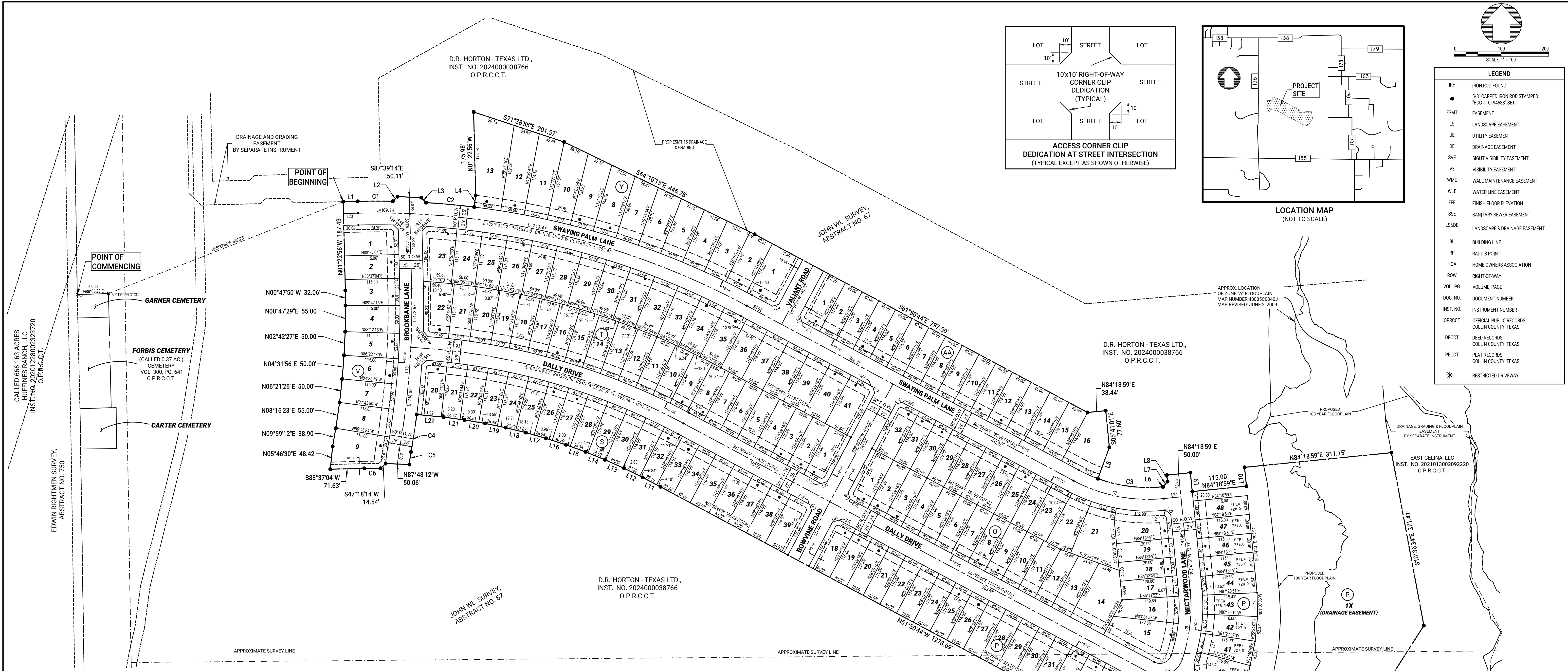
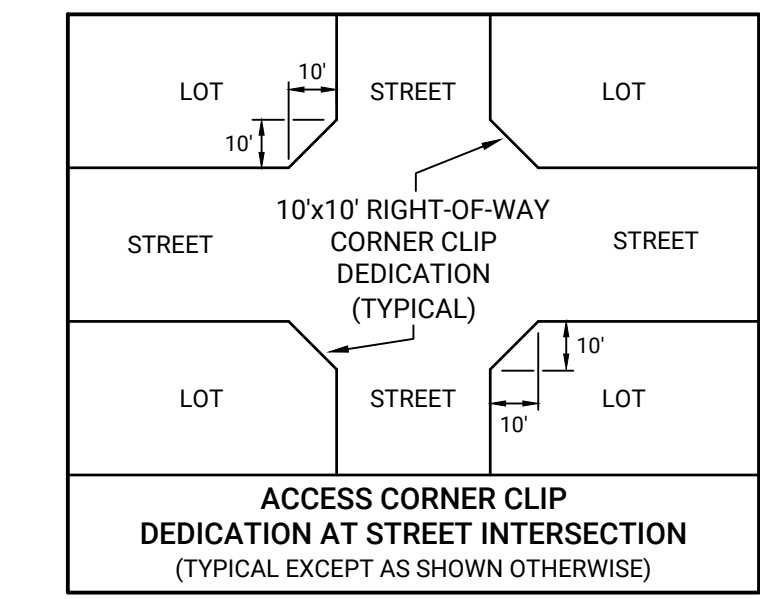
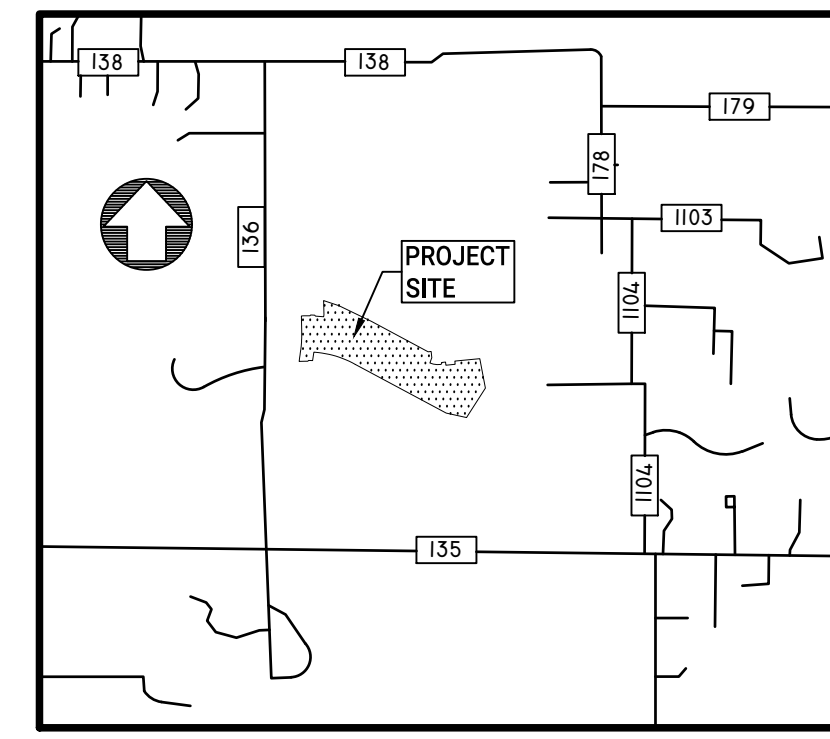


SCALE: 1" = 100'

0 100 200

**LEGEND**

- IRF IRON ROD FOUND
- 5/8" CAPPED IRON ROD STAMPED 'BCG #1019438' 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



- 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, 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. 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 accreted 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 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)
    - 14566 FM 121, VAN ALSTYNE, TX 75495
    - 903-482-7100

**CURVE TABLE**

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	002°31'55"	1679.00	N89°53'02"E	74.19'	74.20
C2	003°29'01"	1679.00	S84°42'58"E	102.07'	102.08
C3	025°41'00"	310.00	S82°50'31"E	137.80'	138.96
C4	002°38'49"	1735.00	S08°44'41"W	80.14'	80.15
C5	004°54'17"	310.00	S07°36'56"W	26.53'	26.54
C6	001°46'41"	1115.00	S89°30'25"W	34.60'	34.60
C7	033°50'17"	335.00	S78°45'53"E	194.98'	197.85
C8	024°14'39"	350.00	N06°26'18"E	147.00'	148.10
C9	099°35'39"	50.00	N68°21'26"E	76.38'	86.91
C10	164°22'02"	60.00	N69°33'05"E	118.89'	172.12
C11	099°35'39"	25.00	N68°21'26"E	38.19'	43.46
C12	005°07'35"	335.00	S07°30'18"W	29.96'	29.97
C13	011°27'01"	1710.00	N04°20'35"E	341.17'	341.74

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N88°37'04"E	30.84'
L2	N44°58'09"E	13.80'
L3	S44°00'19"E	14.72'
L4	N07°01'33"E	25.00'
L5	S19°59'59"W	70.53'
L6	N84°18'59"E	1.21'
L7	N39°18'59"E	14.14'
L8	N05°41'01"W	13.76'
L9	S05°41'01"E	40.00'
L10	N05°41'01"W	40.00'
L11	N62°06'40"W	42.25'
L12	N63°53'43"W	44.16'
L13	N65°57'03"W	44.16'
L14	N68°00'23"W	44.16'
L15	N70°03'43"W	44.16'
L16	N72°07'03"W	44.16'
L17	N74°10'23"W	44.16'
L18	N76°13'43"W	44.16'
L19	N78°17'03"W	44.16'
L20	N80°20'23"W	44.16'

**LINE TABLE**

LINE #	BEARING	DISTANCE
L21	N82°23'43"W	44.16'
L22	N84°27'03"W	57.15'
L23	S88°37'04"W	30.84'
L24	N84°18'59"E	36.21'
L25	S73°09'16"W	14.14'
L26	N16°50'44"W	14.14'
L27	N16°50'44"W	14.14'
L28	S73°09'16"W	14.14'
L29	S50°41'01"E	14.14'
L30	N16°50'44"W	14.14'
L31	S73°09'16"W	14.14'
L32	S16°50'44"E	14.14'
L33	N73°09'16"E	14.14'

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

**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 2B**

162 RESIDENTIAL LOTS / 1 OPEN SPACE LOTS

BEING 31.646 ACRES OF LAND  
SITUATED IN THE  
JOHN WL BUTLER SURVEY,  
ABSTRACT NO. 67  
ABNER G. STAPP SURVEY,  
ABSTRACT NO. 832,  
COLLIN COUNTY, TEXAS  
LOTS 1X-2X, & 18-48 BLOCK P  
LOTS 20-39 BLOCK S  
LOTS 1-41 BLOCK T  
LOTS 1-9 BLOCK V  
LOTS 1-13 BLOCK Y  
LOTS 1-16 BLOCK AA

Block P - Lot Area		
Block/Lot	Area (AC)	Area (SF)
18	0.132	5750
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
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
<b>Block P Total Area</b>		
Area (AC)	Area (SF)	
8.733	380,411	

Block P - Lot Area		
Block/Lot	Area (AC)	Area (SF)
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
1X	5.034	219,282
2X	0.047	2,055
<b>Block P Total Area</b>		
Area (AC)	Area (SF)	
8.733	380,411	

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
<b>Block Q Total Area</b>		
Area (AC)	Area (SF)	
4.007	174,525	

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
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
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
<b>Block S Total Area</b>		
Area (AC)	Area (SF)	
5.171	225,255	

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	0.111	4,833
10	0.110	4,809
11	0.111	4,819
12	0.111	4,819
13	0.111	4,822
14	0.111	4,827
15	0.111	4,827
16	0.111	4,827
17	0.111	4,827
18	0.111	4,827
19	0.111	4,826
20	0.125	5,430
21	0.125	5,430
22	0.156	6,788
23	0.177	7,727
24	0.138	6,029
25	0.138	6,029
<b>Block T Total Area</b>		
Area (AC)	Area (SF)	
5.171	225,255	

Block T - Lot Area		
Block/Lot	Area (AC)	Area (SF)
26	0.138	6,029
27	0.138	6,029
28	0.138	6,029
29	0.138	6,029
30	0.138	6,029
31	0.139	6,033
32	0.139	6,063
33	0.138	6,012
34	0.139	6,037
35	0.137	5,970
36	0.133	5,800
37	0.133	5,800
38	0.133	5,800
39	0.133	5,800
40	0.133	5,800
41	0.164	7,123
<b>Block T Total Area</b>		
Area (AC)	Area (SF)	
5.171	225,255	

Block V - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.168	7,305
2	0.132	5,750
3	0.148	6,462
4	0.151	6,566
5	0.137	5,967
6	0.137	5,967
7	0.137	5,967
8	0.151	6,566
9	0.202	8,780
<b>Block V Total Area</b>		
Area (AC)	Area (SF)	
1.362	59,332	

Block Y - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.191	8,308
2	0.138	6,026
3	0.139	6,053
4	0.141	6,129
5	0.144	6,291
6	0.150	6,539
7	0.158	6,877
8	0.168	7,306
9	0.180	7,829
10	0.194	8,450
11	0.206	8,969
12	0.215	9,380
13	0.308	13,397
<b>Block Y Total Area</b>		
Area (AC)	Area (SF)	
2.331	101,553	

Block AA - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.139	6,040
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	0.120	5,220
13	0.120	5,220
14	0.120	5,220
15	0.120	5,220
16	0.205	8,925
<b>Block AA Total Area</b>		
Area (AC)	Area (SF)	
1.888	82,245	

P R E L I M I N A R Y  
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 2B

162 RESIDENTIAL LOTS / 1 OPEN SPACE LOTS

BEING 31.646 ACRES OF LAND  
SITUATED IN THE  
JOHN WL BUTLER SURVEY,  
ABSTRACT NO. 67  
ABNER G. STAPP SURVEY,  
ABSTRACT NO. 832,  
COLLIN COUNTY, TEXAS  
LOTS 1X, & 18-48 BLOCK P  
LOTS 1-32 BLOCK Q  
LOTS 20-39 BLOCK S  
LOTS 1-41 BLOCK T  
LOTS 1-9 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 February 2026

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

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, 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 a tract of land known as the Garner Cemetery a known and unrecorded cemetery that is part of that tract of land known as the Forbis Cemetery as described in deed to Hurcules Life Insurance Company, recorded in Volume Number 300, Page 641, O.P.R.C.C.T., being in the east line of that tract of land described in deed to Huffines Ranch, LLC recorded in Instrument Number 20201228002323720, O.P.R.C.C.T. and with the approximate center of said County Road 136;

THENCE North 88°06'23" East, 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 "PELOTON" found for the northeast corner of said Forbis Cemetery tract;

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 68°37'46" East, a distance of 532.25 feet for POINT OF BEGINNING of the tract described herein;

North 88°37'04" East, a distance of 30.84 feet to the beginning of a curve to the right;

With said curve to the right through a central angle of 02°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 curve to the right;

With said non-tangent curve to the right through a central angle of 03°29'01", having a radius of 1679.00 feet, an arc length of 102.08 feet and whose long chord bears South 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 a central 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 50.00 feet;

South 05° 41' 01" East, a distance of 40.00 feet;

North 84° 18' 59" East, a distance of 115.00 feet;

North 05° 41' 01" West, a distance of 40.00 feet;

North 84° 18' 59" East, a distance of 311.75 feet to a point with the east line of said D.R. HORTON - TEXAS, LTD. tract and the west line of that certain tract of land described in deed to East Celina, LLC, recorded in Instrument Number 2021013002092220, O.P.R.C.C.T.

THENCE South 10° 36' 34" East, with the east line of said D.R. HORTON - TEXAS, LTD. tract and the west line of said East Celina, LLC tract, a distance of 371.41 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set;

THENCE South 32° 36' 09" West, continuing with the east line of said D.R. HORTON - TEXAS, LTD. tract and the west line of said East Celina, LLC tract, a distance of 434.60 feet to a 5/8-inch iron rod with plastic cap stamped "BCG #10194538" set;

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 77° 27' 16" West, a distance of 256.71 feet;

North 61° 50' 44" West, a distance of 1278.69 feet;

North 62° 06' 40" West, a distance of 42.25 feet;

North 63° 53' 43" West, a distance of 44.16 feet;

North 65° 57' 03" West, a distance of 44.16 feet;

North 68° 00' 23" West, a distance of 44.16 feet;

North 70° 03' 43" West, a distance of 44.16 feet;

North 72° 07' 03" West, a distance of 44.16 feet;

North 74° 10' 23" West, a distance of 44.16 feet;

North 76° 13' 43" West, a distance of 44.16 feet;

North 78° 17' 03" West, a distance of 44.16 feet;

North 80° 20' 23" West, a distance of 44.16 feet;

North 82° 23' 43" West, a distance of 44.16 feet;

North 84° 27' 03" West, a distance of 57.15 feet to the beginning of a curve to the right;

With said non-tangent 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 South 08°44'41" West for a distance of 80.14 feet to the beginning of a reverse curve to the left;

With said curve to the left 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 South 07°36'56" West for a distance of 26.53 feet;

North 87° 48' 12" West for a distance of 50.06 feet;

South 47° 18' 14" West for a distance of 14.54 feet to the beginning of a curve to the left;

With said non-tangent 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 South 89°30'25" West for a distance of 34.60 feet;

South 88° 37' 04" West, a distance of 71.63 feet;

North 05° 46' 30" East, a distance of 48.42 feet;

North 09° 59' 12" East, a distance of 38.90 feet;

North 08° 16' 23" East, a distance of 55.00 feet;

North 06° 21' 26" East, a distance of 50.00 feet;

North 04° 31' 56" East, a distance of 50.00 feet;

North 02° 42' 27" East, a distance of 50.00 feet;

North 00° 47' 29" East, a distance of 55.00 feet;

North 00° 47' 50" West, a distance of 32.06 feet;

North 01° 22' 56" West, a distance of 187.43 feet to the POINT OF BEGINNING, and containing 31.646 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 2B" 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

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 detirmined", 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

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 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.
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 SW3P 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.

DEDICATION STATEMENT

THAT, D.R. HORTON - TEXAS, LTD., does hereby adopt this plat designating the hereinabove described property as WINDCHIME ADDITION, PHASE 2B, 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 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 \_\_\_\_\_, 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: \_\_\_\_\_

FINAL PLAT
WINDCHIME ADDITION
- PHASE 2B

162 RESIDENTIAL LOTS / 1 OPEN SPACE LOTS

BEING 31.646 ACRES OF LAND

SITUATED IN THE

JOHN WL BUTLER SURVEY,

ABSTRACT NO. 67

ABNER G. STAPP SURVEY,

ABSTRACT NO. 832,

COLLIN COUNTY, TEXAS

LOTS 1X, & 18-48 BLOCK P

LOTS 1-32 BLOCK Q

LOTS 20-39 BLOCK S

LOTS 1-41 BLOCK T

LOTS 1-9 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 February 2026

TECH=IAM
SCALE 1"=100'
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