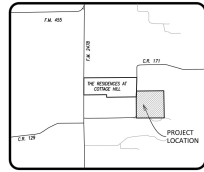
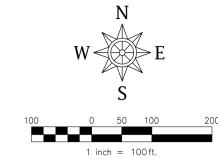


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LEGEND	
(Not all items may be applicable)	
1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED	
NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5' FOOT OFFSET IRON ROD MAY BE SET WITH A 1/4" PLASTIC CAP STAMPED "SPARSING-S O/S FC".	
IRON ROD FOUND	
CAPPED IRON ROD FOUND	
IRON PIPE FOUND	
ALUMINUM MONUMENT FOUND	
CONTROL MONUMENT	
EASEMENT	
UTILITY	
CHANNAGE EASEMENT	
MUSTANG WATER EASEMENT	
DRAINAGE AND UTILITY EASEMENT	
UTILITY EASEMENT	
WATER EASEMENT	
SANITARY SEWER EASEMENT	
SIDEWALK EASEMENT	
STREET EASEMENT	
UTILITY	
FIRELINE, ACCESS, & UTILITY EASEMENT	
WALL MAINTENANCE EASEMENT	
HIRE & BIKE TRAIL EASEMENT	
VISIBILITY, ACCESS & MAINTENANCE EASEMENT	
BY THIS PLAT	
R.O.W.	
MINIMUM FRESH FLOOR ELEVATION	
BUILDING LINE	
STREET NAME CHANGE	
BLOCK DESIGNATION	
STREET FRONTAGE	
CABINET	
VOLUME	
PAGE	
NO. NUMBER	
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	
FIRM FLOOD INSURANCE RATE MAP	
DI. NO. ORDINANCE NUMBER	
INSTRUMENT OR DOCUMENT	
DEED RECORDS, COLLIN COUNTY, TEXAS	
PLAT RECORDS, COLLIN COUNTY, TEXAS	
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS	
DEED RECORDS, DENTON COUNTY, TEXAS	
PLAT RECORDS, DENTON COUNTY, TEXAS	
OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS	
DEED RECORDS, DALLAS COUNTY, TEXAS	
MAP RECORDS, DALLAS COUNTY, TEXAS	
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	

NOTES:

1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. Setting a portion of this subdivision by metes and bounds is a violation of County ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. No portion of the subject tract lies in a "Special Flood Hazard Area" as explained on Community Panel Number Map No. 48085C01303 or the Flood Insurance Rate Map, Collin County, Texas and incorporated Areas, dated June 02, 2008. The subject parcel lies within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain).
4. Mail boxes shall meet USPS specifications.
5. Driveway connections must meet Collin County specifications.
6. All roadway signs shall meet Collin County specifications.
7. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
8. Collin County does not, and will not accept street lights for maintenance or operation.
9. A road dedicated to the public may not be obstructed, including by means of a gate.
10. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway 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 courses 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 100'-y' drainage easement provided they are placed outside the design-y' floodplains, as shown on the plat.
16. All necessary Collin County authorizations (i.e., OSDF, flood plain, permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
17. All private driveway lies in 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 posts shall be at least 18" above the highest elevation of the surrounding ground after final grading and two feet (2') above the 100-y' 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 Deed Restrictions that each 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 SWP and submit to the Director of Engineering prior to receiving any permits.
22. Collin County will not be responsible for maintenance or repairs of Centralized Mail Boxes.
23. The HOA or the individual homeowners shall be responsible for maintaining the easement and cluster mailboxes, not the County.
24. No FEMA 100-y' Floodplain exists on this property. Refer to Community Panel Number Map No. 48085C01303 dated 06/02/2008.
25. No Vertical Objects With A Height Of More Than 2" Shall Be Placed Inside The Sight-Visibility Easements 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.

THE RESIDENCES AT COTTAGE HILL
Doc. No. 20190919101004000 DRCCT

Olivia Clarke
Homes, LLC
Instr. #
20220314000411640

Olivia Clarke
Homes, LLC
Instr. #
2021110002372120

Olivia Clarke
Homes, LLC
Instr. #
2021110002372120

William K. Wood & Kathy D. Wood
Doc. No. 20140818000875640 DRCCT

The Seven Hills at Collin, LLC
Doc. No. 2019131001091010
DRCCT

T. CULWELL SURVEY
ABSTRACT NO. 207

Mike Clark
Doc. No. 1992-25110
DRCCT

Mike & Patricia Clark
Doc. No. 1992-25110
DRCCT

Mike & Patricia Clark
Doc. No. 1992-25110
DRCCT

Brandon A. Kralie
Doc. No. 1992-25110
DRCCT

Khana Ode
Doc. No. 201907200096079
DRCCT

WATER PROVIDER
Mustang SUD
7985 FM 2931
Aubrey, TX 76227
Telephone (940) 440-9561
Contact: Colton Smith

ELECTRIC PROVIDER
Grayson-Collin Electric Cooperative
P.O. Box 548 - 1066 North Waco
Van Alstyne, TX 75495
Telephone (936) 422-0077
Contact: Beau Williams

OWNER / APPLICANT
Celina Ventures, LLC
7000 Parkview Road, Suite 8-400
Frisco, Texas 75034
Telephone: (972) 469-598-2558
Contact: Ravi Polisetty

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Carter Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPILS No. F-2121 and No. F-10043100
Contact: Tim C. Sparks

Scale: 1" = 100' July, 2023 SEI Job No. 22-019 Sheet 1 of 2

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	44.62'	335.00'	44.58'	N 86°22'43" W	7°37'52"
C2	44.52'	335.00'	44.49'	S 86°22'13" E	7°36'52"
C3	130.48'	350.00'	129.72'	S 79°30'53" E	21°21'34"
C4	127.31'	350.00'	126.61'	N 79°46'25" W	20°50'29"
C5	19.84'	500.00'	19.84'	S 89°03'27" E	2°16'25"

Centerline Line Table		
Line #	Length	Direction
L1	37.00'	S 89°52'26" W

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	227.50'	1131.86'	227.12'	S 09°35'10" W	11°30'59"
C2	236.85'	1267.44'	236.51'	S 09°39'50" W	10°42'26"
C3	78.66'	67.00'	74.22'	S 29°38'46" E	6°71'04"

Lot Line Table		
Line #	Length	Direction
L1	14.14'	S 44°48'21" W

Lot Line Table		
Line #	Length	Direction
L12	13.03'	S 68°24'22" W

Line #	Length	Direction	Line #	Length	Direction
L2	54.82'	N 82°33'47" W	L13	14.81'	N 68°24'05" E
L3	14.64'	S 39°27'42" E	L14	13.39'	S 21°48'29" E
L4	13.33'	S 48°48'26" W	L15	14.14'	S 44°48'21" W
L5	13.74'	N 50°44'03" E	L16	14.14'	S 45°11'39" E
L6	15.03'	S 40°51'28" E	L17	13.93'	S 45°39'51" W
L7	14.12'	S 45°14'27" E	L18	14.14'	S 42°55'14" E
L8	14.13'	S 44°45'33" W	L19	14.14'	S 47°04'46" W
L9	14.14'	S 45°11'39" E	L20	159.12'	S 26°09'54" W
L10	15.15'	N 21°35'38" W	L21	149.25'	S 26°09'54" W
L11	5.51'	S 68°50'06" E			

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	48,276	1.108
2	A	46,920	1.077
3	A	62,524	1.435

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	43,682	1.003
2	D	49,121	1.128
3	D	46,607	1.070
4	D	46,642	1.071
5	D	44,298	1.017
6	D	44,140	1.013

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	43,638	1.002
2	B	43,562	1.000
3	B	43,572	1.000
4	B	43,567	1.000
5	B	43,596	1.001
6	B	44,141	1.013
7	B	47,054	1.080
8	B	43,569	1.000
9	B	43,588	1.001
10	B	45,696	1.049

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	45,735	1.050
2	E	49,726	1.142
3	E	54,485	1.251
4	E	43,756	1.004
5	E	43,633	1.002
6	E	43,706	1.003

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	G	49,010	1.125
2	G	50,622	1.162

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	X	53,432	1.227

FINAL PLAT

REDBUD GARDENS

27 Residential Lots
1 HOA Lot (1.227 Ac.)
40.333 Acres Out Of C. Hart Survey, Abstract No. 393
Collin County, Texas

PRELIMINARY. THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE