

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	11°53'23"	495.00'	102.72'	S84°28'41"E 102.54'
C2	3°17'43"	225.00'	12.94'	S01°13'28"W 12.94'
C3	16°24'46"	175.00'	50.13'	S82°12'57"E 49.96'
C4	0°45'17"	1116.00'	14.70'	N65°01'40"W 14.70'
C5	25°46'22"	1066.00'	479.51'	S77°32'12"E 475.48'
C6	22°54'50"	400.00'	159.97'	S78°57'57"E 158.91'
C7	6°19'43"	175.00'	19.33'	N18°53'49"W 19.32'
C8	10°48'44"	225.00'	42.46'	S16°39'17"E 42.40'
C9	16°24'51"	470.00'	134.65'	S82°12'57"E 134.19'
C10	11°44'36"	200.00'	40.99'	N05°26'55"E 40.92'
C11	16°24'52"	200.00'	57.30'	S82°12'57"E 57.10'
C12	66°46'45"	25.00'	29.14'	N56°11'15"E 27.52'
C13	2°33'05"	1091.00'	48.58'	S65°55'33"E 48.58'
C14	2°31'17"	1091.00'	442.17'	S78°48'44"E 439.15'
C15	6°7'05"08"	25.00'	29.27'	N56°02'03"E 27.63'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C16	22°54'52"	425.00'	169.97'	S78°57'57"E 168.84'
C17	18°20'45"	200.00'	64.04'	N12°53'08"W 63.77'
C18	6°43'54"	200.00'	23.50'	N00°20'48"W 23.48'
C19	16°24'52"	200.00'	57.30'	S82°12'57"E 57.10'
C20	16°24'52"	470.00'	134.65'	S82°12'57"E 134.19'
C21	90°00'00"	250.00'	392.70'	N45°25'23"W 353.55'
C22	8°00'25"	500.00'	69.87'	S09°20'55"W 101.89'
C23	5°33'57"	500.00'	48.57'	N13°48'33"E 48.55'
C24	17°00'54"	200.00'	59.39'	N08°05'04"E 59.18'
C25	12°18'50"	475.00'	102.09'	S09°20'55"W 101.89'
C26	17°00'54"	242.50'	72.01'	S08°05'04"W 71.75'
C27	5°51'15"	200.00'	20.43'	N05°56'47"E 20.43'
C28	0°17'00"	200.00'	0.99'	N09°00'55"E 0.99'
C29	9°34'47"	157.50'	26.33'	N04°22'01"E 26.30'

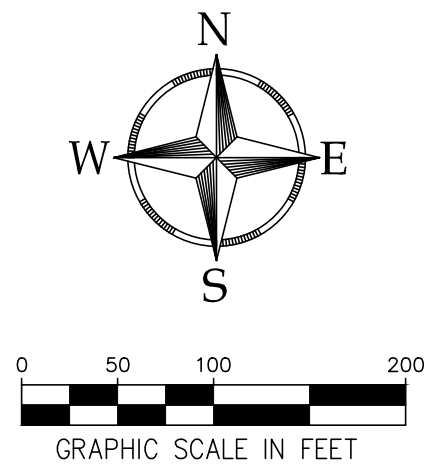
LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°22'01"W	28.26'
L2	N89°34'37"E	15.00'
L3	N44°34'37"E	14.14'
L4	N00°25'23"W	15.00'
L5	S00°25'23"E	15.00'
L6	S45°25'23"E	14.14'
L7	N89°34'37"E	100.00'
L8	N51°31'29"E	12.72'
L9	N00°25'23"W	18.47'
L10	S00°25'23"E	19.14'
L11	S34°55'54"E	15.53'
L12	S74°00'31"E	43.16'
L13	N89°34'37"E	74.64'
L14	N56°11'15"E	16.70'
L15	N22°47'52"E	34.97'
L16	N21°25'55"W	14.33'
L17	N44°34'37"E	21.21'
L18	N00°25'23"W	9.34'
L19	S00°25'23"E	9.34'
L20	S45°25'23"E	21.21'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N89°34'37"E	105.00'
L22	N44°34'37"E	14.14'
L23	N00°25'23"W	14.34'
L24	S00°25'23"E	14.34'
L25	S45°25'23"E	14.14'
L26	N56°02'03"E	16.67'
L27	N22°29'29"E	24.97'
L28	N22°30'31"W	14.14'
L29	N67°30'31"W	15.00'
L30	S67°30'31"E	15.00'
L31	N67°29'29"E	14.14'
L32	N22°29'29"E	15.00'
L33	N00°25'23"W	19.14'
L34	S74°00'31"E	75.00'
L35	N89°34'37"E	84.64'
L36	S46°17'53"W	79.68'
L37	N22°29'29"E	119.97'
L38	S74°00'31"E	75.00'
L39	N45°25'23"W	21.21'
L40	N44°34'37"E	21.21'

LINE TABLE		
NO.	BEARING	LENGTH
L41	N00°25'23"W	69.40'
L42	S45°25'23"E	14.13'
L43	N44°34'37"E	14.14'
L44	S67°01'40"W	14.32'
L45	S45°25'23"E	14.13'
L46	N44°34'37"E	14.15'
L47	S45°25'23"E	21.21'
L48	N44°34'37"E	21.20'
L49	S45°25'23"E	14.15'
L50	N44°34'37"E	14.14'
L51	N67°29'29"E	14.14'
L52	S43°42'07"E	13.72'
L53	N45°25'23"W	28.28'
L54	S44°34'37"W	14.14'
L55	N45°25'23"W	14.14'
L56	S46°17'53"W	14.56'
L57	N44°34'37"E	14.14'
L58	S45°25'23"E	14.14'
L59	N44°34'37"E	28.53'
L60	S43°42'07"E	13.72'

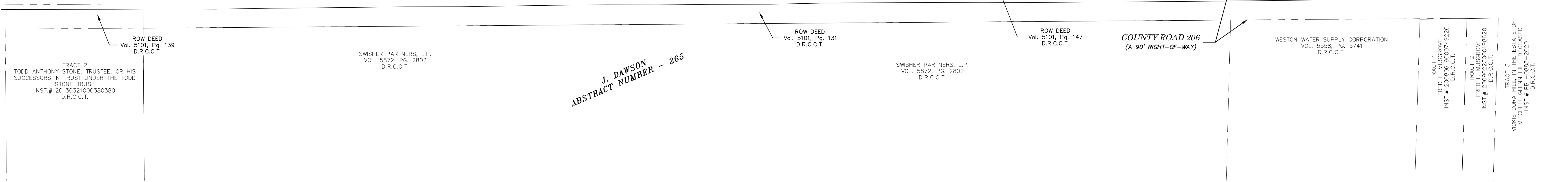
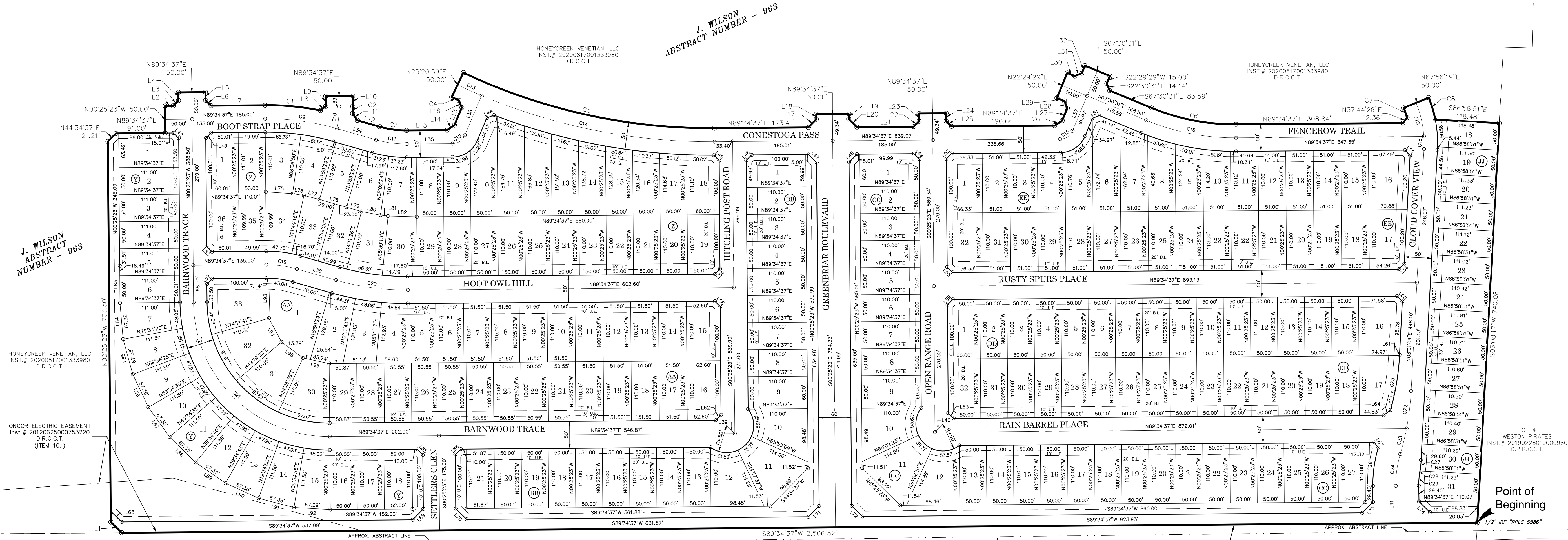
LINE TABLE		
NO.	BEARING	LENGTH
L61	S02°56'00"W	1.41'
L62	S44°34'37"W	14.14'
L63	N45°25'23"W	14.14'
L64	S52°50'31"W	16.03'
L65	S45°25'23"E	14.14'
L66	N44°34'37"E	14.14'
L67	S37°22'36"E	12.04'
L68	N45°25'23"W	28.29'
L69	S44°34'37"W	28.28'
L70	N45°25'23"W	14.14'
L71	S44°34'37"W	28.29'
L72	N45°25'23"W	28.28'
L73	S44°34'37"W	28.28'
L74	N45°25'23"W	28.28'
L75	N86°09'16"W	49.87'
L76	N80°04'27"W	21.18'
L77	N75°46'46"W	29.86'
L78	N74°00'31"W	52.00'
L79	N74°20'27"W	28.53'
L80	N78°53'05"W	35.94'

LINE TABLE		
NO.	BEARING	LENGTH
L81	S83°09'11"E	13.95'
L82	N88°23'28"W	53.09'
L83	N00°25'23"W	68.49'
L84	N05°00'06"W	67.38'
L85	N15°25'38"W	67.36'
L86	N25°25'33"W	67.36'
L87	N35°25'28"W	67.36'
L88	S45°31'37"E	67.35'
L89	S55°19'11"E	67.35'
L90	S65°25'13"E	67.36'
L91	S75°25'08"E	67.36'
L92	S86°41'35"E	67.29'
L93	N01°54'46"E	73.92'
L94	N28°44'29"W	49.53'
L95	N53°06°51"W	49.53'
L96	N77°59'12"W	49.53'



LEGEND

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
IRF IRON ROD FOUND
IRS IRON ROD SET
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS



**A FINAL PLAT OF
VENETIAN AT WESTON**
213 RESIDENTIAL LOTS,
4 OPEN SPACE / COMMON AREAS 2.931 ACRES
AND RIGHT-OF-WAY DEDICATION 12.268 ACRES
TOTALING 44.579 ACRES
SITUATED IN THE W. SHAWVER SURVEY, ABSTRACT NO. 810,
G. EASTES SURVEY, ABSTRACT NO. 299
& W. TUCKER SURVEY, ABSTRACT NO. 912
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER
HONEYCREEK VENETIAN, LLC
520 CENTRAL PARKWAY EAST, #104
PLANO, TEXAS 75093
(972)422-9880

SURVEYOR/ENGINEER
PELTON LAND SOLUTIONS
11000 FRISCO ST., SUITE 400
FRISCO, TEXAS 75033
CONTACT: JAY REISSIG
469-213-1800

Revisions:		Job #:	
		LEN20001	JTC
		Drawn By:	CSR
		Checked By:	10.28.2020
		Date:	

PELTON
LAND SOLUTIONS

SHEET
1
OF 2 SHEETS

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES WILSON SURVEY, ABSTRACT NUMBER 963, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO HONEYCREEK VENETIAN, LLC, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NO. 20200817001333980 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION:
BEGINNING AT A 1/2 INCH IRON ROD STAMPED "RPLS 5586" FOUND FOR THE SOUTHEAST CORNER OF SAID HONEYCREEK VENETIAN, LLC TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 206 (A CALLED 90 FOOT WIDE RIGHT-OF-WAY);

THENCE SOUTH 89°34'37" WEST, 2,506.52 FEET ALONG THE SOUTH LINE OF SAID HONEYCREEK VENETIAN, LLC TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 206;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, OVER AND ACROSS THE ABOVE MENTIONED HONEYCREEK VENETIAN, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 45°22'01" WEST, A DISTANCE OF 28.26 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 00°25'23" WEST, A DISTANCE OF 703.50 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 44°34'37" EAST, A DISTANCE OF 21.21 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 91.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 00°25'23" WEST, A DISTANCE OF 91.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 00°25'23" WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 44°34'37" EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 00°25'23" WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 00°25'23" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 45°25'23" EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 100.00 FEET TO A POINT FOR A CORNER OF THIS TRACT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°53'23", A RADIUS OF 495.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 84°28'41" EAST, 102.54 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 102.72 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 51°31'29" EAST, A DISTANCE OF 12.72 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 00°25'23" WEST, A DISTANCE OF 18.47 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 00°25'23" EAST, A DISTANCE OF 19.14 FEET TO A POINT FOR A CORNER OF THIS TRACT AT THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°17'43", A RADIUS OF 225.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 01°13'28" WEST, 12.94 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 12.94 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 34°55'54" EAST, A DISTANCE OF 15.53 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 74°00'31" EAST, A DISTANCE OF 43.16 FEET TO A POINT FOR A CORNER OF THIS TRACT AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°24'46", A RADIUS OF 175.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 82°12'57" EAST, 49.96 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 50.13 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 74.64 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 56°11'15" EAST, A DISTANCE OF 16.70 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 22°47'52" EAST, A DISTANCE OF 34.97 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 21°25'55" WEST, A DISTANCE OF 14.33 FEET TO A POINT FOR A CORNER OF THIS TRACT AT THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°45'17", A RADIUS OF 1116.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 65°01'40" WEST, 14.70 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 14.70 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 25°20'59" EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER OF THIS TRACT AT THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°46'22", A RADIUS OF 1066.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 77°32'12" EAST, 475.48 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 479.51 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 173.41 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 44°34'37" EAST, A DISTANCE OF 21.21 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 00°25'23" WEST, A DISTANCE OF 9.34 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 00°25'23" EAST, A DISTANCE OF 9.34 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 45°25'23" EAST, A DISTANCE OF 21.21 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 105.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 44°34'37" EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 00°25'23" WEST, A DISTANCE OF 14.34 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 00°25'23" EAST, A DISTANCE OF 14.34 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 45°25'23" EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89°34'37" EAST, A DISTANCE OF 190.66 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 56°02'03" EAST, A DISTANCE OF 16.67 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 22°29'29" EAST, A DISTANCE OF 24.97 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 22°30'31" WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 67°30'31" WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 22°29'29" EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 67°30'31" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 67°29'29" EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 22°29'29" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 67°30'31" EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 22°29'29" WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 22°30'31" EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 67°30'31" EAST, A DISTANCE OF 83.59 FEET TO A POINT FOR A CORNER OF THIS TRACT AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°54'50", A RADIUS OF 400.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 78°57'57" EAST, 158.91 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 159.97 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 89° 34' 37" EAST, A DISTANCE OF 308.84 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 37°44'26" EAST, A DISTANCE OF 12.36 FEET TO A POINT FOR A CORNER OF THIS TRACT AT THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°19'43", A RADIUS OF 175.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 18°53'49" WEST, 19.32 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 19.33 FEET TO A POINT FOR A CORNER OF THIS TRACT;

NORTH 67°56'19" EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER OF THIS TRACT AT THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°48'44", A RADIUS OF 225.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 16°39'17" EAST, 42.40 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 42.46 FEET TO A POINT FOR A CORNER OF THIS TRACT;

SOUTH 86°58'51" EAST, A DISTANCE OF 118.48 FEET TO A POINT FOR A CORNER OF THIS TRACT ON THE WEST LINE OF THE ABOVE-MENTIONED WESTON PIRATES, LOT 4;

THENCE SOUTH 03°08'17" WEST, WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 740.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.579 ACRES (1,941,857 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT AND DEICATION

STATE OF TEXAS
COUNTY OF COLLIN

THAT _____, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS VILLAGES AT WESTON, AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THROUGH FARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKING SPACES, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES AND FACILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. 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 INSTALLED, IF APPROVED BY THE CITY OF CELINA. AT NO POINT SHALL ANY OVERHEAD UTILITIES BE INSTALLED ON THE SUBJECT PROPERTY. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

CENTURIUM AMERICAN DEVELOPMENT GROUP

BY: _____
AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME

TITLE

CERTIFICATE OF PLAT APPROVAL
APPROVED

City Development Official Date
City of Celina, Texas

Witness by hand this _____ day of _____, 2020

City Secretary
City of Celina, Texas

NOTES

- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
- 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 OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOODPLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48085C0135J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON OR COLLIN COUNTY, TEXAS.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).
- NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME
MY COMMISSION EXPIRES: _____

CERTIFICATION:

THAT I, CHARLES STEPHEN RAMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

SIGNATURE OF THE REGISTERED PROFESSIONAL
CHARLES STEPHEN RAMSEY

TEXAS REGISTRATION NO. 6718

"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" 22 TAC 663.18C
Charles Stephen Ramsey, RPLS 6718
Date: 10/30/2020

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 _____, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

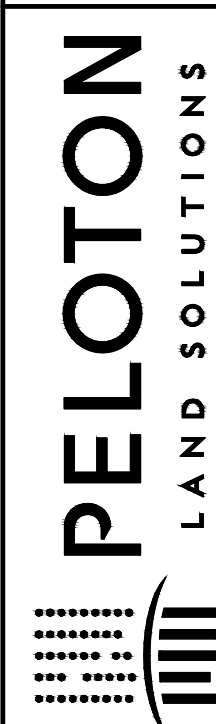
A FINAL PLAT OF VENETIAN AT WESTON

213 RESIDENTIAL LOTS,
4 OPEN SPACE / COMMON AREAS 2.931 ACRES
AND RIGHT-OF-WAY DEDICATION 12.268 ACRES
TOTALING 44.579 ACRES

SITUATED IN THE W. SHAWVER SURVEY, ABSTRACT NO. 810,
G. EASTES SURVEY, ABSTRACT NO. 299
& W. TUCKER SURVEY, ABSTRACT NO. 912
CITY OF CELINA, COLLIN COUNTY, TEXAS

Revisions:	LEN20001	Job #:
	JTC	Drawn By:
	CSR	Checked By:
	10.28.2020	Date:

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PELOTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.#817-562-3350

SHEET

2

OF 2 SHEETS