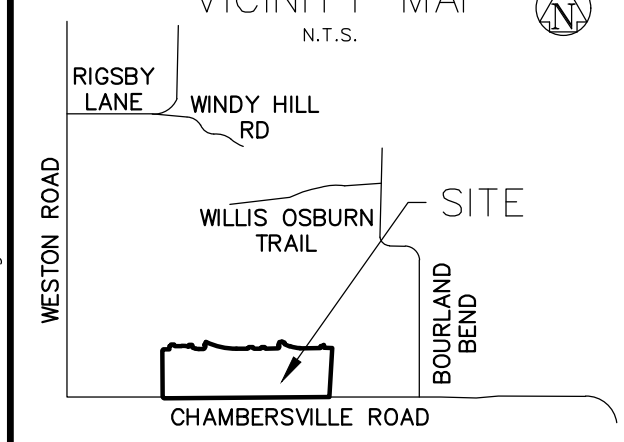


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DWG NAME: J:\JOB\LEN0001-VILLAGES AT WESTON\MASTER\DWG\_PAF.DWG PLOTTED BY: MICHAEL YOST 11/5/2020 8:21 AM 11/5/2020 8:16 AM



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	23°13'17"	1091.00'	442.17'	S78°48'44"E 439.15'
C15	67°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'	N07°01'22"E 69.82'
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'

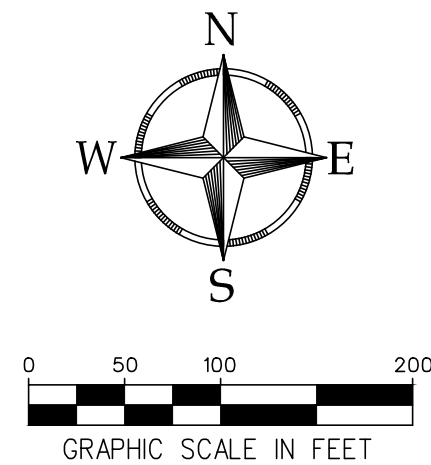
LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°22'01"W	28.26'
L2	N89°34'37"E	15.00'
L3	N44°34'37"E	14.14'
L4	N00°25'23"W	15.00'
L5	S00°25'23"E	15.00'
L6	S45°25'23"E	14.14'
L7	N89°34'37"E	15.00'
L8	N51°31'29"E	12.72'
L9	N00°25'23"W	18.47'
L10	S00°25'23"E	15.00'
L11	S34°55'54"E	15.53'
L12	S74°00'31"E	43.16'
L13	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	119.97'
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	N22°47'52"E	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	14.14'
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	14.14'
L60	S43°42'07"E	13.72'

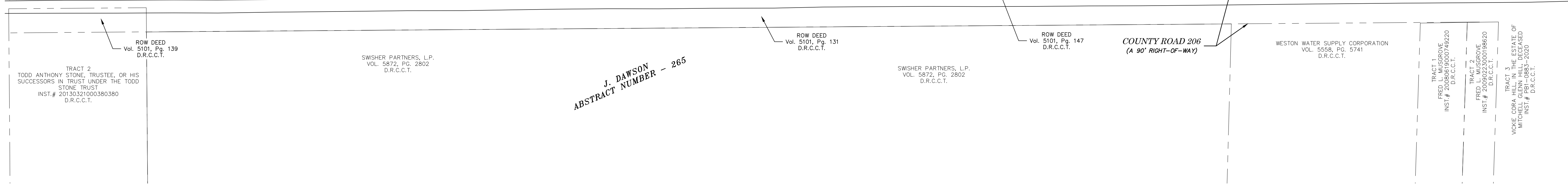
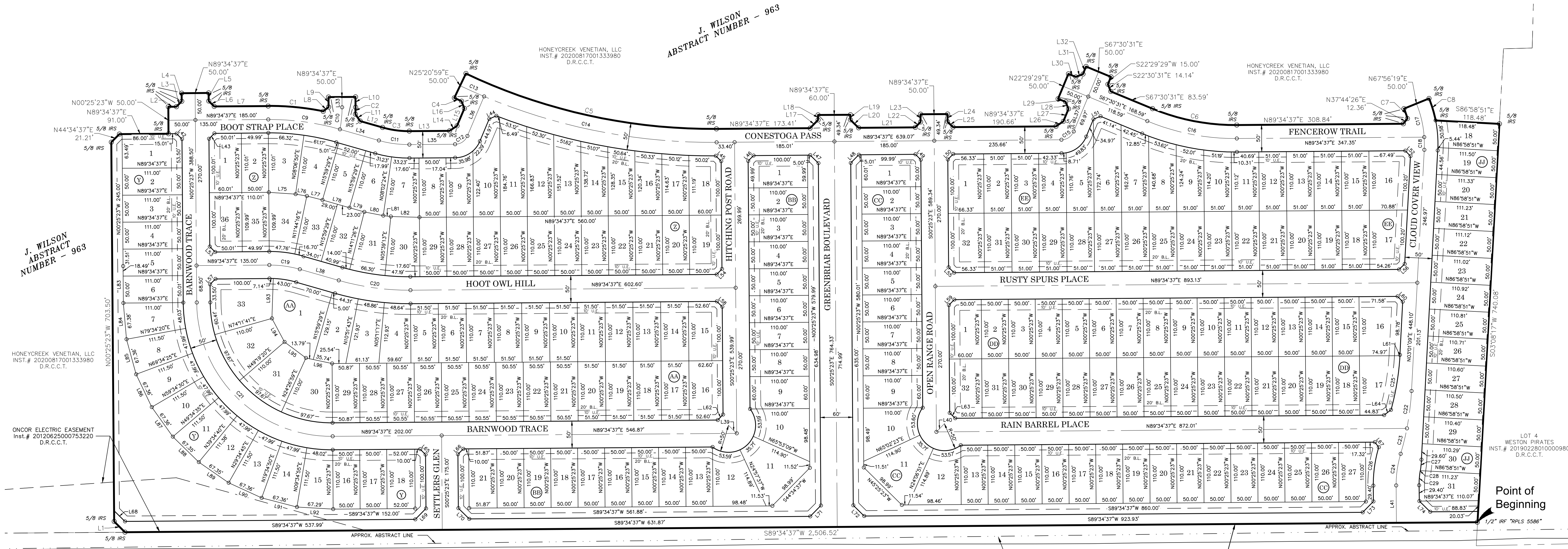
LINE TABLE		
NO.	BEARING	LENGTH
L61	S02°56'00"W	1.41'
L62	S44°34'37"W	14.14'
L63	N45°25'23"W	14.14'
L64	S52°50'31"W	16.03'
L65	S45°25'23"E	14.14'
L66	N44°34'37"E	14.14'
L67	S37°22'36"E	12.04'
L68	N45°25'23"W	28.29'
L69	S44°34'37"W	28.28'
L70	N45°25'23"W	28.28'
L71	S44°34'37"W	28.29'
L72	N45°25'23"W	28.28'
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°14'29"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  
5/8 IRS 5/8 IRON ROD WITH CAP STAMPED "PELTON" SET



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

PELTON  
LAND SOLUTIONS

11000 FRISCO ST. SUITE 400 FRISCO, TX 75033 PH# 469-213-1800

1  
OF 2 SHEETS

A FINAL PLAT OF  
VENETIAN AT WESTON, PHASE 1  
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  
J. WILSON SURVEY, ABSTRACT NUMBER 963  
CITY OF WESTON, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER	SURVEYOR	ENGINEER
HONEYCREEK VENETIAN, LLC 520 CENTRAL PARKWAY EAST, #104 PLANO, TX 75093 972-422-9880	PELTON LAND SOLUTIONS 11000 FRISCO ST., SUITE 400 FRISCO, TEXAS 75033 469-213-1800	PELTON LAND SOLUTIONS 11000 FRISCO ST., SUITE 400 FRISCO, TEXAS 75033 469-213-1800

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DWG NAME: J:\JOB\VEN0001-VILLAGES AT WESTON\MASTERDEV\1\_SURVEN0001\_PAF.DWG PLOTTED BY: MICHAEL YOST 11/5/2020 8:21 AM 11/5/2020 8:16 AM

OWNERS CERTIFICATION  
STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, HONEYCREEK VENETIAN, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. WILSON SURVEY, ABSTRACT NO. 963, COLLIN COUNTY, TEXAS, AND BEING OUT OF A 325.320 ACRE TRACT CONVEYED TO THEM BY HONEYCREEK VENETIAN, LLC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES WILSON SURVEY, ABSTRACT NUMBER 863, COLLIN COUNTY, TEXAS, AND BEING A PART OF HADLEY LAND DESCRIBED IN DEED TO HADLEY LAND OWNERS, L.P., RECORDED IN INSTRUMENT NUMBER 20200817001333980, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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 TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET 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 BEARINGS AND DISTANCES:

S 89° 34' 37" W, 2506.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 45° 22' 01" W, 28.26 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 00° 25' 23" W, 703.50 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 44° 34' 37" E, 21.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 89° 34' 37" E, 91.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 00° 25' 23" W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 89° 34' 37" E, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 44° 34' 37" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 00° 25' 23" W, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 89° 34' 37" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 00° 25' 23" E, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 45° 25' 23" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 89° 34' 37" E, 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC DISTANCE OF 102.72 FEET,THROUGH A CENTRAL ANGLE OF 11° 53' 23", HAVING A RADIUS OF 495.00 FEET, AND A LONG CHORD WHICH BEARS S 84° 28' 41" E, 102.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 51° 31' 29" E, 12.72 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 00° 25' 23" W, 18.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 89° 34' 37" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 00° 25' 23" E, 19.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE 12.94 FEET, THROUGH A CENTRAL ANGLE OF 03° 17' 43", HAVING A RADIUS OF 225.00 FEET, AND A LONG CHORD WHICH BEARS S 01° 13' 28" W, 12.94 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 34° 55' 54" E, 15.53 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 74° 00' 31" E, 43.16 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE 50.13 FEET, THROUGH A CENTRAL ANGLE OF 16° 24' 46", HAVING A RADIUS OF 175.00 FEET, AND A LONG CHORD WHICH BEARS S 82° 12' 57" E, 49.96 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34' 37" E, 74.64 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 56° 11' 15" E, 16.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 22° 47' 52" E, 34.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 21° 25' 55" W, 14.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 45' 17", HAVING A RADIUS OF 1116.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 01' 40" W, 14.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 25° 20' 59" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 479.51 FEET, THROUGH A CENTRAL ANGLE OF 25° 46' 22", HAVING A RADIUS OF 1066.00 FEET, AND A LONG CHORD WHICH BEARS S 77° 32' 12" E, 475.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34' 37" E, 173.41 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 44° 34' 37" E, 21.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 00° 25' 23" W, 9.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 89° 34' 37" E, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 00° 25' 23" E, 9.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 45° 25' 23" E, 21.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 89° 34' 37" E, 105.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 44° 34' 37" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 00° 25' 23" W, 14.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 89° 34' 37" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 00° 25' 23" E, 14.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 45° 25' 23" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 89° 34' 37" E, 190.66 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 56° 02' 03" E, 16.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 22° 29' 29" E, 24.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 22° 30' 31" W, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 67° 30' 31" W, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 22° 29' 29" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 67° 30' 31" E, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 67° 29' 29" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 22° 29' 29" E, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 67° 30' 31" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 22° 29' 29" W, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 22° 30' 31" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
S 67° 30' 31" E, 83.59 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF159.97 FEET THROUGH A CENTRAL ANGLE OF 22° 54' 50", HAVING A RADIUS OF 400.00 FEET, AND A LONG CHORD WHICH BEARS S 78° 57' 57" E, 158.91 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34' 37" E, 308.84 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;  
N 37° 44' 26" E, 12.36 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 19.33 FEET, THROUGH A CENTRAL ANGLE OF 06° 19' 43", HAVING A RADIUS OF 175.00 FEET, AND A LONG CHORD WHICH BEARS N 18° 53' 49" W, 19.32 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 67° 56' 19" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC DISTANCE OF 42.46 FEET, THROUGH A CENTRAL ANGLE OF 10° 48' 44", HAVING A RADIUS OF 225.00 FEET, AND A LONG CHORD WHICH BEARS S 16° 39' 17" E, 42.40 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

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 HONEYCREEK VENETIAN, LLC AND THE WEST LINE OF LOT 4 WESTON PIRATES RECORDED IN INSTRUMENT NUMBER 20190228010000980 OF SAID D.R.C.C.T.;

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 LAND MORE OR LESS.

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.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, 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 SUBORDINATE TO THE PUBLIC'S USE THEREOF.
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. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF DRAINAGE IMPROVEMENTS ON PRIVATE LOTS OR ADJACENT THERETO.
10. COLLIN COUNTY 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 COLLIN COUNTY.
13. THIS PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF COLLIN COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_.

BY:

\_\_\_\_\_  
AUTHORIZED SIGNATURE.

\_\_\_\_\_  
PRINTED NAME AND TITLE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

AUTHORIZATION

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(S)

\_\_\_\_\_  
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

\_\_\_\_\_  
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES:\_\_\_\_\_

CERTIFICATE OF PLAT APPROVAL

APPROVED

City Development OfficialDateCity of Weston, Texas

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

City SecretaryCity 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: 11/5/2020

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, PHASE 1  
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  
J. WILSON SURVEY, ABSTRACT NUMBER 963  
CITY OF WESTON, COLLIN COUNTY, TEXAS

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

ENGINEER  
PELOTON LAND SOLUTIONS  
11000 FRISCO ST., SUITE 400  
FRISCO, TEXAS 75033  
469-213-1800

Revisions:				
Job #:	LENZ0001	Drawn By: JTC	Checked By: CSR	Date: 10.28.2020

PELOTONLAND SOLUTIONS

11000 FRISCO ST, SUITE 400, FRISCO, TX 75033 PH.# 469-213-1800

SHEET

2

OF 2 SHEETS