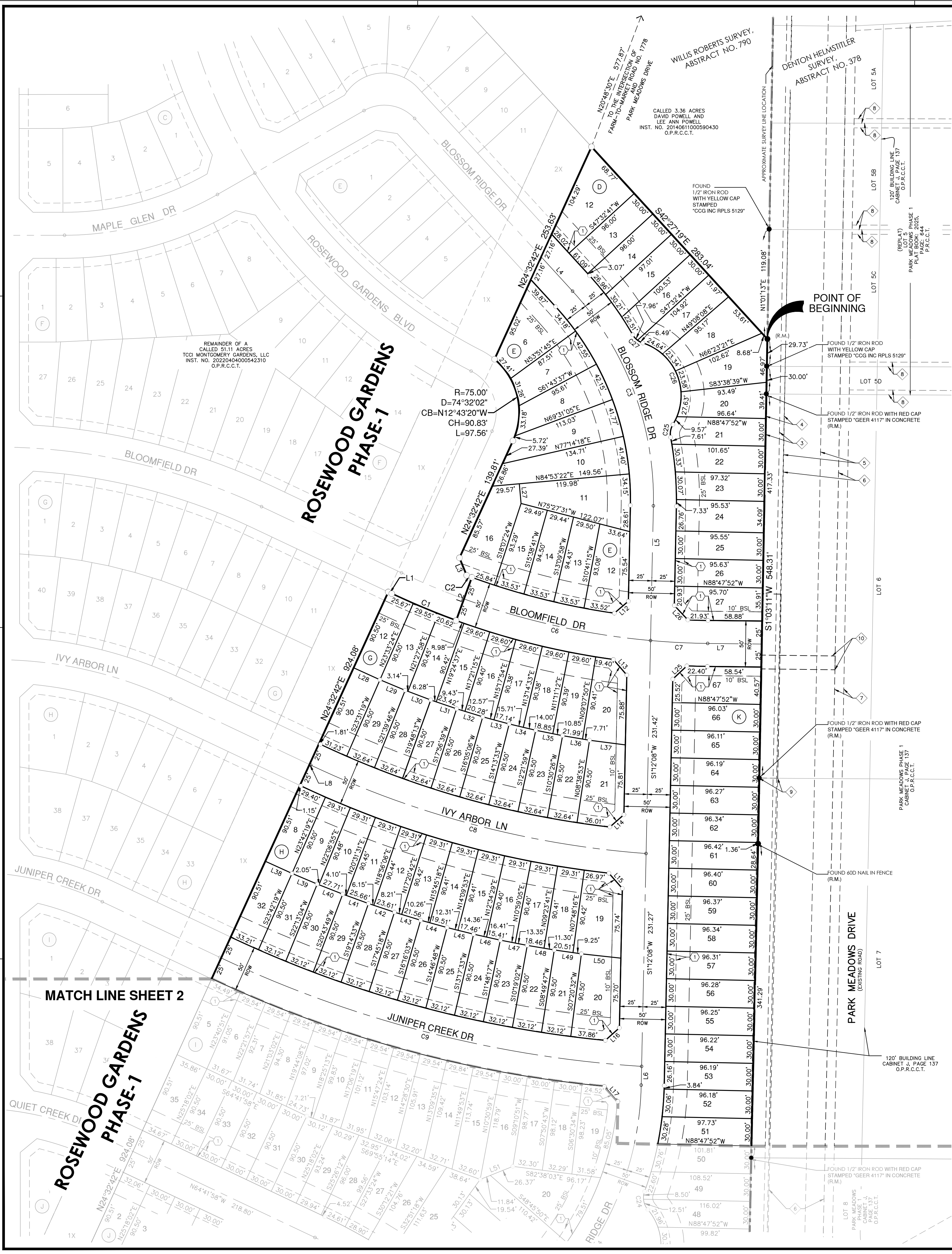




LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK D LT 12	4646	0.107	SINGLE FAMILY RESIDENTIAL
BLK D LT 13	2880	0.066	SINGLE FAMILY RESIDENTIAL
BLK D LT 14	2889	0.066	SINGLE FAMILY RESIDENTIAL
BLK D LT 15	2857	0.065	SINGLE FAMILY RESIDENTIAL
BLK D LT 16	3091	0.071	SINGLE FAMILY RESIDENTIAL
BLK D LT 17	3037	0.070	SINGLE FAMILY RESIDENTIAL
BLK D LT 18	3688	0.085	SINGLE FAMILY RESIDENTIAL
BLK D LT 19	3816	0.088	SINGLE FAMILY RESIDENTIAL
BLK D LT 20	3108	0.071	SINGLE FAMILY RESIDENTIAL
BLK D LT 21	3046	0.070	SINGLE FAMILY RESIDENTIAL
BLK D LT 22	2978	0.068	SINGLE FAMILY RESIDENTIAL
BLK D LT 23	2887	0.066	SINGLE FAMILY RESIDENTIAL
BLK D LT 24	3255	0.075	SINGLE FAMILY RESIDENTIAL
BLK D LT 25	2868	0.066	SINGLE FAMILY RESIDENTIAL
BLK D LT 26	2870	0.066	SINGLE FAMILY RESIDENTIAL
BLK D LT 27	3358	0.077	SINGLE FAMILY RESIDENTIAL

LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK E LT 6	4417	0.101	SINGLE FAMILY RESIDENTIAL
BLK E LT 7	3298	0.076	SINGLE FAMILY RESIDENTIAL
BLK E LT 8	3632	0.083	SINGLE FAMILY RESIDENTIAL
BLK E LT 9	4152	0.095	SINGLE FAMILY RESIDENTIAL
BLK E LT 10	4544	0.104	SINGLE FAMILY RESIDENTIAL
BLK E LT 11	5023	0.115	SINGLE FAMILY RESIDENTIAL
BLK E LT 12	2956	0.068	SINGLE FAMILY RESIDENTIAL
BLK E LT 13	3639	0.084	SINGLE FAMILY RESIDENTIAL
BLK E LT 14	2977	0.068	SINGLE FAMILY RESIDENTIAL
BLK E LT 15	2860	0.066	SINGLE FAMILY RESIDENTIAL
BLK E LT 16	4230	0.097	SINGLE FAMILY RESIDENTIAL

LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK G LT 12	2770	0.064	SINGLE FAMILY RESIDENTIAL
BLK G LT 13	2821	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 14	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 15	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 16	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 17	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 18	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 19	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 20	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 21	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 22	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 23	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 24	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 25	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 26	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 27	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 28	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 29	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK G LT 30	2823	0.065	SINGLE FAMILY RESIDENTIAL

LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK H LT 8	2823	0.065	SINGLE FAMILY RESIDENTIAL
BLK H LT 9	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 10	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 11	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 12	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 13	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 14	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 15	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 16	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 17	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 18	2784	0.063	SINGLE FAMILY RESIDENTIAL
BLK H LT 19	4153	0.095	SINGLE FAMILY RESIDENTIAL
BLK H LT 20	4238	0.097	SINGLE FAMILY RESIDENTIAL
BLK H LT 21	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 22	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 23	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 24	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 25	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 26	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 27	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 28	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 29	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 30	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 31	2802	0.064	SINGLE FAMILY RESIDENTIAL
BLK H LT 32	2802	0.064	SINGLE FAMILY RESIDENTIAL

LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK I LT 5	3190	0.073	SINGLE FAMILY RESIDENTIAL
BLK I LT 6	2803	0.064	SINGLE FAMILY RESIDENTIAL
BLK I LT 7	2854	0.066	SINGLE FAMILY RESIDENTIAL
BLK I LT 8	2929	0.067	SINGLE FAMILY RESIDENTIAL
BLK I LT 9	3025	0.069	SINGLE FAMILY RESIDENTIAL
BLK I LT 10	3082	0.071	SINGLE FAMILY RESIDENTIAL
BLK I LT 11	3135	0.072	SINGLE FAMILY RESIDENTIAL
BLK I LT 12	3211	0.074	SINGLE FAMILY RESIDENTIAL
BLK I LT 13	3312	0.076	SINGLE FAMILY RESIDENTIAL
BLK I LT 14	3471	0.080	SINGLE FAMILY RESIDENTIAL
BLK I LT 15	3588	0.082	SINGLE FAMILY RESIDENTIAL
BLK I LT 16	3398	0.078	SINGLE FAMILY RESIDENTIAL
BLK I LT 17	3064	0.070	SINGLE FAMILY RESIDENTIAL
BLK I LT 18	3056	0.070	SINGLE FAMILY RESIDENTIAL
BLK I LT 19	3660	0.084	SINGLE FAMILY RESIDENTIAL
BLK I LT 20	5007	0.115	SINGLE FAMILY RESIDENTIAL
BLK I LT 21	3462	0.079	SINGLE FAMILY RESIDENTIAL
BLK I LT 22	3421	0.078	SINGLE FAMILY RESIDENTIAL
BLK I LT 23	3259	0.075	SINGLE FAMILY RESIDENTIAL
BLK I LT 24	3789	0.087	SINGLE FAMILY RESIDENTIAL
BLK I LT 25	3998	0.092	SINGLE FAMILY RESIDENTIAL
BLK I LT 26	3393	0.078	SINGLE FAMILY RESIDENTIAL
BLK I LT 27	3189	0.073	SINGLE FAMILY RESIDENTIAL
BLK I LT 28	3021	0.069	SINGLE FAMILY RESIDENTIAL
BLK I LT 29	2844	0.065	SINGLE FAMILY RESIDENTIAL
BLK I LT 30	2756	0.063	SINGLE FAMILY RESIDENTIAL
BLK I LT 31	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK I LT 32	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK I LT 33	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK I LT 34	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK I LT 35	3192	0.073	SINGLE FAMILY RESIDENTIAL

LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK J LT 2	2847	0.065	SINGLE FAMILY RESIDENTIAL
BLK J LT 3	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 4	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 5	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 6	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 7	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 8	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 9	2916	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 10	2928	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 11	2928	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 12	2928	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 13	2928	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 14	2928	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 15	2928	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 16	3367	0.077	SINGLE FAMILY RESIDENTIAL
BLK J LT 17	3733	0.086	SINGLE FAMILY RESIDENTIAL
BLK J LT 18	2922	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 19	2922	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 20	2922	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 21	2922	0.067	SINGLE FAMILY RESIDENTIAL
BLK J LT 22	3475	0.080	SINGLE FAMILY RESIDENTIAL
BLK J LT 23	3574	0.082	SINGLE FAMILY RESIDENTIAL
BLK J LT 24	2842	0.065	SINGLE FAMILY RESIDENTIAL
BLK J LT 25	2842	0.065	SINGLE FAMILY RESIDENTIAL
BLK J LT 26	2841	0.065	SINGLE FAMILY RESIDENTIAL
BLK J LT 27	3144	0.072	SINGLE FAMILY RESIDENTIAL
BLK J LT 28	4522	0.104	SINGLE FAMILY RESIDENTIAL
BLK J LT 29	2842	0.065	SINGLE FAMILY RESIDENTIAL
BLK J LT 30	2841	0.065	SINGLE FAMILY RESIDENTIAL
BLK J LT 31	2841	0.065	SINGLE FAMILY RESIDENTIAL
BLK J LT 32	2842	0.065	SINGLE FAMILY RESIDENTIAL
BLK J LT 33	2815	0.065	SINGLE FAMILY RESIDENTIAL
BLK J LT 34	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 35	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 36	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 37	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 38	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 39	2715	0.062	SINGLE FAMILY RESIDENTIAL
BLK J LT 40	2739	0.063	SINGLE FAMILY RESIDENTIAL

LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK K LT 1	4029	0.092	SINGLE FAMILY RESIDENTIAL
BLK K LT 2	3170	0.073	SINGLE FAMILY RESIDENTIAL
BLK K LT 3	2843	0.065	SINGLE FAMILY RESIDENTIAL
BLK K LT 4	2700	0.062	SINGLE FAMILY RESIDENTIAL
BLK K LT 5	2700	0.062	SINGLE FAMILY RESIDENTIAL
BLK K LT 6	2700	0.062	SINGLE FAMILY RESIDENTIAL
BLK K LT 7	2700	0.062	SINGLE FAMILY RESIDENTIAL
BLK K LT 8	2700	0.062	SINGLE FAMILY RESIDENTIAL
BLK K LT 9	2700	0.062	SINGLE FAMILY RESIDENTIAL
BLK K LT 10	4149	0.095	SINGLE FAMILY RESIDENTIAL
BLK K LT 11	4143	0.095	SINGLE FAMILY RESIDENTIAL
BLK K LT 12	2700	0.062	SINGLE FAMILY RESIDENTIAL
BLK K LT 13	2700	0.062	SINGLE FAMILY RESIDENTIAL
BLK K LT 14	2700	0.062	SINGLE FAMILY RESIDENTIAL
BLK K LT 15	3564	0.082	SINGLE FAMILY RESIDENTIAL
BLK K LT 16	4847	0.111	SINGLE FAMILY RESIDENTIAL
BLK K LT 17	7021	0.161	SINGLE FAMILY RESIDENTIAL
BLK K LT 18	5067	0.116	SINGLE FAMILY RESIDENTIAL
BLK K LT 19	3192	0.073	SINGLE FAMILY RESIDENTIAL
BLK K LT 20	3214	0.074	SINGLE FAMILY RESIDENTIAL
BLK K LT 21	4728	0.109	SINGLE FAMILY RESIDENTIAL
BLK K LT 22	5133	0.118	SINGLE FAMILY RESIDENTIAL
BLK K LT 23	7759	0.178	SINGLE FAMILY RESIDENTIAL
BLK K LT 24	3495	0.080	SINGLE FAMILY RESIDENTIAL
BLK K LT 25	2849	0.065	SINGLE FAMILY RESIDENTIAL
BLK K LT 26	2846	0.065	SINGLE FAMILY RESIDENTIAL
BLK K LT 27	2847	0.065	SINGLE FAMILY RESIDENTIAL
BLK K LT 28	2846	0.065	SINGLE FAMILY RESIDENTIAL
BLK K LT 29	2845	0.065	SINGLE FAMILY RESIDENTIAL
BLK K LT 30	2847	0.065	SINGLE FAMILY RESIDENTIAL
BLK K LT 31	3304	0.076	SINGLE FAMILY RESIDENTIAL
BLK K LT 32	3304	0.076	SINGLE FAMILY RESIDENTIAL
BLK K LT 33	2881	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 34	2973	0.068	SINGLE FAMILY RESIDENTIAL
BLK K LT 35	3118	0.072	SINGLE FAMILY RESIDENTIAL
BLK K LT 36	3319	0.076	SINGLE FAMILY RESIDENTIAL
BLK K LT 37	3579	0.082	SINGLE FAMILY RESIDENTIAL
BLK K LT 38	3904	0.090	SINGLE FAMILY RESIDENTIAL
BLK K LT 39	4299	0.099	SINGLE FAMILY RESIDENTIAL
BLK K LT 40	7894	0.181	SINGLE FAMILY RESIDENTIAL
BLK K LT 41	3927	0.090	SINGLE FAMILY RESIDENTIAL
BLK K LT 42	3432	0.079	SINGLE FAMILY RESIDENTIAL
BLK K LT 43	3644	0.084	SINGLE FAMILY RESIDENTIAL
BLK K LT 44	3080	0.071	SINGLE FAMILY RESIDENTIAL
BLK K LT 45	4915	0.113	SINGLE FAMILY RESIDENTIAL
BLK K LT 46	6240	0.143	SINGLE FAMILY RESIDENTIAL
BLK K LT 47	3585	0.082	SINGLE FAMILY RESIDENTIAL
BLK K LT 48	3248	0.075	SINGLE FAMILY RESIDENTIAL
BLK K LT 49	3385	0.078	SINGLE FAMILY RESIDENTIAL
BLK K LT 50	3148	0.072	SINGLE FAMILY RESIDENTIAL
BLK K LT 51	2986	0.069	SINGLE FAMILY RESIDENTIAL
BLK K LT 52	2903	0.067	SINGLE FAMILY RESIDENTIAL
BLK K LT 53	2885	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 54	2886	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 55	2887	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 56	2888	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 57	2889	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 58	2890	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 59	2891	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 60	2891	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 61	2892	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 62	2891	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 63	2889	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 64	2887	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 65	2884	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 66	2882	0.066	SINGLE FAMILY RESIDENTIAL
BLK K LT 67	3749	0.086	SINGLE FAMILY RESIDENTIAL

LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK L LT 1	25432	0.584	COMMON AREA
BLK L LT 1X	117887	2.709	COMMON AREA
BLK L LT 2X	19610	0.450	COMMON AREA

LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK L LT 31	117948	2.708	TREATMENT PLANT LOT

COMMON AREA/ HOA LOT DATA			
BLOCK & LOT	SQ.FT.	AC.	USE
BLK L LT 1X	25432	0.584	COMMON AREA
BLK L LT 1X	117887	2.709	COMMON AREA
BLK L LT 2X	19610	0.450	COMMON AREA

LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS	---	BUILDING SETBACK LINE
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS	- - - -	EASEMENT LINE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS	---	CENTERLINE
INST. NO.	INSTRUMENT NUMBER	---	SURVEY ABSTRACT LINE
VOL./PG.	VOLUME/PAGE	<	STREET NAME CHANGE
(R.M.)	RECORD MONUMENT	●	FOUND 3/8" IRON ROD (UNLESS NOTED OTHERWISE)
HOA	HOMEOWNERS ASSOCIATION	○	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
ROW	RIGHT-OF-WAY	⊗	BLOCK LETTER
ESMT	EASEMENT		
VAR. WD.	VARIABLE WIDTH		
BSL	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		
AC.	ACRES		
FM	FARMER-TO-MARKET		
CR	COUNTY ROAD		
NTMWD	NORTH TEXAS MUNICIPAL WATER DISTRICT		

HOA - COMMON AREA LOTS

- 1

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

LOT 2X, BLOCK K PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE
- 2

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

PROPOSED EASEMENTS (BY THIS PLAT)

- 1

10-FOOT WIDE UTILITY EASEMENT
- 4

10-FOOT WIDE SANITARY SEWER EASEMENT
- 2

VARIABLE WIDTH DRAINAGE AND DETENTION EASEMENT (LOT 1X, BLOCK K)
- 5

30-FOOT WIDE DRAINAGE EASEMENT
- 3

15-FOOT WIDE DRAINAGE EASEMENT

EXISTING EASEMENT

- 1

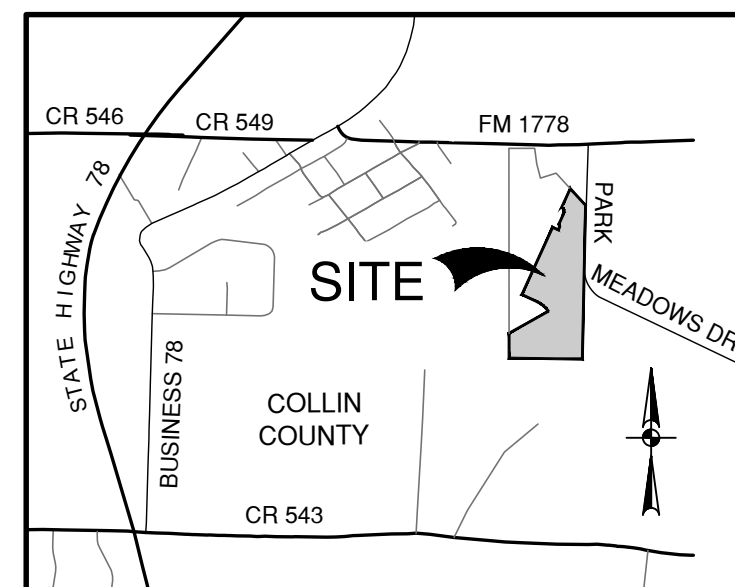
APPROXIMATE LOCATION 100-FOOT WIDE EASEMENT TEXAS MUNICIPAL POWER AGENCY (F) VOL. 1140, PG. 762, D.R.C.C.T. CITY OF GARLAND, TEXAS (G) VOL. 2851, PG. 891, D.R.C.C.T. CITY OF GARLAND, TEXAS (H) VOL. 2851, PG. 887, D.R.C.C.T. CITY OF GARLAND, TEXAS (I) VOL. 2851, PG. 883, D.R.C.C.T.
- 6

60-FOOT ROAD EASEMENT CABINET J, PG. 137, P.R.C.C.T.
- 7

10-FOOT DRAINAGE & UTILITY EASEMENT CABINET J, PG. 137, P.R.C.C.T.
- 8

5-FOOT DRAINAGE EASEMENT PLAT BOOK 2025, PG. 644, P.R.C.C.T.
- 2

APPROXIMATE LOCATION 100-FOOT WIDE EASEMENT, TEXAS MUNICIPAL POWER A



NOT-TO-SCALE

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS	—— ———	BUILDING SETBACK LINE
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS	- - - - -	EASEMENT LINE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS	—— - - -	CENTERLINE
INST. NO.	INSTRUMENT NUMBER	=====	SURVEY ABSTRACT LINE
VOL./PG.	VOLUME/PAGE		
(R.M.)	RECORD MONUMENT	◇	STREET NAME CHANGE
HOA	HOMEOWNERS ASSOCIATION	●	FOUND 3/8" IRON ROD (UNLESS NOTED OTHERWISE)
ROW	RIGHT-OF-WAY		
ESMT	EASEMENT	○	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON (UNLESS NOTED OTHERWISE)
VAR. WD.	VARIABLE WIDTH		
BSL	BUILDING SETBACK LINE	⊗	BLOCK LETTER
SQ. FT.	SQUARE FEET		
AC.	ACRES		
FM	FARMER-TO-MARKET		
CR	COUNTY ROAD		

1	LOT 1X, BLOCK J PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE	3	LOT 2X, BLOCK K PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE
2	LOT 1X, BLOCK K PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE		

(1)	10-FOOT WIDE UTILITY EASEMENT	(4)	10-FOOT WIDE SANITARY SEWER EASEMENT
(2)	VARIABLE WIDTH DRAINAGE AND DETENTION EASEMENT (LOT 1X, BLOCK K)	(5)	30-FOOT WIDE DRAINAGE EASEMENT
(3)	15-FOOT WIDE DRAINAGE EASEMENT		

1	APPROXIMATE LOCATION 100-FOOT WIDE EASEMENT TEXAS MUNICIPAL POWER AGENCY (F) VOL. 1140, PG. 762, D.R.C.C.T. CITY OF GARLAND, TEXAS (C) VOL. 2851, PG. 891, D.R.C.C.T. CITY OF GARLAND, TEXAS (H) VOL. 2851, PG. 887, D.R.C.C.T. CITY OF GARLAND, TEXAS (I) VOL. 2851, PG. 883, D.R.C.C.T.	6	60-FOOT ROAD EASEMENT CABINET J, PG. 137, P.R.C.C.T.
2	APPROXIMATE LOCATION 100-FOOT WIDE EASEMENT, TEXAS MUNICIPAL POWER AGENCY VOL. 1336, PG. 702, D.R.C.C.T.	7	10-FOOT DRAINAGE & UTILITY EASEMENT CABINET J, PG. 137, P.R.C.C.T.
3	15-FOOT ROAD RIGHT-OF-WAY CABINET J, PG. 137, P.R.C.C.T.	8	5-FOOT DRAINAGE EASEMENT PLAT BOOK 2025, PG. 644, P.R.C.C.T.
4	20-FOOT WATER EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT INST. NO. 1992068000379110, O.P.R.C.C.T.	9	20-FOOT ACCESS EASEMENT TO BE RECORDED BY A SEPARATE INSTRUMENT NUMBER
5	40-FOOT WATER EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT DOC. NO. 20060713000971620, O.P.R.C.C.T.	10	15-FOOT WATER EASEMENT TO BE RECORDED BY A SEPARATE INSTRUMENT NUMBER
		11	20-FOOT DRAINAGE AND UTILITY EASEMENT CABINET I, PG. 518, P.R.C.C.T.
		12	5-FOOT DRAINAGE AND UTILITY EASEMENT CABINET I, PG. 518, P.R.C.C.T.

FINAL PLAT OF
ROSEWOOD GARDENS PHASE-2
BLOCK D - E AND BLOCK G - K

BEING 27.649 ACRES SITUATED IN THE
WILLIS ROBERTS SURVEY, ABSTRACT NO. 790,
COLLIN COUNTY, TEXAS.

207 RESIDENTIAL LOTS
3 COMMON AREA LOTS
1 WASTEWATER WATER TREATMENT PLANT LOT

(5.865 ACRES TOTAL ROW DEDICATION)

PAPE-DAWSON
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #00288800
DATE OF PREPARATION: JUNE 26, 2026

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	825.00	51°06'00"	S67°19'58"E	75.81'	75.84'
C2	775.00	02°58'36"	N69°14'24"W	6.08'	6.08'
C3	635.00	54°39'27"	N20°34'36"W	249.13'	255.26'
C4	335.00	51°21'02"	N45°52'39"E	290.29'	300.24'
C5	600.00	52°27'56"	S49°49'12"W	57.21'	57.21'
C6	800.00	14°54'55"	S77°25'25"E	207.67'	208.26'
C7	800.00	42°27'16"	S87°06'31"E	62.18'	62.20'
C8	1031.00	21°03'38"	S75°13'47"E	376.84'	378.97'
C9	1261.00	21°32'45"	S75°32'36"E	471.78'	474.78'
C10	600.00	21°18'46"	S45°02'35"E	220.91'	223.19'
C11	600.00	42°20'21"	N22°21'32"E	430.59'	440.19'
C12	44.50	86°53'21"	N42°06'49"E	61.20'	61.32'
C13	335.00	52°12'24"	N88°14'11"E	31.31'	31.48'
C14	369.00	63°36'52"	N31°53'32"E	399.86'	422.57'
C15	44.50	90°02'45"	N45°56'17"E	62.96'	62.94'
C16	44.50	89°57'15"	S44°03'43"E	62.91'	62.86'
C17	60.00	26°30'81.3"	S49°20'48"W	89.78'	77.55'
C18	50.00	83°08'13"	N40°39'12"E	25.88'	25.88'
C19	19.50	89°15'15"	S44°03'43"E	70.68'	78.50'
C20	50.00	90°02'45"	N45°56'17"E	70.74'	78.52'
C21	50.00	85°02'49"	N43°02'05"E	67.59'	74.88'
C22	60.00	60°11'40"	S73°30'40"W	20.06'	21.01'
C23	20.00	143°27'07"	N31°26'23"E	113.95'	150.22'
C24	20.00	60°11'40"	S101°21'21"E	20.06'	21.01'
C25	19.50	42°26'16"	S102°25'50"E	14.12'	14.44'
C26	60.00	103°51'38"	N20°16'51"W	92.47'	108.76'
C27	19.50	42°26'16"	S50°59'32"E	14.12'	14.44'

[illegible]

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. 2022040400542310 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) on the south 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.) and being an angle point on the easterly line of said TCCI MONTGOMERY GARDENS tract, same corner being on the west line of Park Meadows Phase 1 (Replat of Lot 5) as recorded in Book 2025, Page 644 of the Plat Records of Collin County, Texas (P.R.C.C.T.), from which a found 1/2-inch iron rod with yellow cap stamped "CGCNC RPLS 5129" bears North 01 degree 01 minute 13 seconds East, a distance of 119.08 feet for the common west corner of Lots 5B and 5C of said Park Meadows Phase 1 (Replat of Lot 5);

THENCE South 01 degree 03 minutes 11 seconds West, along the west line of said Park Meadows Phase 1 (Replat of Lot 5), passing at a distance of 29.73 feet a found 1/2-inch iron rod with yellow cap stamped "CGCNC RPLS 5129" for the common west corner of said Lot 5C and Lot 5D of said Park Meadows Phase 1 (Replat of Lot 5), continuing along the west line of said Park Meadows Phase 1 (Replat of Lot 5), passing at a distance of 59.73 feet a found 1/2-inch iron rod with red cap stamped "GEER 4117" in concrete (record monument) for the southwest corner of said Park Meadows Phase 1 (Replat of Lot 5) and being on the west line of Park Meadows Phase 1, recorded in Cabinet J, Page 137 (P.R.C.C.T.), continuing along the west line of said Park Meadows Phase 1, passing at a distance of 477.33 feet a found 1/2-inch iron rod with red cap stamped "GEER 4117" in concrete (record monument) for the common west corner of Lots 6 and 7 of said Park Meadows Phase 1, continuing along the west line of said Park Meadows Phase 1 for a total distance of 548.31 feet to a found 60D nail in fence (record monument) for an angle point on the west line of said Park Meadows Phase 1;

THENCE South 01 degree 15 minutes 30 seconds West, along the west line of said Park Meadows Phase 1, passing at a distance of 341.29 feet a found 1/2-inch iron rod with red cap stamped "GEER 4117" in concrete (record monument) for the common lot corner of said Lot 7 and Lot 8 of said Park Meadows Phase 1, continuing along the west line of said Park Meadows Phase 1, passing at a distance of 536.02 feet a found 1/2-inch iron rod with red cap stamped "GEER 4117" in concrete (record monument) for the common west corner of said Lot 8 and Lot 9 of said Park Meadows Phase 1, continuing along the west line of said Park Meadows Phase 1 for a total distance of 1,375.98 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON" (hereinafter called set capped iron rod) at the northeast corner of Somerset Estates Phase 1, recorded in Cabinet 1, Page 516 (P.R.C.C.T.), from which a found T-post bears South 34 degrees 18 minutes 25 seconds East, a distance of 0.34 feet;

THENCE North 89 degrees 05 minutes 34 seconds West, along the north line of said Somerset Estates Phase 1, passing at a distance of 698.43 feet a found 1/2-inch iron rod with red cap (stamp illegible) for the common north corner of Lots 4 and 5 of said Somerset Estates Phase 1, continuing along the north line of said Somerset Estates Phase 1 for a total distance of 914.70 feet to a found 1/2-inch iron rod with red cap (stamp illegible) for the southwest corner of said TCCI MONTGOMERY GARDENS tract and the southeast corner 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 P. Bratcher, Jointly or Severally (Trustee), recorded in Volume 4510, Page 1840 of the Deed Records of Collin County, Texas (D.R.C.C.T.), from which a found iron pipe (record monument) bears North 89 degrees 05 minutes 34 seconds West, a distance of 745.58 feet for the northwest corner of said Somerset Estates Phase 1 and the northeast corner of a called 11.212 acre-tract described as Tract 1 to Carol Faye Chamberlin, recorded in Instrument No. 2019061900706730 (O.P.R.C.C.T.), and for an angle point on the south line of said First Bank tract;

THENCE North 00°04'53" West, along the west line of said TCCI Montgomery Gardens, LLC tract and the east line of said First Bank tract, a distance of 310.75 feet to a set capped iron rod on the west line of said TCCI MONTGOMERY GARDENS tract and the east line of said First Bank tract;

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

Departing the west line of said TCCI MONTGOMERY GARDENS tract and the east line of said First Bank tract, North 60 degrees 47 minutes 25 seconds East, a distance of 562.58 feet to a set capped iron rod for corner and being the beginning of a non-tangent curve to the left;

Northwesterly, along said curve to the left, 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 minutes 06 second West - 179.78 feet and an arc length of 181.89 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 215.42 feet to a set capped iron rod;

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

South 64 degrees 41 minutes 58 seconds East, a distance of 4.20 feet to a set capped iron rod for corner and being the beginning of a tangent curve to the left;

Northwesterly, along said curve to the left, having a radius of 825.00 feet, a central angle of 05 degrees 16 minutes 00 seconds, a chord bearing and distance of South 67 degrees 19 minutes 58 seconds East - 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 20 degrees 02 minutes 02 seconds East, 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 775.00 feet, a central angle of 00 degrees 26 minutes 58 seconds, a chord bearing and distance of North 69 degrees 44 minutes 29 seconds West - 6.08 feet and an arc length of 6.08 feet to a set capped iron rod and being the end of said curve;

North 22 degrees 12 minutes 31 seconds West, a distance of 20.55 feet to a set capped iron rod;

North 24 degrees 32 minutes 42 seconds East, a distance of 139.81 feet to a set capped iron rod for corner and being the beginning of a tangent curve to the left;

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

North 24 degrees 32 minutes 42 seconds East, a distance of 253.63 feet to a set capped iron rod on the easterly line of said TCCI MONTGOMERY GARDENS tract and the westerly line of said Powell tract;

THENCE South 42 degree 27 minutes 19 seconds East, along the easterly line of said TCCI MONTGOMERY GARDENS tract and the westerly line of said Powell tract, a distance of 283.04 feet to the **POINT OF BEGINNING**, and **CONTAINING** 27.649 acres or 1,204,369 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 2**, 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

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 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 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 "AREAS 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. 4808C0435 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.
- THE NTMWD EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS, ITEMS SUCH AS DRIVEWAYS, FENCES/ POSTS NO DEEPER THAN TWO FEET BELOW ORIGINAL GROUND, SPRINKLER SYSTEMS AND NORMAL LANDSCAPING PLANS/ (NO TREES) THAT ENCROUGH ON THE NTMWD EASEMENTS ARE ALLOWED. HOWEVER, THE NTMWD ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE NEED TO REPAIR OR MAINTAIN THE NTMWD PIPELINES. FURTHER, ANY COST FOR REPAIR FOR DAMAGES TO THE PIPELINES RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR OR OWNER.

FINAL PLAT OF
ROSEWOOD GARDENS PHASE-2
BLOCK D - E AND BLOCK G - K

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

BEING 27.649 ACRES SITUATED IN THE
WILLIS ROBERTS SURVEY, ABSTRACT NO. 790,
COLLIN COUNTY, TEXAS.

207 RESIDENTIAL LOTS
3 COMMON AREA LOTS
1 WASTEWATER WATER TREATMENT PLANT LOT

(5.865 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 #4470 | TEXAS SURVEYING FIRM #1002800

DATE OF PREPARATION: JUNE 26, 2026

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 _____, 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