



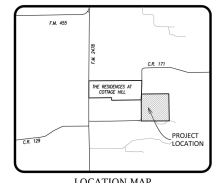
THE RESIDENCES AT COTTAGE HILL
Doc. No. 20190919101004000 DRCCT

Olivia Clarke Homes, LLC
Inst.# 20220314000411640

Olivia Clarke Homes, LLC
Inst.# 102111002372120

Olivia Clarke Homes, LLC
Inst.# 202111902372120

The Seven Hills at Collina, LLC
Doc. No. 20191210010100 DRCCT



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 "PINK PLASTIC CAP STAMPED "SPARSING-S O/S PC."

IRON ROD FOUND

- BY CAPPED IRON ROD FOUND
- BY IRON PIPE FOUND
- BY ALUMINUM MONUMENT FOUND
- BY CONTROL MONUMENT

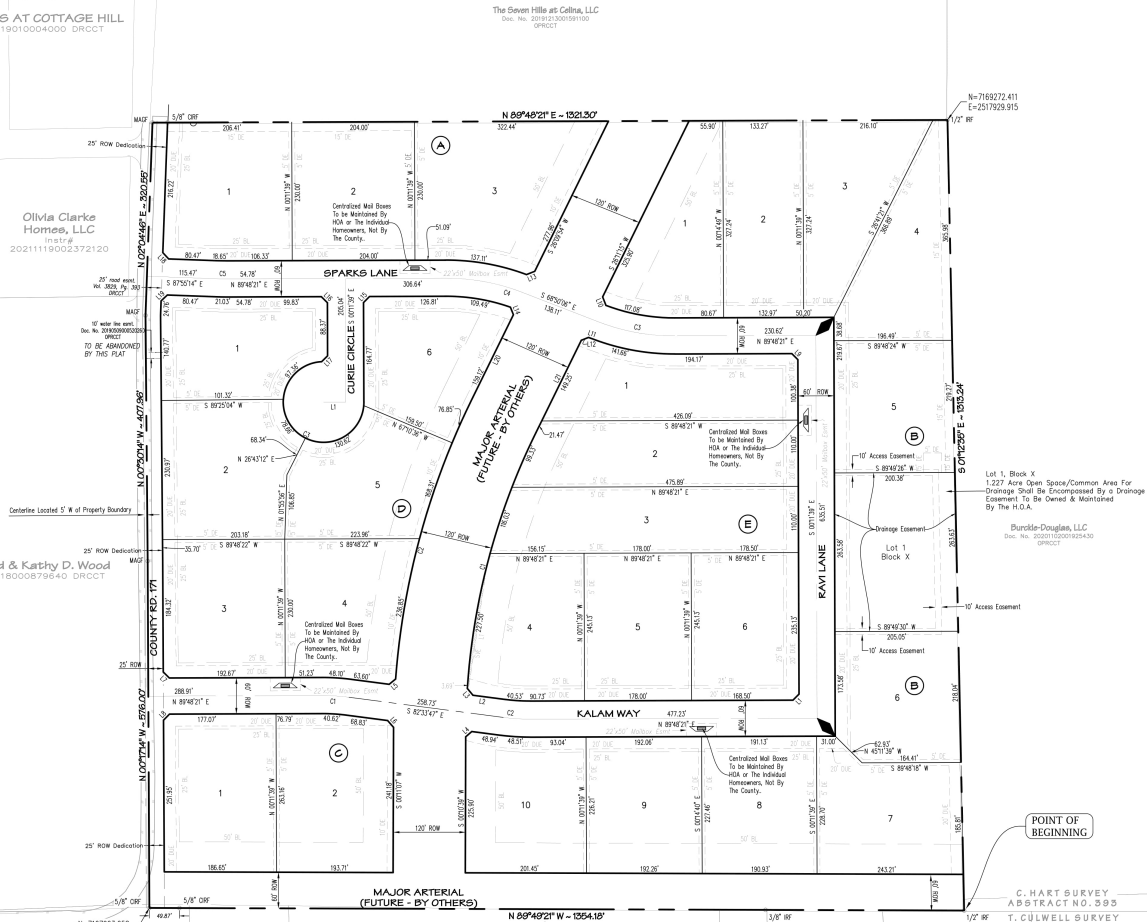
EASEMENT

- LEVEL UTILITY
- SE DRAINAGE EASEMENT
- WWE MUSTANG WATER EASEMENT
- DEE DRAINAGE AND UTILITY EASEMENT
- UE UTILITY EASEMENT
- WE WATER EASEMENT
- SE SEWAGE EASEMENT
- SE SIDEWALK EASEMENT
- STREET EASEMENT
- FAE FIRELANE, ACCESS, & UTILITY EASEMENT
- WEE WALL MAINTENANCE EASEMENT
- HRE HIRE & BIKE TRAIL EASEMENT
- VMA VISIBILITY, ACCESS & MAINTENANCE EASEMENT

BY THIS PLAT

- R.O.W. RIGHT-OF-WAY
- M.F.F. MINIMUM FINISH FLOOR ELEVATION
- B.L. BUILDING LINE
- S.C. BLOCK DESIGNATION
- S.F. STREET FRONTAGE
- C.B. CABINET
- V.L. VOLUME
- P. PAGE
- N. NUMBER
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIRM FLOOD INSURANCE RATE MAP
- O.I. No. ORDINANCE NUMBER
- Inst.# INSTRUMENT OR DOCUMENT
- DRCCT DEED RECORDS, COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS, COLLIN COUNTY, TEXAS
- OPRCCT OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DRCCT DEED RECORDS, DENTON COUNTY, TEXAS
- PRCCT PLAT RECORDS, DENTON COUNTY, TEXAS
- OPRCCT OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DRCCT DEED RECORDS, DALLAS COUNTY, TEXAS
- PRCCT PLAT RECORDS, DALLAS COUNTY, TEXAS
- OPRCCT 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 addition 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. 4808SC0130J of 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 flooding).
 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 replace 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. OSSE, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
 17. All private driveway leading 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 pods 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-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 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 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. 4808SC0130J 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.



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

T. CULWELL SURVEY
ABSTRACT NO. 207

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

Khana Osie
Doc. No. 2010030009070 DRCCT

C. HART SURVEY
ABSTRACT NO. 393
T. CULWELL SURVEY
ABSTRACT NO. 207

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°02'27" 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	67°16'04"

Lot Line Table

Line #	Length	Direction
L1	14.14'	S 44°48'21" W
L2	54.82'	N 82°33'47" W
L3	14.64'	S 39°27'42" E
L4	13.33'	S 48°48'26" W
L5	13.74'	N 50°44'03" E
L6	15.03'	S 40°51'28" E
L7	14.12'	S 45°14'27" E
L8	14.13'	S 44°45'33" W
L9	14.14'	S 45°11'39" E
L10	15.15'	N 21°36'38" E
L11	5.51'	S 68°50'06" E

Lot Line Table

Line #	Length	Direction
L12	13.03'	S 68°24'22" W
L13	14.81'	N 68°24'05" E
L14	13.39'	S 21°48'29" E
L15	14.14'	S 44°48'21" W
L16	14.14'	S 45°11'39" E
L17	13.93'	S 45°39'51" W
L18	14.14'	S 42°55'14" E
L19	14.14'	S 44°45'33" W
L20	159.12'	S 26°09'54" W
L21	149.25'	S 26°09'54" W

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	C	49,010	1.125
2	C	50,622	1.162

Lot Area Table

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

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 (972) 422-0770
Contact: Beau Williams

OWNER / APPLICANT
Collina Ventures, LLC
Spars Engineering, Inc.
7000 Parkwood Blvd., Suite B-400
Frisco, Texas 75034
Telephone: 972-409-6667
Contact: Ravi Polisetty

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0777
TBPLS No. F-2121 and No. F-10043100
Contact: Tim C. Spars

PRELIMINARY. THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE.

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