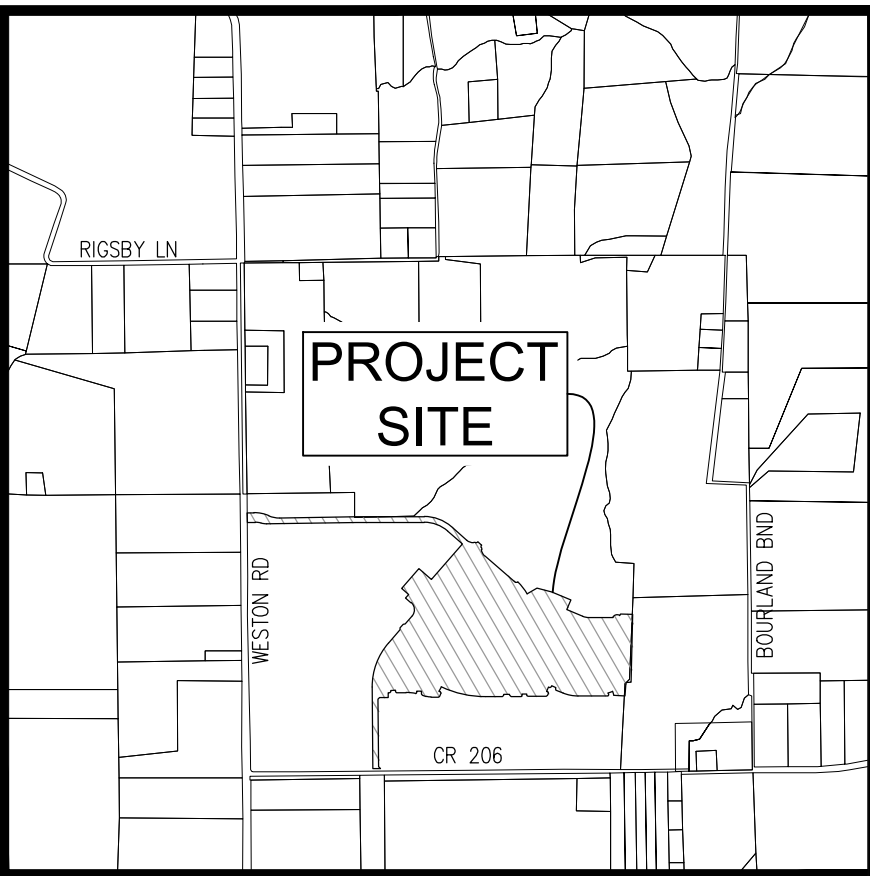
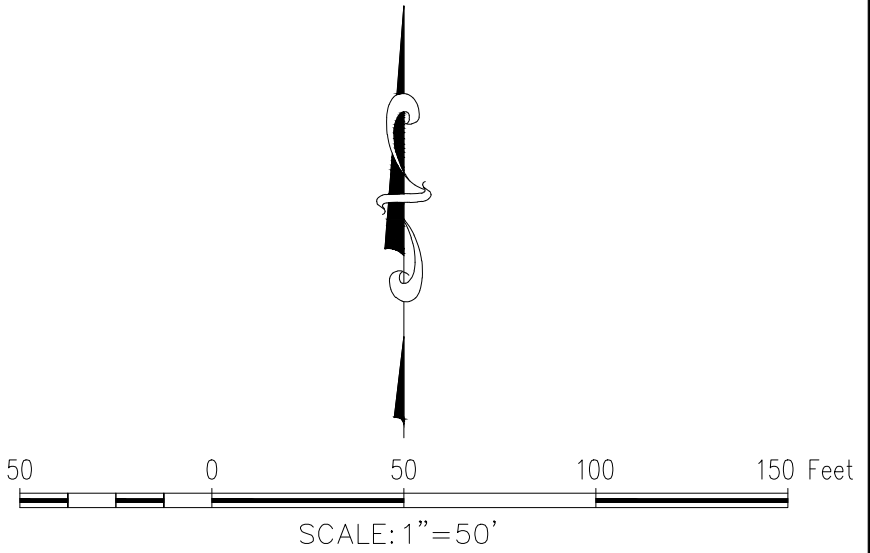


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Sheet: 6/29/2023 2:58 PM by Scott



VICINITY MAP SCALE: 1" = 2000'



- * Site map located on page 7
- ** Typical Lot Detail located on page 7
- *** Line and Curve Tables on page 8

**A FINAL PLAT OF
VENETIAN AT WESTON
PHASE 2**

- Lots 4-16, 1X, Block P
- Lots 1-20, 1X-3X, Block Q
- Lots 1-12, Block R
- Lots 1-41, 1X-2X, Block S
- Lots 1-31, 1X, Block T
- Lots 1-12, 1X, Block U
- Lots 1-17, 1X, Block V
- Lots 1-32, 1X, Block W
- Lot 1X, Block X
- Lots 1-16, 1X, Block FF
- Lot 1X, Block GG
- Lots 1-17, Block HH
- Lots 1-39, 1X, Block II
- Lots 1-17, Block JJ
- Lots 1-26, Block KK
- Lots 11-18, 1X, Block LL

**301 Residential & 15 Open Space
70.078 Acres**
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

PAGE 1 OF 9



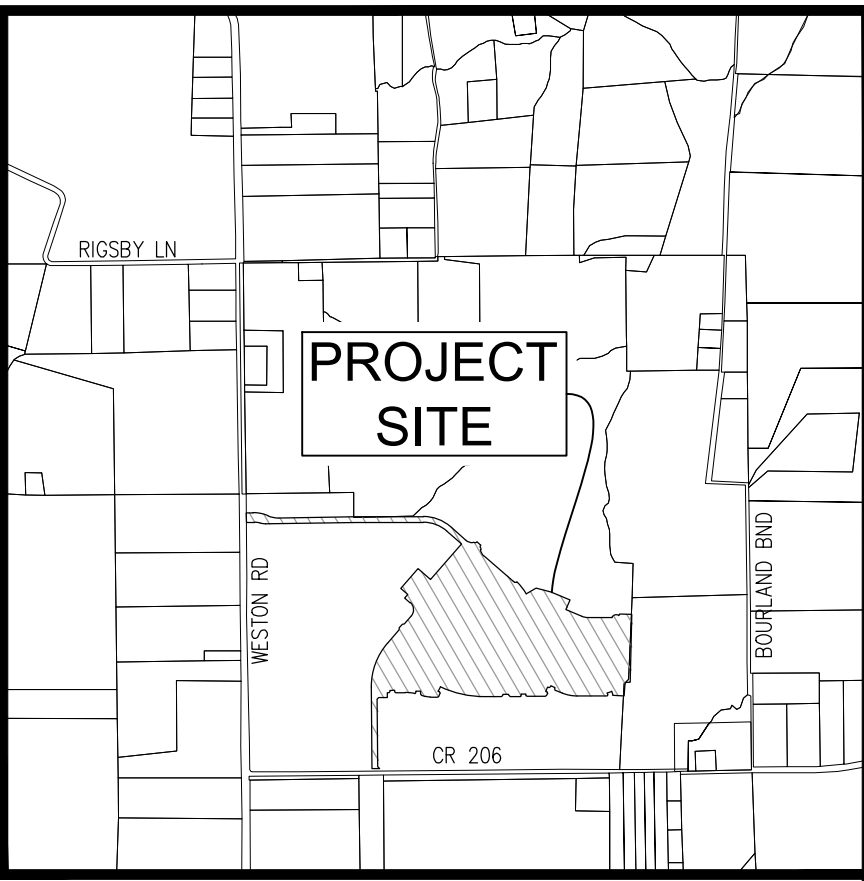
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: BC DATE: 10/28/2021 SCALE: 1"=50' JOB. No. **MEH21001**

OWNER/DEVELOPER
HONEYCREEK VENETIAN
2101 CEDAR SPRINGS RD., SUITE 700
DALLAS, TEXAS 75201
PH. 214-308-4293
Contact: MR. STEVE MAGLISCEAU



- LEGEND**
- = POINT OF BEGINNING
 - = POINT OF COMMENCEMENT
 - = REBAR FOUND
 - = CAPPED REBAR SET
 - = CAPPED REBAR FOUND
 - = BUILDING LINE
 - = UTILITY EASEMENT
 - = RIGHT-OF-WAY
 - = TYPICAL
 - = WATER LINE EASEMENT
 - = WALL MAINTENANCE EASEMENT
 - = STREET NAME CHANGE



VICINITY MAP SCALE: 1" = 2000'



50 0 50 100 150 Feet

SCALE: 1"=50'

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- *** Line and Curve Tables on page 8

A FINAL PLAT OF VENETIAN AT WESTON PHASE 2

- Lots 4-16, 1X, Block P
- Lots 1-20, 1X-3X, Block Q
- Lots 1-12, Block R
- Lots 1-41, 1X-2X, Block S
- Lots 1-31, 1X, Block T
- Lots 1-12, 1X, Block U
- Lots 1-17, 1X, Block V
- Lots 1-32, 1X, Block W
- Lot 1X, Block X
- Lots 1-16, 1X, Block FF
- Lot 1X, Block GG
- Lots 1-17, Block HH
- Lots 1-39, 1X, Block II
- Lots 1-17, Block JJ
- Lots 1-26, Block KK
- Lots 11-18, 1X, Block LL

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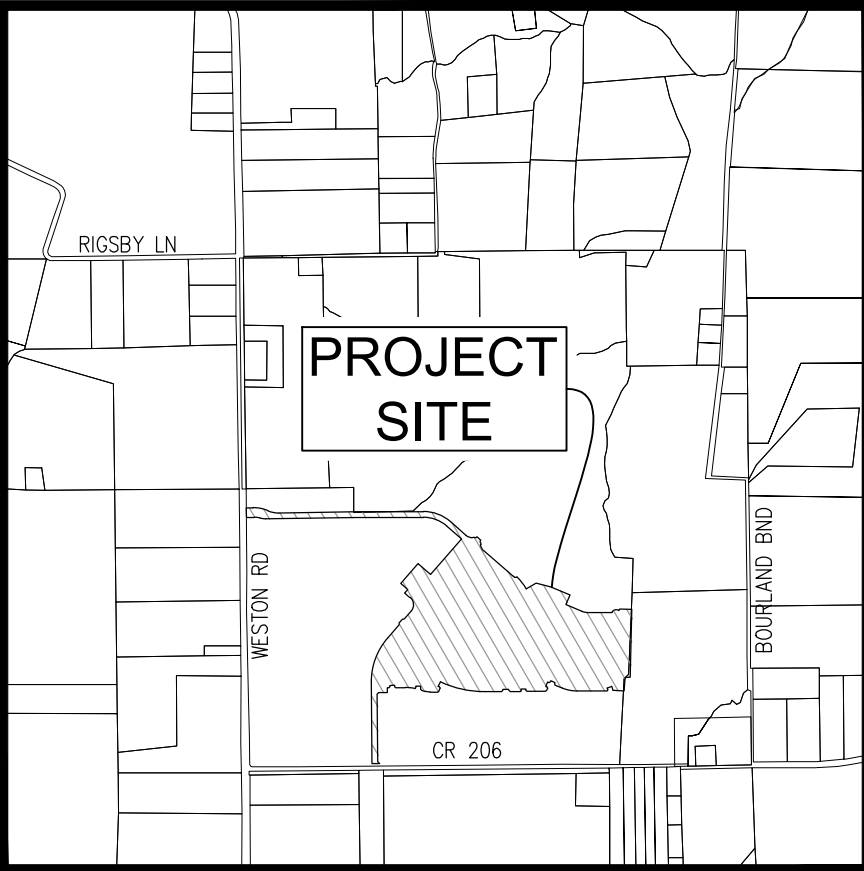
PAGE 2 OF 9



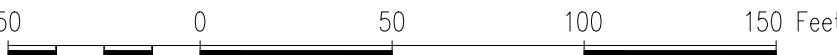
The John R. McAdams
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111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rowlett, Texas 75082
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: BC DATE: 10/28/2021 SCALE: 1"=50' JOB. No. MEH21001

OWNER/DEVELOPER
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2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
Ph. 214-396-4233
Contact: MR. STEVE MAGLISCEAU



VICINITY MAP SCALE: 1" = 2000'



SCALE: 1"=50'

- * Site map located on page 7
 ** Typical Lot Detail located on page 7
 *** Line and Curve Tables on page 8

A FINAL PLAT OF VENETIAN AT WESTON PHASE 2

Lots 4-16, 1X, Block P

Lots 1-20, 1X-3X, Block Q

Lots 1-12, Block R

Lots 1-41, 1X-2X, Block S

Lots 1-31, 1X, Block T

Lots 1-12, 1X, Block U

Lots 1-17, 1X, Block V

Lots 1-32, 1X, Block W

Lot 1X, Block X

Lots 1-16, 1X, Block FF

Lot 1X, Block GG

Lots 1-17, Block HH

Lots 1-39, 1X, Block II

Lots 1-17, Block JJ

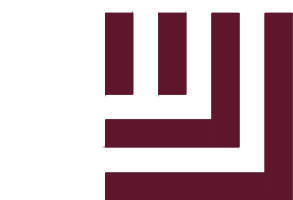
Lots 1-26, Block KK

LotS 11-18, 1A, Block L1

301 Residential & 15 Open Space

70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



McADAMS

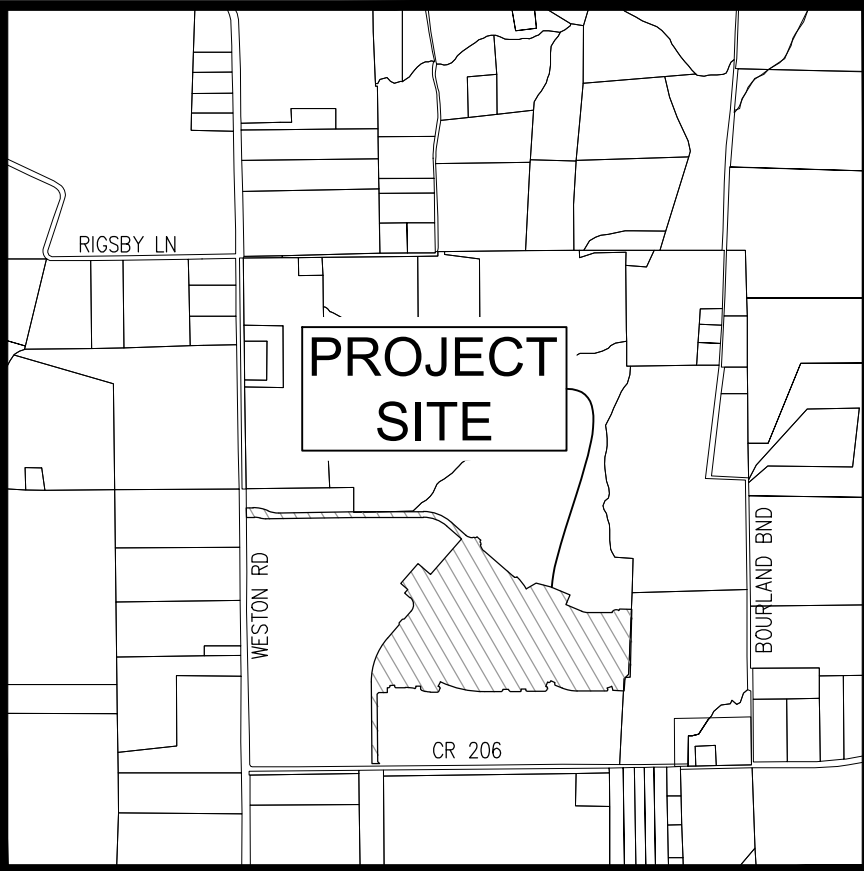
**The John R. McAdams
Company, Inc.**
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

BPE: 19762 TBPLS: 101944
www.mcadamsco.com

DRAWN BY: BC DATE: 10/28/2021 SCALE: 1"=50' JOB. No. **MEH21001**

OWNER/DEVELOPER
HONEYCREEK VENETIAN
2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
Ph. 214-396-4233
Contact: MR. STEVE MAGLISCEAU



VICINITY MAP SCALE: 1" = 2000'



SCALE: 1"=50'

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 *** Line and Curve Tables on page 8

A FINAL PLAT OF VENETIAN AT WESTON PHASE 2

Lots 4-16, 1X, Block P

Lots 1-20, 1X-3X, Block Q

Lots 1-12, Block R

Lots 1-41, 1X-2X, Block S

ots 1-31, 1X, Block

Lots 1-12, 1X, Block U

Lots 1-17, 1X, Block V

Lots 1-32, 1X, Block W

Lot 1X, Block X

Lots 1-16, 1X, Block FF

Lot 1X, Block GG

Lots 1-17, Block HH

Lots 1-39, 1X, Block II

Lots 1-17, Block JJ

Lots 1-26, Block KK

LOTS 11-18, 1A, BLOCK LL

**301 Residential & 15 Open Space
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in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

PAGE 4 OF 9



The John R. McAdams
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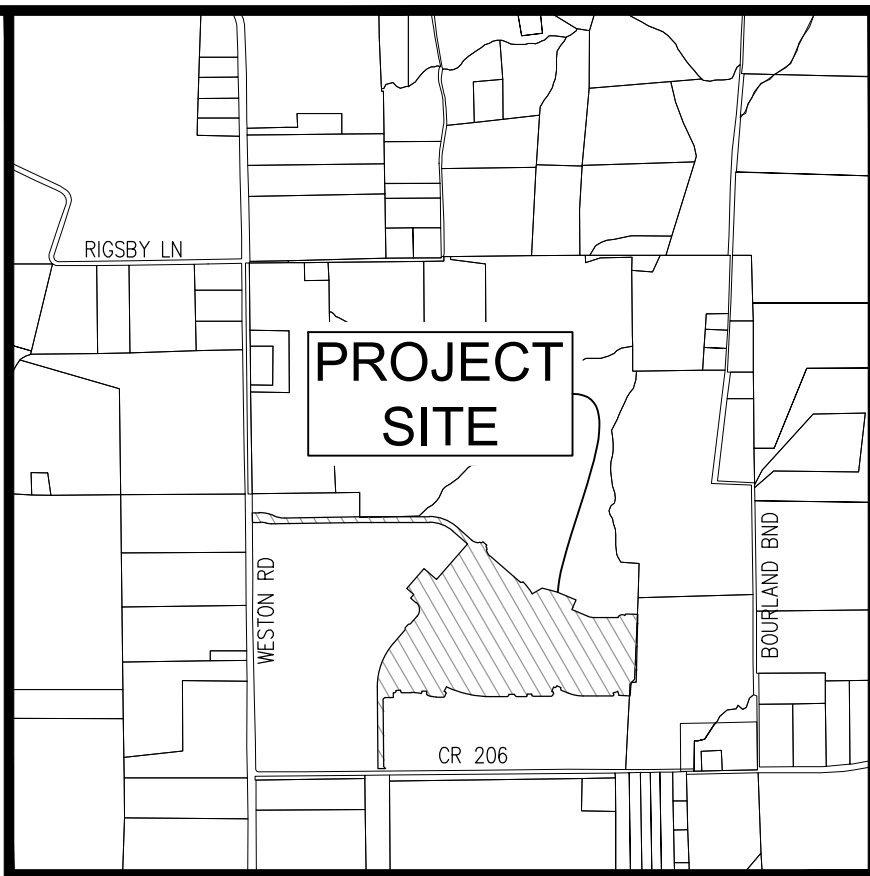
PE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: BC DATE: 10/28/2021 SCALE: 1"=50' JOB. No. **MEH21001**

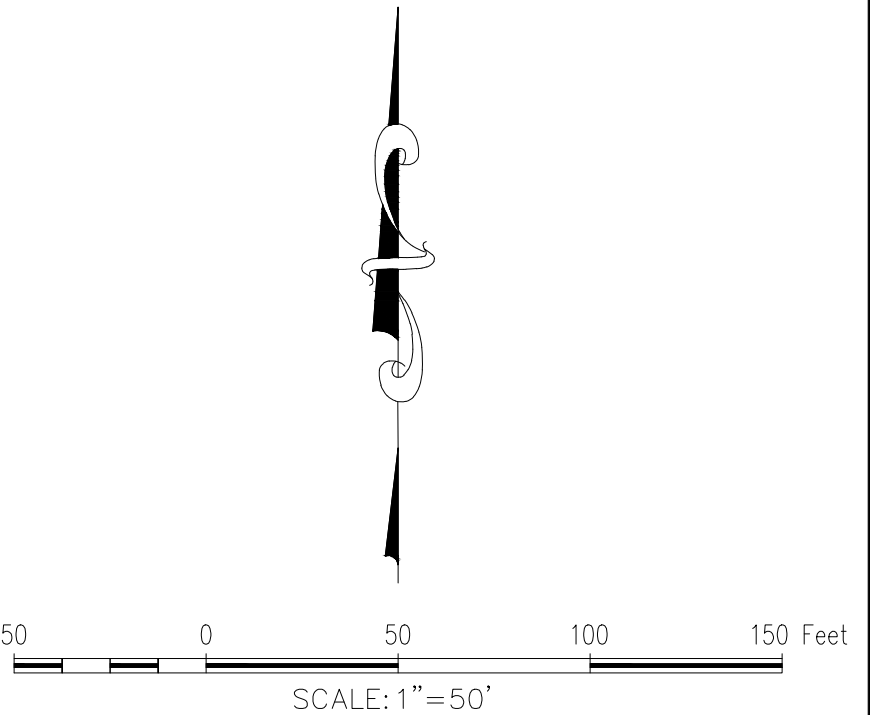
OWNER/DEVELOPER
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2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
Ph. 214-396-4233
Contact: MR. STEVE MAGLISCEAU

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VICINITY MAP SCALE: 1" = 2000'



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- Lots 1-32, 1X, Block W
- Lot 1X, Block X
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301 Residential & 15 Open Space
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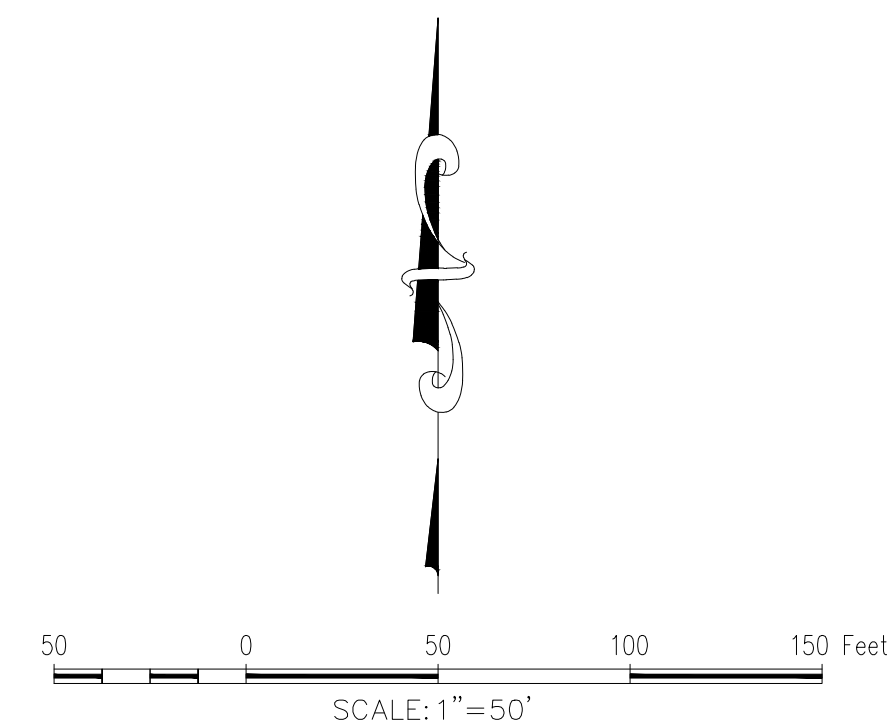
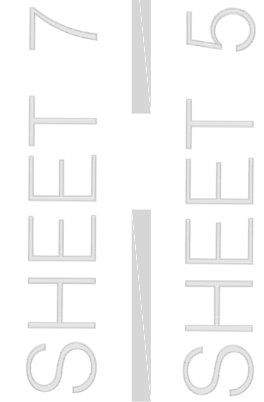
PAGE 5 OF 9



The John R. McAdams
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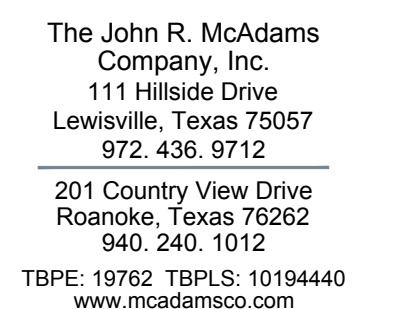
DRAWN BY: BC DATE: 10/28/2021 SCALE: 1"=50' JOB. No. MEH21001

OWNER/DEVELOPER
HONEYCREEK VENETIAN
2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
Ph: 214-396-4233
Contact: MR. STEVE MAGLISCEAU



Lots 4-16, 1X, Block P
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 Lots 1-12, Block R
 Lots 1-41, 1X-2X, Block S
 Lots 1-31, 1X, Block T
 Lots 1-12, 1X, Block U
 Lots 1-17, 1X, Block V
 Lots 1-32, 1X, Block W
 Lot 1X, Block X
 Lots 1-16, 1X, Block FF
 Lot 1X, Block GG
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 301 Residential & 15 Open Space
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 J. WILSON SURVEY, ABSTRACT NO. 963
 CITY OF WESTON
 COLLIN COUNTY, TEXAS

PAGE 7 OF 9



OWNER/DEVELOPER
HONEYCREEK VENETIAN
 2101 CEDAR SPRINGS RD, SUITE 700
 DALLAS, TEXAS 75201
 Ph. 214-396-4233
 Contact: MR. STEVE MAGLISCEAU

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	BLOCK FF	7,588	0.174	
2	BLOCK FF	5,550	0.127	
3	BLOCK FF	5,550	0.127	
4	BLOCK FF	5,550	0.127	
5	BLOCK FF	5,550	0.127	
6	BLOCK FF	5,550	0.127	
7	BLOCK FF	6,610	0.152	
8	BLOCK FF	6,620	0.152	
9	BLOCK FF	5,558	0.128	
10	BLOCK FF	5,558	0.128	
11	BLOCK FF	5,518	0.127	
12	BLOCK FF	8,481	0.195	
13	BLOCK FF	12,583	0.289	
14	BLOCK FF	6,457	0.148	
15	BLOCK FF	7,211	0.166	
16	BLOCK FF	7,735	0.178	
1X	BLOCK FF	9,258	0.213	
1X	BLOCK GG	18,731	0.430	
1	BLOCK HH	6,329	0.145	
2	BLOCK HH	6,128	0.141	
3	BLOCK HH	7,521	0.173	
4	BLOCK HH	5,838	0.134	
5	BLOCK HH	5,555	0.128	
6	BLOCK HH	5,550	0.127	
7	BLOCK HH	5,550	0.127	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
8	BLOCK HH	7,324	0.168	
9	BLOCK HH	10,259	0.236	
10	BLOCK HH	5,556	0.128	
11	BLOCK HH	5,556	0.128	
12	BLOCK HH	5,556	0.128	
13	BLOCK HH	5,582	0.128	
14	BLOCK HH	6,750	0.155	
15	BLOCK HH	6,981	0.160	
16	BLOCK HH	6,116	0.140	
17	BLOCK HH	6,620	0.152	
1	BLOCK II	8,561	0.197	
2	BLOCK II	5,799	0.133	
3	BLOCK II	5,684	0.130	
4	BLOCK II	5,797	0.133	
5	BLOCK II	8,031	0.184	
6	BLOCK II	9,307	0.214	
7	BLOCK II	6,655	0.153	
8	BLOCK II	5,550	0.127	
9	BLOCK II	5,550	0.127	
10	BLOCK II	5,550	0.127	
11	BLOCK II	5,550	0.127	
12	BLOCK II	5,550	0.127	
13	BLOCK II	5,903	0.136	
14	BLOCK II	6,204	0.142	
15	BLOCK II	6,018	0.138	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
16	BLOCK II	5,550	0.127	
17	BLOCK II	5,550	0.127	
18	BLOCK II	5,550	0.127	
19	BLOCK II	5,550	0.127	
20	BLOCK II	5,550	0.127	
21	BLOCK II	6,793	0.156	
22	BLOCK II	6,667	0.153	
23	BLOCK II	5,550	0.127	
24	BLOCK II	5,550	0.127	
25	BLOCK II	5,550	0.127	
26	BLOCK II	5,550	0.127	
27	BLOCK II	5,550	0.127	
28	BLOCK II	6,376	0.146	
29	BLOCK II	6,598	0.151	
30	BLOCK II	6,807	0.156	
31	BLOCK II	5,550	0.127	
32	BLOCK II	5,550	0.127	
33	BLOCK II	5,550	0.127	
34	BLOCK II	5,550	0.127	
35	BLOCK II	5,550	0.127	
36	BLOCK II	5,550	0.127	
37	BLOCK II	5,550	0.127	
38	BLOCK II	5,550	0.127	
39	BLOCK II	6,110	0.140	
1X	BLOCK II	8,688	0.199	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	BLOCK JJ	6,238	0.143	
2	BLOCK JJ	5,553	0.127	
3	BLOCK JJ	5,547	0.127	
4	BLOCK JJ	5,545	0.127	
5	BLOCK JJ	5,543	0.127	
6	BLOCK JJ	5,541	0.127	
7	BLOCK JJ	5,540	0.127	
8	BLOCK JJ	5,538	0.127	
9	BLOCK JJ	5,536	0.127	
10	BLOCK JJ	5,534	0.127	
11	BLOCK JJ	5,532	0.127	
12	BLOCK JJ	5,231	0.120	
13	BLOCK JJ	10,028	0.230	
14	BLOCK JJ	9,169	0.210	
15	BLOCK JJ	9,372	0.215	
16	BLOCK JJ	7,675	0.176	
17	BLOCK JJ	6,352	0.146	
1	BLOCK KK	9,683	0.222	
2	BLOCK KK	5,550	0.127	
3	BLOCK KK	5,550	0.127	
4	BLOCK KK	5,550	0.127	
5	BLOCK KK	5,550	0.127	
6	BLOCK KK	5,552	0.127	
7	BLOCK KK	7,464	0.171	
8	BLOCK KK	6,552	0.150	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
9	BLOCK KK	5,550	0.127	
10	BLOCK KK	5,550	0.127	
11	BLOCK KK	5,550	0.127	
12	BLOCK KK	5,550	0.127	
13	BLOCK KK	6,721	0.154	
14	BLOCK KK	7,515	0.173	
15	BLOCK KK	5,550	0.127	
16	BLOCK KK	5,550	0.127	
17	BLOCK KK	5,550	0.127	
18	BLOCK KK	5,550	0.127	
19	BLOCK KK	5,550	0.127	
20	BLOCK KK	7,661	0.176	
21	BLOCK KK	5,550	0.127	
22	BLOCK KK	5,550	0.127	
23	BLOCK KK	5,550	0.127	
24	BLOCK KK	9,090	0.209	
11	BLOCK LL	5,550	0.127	
12	BLOCK LL	5,550	0.127	
13	BLOCK LL	5,550	0.127	
14	BLOCK LL	6,193	0.142	
15	BLOCK LL	6,486	0.149	
16	BLOCK LL	7,080	0.163	
17	BLOCK LL	7,730	0.177	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
18	BLOCK LL	6,847	0.157	
1X	BLOCK LL	3,979	0.091	
4	BLOCK P	6,610	0.152	
5	BLOCK P	5,883	0.135	
6	BLOCK P	5,883	0.135	
7	BLOCK P	5,883	0.135	
8	BLOCK P	5,883	0.135	
9	BLOCK P	7,165	0.164	
10	BLOCK P	5,550	0.127	
11	BLOCK P	5,550	0.127	
12	BLOCK P	5,550	0.127	
13	BLOCK P	5,550	0.127	
14	BLOCK P	5,550	0.127	
15	BLOCK P	5,550	0.127	
16	BLOCK P	5,550	0.127	
1X	BLOCK P	6,583	0.151	
1	BLOCK Q	5,530	0.127	
2	BLOCK Q	5,530	0.127	
3	BLOCK Q	5,530	0.127	
4	BLOCK Q	5,530	0.127	
5	BLOCK Q	5,530	0.127	
6	BLOCK Q	5,530	0.127	
7	BLOCK Q	5,530	0.127	
8	BLOCK Q	5,530	0.127	
9	BLOCK Q	9,437	0.217	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
10	BLOCK Q	5,550	0.127	
11	BLOCK Q	5,550	0.127	
12	BLOCK Q	7,199	0.165	
13	BLOCK Q	12,553	0.288	
14	BLOCK Q	7,145	0.164	
15	BLOCK Q	5,500	0.126	
16	BLOCK Q	5,500	0.126	
17	BLOCK Q	5,500	0.126	
18	BLOCK Q	5,500	0.126	
19	BLOCK Q	5,500	0.126	
20	BLOCK Q	6,607	0.152	
1X	BLOCK Q	9,196	0.211	
2X	BLOCK Q	83,680	1.921	
3X	BLOCK Q	7,464	0.171	
1	BLOCK R	6,550	0.150	
2	BLOCK R	5,775	0.133	
3	BLOCK R	5,775	0.133	
4	BLOCK R	5,775	0.133	
5	BLOCK R	5,775	0.133	
6	BLOCK R	6,550	0.150	
7	BLOCK R	6,550	0.150	
8	BLOCK R	5,775	0.133	
9	BLOCK R	5,775	0.133	
10	BLOCK R	5,775	0.133	
11	BLOCK R	5,775	0.133	

LOT / BLOCK ANALYSIS				
BLOCK	SQUARE FEET	ACRES		
FF	116,926	2.684		
GG	18,731	0.430		
HH	108,772	2.497		
II	243,648	5.593		
JJ	109,474	2.513		
KK	160,139	3.676		
LL	54,964	1.262		
P	82,740	1.899		
Q	226,123	5.191		
R	72,400	1.662		
S	269,627	6.190		
T	207,094	4.754		
U	87,154	2.001		
V	112,156	2.575		
W	223,676	5.135		
X	20,053	0.460		
GROSS	3,052,605	70.078		
ROW	938,926	21.555		
NET	2,113,677	48.523		

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
12	BLOCK R	6,550	0.150
1	BLOCK S	6,610	0.152
2	BLOCK S	5,550	0.127
3	BLOCK S	5,550	0.127
4	BLOCK S	5,550	0.127
5	BLOCK S	5,550	0.127
6	BLOCK S	5,550	0.127
7	BLOCK S	5,550	0.127
8	BLOCK S	5,550	0.127
9	BLOCK S	5,550	0.127
10	BLOCK S	5,550	0.127
11	BLOCK S	5,864	0.135
12	BLOCK S	6,112	0.140
13	BLOCK S	6,112	0.140
14	BLOCK S	6,112	0.140
15	BLOCK S	6,112	0.140
16	BLOCK S	5,616	0.129
17	BLOCK S	5,550	0.127
18	BLOCK S	5,550	0.127
19	BLOCK S	5,550	0.127
20	BLOCK S	5,550	0.127
21	BLOCK S	5,550	0.127
22	BLOCK S	5,550	0.127
23	BLOCK S	7,007	0.161
24	BLOCK S	9,594	0.220

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Plotted: 7/25/2023 4:16 PM by Bradley Cox Sweet 6/29/2023 2:58 PM by acorn

OWNER'S CERTIFICATE AND DEDICATION

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 all that certain lot, tract or parcel of land situated in the J. Wilson Survey, Abstract Number 963, City of Weston, Collin County, Texas, being part of that certain tract of land, described by deed to Honeycreek Venetian LLC, recorded in Instrument Number 20200817001333980, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar found, stamped "RPLS 5686" at the southeast corner of said Honeycreek tract, same being the southeast corner of Venetian at Weston, Phase 1, recorded in Instrument Number 20220414010001480, Plat Records, Collin County, Texas, being in the west line of Lot 4, a distance of 740.08 feet to the POINT OF BEGINNING at a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Venetian at Weston plat, being in the east line of said Honeycreek tract, and being in the west line of said Lot 4;

THENCE N 03°08'20" E, with the east line of said Honeycreek tract, same being the east line of said Venetian at Weston plat, and the west line of said Lot 4, a distance of 740.08 feet to the POINT OF BEGINNING at a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Venetian at Weston plat, being in the east line of said Honeycreek tract, and being in the west line of said Lot 4;

THENCE over across and through said Honeycreek tract, and with the north line of said Venetian at Weston plat, the following fifty eight (58) calls:

N 86°58'51" W, a distance of 118.49 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the left, having a radius of 225.00 feet, a central angle of 10°48'44", and an arc length of 42.46 feet, whose chord bears N 16°39'17" W, 42.40 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 67°56'19" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 6°19'43", and an arc length of 19.33 feet, whose chord bears S 18°53'49" E, 19.32 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 37°44'26" W, a distance of 12.36 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 308.84 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the right, having a radius of 400.00 feet, a central angle of 22°54'50", and an arc length of 159.97 feet, whose chord bears N 78°57'57" W, 158.91 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 67°30'31" W, a distance of 83.59 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 22°30'31" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 22°29'29" E, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 67°30'31" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 22°29'29" W, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 67°29'29" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 67°30'31" W, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 22°29'29" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 67°30'31" E, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 22°29'29" W, a distance of 24.97 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 56°02'03" W, a distance of 16.67 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 190.66 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 45°25'23" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°25'23" W, a distance of 14.34 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 00°25'23" E, a distance of 14.34 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 44°34'37" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 105.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 45°25'23" W, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°25'23" W, a distance of 8.98 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 60.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 00°25'23" E, a distance of 8.98 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 44°34'37" W, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 173.41 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the right, having a radius of 1066.00 feet, a central angle of 25°46'22", and an arc length of 479.51 feet, whose chord bears N 77°32'12" W, 475.48 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 25°20'59" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the left, having a radius of 1116.00 feet, a central angle of 0°45'17", and an arc length of 14.70 feet, whose chord bears S 65°01'40" E, 14.70 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 21°25'55" E, a distance of 14.33 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 22°47'52" W, a distance of 34.97 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 56°11'15" W, a distance of 16.70 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 74.64 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 16°24'46", and an arc length of 50.13 feet, whose chord bears N 82°12'57" W, 49.96 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 74°00'31" W, a distance of 43.16 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 34°55'54" W, a distance of 15.53 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a curve to the left, having a radius of 225.00 feet, a central angle of 31°7'43", and an arc length of 12.94 feet, whose chord bears N 01°13'28" E, 12.94 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°25'23" W, a distance of 19.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 00°25'23" E, a distance of 18.47 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 51°31'29" W, a distance of 12.72 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the left, having a radius of 495.00 feet, a central angle of 11°53'23", and an arc length of 102.72 feet, whose chord bears N 84°28'41" W, 102.54 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 100.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 45°25'23" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°25'23" W, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 00°25'23" E, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 44°34'37" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 00°25'23" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°34'37" W, a distance of 91.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 44°34'37" W, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northwest corner of said Venetian at Weston plat;

THENCE S 00°25'23" E, with the west line of said Venetian at Weston plat a distance of 703.50 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 45°22'01" E, with the west line of said Venetian at Weston plat a distance of 28.26 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner of said Venetian at Weston plat, being in the south line of said Honeycreek tract, being in the north line of said ROW dedication, and being in the north line of County Road 206;

THENCE S 89°34'37" W, with the south line of said Honeycreek tract, the north line of said ROW dedication, and the north line of County Road 206 a distance of 79.96 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over across and through said Honeycreek tract, the following twenty one (21) calls:

N 00°25'23" W, a distance of 848.84 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a curve to the right, having a radius of 688.00 feet, a central angle of 41°27'13", and an arc length of 497.77 feet, whose chord bears N 20°18'14" E, 486.98 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 41°01'50" E, a distance of 185.47 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 03°58'10" W, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 41°01'50" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 86°01'50" E, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 41°01'50" E, a distance of 107.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 90°00'00", and an arc length of 157.08 feet, whose chord bears N 03°58'10" W, 141.42 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 48°58'10" W, a distance of 75.23 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 41°01'50" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 48°58'10" W, a distance of 96.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 41°01'50" E, a distance of 272.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 48°58'10" E, a distance of 173.41 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 41°01'50" E, a distance of 490.60 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 48°58'10" W, a distance of 203.37 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the left, having a radius of 370.00 feet, a central angle of 41°05'55", and an arc length of 265.40 feet, whose chord bears N 69°31'07" W, 259.75 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°55'55" W, a distance of 707.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°07'43" W, a distance of 933.72 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 16°58'01", and an arc length of 59.23 feet, whose chord bears N 82°23'16" W, 59.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the left, having a radius of 200.00 feet, a central angle of 16°58'01", and an arc length of 59.23 feet, whose chord bears N 82°23'16" W, 59.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°07'43" W, a distance of 85.69 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the west line of said Honeycreek tract, same being the east line of Weston Road (FM 543 – 80' ROW);

THENCE N 00°39'07" W, with the west line of said Honeycreek tract, and the east line of Weston Road a distance of 100.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over across and through said Honeycreek tract, the following twenty-nine (29) calls:

N 89°07'43" E, a distance of 70.77 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the right, having a radius of 380.00 feet, a central angle of 24°15'43", and an arc length of 160.91 feet, whose chord bears S 78°44'25" E, 159.71 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the left, having a radius of 270.00 feet, a central angle of 24°15'43", and an arc length of 114.33 feet, whose chord bears S 78°44'25" E, 113.48 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°07'43" E, a distance of 798.31 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°55'55" E, a distance of 707.43 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the right, having a radius of 430.00 feet, a central angle of 41°05'55", and an arc length of 308.44 feet, whose chord bears S 69°31'07" E, 301.87 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 48°58'10" E, a distance of 214.87 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 43°45'42", and an arc length of 76.38 feet, whose chord bears S 70°51'01" E, 74.54 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the right, having a radius of 80.00 feet, a central angle of 15°19'29", and an arc length of 21.40 feet, whose chord bears S 85°04'07" E, 21.33 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 61°33'47", and an arc length of 26.86 feet, whose chord bears N 71°48'44" E, 25.59 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 48°58'10" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 61°33'47", and an arc length of 26.86 feet, whose chord bears S 10°14'57" W, 25.59 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the right, having a radius of 80.00 feet, a central angle of 15°19'29", and an arc length of 21.40 feet, whose chord bears S 12°52'12" E, 21.33 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 43°45'42", and an arc length of 76.38 feet, whose chord bears S 70°51'19" E, 74.54 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 48°58'10" E, a distance of 403.39 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the right, having a radius of 550.00 feet, a central angle of 1°31'09", and an arc length of 14.58 feet, whose chord bears S 48°12'35" E, 14.58 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°58'32" E, a distance of 21.83 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 46°43'04" E, a distance of 5.02 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the right, having a radius of 570.00 feet, a central angle of 15°49'34", and an arc length of 157.44 feet, whose chord bears S 37°52'59" E, 156.94 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 60°01'48" E, a distance of 119.99 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 75°50'39" E, a distance of 159.48 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 67°30'31" E, a distance of 213.20 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 22°29'29" W, a distance of 111.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 67°30'31" E, a distance of 180.81 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the left, having a radius of 175.00 feet, a central angle of 22°54'52", and an arc length of 69.99 feet, whose chord bears S 78°57'57" E, 69.52 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°34'37" E, a distance of 247.67 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 88°59'21", and an arc length of 77.66 feet, whose chord bears N 75°58'40" E, 70.08 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 30°28'21" E, a distance of 20.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°27'39" E, a distance of 127.12 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the east line of said Honeycreek tract and being in the west line of Lot 2, of said Weston Pirates Addition, from which a 1/2" capped rebar found, stamped "RPLS 5686" at the northwest corner thereof bears N 01°32'21" E, 169.17 feet;

THENCE S 01°32'21" W, with the east line of said Honeycreek tract, same being the west line of said Lot 2, passing the southwest corner thereof, same being the northwest corner of Lot 3, of said Weston Pirates Addition, passing the southwest corner thereof, same being the northwest corner of said Lot 4, and continuing a total distance of 707.06 feet to a 1/2" capped rebar found, stamped "RPLS 5686" at the inner ell corner of said Lot 4;

THENCE S 88°30'31" W, with the east line of said Honeycreek tract, same being the west line of said Lot 4, a distance of 53.18 feet to a 1/2" capped rebar found, stamped "RPLS 5686" at the outer ell corner of said Lot 4;

THENCE S 03°08'20" W, with the east line of said Honeycreek tract, same being the west line of said Lot 4, a distance of 139.39 feet to the POINT OF BEGINNING and containing approximately 70.078 acres of land.

That HONEYCREEK VENETIAN, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as VENETIAN AT WESTON, PHASE 2, an addition to the City of Weston, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Weston's use thereof. The City of Winston and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiencies of its respective system on any of these easements and the City of Weston or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time or procuring the permission of anyone.

HONEYCREEK VENETIAN, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weston.

Witness my hand, this the _____ day of _____, 2023.

By: Honeycreek Venetian, LLC

ZACH IPOUR
OWNER

Printed Name and Title of Owner

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared ZACH IPOUR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public State of Texas

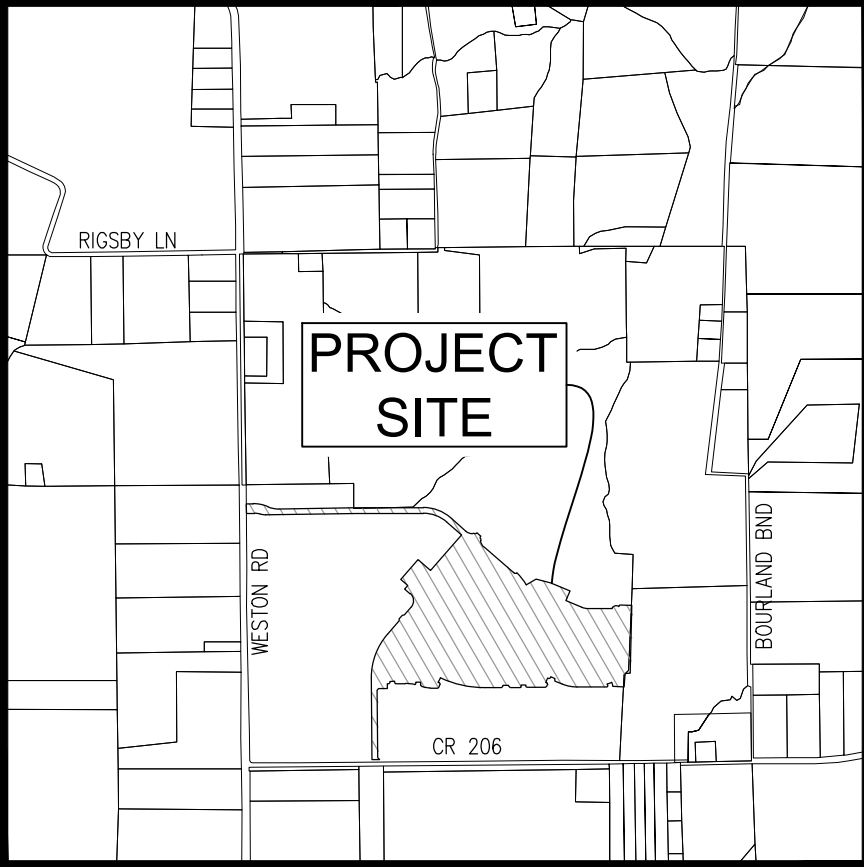
My commission expires the _____ day of _____, _____.

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- According to Community/Panel No. 48085C0135 J, effective June 2, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- All corner clips are 10"x10".
- All "X" lots (Open Space Lots) to be dedicated to and maintained by the Home Owner's Association (HOA).
- All "X" Lots are Pedestrian Access Easements.
- All Private Walls on Private Lots to be maintained by the HOA.

HOA NOTES:

- Save the title to common area properties for the benefit of the homeowner's association.
- Express a definite undertaking by the developer to convey the common properties to the homeowner's association.
- Tie the covenants and homeowner's use provisions to the plat so that collection of fees and denying use is legally supportable.



VICINITY MAP SCALE: 1" = 2000'

A FINAL PLAT OF VENETIAN AT WESTON PHASE 2

Lots 4-16, 1X, Block P

Lots 1-20, 1X-3X, Block Q

Lots 1-12, Block R

Lots 1-41, 1X-2X, Block S

Lots 1-31, 1X, Block T

Lots 1-12, 1X, Block U

Lots 1-17, 1X, Block V

Lots 1-32, 1X, Block W

Lot 1X, Block X

Lots 1-16, 1X, Block FF

Lot 1X, Block GG

Lots 1-17, Block HH

Lots 1-39, 1X, Block II

Lots 1-17, Block JJ

Lots 1-26, Block KK

Lots 11-18, 1X, Block LL

301 Residential & 15 Open Space

70.078 Acres

in the

J. WILSON SURVEY, ABSTRACT NO. 963

CITY OF WESTON

COLLIN COUNTY, TEXAS

PAGE 9 OF 9



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: BC DATE: 10/28/2021 SCALE: NTS JOB. No. MEH21001

OWNER/DEVELOPER
HONEYCREEK VENETIAN, LLC
2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75261
PH. 214-396-4253
Contact: MR. STEVE MAGLISCEAU