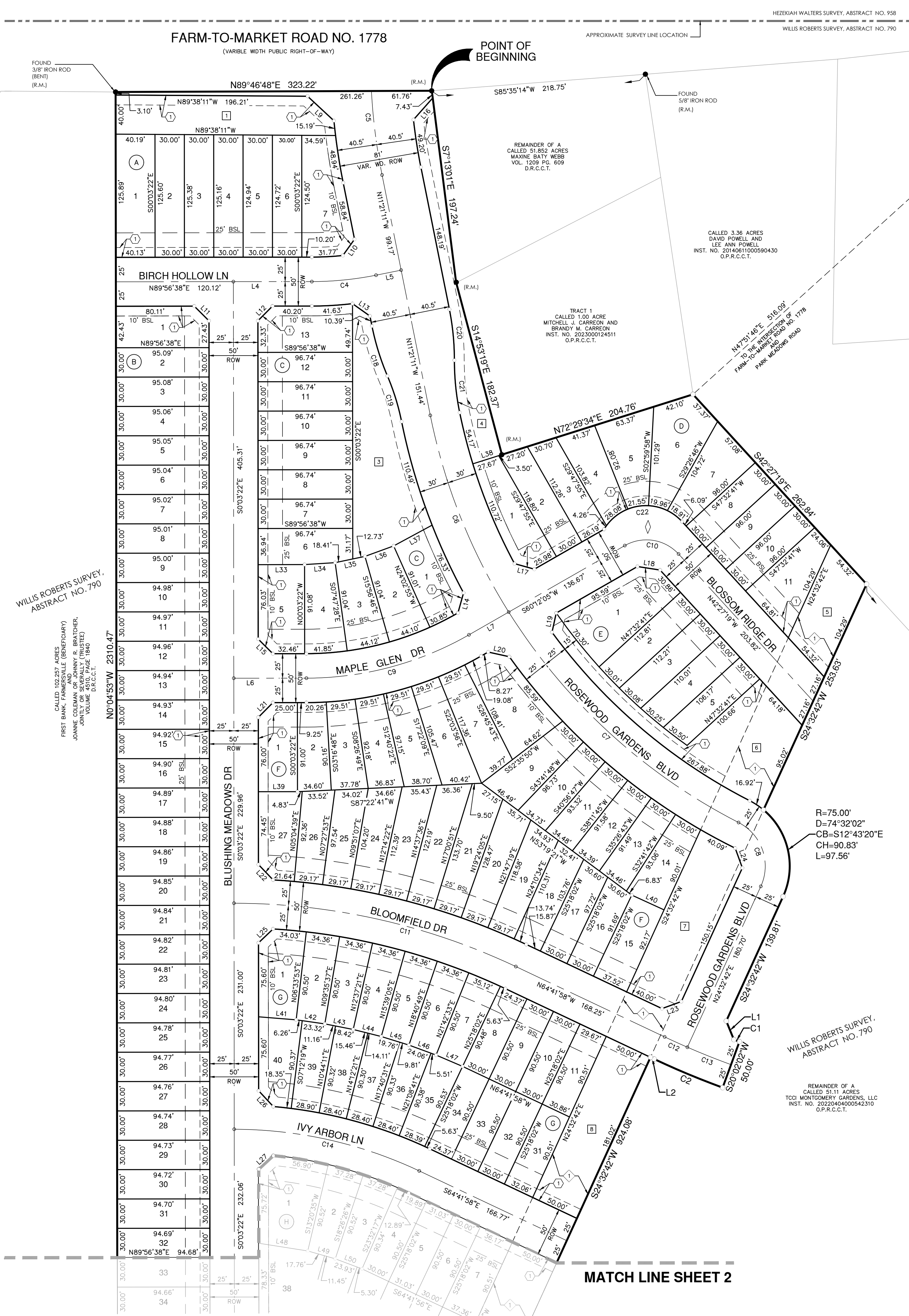




CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	775.00'	026°58'	S69°44'29"E	6.08'	6.08'
C2	825.00'	516°00'	N67°19'58"W	75.81'	75.84'
C3	50.00'	64°38'36"	S32°22'40"E	53.47'	56.41'
C4	335.00'	111°7'49"	N84°7'43"E	65.94'	66.05'
C5	600.00'	816°33'	S71°2'55"E	86.59'	86.66'
C6	600.00'	2046°33'	S21°44'28"E	216.37'	217.56'
C7	600.00'	3047°08"	S47°31'18"E	318.52'	322.39'
C8	50.00'	872°7'34"	N19°11'05"W	69.13'	76.32'
C9	335.00'	2944°33'	N75°04'22"E	171.95'	173.90'
C10	44.50'	772°0'36"	N81°07'37"W	55.61'	60.07'
C11	675.00'	251°5'57"	N77°19'56"W	285.25'	297.66'
C12	800.00'	149°28'	S65°36'42"E	25.47'	25.47'
C13	800.00'	326°32"	S68°14'42"E	48.06'	48.06'
C14	444.00'	251°3'06"	N77°18'31"W	193.85'	195.42'
C15	335.00'	202°41'0"	N74°54'03"W	118.66'	119.29'
C16	1262.00'	0°04'16"	S64°44'06"E	1.57'	1.57'
C17	335.00'	192°24'1"	N74°23'18"W	112.76'	113.30'
C18	260.50'	11°46'08"	S71°14'15"E	53.41'	53.51'
C19	239.00'	11°43'58"	N17°15'20"W	48.86'	48.94'
C20	260.50'	11°31'12"	N5°35'35"W	52.29'	52.38'
C21	260.50'	11°49'21"	S5°44'40"E	53.66'	53.75'
C22	50.00'	106°17'57"	S84°23'43"W	80.02'	92.76'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S22°12'31"E	20.55'
L2	N64°41'58"W	4.20'
L3	S64°41'58"E	25.08'
L4	N89°56'38"E	80.20'
L5	N78°36'49"E	26.16'
L6	S89°56'38"W	74.25'
L7	S60°12'05"W	46.82'
L8	N64°41'58"W	43.00'
L9	N47°04'01"W	36.82'
L10	N35°39'58"E	20.45'
L11	S45°03'22"E	21.21'
L12	S44°56'38"W	21.21'
L13	N54°36'52"W	21.85'
L14	N15°34'12"E	21.35'
L15	S45°03'22"E	21.21'
L16	N41°35'02"E	29.63'
L17	N74°23'29"W	21.06'
L18	N81°07'37"W	23.42'
L19	S12°21'49"W	20.14'
L20	N77°24'32"W	22.16'
L21	S44°56'38"W	21.21'
L22	S43°40'55"E	21.72'
L23	N69°55'22"E	21.07'
L24	N19°56'12"W	21.40'
L25	N46°25'26"E	20.66'
L26	N43°00'17"W	21.96'
L27	N47°4'26"E	20.35'
L28	N40°09'05"W	22.95'
L29	N50°38'46"E	19.00'
L30	N39°40'15"W	23.11'
L31	S51°12'25"W	18.77'
L32	S32°22'40"E	25.35'
L33	N89°53'11"E	47.46'
L34	N86°22'05"E	31.32'
L35	N78°07'53"E	31.14'
L36	N70°00'56"E	31.20'
L37	N61°35'48"E	44.71'
L38	N72°29'34"E	31.17'
L39	S89°56'38"W	40.00'
L40	N65°27'18"W	36.30'
L41	N85°25'04"W	38.56'
L42	N81°55'15"W	29.57'
L43	N78°53'31"W	29.57'
L44	N75°51'47"W	29.57'
L45	N72°50'03"W	29.57'
L46	N69°48'19"W	29.57'
L47	N66°50'18"W	29.44'
L48	S81°03'29"E	50.67'
L49	S74°06'29"E	29.21'
L50	S69°21'22"E	29.22'
L51	S75°17'50"E	60.99'

LEGEND

- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS

INST. NO. INSTRUMENT NUMBER

VOL./PG. VOLUME/PAGE

(R.M.) RECORD MONUMENT

HOA HOMEOWNERS ASSOCIATION

ROW RIGHT-OF-WAY

ESMT EASEMENT

VAR. WD. VARIABLE WIDTH

BSL BUILDING SETBACK LINE

SQ. FT. SQUARE FEET

AC. ACRES

FM FARMER-TO-MARKET

CR COUNTY ROAD
- — — — — BUILDING SETBACK LINE

--- -- -- -- -- EASEMENT LINE

— — — — — CENTERLINE

— — — — — SURVEY ABSTRACT LINE

◇ STREET NAME CHANGE

● FOUND 3/8" IRON ROD (UNLESS NOTED OTHERWISE)

○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)

⊗ BLOCK LETTER

Ⓐ ASPEN GROVE LANE

HOA - COMMON AREA LOTS

- 1 LOT 1X, BLOCK A PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

2 LOT 1X, BLOCK B PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

3 LOT 1X, BLOCK C PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

4 LOT 1X, BLOCK D PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

5 LOT 2X, BLOCK D PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

6 LOT 1X, BLOCK E PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE
- 7 LOT 1X, BLOCK F PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

8 LOT 1X, BLOCK G PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

9 LOT 1X, BLOCK H PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

10 LOT 1X, BLOCK I PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

11 LOT 1X, BLOCK J PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE

PROPOSED EASEMENTS (BY THIS PLAT)

- 1 10-FOOT WIDE UTILITY EASEMENT

2 VARIABLE WIDTH DRAINAGE AND DETENTION EASEMENT (LOT 1X, BLOCK B)

EXISTING EASEMENT

- 1 APPROXIMATE LOCATION 50-FOOT GAS EASEMENT, LONE STAR GAS COMPANY (VOL. 690, PG. 295, D.R.C.C.T.)

REFERENCE SHEET 2 FOR LOT AREA TABLES

FINAL PLAT OF ROSEWOOD GARDENS PHASE-1 BLOCK A - BLOCK J

OWNER/DEVELOPER: TCCI MONTGOMERY GARDENS, LLC 14675 DALLAS PARKWAY, SUITE 500 DALLAS, TX 75254 TEL: (214) 420-8494 CONTACT: RICH ALBERQUE

BEING 23.034 ACRES SITUATED IN THE WILLIS ROBERTS SURVEY, ABSTRACT NO. 790, COLLIN COUNTY, TEXAS. 154 RESIDENTIAL LOTS 11 COMMON AREA LOTS (5.890 ACRES TOTAL ROW DEDICATION)

ENGINEER/ SURVEYOR: PAPE-DAWSON CONSULTING ENGINEERS, LLC 6105 TENNYSON PARKWAY, STE 210, PLANO, TEXAS 75024 TEL: (214) 420-8494 CONTACT: ENGINEER: CHRISTOPHER HERNANDEZ, PE SURVEYOR: JAMES SWAIM, RPLS

PAPE-DAWSON 6105 TENNYSON PKWY, STE 210 PLANO, TX 75024 | 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800 DATE OF PREPARATION: MAY 15, 2026



OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, TCCI MONTGOMERY GARDENS, LLC, is the owner of a tract of land situated in the Willis Roberts Survey, Abstract No. 790, Collin County, Texas, and being part of a called 51.11-acre tract of land as described in a Warranty Deed with Vendor's Lien to TCCI MONTGOMERY GARDENS, LLC, a Texas limited liability company, recorded in Instrument No. 20220404009542310 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows;

BEGINNING at a found 3/8-inch iron rod (record monument) for the northwest northeast corner of said TCCI MONTGOMERY GARDENS tract, and being on the north line of the remainder of a called 51.852-acre tract of land as described in a Warranty Deed to Maxine Baly Webb, recorded in Volume 1209, Page 609 of the Deed Records of Collin County, Texas (D.R.C.C.T.), same being on the south right-of-way line of Farm-To-Market Road No. 1778 (variable width public right-of-way), from which a found 5/8-inch iron rod (record monument) for the northwest northeast corner of said Maxine Baly Webb tract and the northwest corner of a called 3.36-acre tract of land as described in a Warranty Deed to David Powell and Lee Ann Powell, recorded in Instrument No. 20140611000590430 (O.P.R.C.C.T.) bears North 85 degrees 35 minutes 14 seconds East, a distance of 218.75 feet;

THENCE South 07 degrees 13 minutes 01 second East, along an easterly line of said TCCI MONTGOMERY GARDENS tract, a distance of 197.24 feet to a found 3/8-inch iron rod (record monument) for the northwest corner of a called 1.00-acre tract of land described as Tract 1 in a Warranty Deed with Vendor's Lien to Mitchell J. Carreon and Brandi M. Carreon, recorded in Instrument No. 2023000124511 (O.P.R.C.C.T.) and being on the easterly line of said Maxine Baly Webb tract;

THENCE South 14 degrees 53 minutes 19 seconds East, along an easterly line of said TCCI MONTGOMERY GARDENS tract and the westerly line of said Carreon tract, a distance of 182.37 feet to a found 3/8-inch iron rod (record monument) for the southwest corner of said Carreon tract and being at an angle point on the easterly line of said TCCI MONTGOMERY GARDENS tract;

THENCE North 72 degrees 29 minutes 34 seconds East, along an easterly line of said TCCI MONTGOMERY GARDENS tract and the southerly line of said Powell tract, a distance of 204.76 feet to a set 1/2-inch iron rod with yellow plastic cap stamped " PAPE DAWSON" (hereinafter called set capped iron rod) at the southeast corner of said Carreon tract, and being an angle point on the easterly line of said TCCI MONTGOMERY GARDENS tract and being an angle point on the westerly line of said Powell tract;

THENCE South 42 degrees 27 minutes 19 seconds East, along an easterly line of said TCCI MONTGOMERY GARDENS tract and a westerly line of said Powell tract, a distance of 262.84 feet to a set capped iron rod from which a found 3/8-inch iron rod bears South 42 degrees 27 minutes 19 seconds East, a distance of 283.04 feet for the eastmost northeast corner of said TCCI MONTGOMERY GARDENS tract and the south corner of said Powell tract, same corner being on the west line of Lot 50 of Lot 5 Park Meadows Phase 1 (Replat), recorded in Plat Book 2025, Page 644 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE over and across said TCCI MONTGOMERY GARDENS tract, the following bearings and distances;

Departing the easterly line of said TCCI MONTGOMERY GARDENS tract and the westerly line of said Powell tract, South 24 degrees 32 minutes 42 seconds West, a distance of 253.63 feet to a set capped iron rod for corner and being the beginning of a non-tangent curve to the right;

Southeasterly, along said curve to the right, having a radius of 75.00 feet, a central angle of 74 degrees 32 minutes 02 seconds, a chord bearing and distance of South 12 degrees 43 minutes 20 seconds East - 90.83 feet and an arc length of 97.56 feet to a set capped iron rod and being the end of said curve;

South 24 degrees 32 minutes 42 seconds West, a distance of 139.81 feet to a set capped iron rod;

South 22 degrees 12 minutes 31 seconds East, a distance of 20.55 feet to a set capped iron rod for corner and being the beginning of a non-tangent curve to the left;

Southeasterly, along said curve to the left, having a radius of 775.00 feet, a central angle of 00 degrees 26 minutes 59 seconds, a chord bearing and distance of South 69 degrees 44 minutes 29 seconds East - 6.08 feet and an arc length of 6.08 feet to a set capped iron rod and being the end of said curve;

South 20 degrees 02 minutes 02 seconds West, a distance of 50.00 feet to a set capped iron rod for corner and being the beginning of a non-tangent curve to the right;

Northwesterly, along said curve to the right, having a radius of 825.00 feet, a central angle of 05 degrees 16 minutes 00 seconds, a chord bearing and distance of North 67 degrees 19 minutes 58 seconds West - 75.81 feet and an arc length of 75.84 feet to a set capped iron rod and being the end of said curve;

North 64 degrees 41 minutes 58 seconds West, a distance of 4.20 feet to a set capped iron rod;

South 24 degrees 32 minutes 42 seconds West, a distance of 924.08 feet to a set capped iron rod;

South 64 degrees 41 minutes 58 seconds East, a distance of 215.42 feet to a set capped iron rod for corner and being the beginning of a tangent curve to the right;

Southeasterly, along said curve to the right, having a radius of 344.00 feet, a central angle of 30 degrees 17 minutes 44 seconds, a chord bearing and distance of South 49 degrees 33°08" East - 179.78 feet and an arc length of 181.89 feet to a set capped iron rod and being the end of said curve;

South 60 degrees 47 minutes 25 seconds West, a distance of 562.68 feet to a set capped iron rod on the west line of said TCCI MONTGOMERY GARDENS tract and the east line of a called 102.257-acre tract of land as described in a Deed of Trust to First Bank, Farmersville (Beneficiary) and Joanne Coleman or Johnny R. Bratcher, Jointly or Severally (Trustee), recorded in Volume 4510, Page 1840 (D.R.C.C.T.);

THENCE North 00 degree 04 minutes 53 seconds West, along the west line of said TCCI MONTGOMERY GARDENS tract and the east line of said First Bank and others tract, a distance of 2,310.47 feet to a found 1/2-inch iron rod (bent) (record monument) for the northwest corner of said TCCI Montgomery Gardens, LLC tract and the northeast corner of said First Bank and others tract, same corner being on the south right-of-way line of aforementioned Farm-to-Market Road No. 1778, from which a found TXDOT wood monument (record monument) bears North 89 degrees 33 minutes 53 seconds West, a distance of 878.03 feet for a common angle point on the north line of said First Bank tract and the south right-of-way line of said Farm-to-Market Road No. 1778;

THENCE North 89 degree 46 minutes 48 seconds East, along the north line of said TCCI MONTGOMERY GARDENS tract and the south right-of-way line of said Farm-To-Market Road No. 1778, a distance of 323.22 feet to the **POINT OF BEGINNING**, and **CONTAINING** 23.034 acres or 1,003,363 square feet of land more or less.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **TCCI MONTGOMERY GARDENS, LLC** ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **ROSEWOOD GARDENS PHASE 1**, AN ADDITION TO COLLIN COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON.

TCCI MONTGOMERY GARDENS, LLC DOES HEREBY CERTIFY THE FOLLOWING:

- THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS ARE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT.
- NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS.
- UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF 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 USE THEREOF.
- THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS.
- THE PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.
- THE OWNERS OF THE LOTS ADJACENT TO OR UPON WHICH DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT OR THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND/OR THE RECONSTRUCTION OF THE DRAINAGE IMPROVEMENTS CONSTRUCTED IN SAID EASEMENTS FOR THE PURPOSE OF ASSURING THE FLOW OF STORM WATER TO THE DEGREE REQUIRED BY THE DESIGN AND ORIGINAL CONSTRUCTION.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF DRAINAGE IMPROVEMENTS ON PRIVATE LOTS OR ADJACENT THERETO.
- COLLIN COUNTY SHALL HAVE THE FULL RIGHT OF INGRESS AND 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.
- 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.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY COLLIN COUNTY.
- THIS PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF COLLIN COUNTY, TEXAS.
- EAST COLLIN MUD #1 (OR THE MUD) WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DEDICATED ROADS AND HOA LOTS.

WITNESS MY HAND THIS IS THE _____ DAY OF _____, 2026.

TCCI MONTGOMERY GARDENS, LLC

OWNER/DEVELOPER: BY: RICH ALBERGUE
TITLE:

STATE OF TEXAS
COUNTY OF NAME

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICH ALBERGUE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY SIGNATURE

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT:

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING FINAL PLAT OF THE ROSEWOOD GARDENS PHASE 1, 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

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES D. SWAIM DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF COLLIN COUNTY, TEXAS.

DATED THIS _____ 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

JAMES D. SWAIM
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6891
FIRM REGISTRATION NO. 10028600
PAPE-DAWSON CONSULTING ENGINEERS, LLC
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TELE. (214) 420-8494
EMAIL:JSWAIM@PAPE-DAWSON.COM

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES D. SWAIM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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.
- A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.
- 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-YEAR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YEAR FLOODPLAINS, AS SHOWN ON THE PLAT.
- ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOODPLAIN 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-YEAR 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 OR 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 BMPs 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 (STORMWATER POLLUTION PREVENTION PLAN) AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.

GENERAL NOTES:

- BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE. APPLY THE SCALE FACTOR OF 1.000152710.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON", (UNLESS OTHERWISE NOTED).
- THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS ~ AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON THE COMMUNITY MAP NO. 4886CONUSJ DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND UNINCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- SCREENING WALLS, RETAINING WALLS, AND FENCES LOCATED WITHIN A PRIVATE WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
- THE MAINTENANCE OF RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THE RETAINING WALL IS LOCATED.
- ALL OPEN SPACE, COMMON AREA, AND NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF COLLIN COUNTY.

FINAL PLAT OF
ROSEWOOD GARDENS PHASE-1
BLOCK A - BLOCK J

OWNER/DEVELOPER:
TCCI MONTGOMERY GARDENS, LLC
14675 DALLAS PARKWAY, SUITE 500
DALLAS, TX 75254
TEL: (214) 420-8494
CONTACT: RICH ALBERGUE

BEING 23.034 ACRES SITUATED IN THE
WILLIS ROBERTS SURVEY, ABSTRACT NO. 790,
COLLIN COUNTY, TEXAS.

154 RESIDENTIAL LOTS
11 COMMON AREA LOTS

(5.890 ACRES TOTAL ROW DEDICATION)

ENGINEER/ SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC
6105 TENNYSON PARKWAY, STE 210,
PLANO, TEXAS 75024
TEL: (214) 420-8494
CONTACT:

ENGINEER: CHRISTOPHER HERNANDEZ, PE
SURVEYOR: JAMES SWAIM, RPLS

PAPE-DAWSON

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800

DATE OF PREPARATION: MAY 15, 2026