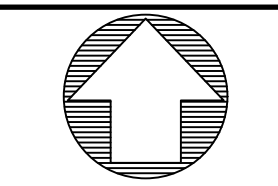
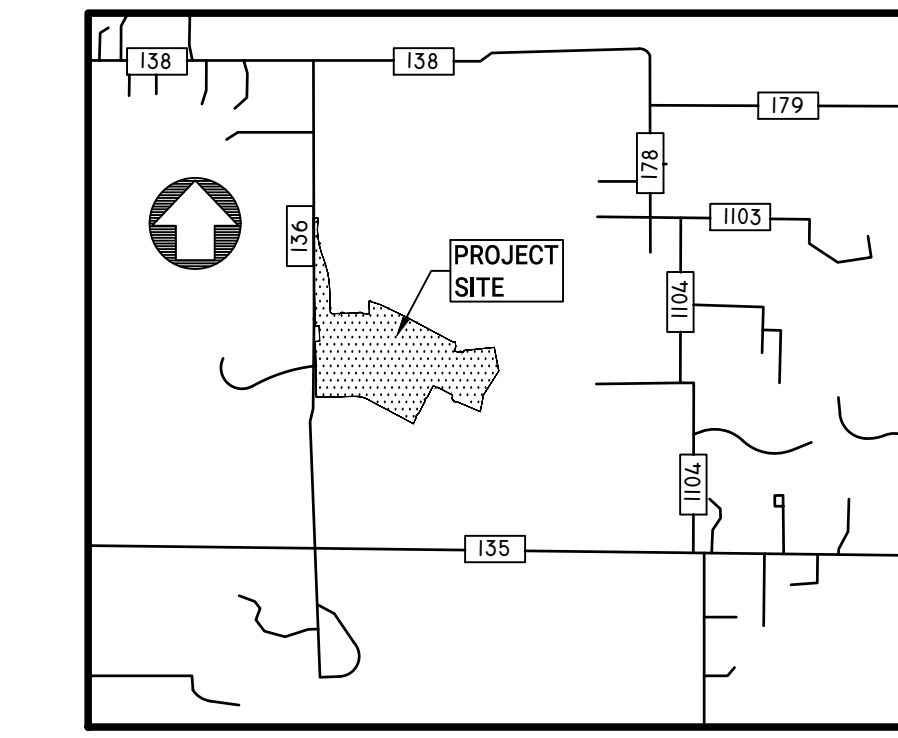


SEE THIS SHEET



LEGEND

IRF	IRON ROD FOUND
●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
LS	LANDSCAPE EASEMENT
ESMT	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
LSADE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS 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
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
*	RESTRICTED DRIVEWAY



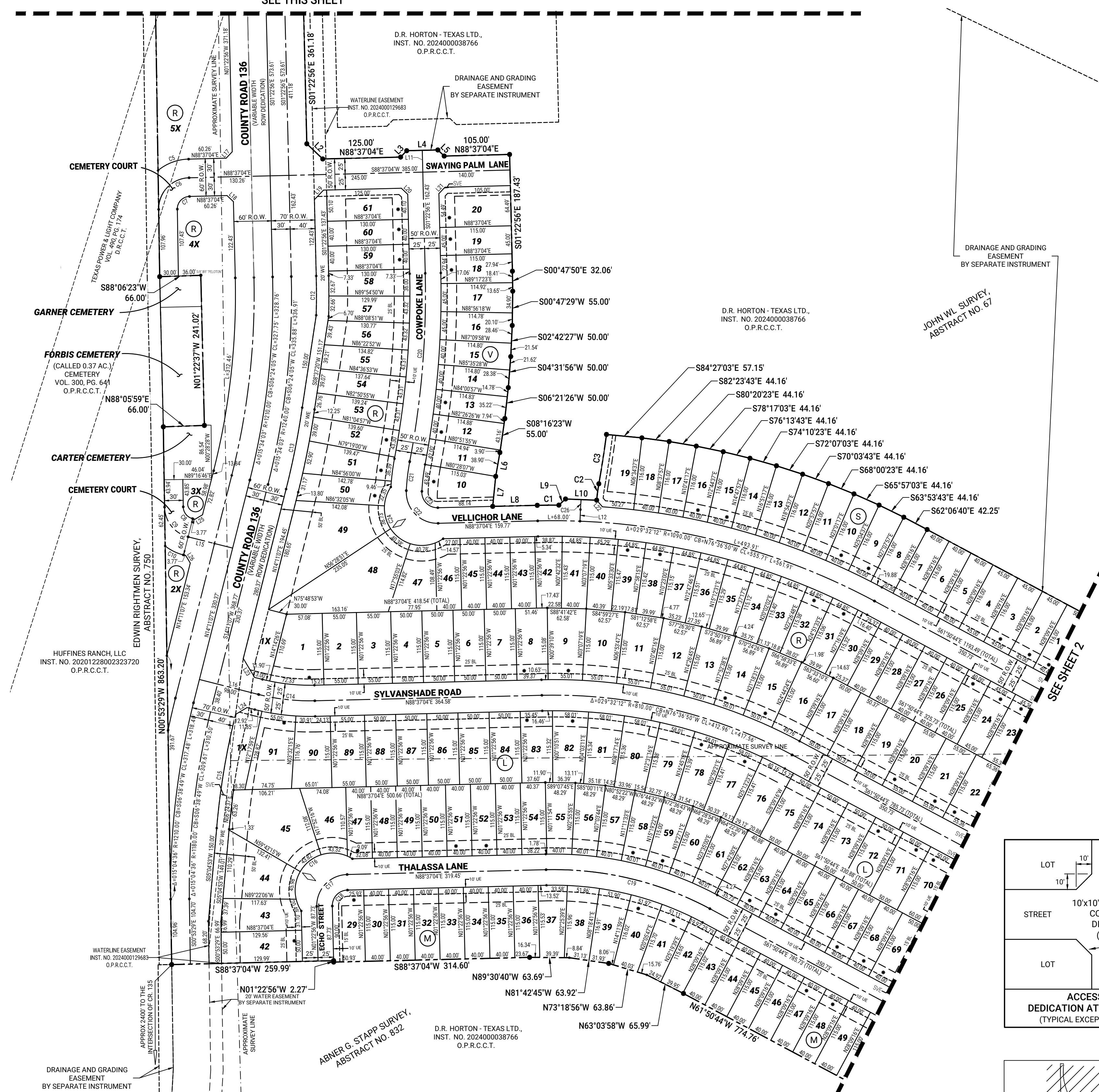
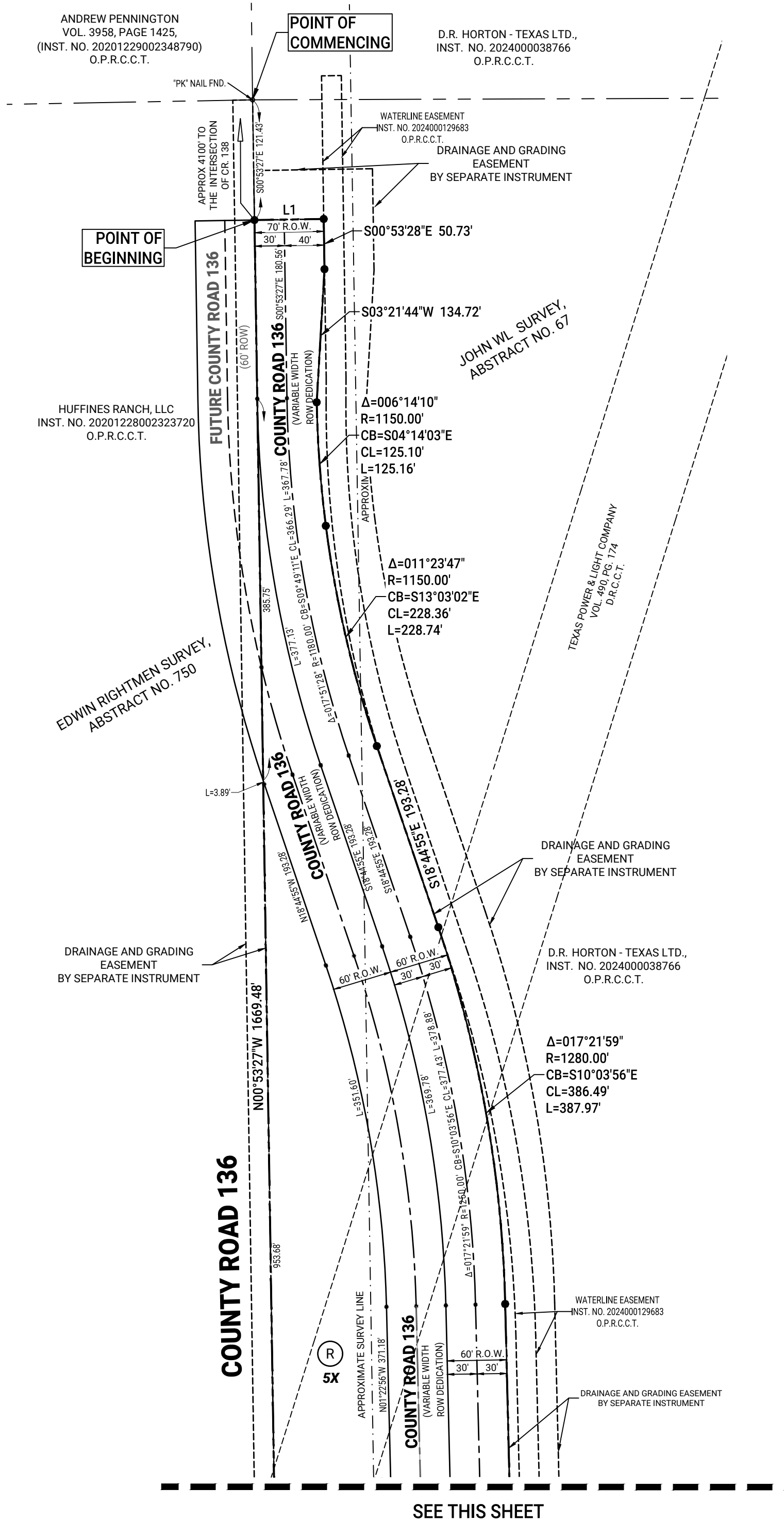
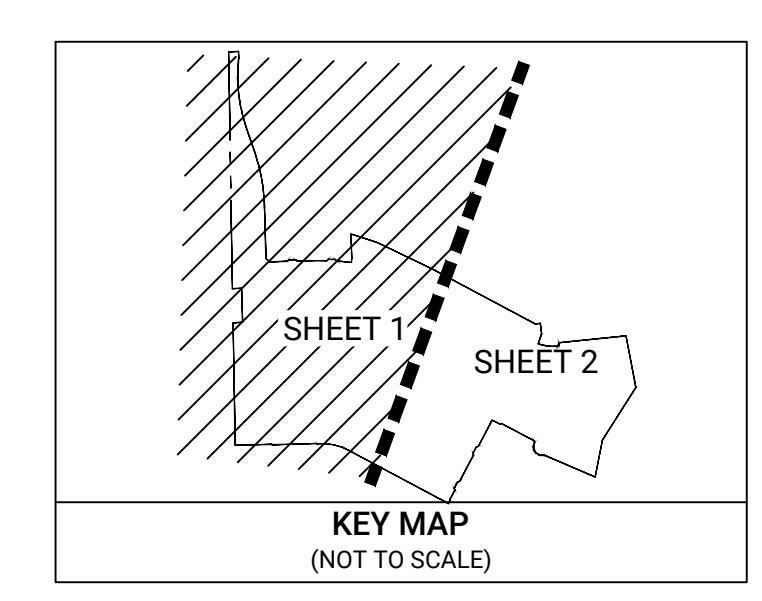
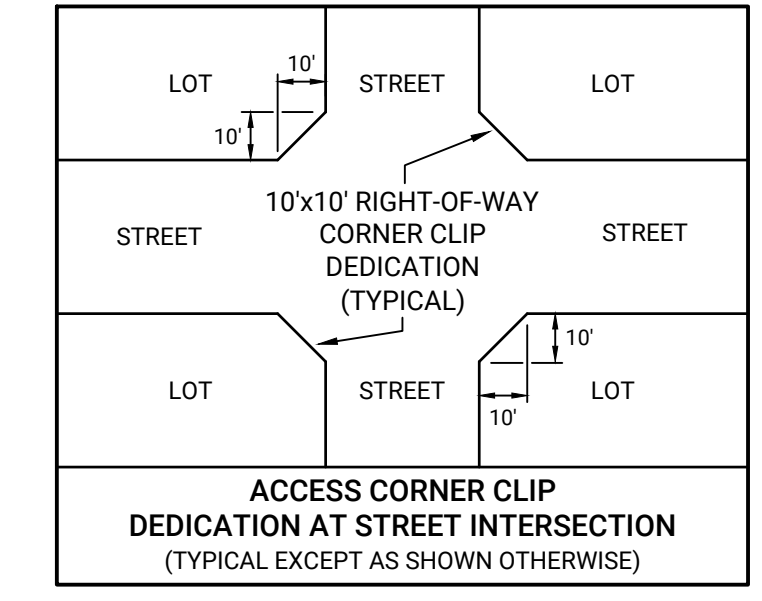
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FINAL PLAT WINDCHIME ADDITION - PHASE 2A

229 RESIDENTIAL LOTS / 7 OPEN SPACE LOTS

BEING 49.261 ACRES OF LAND
SITUATED IN THE
JOHN WL 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, & 1-17 BLOCK P
- LOTS 1X-5X, & 1-61 BLOCK R
- LOTS 1-19 BLOCK S
- LOTS 10-20 BLOCK V



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 roadways names etc.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway 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, foundations, 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. O&S, Flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- All private driveways that tie 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.

NOTES:

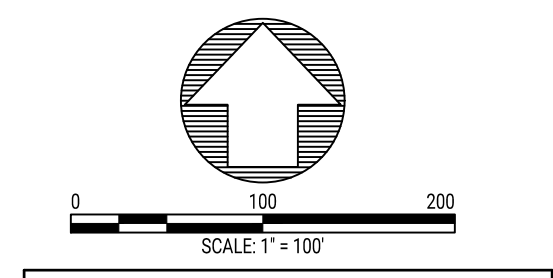
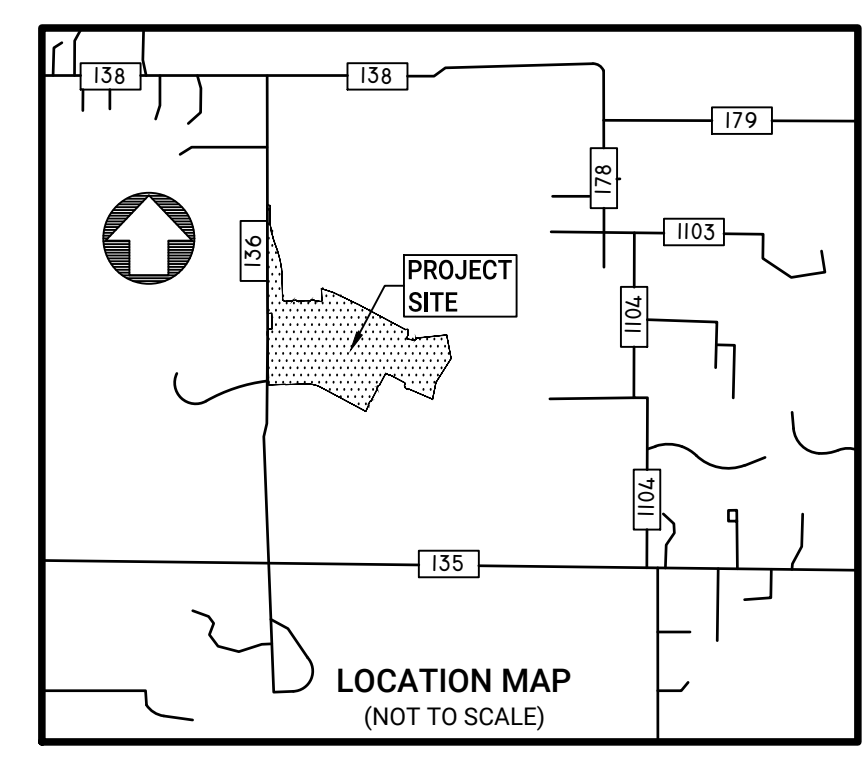
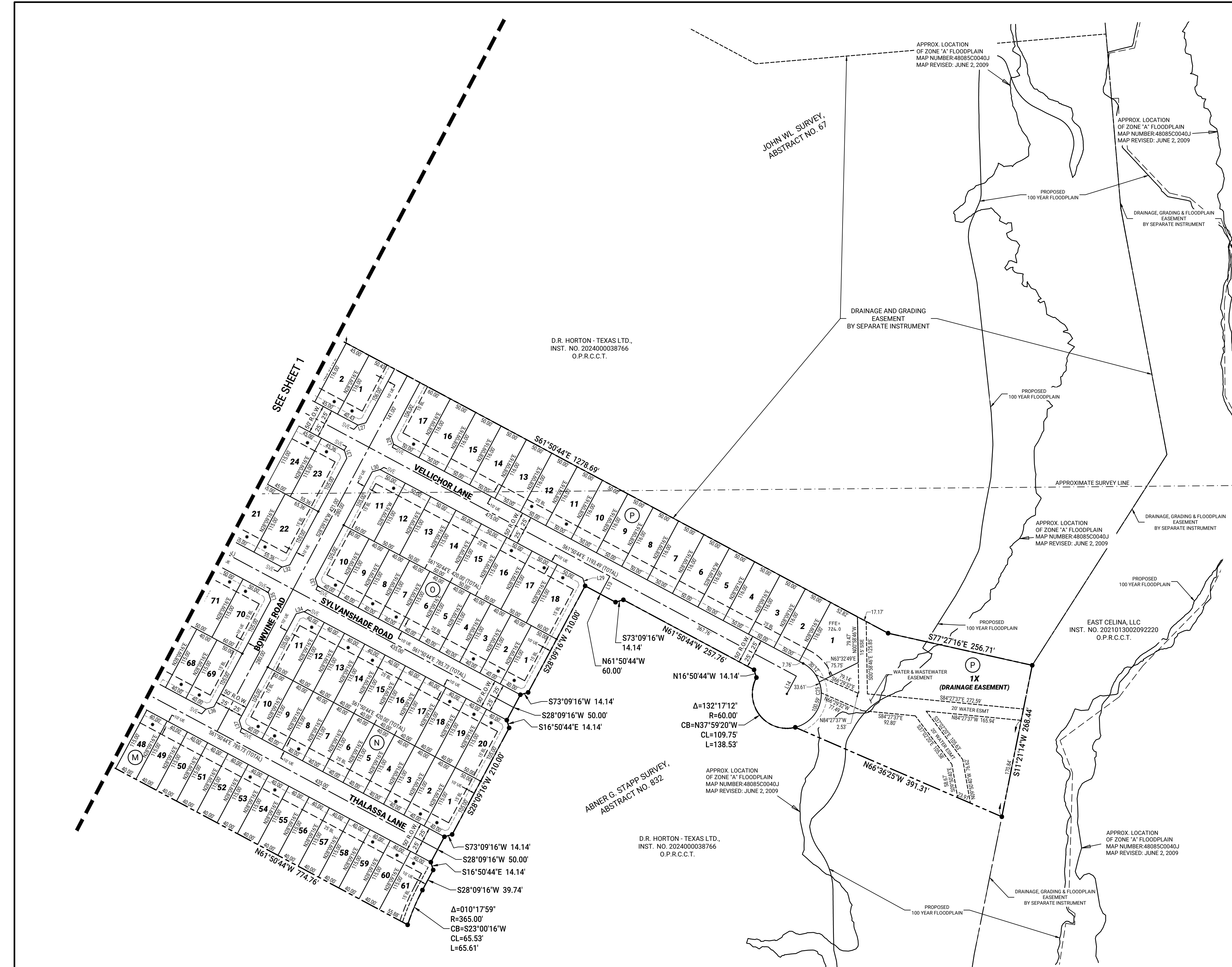
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to gnd scale factor of 0.999857606931).
- Subject property is located within Zone AE - "Base Flood Elevations determined", 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

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

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 February 2026



LEGEND

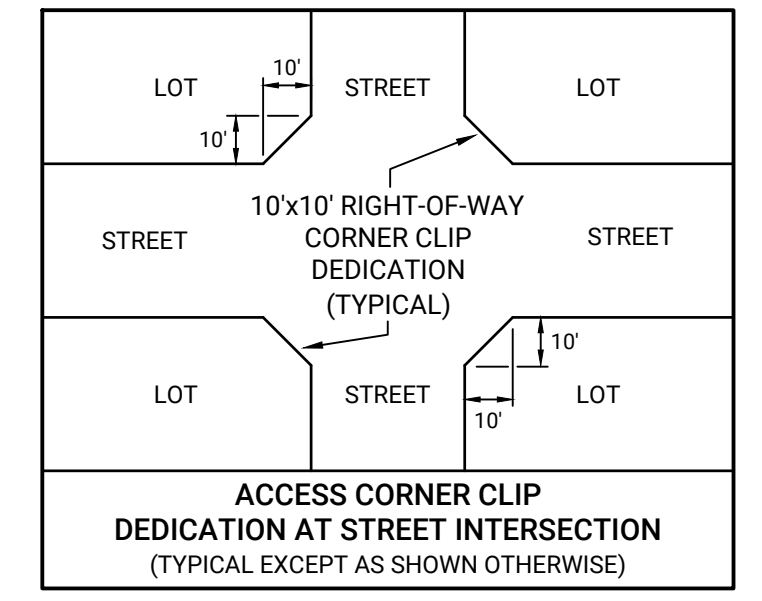
- IRF IRON ROD FOUND
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- ESMT EASEMENT
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- ROW RIGHT-OF-WAY
- VOL. PG. VOLUME PAGE
- DOC. NO. DOCUMENT NUMBER
- INST. NO. INSTRUMENT NUMBER
- OPRCLT OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DRCLT DEED RECORDS, COLLIN COUNTY, TEXAS
- PRCLT PLAT RECORDS, COLLIN COUNTY, TEXAS
- * RESTRICTED DRIVEWAY

CURVE TABLE

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	001°46'41"	1115.00	N89°30'25"E	34.60	34.60
C2	004°54'17"	310.00	N07°36'56"E	26.53	26.54
C3	002°38'49"	1735.00	N08°44'41"E	80.14	80.15
C4	005°13'44"	1240.00	S16°08'03"E	113.12	113.16
C5	038°11'27"	80.00	N69°31'20"E	52.34	53.32
C6	089°30'31"	50.00	S43°51'48"W	70.41	78.11
C7	089°30'31"	20.00	N43°51'48"E	28.16	31.24
C8	074°55'24"	20.00	N38°21'11"W	24.33	26.15
C9	074°55'24"	50.00	S38°21'11"E	60.82	65.38
C10	023°36'20"	80.00	N64°00'43"W	32.73	32.96
C11	002°26'52"	1240.00	S12°57'41"W	52.97	52.97
C12	002°49'26"	1280.00	N00°01'47"E	63.08	63.08
C13	006°00'51"	1270.00	N11°10'42"E	133.25	133.31
C14	015°34'03"	335.00	S83°35'55"E	90.74	91.02
C15	009°18'38"	1140.00	N09°26'59"E	185.05	185.25
C16	155°22'05"	60.00	S44°29'28"W	117.24	162.70
C17	090°00'00"	50.00	S43°37'04"W	70.71	78.54
C18	090°00'00"	25.00	S43°37'04"W	35.36	39.27
C19	029°32'12"	530.00	N76°36'50"W	270.21	273.22
C20	012°10'15"	1430.00	N04°42'11"E	303.19	303.76

CURVE TABLE

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C21	008°02'19"	335.00	S06°46'09"W	46.96	47.00
C22	094°07'56"	50.00	S44°18'58"E	73.21	82.15
C23	094°07'56"	25.00	S44°18'58"E	36.61	41.07
C24	159°18'03"	60.00	S45°17'21"E	118.05	166.82
C25	137°37'11"	60.00	N07°00'40"E	111.92	144.16
C26	002°44'59"	335.00	S03°34'00"W	16.08	16.08

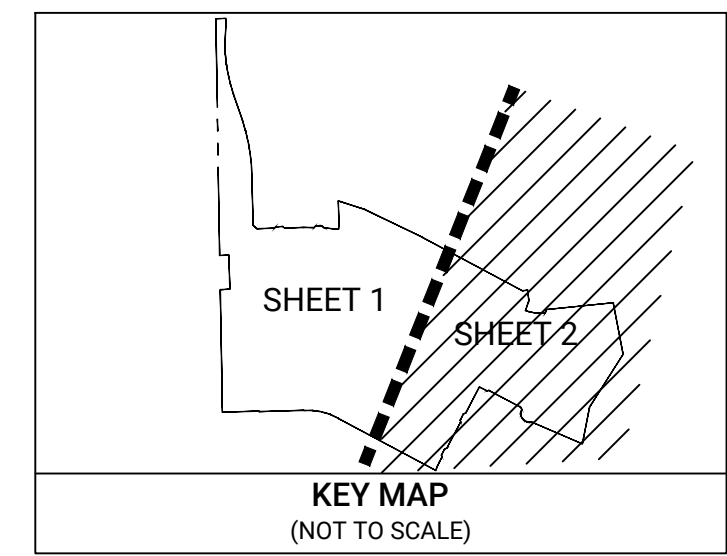


LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°06'33"E	70.00
L2	S46°22'56"E	35.36
L3	N43°37'04"E	14.14
L4	N88°37'04"E	50.00
L5	S46°22'56"E	14.14
L6	S09°59'12"W	38.90
L7	S05°46'30"W	48.42
L8	N88°37'04"E	71.63
L9	N47°18'14"E	14.54
L10	S87°48'12"E	50.06
L11	S01°22'56"E	35.00
L12	S02°11'31"W	18.64
L13	S28°09'16"W	35.00
L14	N28°09'16"E	35.00
L15	S75°48'53"E	73.77
L16	N75°48'53"W	98.00
L17	S43°37'04"W	14.14
L18	N46°22'56"W	14.14
L19	S43°37'04"W	21.21
L20	N46°22'56"W	14.14
L21	N43°37'04"E	14.14
L22	N41°00'44"W	14.08
L23	N30°48'33"W	35.36
L24	N59°20'01"E	21.27
L25	N59°11'07"E	14.14

LINE TABLE

LINE #	BEARING	DISTANCE
L26	S30°48'53"E	14.14
L27	S73°09'16"W	14.14
L28	N16°50'44"W	14.14
L29	S16°50'44"E	14.14
L30	S16°50'44"E	14.14
L31	S16°50'44"E	14.14
L32	S73°09'16"W	14.14
L33	N16°50'44"W	14.14
L34	N73°09'16"E	14.14
L35	S16°50'44"E	14.14
L36	N73°09'16"E	14.14
L37	S16°50'44"E	14.14



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**FINAL PLAT
WINDCHIME
ADDITION - PHASE 2A**

229 RESIDENTIAL LOTS / 7 OPEN SPACE LOTS

BEING 49.261 ACRES OF LAND
SITUATED IN THE
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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, & 1-17 BLOCK P
LOTS 1X-5X, & 1-61 BLOCK R
LOTS 1-19 BLOCK S
LOTS 10-20 BLOCK V



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 February 2026

Block L - Lot Area		
Block/Lot	Area (AC)	Area (SF)
42	0.149	6,489
43	0.151	6,570
44	0.209	9,091
45	0.301	13,130
46	0.143	6,208
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	0.106	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	0.157	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
1X	1.821	79,338
Block P Total Area		
Area (AC)	Area (SF)	
4.179	182,022	

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	5,835
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	0.429	18,700
2X	0.083	3,608
3X	0.052	2,271
4X	0.544	23,689
5X	1.942	84,574
Block R Total Area		
Area (AC)	Area (SF)	
0.052	2,271	
0.083	3,608	
0.544	23,689	
1.942	84,574	
8.736	380,545	

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
Block S Total Area		
Area (AC)	Area (SF)	
2.197	95,715	

Block V - Lot Area		
Block/Lot	Area (AC)	Area (SF)
10	0.154	6,698
11	0.112	4,873
12	0.110	4,774
13	0.110	4,776
14	0.110	4,777
15	0.110	4,777
16	0.123	5,373
17	0.123	5,373
18	0.121	5,252
19	0.119	5,175
20	0.169	7,366
Block V Total Area		
Area (AC)	Area (SF)	
1.360	59,239	

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 2A

229 RESIDENTIAL LOTS / 7 OPEN SPACE LOTS

BEING 49.261 ACRES OF LAND
SITUATED IN THE
JOHN WL 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, & 1-17 BLOCK P
LOTS 1X-5X, & 1-61 BLOCK R
LOTS 1-19 BLOCK S
LOTS 10-20 BLOCK V

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 February 2026

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING that certain tract of land situated in the JOHN WL BUTLER SURVEY, ABSTRACT NUMBER 67, EDWIN RIGHTMEN SURVEY, ABSTRACT NUMBER 750, and ABNER G. STAPP SURVEY, ABSTRACT NUMBER 832, Collin County, Texas, and being part of that certain tract of land described in deed to D.R. HORTON - TEXAS, LTD., recorded in Instrument Number 202400038766, 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 that 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 approximate center of said County Road 136, 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 of said County Road 136 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°53'28" East, a distance of 50.73 feet;
South 03°21'44" East, a distance of 134.72 feet to the beginning of a curve to the left;
With said curve to the left through a central angle of 06°14'10", having a radius of 1150.00 feet, an arc length of 125.16 feet and whose long chord bears South 04°14'03" East for a distance of 125.10 feet to the beginning of a compound curve to the left;

With said curve to the left through a central angle of 11°23'47", having a radius of 1150.00 feet, an arc length of 228.74 feet and whose long chord bears South 13°03'02" East for a distance of 228.36 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 a central angle of 17°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 105.00 feet;
South 01° 22' 56" East, a distance of 187.43 feet;
South 00° 47' 50" East, a distance of 32.06 feet;
South 00° 47' 29" West, a distance of 55.00 feet;
South 02° 42' 27" West, a distance of 50.00 feet;
South 04° 31' 56" West, a distance of 50.00 feet;
South 06° 21' 26" West, a distance of 50.00 feet;
South 08° 16' 23" East, a distance of 55.00 feet;
South 09° 59' 12" West, a distance of 38.90 feet;
South 05° 46' 30" West, a distance of 48.42 feet;

- North 88° 37' 04" East, a distance of 71.63 feet to the beginning of a curve to the right;
With said curve to the left through a central angle of 01°46'41", having a radius of 1115.00 feet, an arc length of 34.60 feet and whose long chord bears North 89°30'25" East for a distance of 34.60 feet;
North 47° 18' 14" East, a distance of 14.54 feet;
South 87° 48' 12" East, a distance of 50.06 feet to the beginning of a non-tangential curve to the right;
With said non-tangent curve to the right through a central angle of 04°54'17", having a radius of 310.00 feet, an arc length of 26.54 feet and whose long chord bears North 07°36'56" East for a distance of 26.53 feet to the beginning of a compound curve to the right;
With said curve to the right through a central angle of 02°38'49", having a radius of 1735.00 feet, an arc length of 80.15 feet and whose long chord bears North 08°44'41" East for a distance of 80.14 feet;

- South 84° 27' 03" East, a distance of 57.15 feet;
South 82° 23' 43" East, a distance of 44.16 feet;
South 80° 20' 23" East, a distance of 44.16 feet;
South 78° 17' 03" East, a distance of 44.16 feet;
South 76° 13' 43" East, a distance of 44.16 feet;
South 74° 10' 23" East, a distance of 44.16 feet;
South 72° 07' 03" East, a distance of 44.16 feet;
South 70° 03' 43" East, a distance of 44.16 feet;
South 68° 00' 23" East, a distance of 44.16 feet;
South 65° 57' 03" East, a distance of 44.16 feet;
South 63° 53' 43" East, a distance of 44.16 feet;
South 62° 06' 40" East, a distance of 42.25 feet;
South 61° 50' 44" East, a distance of 1278.69 feet;
South 77°27'16" East, a distance of 256.71 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 a central angle of 132°19'06", having a radius of 59.99 feet, an arc length of 138.55 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 88°37'04" East, a distance of 50.00 feet;
South 81°42'45" West, a distance of 63.92 feet;
North 89°30'40" West, a distance of 65.99 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 returning to the approximate center of County Road 136 the west line of said D.R. HORTON - TEXAS, LTD. tract, and the east line of the aforementioned Huffines Ranch LLC. tract;

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 a central 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 65.99 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 returning to the approximate center of County Road 136 the west line of said D.R. HORTON - TEXAS, LTD. tract, and the east line of the aforementioned Huffines Ranch LLC. tract;

THENCE North 00°53'29" West, with the approximate center of County Road 136, the west line of said D.R. HORTON - TEXAS, LTD. tract and the east line of said Huffines Ranch, LLC tract a distance of 863.20 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set for the southwest corner of a called 0.37 acre tract of land known as the Forbis Cemetery described in deed to Hurcules Life Insurance Company, recorded in Volume Number 300, Page 641, O.P.R.C.C.T., being the northwest corner of the Carter Cemetery, a known and unrecorded cemetery;

THENCE North 88°05'59" East, with the south line of said Forbis Cemetery Tract, and the north line of said Carter cemetery, a distance of 66.00 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set at the southeast corner of said Forbis Cemetery tract;

THENCE North 01°22'37" West, with the east line of said Forbis Cemetery Tract, a distance of 241.02 feet to a 5/8-inch iron rod with plastic cap stamped "PELOTON" found at the northeast corner of the Garner Cemetery tract an unrecorded portion of the Forbis Cemetery tract;

THENCE South 88°06'23" West, with the north line of said Garner Cemetery tract, a distance of 66.00 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set at the northwest corner of said Forbis Cemetery tract in the approximate center of County Road 136 the west line of said D.R. HORTON - TEXAS, LTD. tract and the east line of said Huffines Ranch, LLC tract;

THENCE North 00°53'27" West, with and the east line of said Huffines Ranch, LLC tract County Road 136 the west line of said D.R. HORTON - TEXAS, LTD. tract, a distance of 1669.48 feet to the POINT OF BEGINNING, and containing 49.261 acres of land more or less.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of "WINDCHIME ADDITION PHASE 2A" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 2026 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

DEDICATION STATEMENT

THAT, D.R. HORTON - TEXAS, LTD., does hereby adopt this plat designating the hereinabove described property as WINDCHIME ADDITION, PHASE 2A, 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 _____, 2026.

- 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 all the 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 _____, 2026.

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

Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

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 hereon were found or properly placed under my personal supervision in accordance with Collin County, Texas subdivision regulations.

DATED THIS THE ____ DAY OF _____, 2026.

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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 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.
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 detimedined", 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 75499
- 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 2A

229 RESIDENTIAL LOTS / 7 OPEN SPACE LOTS

BEING 49.261 ACRES OF LAND
SITUATED IN THE
JOHN WL BUTLER SURVEY,
ABSTRACT NO. 67
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- LOTS 1X, & 42-91 BLOCK L
LOTS 29-61 BLOCK M
LOTS 1-20 BLOCK N
LOTS 1-18 BLOCK O
LOTS 1X, & 1-17 BLOCK P
LOTS 1X-5X, & 1-61 BLOCK R
LOTS 1-19 BLOCK S
LOTS 10-20 BLOCK V

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
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DATE February 2026

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

TECH=AM
SCALE T=100