area (SF)	
4.007	174,525	

Block R - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.188	8,203
2	0.145	6,325
3	0.145	6,325
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.134	5,855
9	0.155	6,743
10	0.155	6,740
11	0.155	6,740
12	0.155	6,740
13	0.141	6,131
14	0.141	6,131
15	0.141	6,131
16	0.140	6,101
17	0.132	5,750
18	0.133	5,792
19	0.132	5,750
20	0.145	6,325
21	0.145	6,325
22	0.171	7,467
23	0.145	6,317
24	0.119	5,175
25	0.106	4,600

Block R - Lot Area		
Block/Lot	Area (AC)	Area (SF)
26	0.106	4,600
27	0.106	4,600
28	0.106	4,600
29	0.106	4,600
30	0.108	4,705
31	0.112	4,892
32	0.112	4,891
33	0.112	4,888
34	0.112	4,890
35	0.112	4,893
36	0.112	4,890
37	0.112	4,892
38	0.112	4,896
39	0.112	4,889
40	0.113	4,942
41	0.112	4,894
42	0.111	4,847
43	0.106	4,600
44	0.106	4,600
45	0.106	4,600
46	0.105	4,553
47	0.145	6,302
48	0.356	15,523
49	0.385	16,773
50	0.138	6,022

Block R - Lot Area		
Block/Lot	Area (AC)	Area (SF)
51	0.148	6,442
52	0.132	5,742
53	0.132	5,743
54	0.131	5,704
55	0.129	5,618
56	0.126	5,484
57	0.123	5,373
58	0.124	5,417
59	0.119	5,200
60	0.119	5,200
61	0.148	6,463
1X	0.430	18,734
Block R Total Area		
Area (AC)	Area (SF)	
8.736	380,544	

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.133	5,800
2	0.120	5,220
3	0.120	5,220
4	0.120	5,220
5	0.107	4,640
6	0.107	4,640
7	0.107	4,640
8	0.110	4,779
9	0.112	4,876
10	0.112	4,876
11	0.112	4,876
12	0.112	4,876
13	0.112	4,876
14	0.112	4,876
15	0.112	4,876
16	0.112	4,876
17	0.112	4,876
18	0.112	4,876
19	0.156	6,798
20	0.138	6,000
21	0.112	4,864
22	0.112	4,864
23	0.112	4,864
24	0.112	4,864
25	0.112	4,864

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
26	0.112	4,864
27	0.112	4,864
28	0.112	4,864
29	0.112	4,864
30	0.112	4,865
31	0.112	4,865
32	0.110	4,800
33	0.107	4,640
34	0.107	4,640
35	0.120	5,220
36	0.120	5,220
37	0.120	5,220
38	0.120	5,220
39	0.144	6,275
Block S Total Area		
Area (AC)	Area (SF)	
4.510	196,456	

Block T - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.135	5,866
2	0.107	4,640
3	0.107	4,640
4	0.107	4,640
5	0.107	4,640
6	0.107	4,640
7	0.107	4,640
8	0.107	4,663
9		

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING that certain tract of land situated in the JOHN W. BUTLER SURVEY, the ABSTRACT NUMBER 67, EDWIN RIGHTMEN SURVEY, ABSTRACT NUMBER 750, and the ABNER G. STAPP SURVEY, ABSTRACT NUMBER 832, in Collin County, Texas, and being part of that certain tract of land described in deed to D.R. HORTON - TEXAS, LTD., recorded in Instrument Numbers 2024000038766, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), being more particularly described by metes and bounds as follows:

COMMENCING at a PK Nail found for the northwest corner of said D.R. HORTON - TEXAS, LTD. tract, being the northeast corner of a called 666.163 acre tract of land described in deed to Huffines Ranch, LLC recorded in Instrument Number 20201228002323720, O.P.R.C.C.T., the southeast corner of that tract of land described by deed to Andrew Pennington, recorded in Volume 3958, Page 1428, (Instrument Number 20201229002348790) O.P.R.C.C.T., and being within County Road 136;

THENCE South 00°53'27" East, with the center line of said County Road 136 and the west line of said D.R. HORTON - TEXAS, LTD. tract and the east line of said Huffines Ranch, LLC tract, a distance of 121.43 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set in the approximate center line of said County Road 136 and the west line of said D.R. HORTON - TEXAS, LTD. tract, for POINT OF BEGINNING of the tract described herein;

THENCE over and across said D.R. HORTON - TEXAS, LTD. tract, the following courses and distances to 5/8-inch iron rods with plastic caps stamped "BCG #10194538" set for corners:

North 89°06'33" East, a distance of 70.00 feet;

South 00°53'27" East, a distance of 50.28 feet;

South 03°20'52" West, a distance of 135.17 feet to the beginning of a curve to the left;

With said curve to the left through an angle of 17°37'57", having a radius of 1150.00 feet, an arc length of 353.91 feet and whose long chord bears South 09°55'57" East for a distance of 352.51 feet;

South 18°44'55" East, a distance of 193.28 feet to the beginning of a curve to the right;

With said curve to the right through an angle of 017°21'59", having a radius of 1280.00 feet, an arc length of 387.97 feet and whose long chord bears South 10°03'56" East for a distance of 386.49 feet;

South 01°22'56" East, a distance of 361.18 feet;

South 46°22'56" East, a distance of 35.36 feet;

North 88°37'04" East, a distance of 125.00 feet;

North 43°37'04" East, a distance of 14.14 feet;

North 88°37'04" East, a distance of 50.00 feet;

South 46°22'56" East, a distance of 14.14 feet;

North 88°37'04" East, a distance of 135.84 feet to the beginning of a curve to the right;

With said curve to the right through an angle of 002°31'55", having a radius of 1679.00 feet, an arc length of 74.20 feet and whose long chord bears North 89°53'02" East for a distance of 74.19 feet;

North 44°58'09" East, a distance of 13.80 feet;

South 87°39'14" East, a distance of 50.11 feet;

South 44°00'19" East, a distance of 14.72 feet to the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right through an angle of 03°29'01", having a radius of 1679.00 feet, an arc length of 102.08 feet and whose long chord bears North 84°42'58" East for a distance of 102.07 feet;

North 07°01'33" East, a distance of 25.00 feet;

North 01°22'56" West, a distance of 175.98 feet;

South 71°38'55" East, a distance of 201.57 feet;

South 64°10'13" East, a distance of 446.75 feet;

South 61°50'44" East, a distance of 797.50 feet;

North 84°18'59" East, a distance of 38.44 feet;

South 05°41'01" East, a distance of 77.60 feet;

South 19°59'59" West, a distance of 70.53 feet to the beginning of a curve to the left;

With said curve to the left through an angle of 25°41'00", having a radius of 310.00 feet, an arc length of 138.96 feet and whose long chord bears South 82°50'31" East for a distance of 137.80 feet;

North 84°18'59" East, a distance of 1.21 feet;

North 39°18'59" East, a distance of 14.14 feet;

North 05°41'01" West, a distance of 13.76 feet;

North 84°18'59" East, a distance of 476.75 feet;

South 10°36'34" East, a distance of 371.41 feet;

South 32°36'09" West, a distance of 434.60 feet;

South 11°21'14" West, a distance of 268.44 feet;

North 66°36'25" West, a distance of 391.31 feet to the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right through an angle of 132°17'12", having a radius of 60.00 feet, an arc length of 138.53 feet and whose long chord bears North 37°59'20" West for a distance of 109.75 feet;

North 16°50'44" West, a distance of 14.14 feet;

North 61°50'44" West, a distance of 257.76 feet;

South 73°09'16" West, a distance of 14.14 feet;

North 61°50'44" West, a distance of 60.00 feet;

South 28°09'16" West, a distance of 210.00 feet;

South 73°09'16" West, a distance of 14.14 feet;

South 28°09'16" West, a distance of 50.00 feet;

South 16°50'44" East, a distance of 14.14 feet;

South 28°09'16" West, a distance of 210.00 feet;

South 73°09'16" West, a distance of 14.14 feet;

South 28°09'16" West, a distance of 50.00 feet;

South 16°50'44" East, a distance of 14.14 feet;

South 28°09'16" West, a distance of 39.74 feet to the beginning of a curve to the left;

With said curve to the left through an angle of 10°17'59", having a radius of 365.00 feet, an arc length of 65.61 feet and whose long chord bears South 23°00'16" West for a distance of 65.53 feet;

North 61°50'44" West, a distance of 774.76 feet;

North 63°03'58" West, a distance of 65.99 feet;

North 73°18'56" West, a distance of 63.86 feet;

North 81°42'45" West, a distance of 63.92 feet;

North 89°30'40" West, a distance of 63.69 feet;

South 88°37'04" West, a distance of 314.60 feet;

North 01°22'56" West, a distance of 2.27 feet;

South 88°37'04" West, a distance of 259.99 feet on the center line of County Road 136 and on the west line of said D.R. HORTON - TEXAS, LTD. tract;

THENCE North 00°53'29" West, with the center line of County Road 136 and the west line of said D.R. HORTON - TEXAS, LTD. tract, a distance of 104.96 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set at the beginning of a curve to the right;

THENCE over and across said D.R. HORTON - TEXAS, LTD. tract, the following courses and distances to 5/8-inch iron rods with plastic caps stamped "BCG #10194538" set for corners;

Departing the centerline of said County Road 136, with said curve to the right through an angle of 15°04'36", having a radius of 1210.00 feet, an arc length of 318.40 feet and whose long chord bears North 06°38'49" East for a distance of 317.48 feet;

North 14°11'07" East, a distance of 368.77 feet at the beginning of a curve to the left;

With said curve to the left through an angle of 15°34'03", having a radius of 1210.00 feet, an arc length of 328.76 feet and whose long chord bears North 06°24'05" East for a distance of 327.75 feet;

North 01°22'56" West, a distance of 573.61 feet at the beginning of a curve to the left;

With said curve to the left through an angle of 17°21'59", having a radius of 1220.00 feet, an arc length of 369.78 feet and whose long chord bears North 10°03'56" West for a distance of 368.37 feet;

North 18°44'55" West, a distance of 193.28 feet at the beginning of a curve to the right;

With said curve to the left through an angle of 17°51'28", having a radius of 1210.00 feet, an arc length of 377.13 feet and whose long chord bears North 09°49'11" West for a distance of 375.61 feet to the approximate centerline of said County Road 136 and the west line of said D.R. HORTON - TEXAS, LTD. tract;

THENCE North 00°53'27" West, with the west line of said D.R. HORTON - TEXAS, LTD. tract, a distance of 180.56 feet to the POINT OF BEGINNING, and containing 75.109 acres of land more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, ADAM T. JOHNSON, a registered professional land surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown herein were found or properly placed under my personal supervision in accordance with Collin County, Texas subdivision regulations.

DATED THIS THE ____ DAY OF _____, 2025.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for The State of Texas, on this day personally appeared ADAM T. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

DEDICATION STATEMENT

THAT, D.R. HORTON - TEXAS, LTD., does hereby adopt this plat designating the hereinabove described property as WINDCHIME ADDITION, PHASE 2, an addition to Collin County, Texas, and does hereby dedicate to the use forever, the streets, alleys, and public use areas shown hereon, the easements as shown for mutual use and accommodations of Collin County, Texas and all public utilities desiring to use or using same, all or any public utility and Collin County, Texas shall have the right to remove and keep removed any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction maintenance of efficiency of its respective systems on said easements and the Collin County, Texas and all public utility constructing, reconstructing, inspecting, patrolling, maintain and adding to or removing all or parts of its respective systems without the necessity at anytime of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations of Collin County, Texas.

WITNESS OUR HAND at _____, Texas, this the ____ day of _____, 2025.

- 1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. All modifications to this document shall be by means of plat and approved by Collin County.
12. This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this the ____ day of _____, 2025.

BY: D.R. HORTON - TEXAS, LTD.,

Authorized signature.

Printed name and title.

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 "WINDCHIME ADDITION 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 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.

COLLIN COUNTY JUDGE, CHRIS HILL

STANDARD PLAT NOTES:

- 1. Mail boxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. All roadway signs shall meet Collin County specifications.
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
5. Collin County does not, and will not accept street lights for maintenance or operation.
6. Sight Visibility Easements are fully contained within the ROW at all intersections.
7. The landscaped island at the entrance to the subdivision shall be maintained by the HOA and not by the County.
8. A road dedicated to the public may not be obstructed, including by means of a gate.
9. No vertical objects with a height of more than 7' shall be placed inside the Sight Visibility Easement including fences, trees, shrubs, parked vehicles, mailboxes, above ground utility appurtenances, signs other than those necessary for traffic control and identification of roadways names etc.
10. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
11. 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.
12. 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.
13. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
14. 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.
15. Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
16. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
17. 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.
18. 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.
19. Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the Applicant 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.
20. 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.
21. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SWSP and submit to the Director of Engineering prior to receiving any permits.
22. Collin County will not be responsible for repairs or maintenance of centralized mailboxes.
23. Collin County will not be responsible for repairs or maintenance of sidewalks.

NOTES:

- 1. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to grid scale factor of 0.999857606931).
2. Subject property is located within Zone AE - "Base Flood Elevations detimedned", and Zone X (unshaded) - "Areas determined to be outside the 0.2% annual chance floodplain", according to Federal Emergency Management Agency Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas - Map Number 48085C0040J, Date June 02, 2009.
3. Lots ending with an "X" are non-residential lots. maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
4. WATER & SANITARY SEWER
- CITY OF CELINA
- 10165 CO RD 106, CELINA TX 75009
- 972-382-9886
5. ELECTRICITY
- GRAYSON COLLIN ELECTRIC COOPERATIVE (GCEC)
- 14568 FM 121, VAN ALSTYNE, TX 75495
- 903-482-7100

FINAL PLAT
WINDCHIME
ADDITION - PHASE 2

392 RESIDENTIAL LOTS / 3 OPEN SPACE LOTS

BEING 75.109 ACRES OF LAND
SITUATED IN THE
JOHN W. BUTLER SURVEY,
ABSTRACT NO. 67
ABNER G. STAPP SURVEY,
ABSTRACT NO. 832,
EDWIN RIGHTMAN SURVEY,
ABSTRACT NO. 750,
COLLIN COUNTY, TEXAS

- LOTS 1X, & 42-91 BLOCK L
LOTS 29-61 BLOCK M
LOTS 1-20 BLOCK N
LOTS 1-18 BLOCK O
LOTS 1X, & 1-49 BLOCK P
LOTS 1-32 BLOCK Q
LOTS 1X & 1-61 BLOCK R
LOTS 1-39 BLOCK S
LOTS 1-41 BLOCK T
LOTS 1-20 BLOCK V
LOTS 1-13 BLOCK Y
LOTS 1-16 BLOCK AA

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
4306 MILLER ROAD,
ROWLETT, TEXAS 75088
PHONE: OWNER PHONE NUMBER



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2023004-02
DATE September 2025

RPLS OF RECORD:
ADAM T. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6664
EMAIL: A.Johnson@Barraza-Group.com

TECH=IAM
SCALE 1"=100'