

FOUR WIND ENTERPRISES, LTD.
CALLED 252.69 ACRES
VOL. 5476, PG. 8080

FOUR WIND ENTERPRISES, LTD.
CALLED 252.69 ACRES
VOL. 5593, PG. 3200

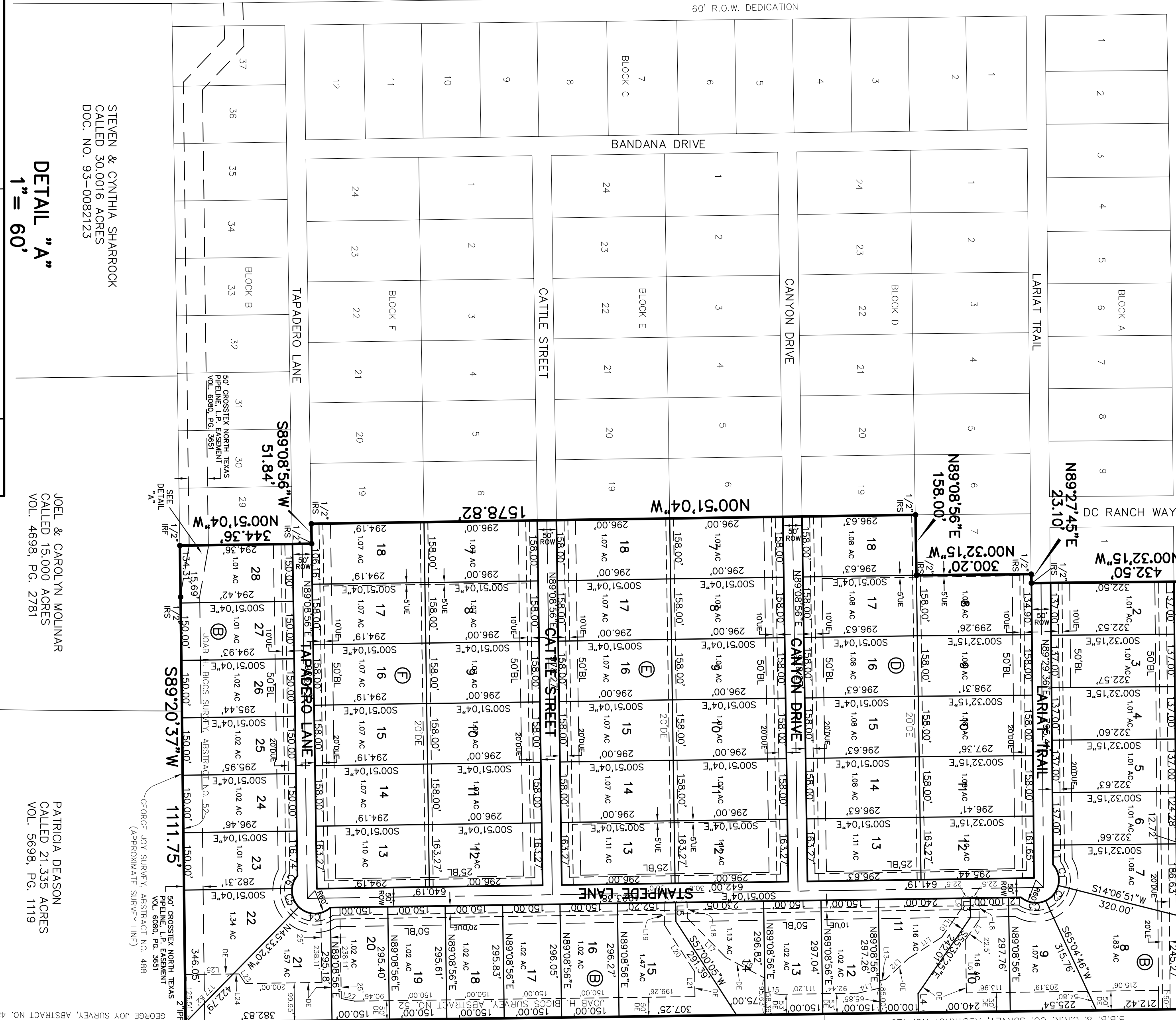
COUNTY ROAD 134
(VARIABLE WIDTH R.O.W.)

P.O.B.
SAMUEL QUEEN SURVEY,
ABSTRACT NO. 732

COUNTY ROAD 134
(VARIABLE WIDTH R.O.W.)
N8929'08"E 444.36'
N8928'46"E 672.30'

COUNTY ROAD 97
(VARIABLE WIDTH R.O.W.)

Centerline
60' R.O.W. DEDICATION



DETAIL "A"
1" = 60'

JOEL & CAROLYN MOLINAR
CALLED 15.000 ACRES
VOL. 4698, PG. 2781

PATRICIA DEASON
CALLED 21.335 ACRES
VOL. 5698, PG. 1119

PATRICIA DEASON
CALLED 166.309 ACRES
VOL. NO. 96-0036768

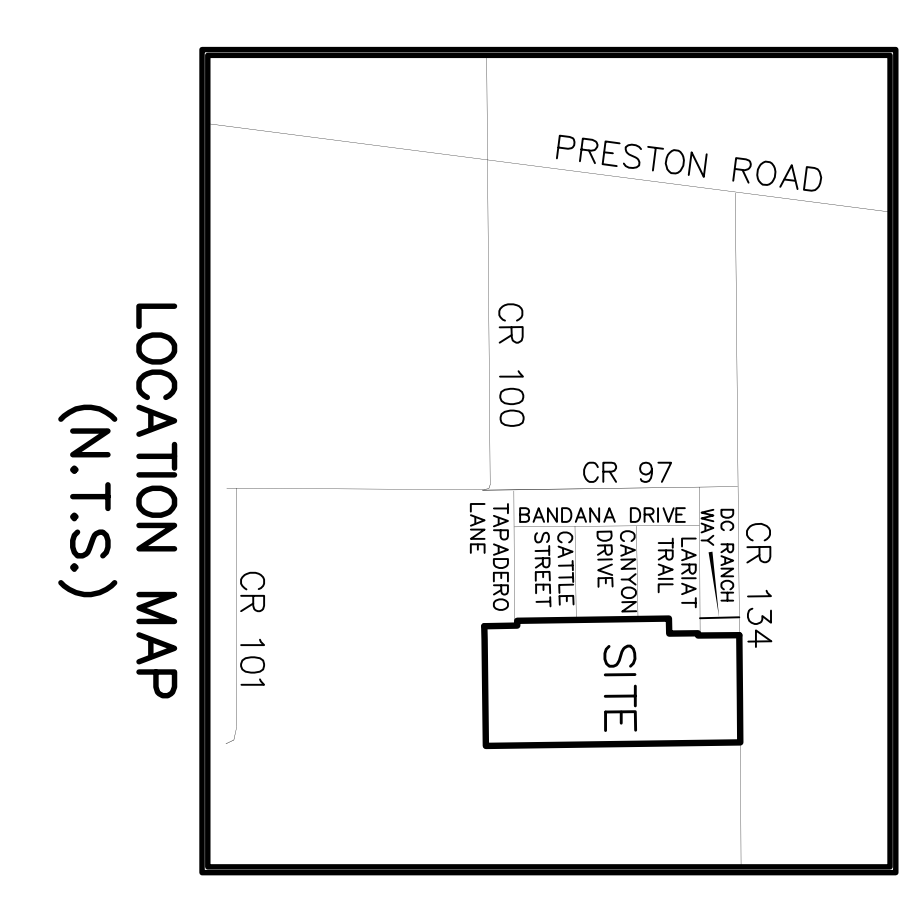
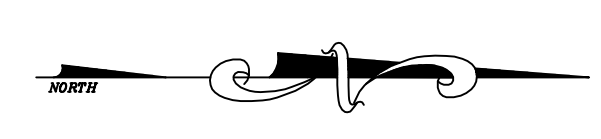
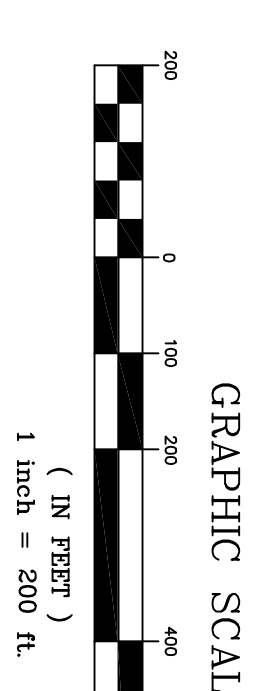
SHARON LYONS
VOL. 5123, PG. 306
VOL. 5123, PG. 306
VOL. 5123, PG. 306

TIMOTHY & KATHERINE TERZIS
VOL. 13,417 ACRES
CALLED 13,417 ACRES

STEVEN & CYNTHIA SHARROCK
CALLED 30,006 ACRES
DOC. NO. 93-0082123

DC RANCH, PHASE 1
VOL. 2007, PG. 189

DC RANCH, PHASE 2
62 RESIDENTIAL LOTS



LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
R.O.W.	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
UE	UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
BL	BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING

GENERAL NOTES:

- All lots are for residential use.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition 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.
- The City of Collin and/or 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.
- The City of Collin and/or Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The City of Collin permits are required for building construction and driveway culverts.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- All lots must utilize alternative type on-site sewage facilities. Additionally, the presence of a high fractured rock layer may limit all lots to aerobic treatment with surface irrigation OSSF's only.
- Tree removal and lot grading may be required on individual lots for on-site sewage facility installation and/or operation.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted for approval by Collin County for each lot prior to construction of any OSSF system.
- Due to the presence of a 50' pipeline easement, no surface impervious cover, outbuildings, swimming pools, etc. on Phase 2 lots 288, 278, 288, 259, 248, 238, 228 and 218, without pre-construction planning meeting with registered sanitarian/professional engineer and Collin County Development Services. Note: surface improvements, impervious cover, outbuildings, swimming pools, etc. may not be possible on these lots.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C1	48.04°	60.00'	53.37'	28.60'	N 50°24'11" W	58.63'	58.63'
C2	50.72°	60.00'	68.57'	38.58'	N 07°49'05" E	64.90'	64.90'
C3	65.28°	60.00'	90.80'	58.65'	N 01°05'31" E	92.35'	92.35'
C4	95.42°	60.00'	135.28'	92.35'	N 69°22'22" E	151.53'	151.53'
C5	125.56°	60.00'	200.00'	151.53'	S 87°04'13" E	256.54'	256.54'

LINE TABLE

LINE	BEARING	DISTANCE
1	N89°29'08"E	32.60'
2	S00°01'04"E	50.00'
3	N89°28'46"E	50.00'
4	N89°28'56"E	50.00'
5	N89°28'56"E	50.00'
6	N89°28'56"E	50.00'
7	N89°28'56"E	50.00'
8	N89°28'56"E	50.00'
9	N89°28'56"E	50.00'
10	N89°28'56"E	50.00'
11	N89°28'56"E	50.00'
12	N89°28'56"E	50.00'
13	N89°28'56"E	50.00'
14	N89°28'56"E	50.00'
15	N89°28'56"E	50.00'
16	N89°28'56"E	50.00'
17	N89°28'56"E	50.00'
18	N89°28'56"E	50.00'
19	N89°28'56"E	50.00'
20	N89°28'56"E	50.00'
21	N89°28'56"E	50.00'
22	N89°28'56"E	50.00'
23	N89°28'56"E	50.00'
24	N89°28'56"E	50.00'
25	N89°28'56"E	50.00'

DC RANCH, PHASE 2
62 RESIDENTIAL LOTS

75.883 ACRES OUT OF THE JOAB H. BIGGS SURVEY,
ABSTRACT NO. 52
CITY OF CELINA, E.T.J.
COLLIN COUNTY, TEXAS

OWNER
D.R. HORTON - TEXAS, LTD.
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

OWNER
JBI PARTNERS, INC.
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
TBPE NO. F-438 TBPLS NO. 100760000
(972)248-7676

SURVEYOR/ENGINEER
JBI PARTNERS, INC.
Addison, Texas 75001
(972)248-7676

JANUARY 26, 2015

Sheet 1 of 2