

THENCE S 86° 58′ 51″ E, 118.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET IN THE EAST LINE OF SAID

SAID D.R.C.C.T.;

LAND MORE OR LESS.

HONEYCREEK VENETIAN, LLC AND THE WEST LINE OF LOT 4 WESTON PIRATES RECORDED IN INSTRUMENT NUMBER 20190228010000980 OF

THENCE S 03° 08' 17" W, 740.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,941,857 SQUARE FEET OR 44.579 ACRES OF

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT HONEYCREEK VENETIAN, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS VENETIAN AT WESTON, PHASE 1, 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. THE HONEYCREEK VENETIAN, LLC DOES HEREIN CERTIFY THE FOLLOWING: 1. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES. 2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS ARE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES. FOR THE PURPOSES INDICATED ON THIS PLAT. 4. 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. 5. UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF THE ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING 6. 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. 7. 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. 8. THE OWNERS OF THE LOTS ADJACENT TO OR UPON WHICH DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT OR THE HOMEOWNER'S 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 9. CITY OF WESTON WILL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF DRAINAGE IMPROVEMENTS ON PRIVATE LOTS OR ADJACENT THERETO. 10. CITY OF WESTON 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. 11. 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. 12. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WESTON. 14. PUBLIC FACILITIES CONTAINED HEREIN ARE SUBJECTED TO REIMBURSEMENT BY EAST FORK FWSD NO. 1—A WITNESS, MY HAND, THIS THE \_\_\_\_\_DAY OF \_\_\_\_, 20\_. AUTHORIZED SIGNATURE. PRINTED NAME AND TITLE. SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_, \_\_\_,

-----NOTARY PUBLIC, STATE OF TEXAS

I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY, I/WE AM/ARE RESPECTFULLY REQUESTING PROCESSING AND APPROVAL OF A PLAT APPLICATION FOR THE SUBDIVISION OF THE PROPERTY, I/WE HEREBY AUTHORIZE \_\_\_\_\_\_ TO SIGN THE PLAT APPLICATION AND OTHER NECESSARY INSTRUMENTS ON MY/OUR BEHALF, AND TO ACT ON MY/OUR BEHALF DURING THE PROCESSING AND PRESENTATION OF THE PLAT APPLICATION. \_\_\_\_\_\_ SHALL BE THE PRINCIPAL CONTACT WITH THE CITY IN PROCESSING THE PLAT APPLICATION.

OWNER/DEVELOPER

HONEYCREEK VENETIAN, LLC

520 CENTRAL PARKWAY

EAST, #104

PLANO, TX 75093

972-422-9880

SURVEYOR

PELOTON LAND SOLUTIONS

11000 FRISCO ST., SUITE 400

FRISCO, TEXAS 75033

469-213-1800

SIGNATURE PRINTED NAME: \_\_\_\_\_ DATE: \_\_\_\_\_ ADDRESS: \_\_\_\_\_\_

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

MY COMMISSION EXPIRES:

TYPE OR PRINT NOTARY'S NAME

CERTIFICATE OF PLAT APPROVAL

APPROVED

City Development Official City of Weston, Texas

Witness by hand this \_\_\_\_\_ day of \_\_\_\_\_,2020

City Secretary City of Weston, Texas

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 WESTON.

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: 12/2/2020

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:

ENGINEER

PELOTON LAND SOLUTIONS

11000 FRISCO ST., SUITE 400

FRISCO, TEXAS 75033

469-213-1800

## A FINAL PLAT OF VENETIAN AT WESTON, PHASE 1

4 OPEN SPACE / COMMON AREAS 4.177 ACRES AND RIGHT-OF-WAY DEDICATION 12.268 ACRES TOTALING 44.579 ACRES SITUATED IN THE J. WILSON SURVEY, ABSTRACT NUMBER 963

..... SHEET

204 RESIDENTIAL LOTS,

CITY OF WESTON, COLLIN COUNTY, TEXAS