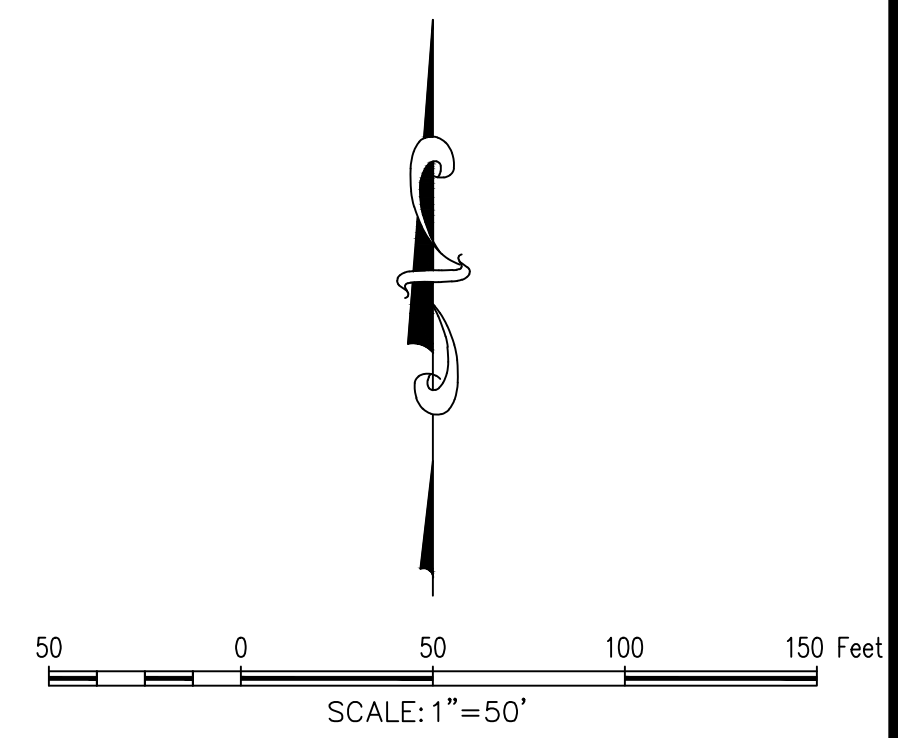
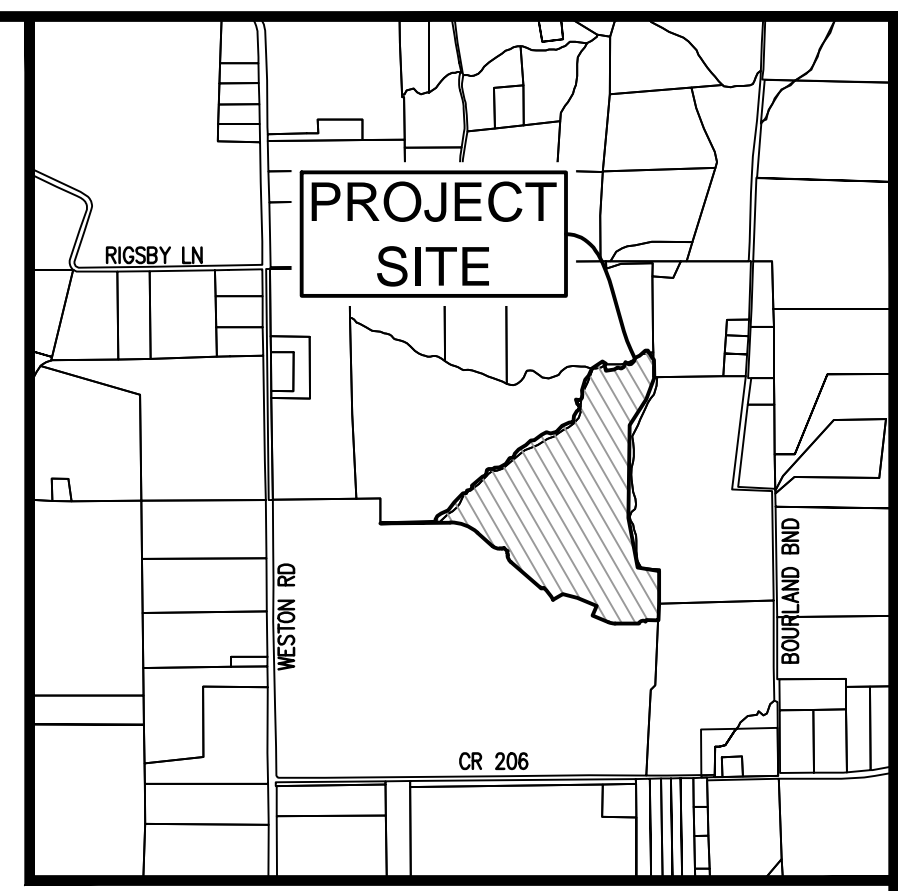


SHEET 2  
SHEET 1

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  - WME = STREET NAME CHANGE
- \* Site map located on page 4  
 \*\* Typical Lot Detail located on page 6  
 \*\*\* Line and Curve Tables located on page 6



**A FINAL PLAT OF  
VENETIAN AT WESTON  
PHASE 3**

- Lots 1-10, Block LL
- Lots 1-8, & 1X-2X, Block MM
- Lots 1-10, & 1X, Block NN
- Lots 1-20, Block OO
- Lots 1-17, Block PP
- Lots 1-18, Block QQ
- Lots 1-32, Block RR
- Lots 1-23, Block SS
- Lots 1-29, Block TT
- Lots 1-22, Block UU
- Lots 1-25, Block VV
- Lots 1-25, Block WW
- Lots 1-14, & 1X, Block XX
- Lots 1-20, Block YY
- Lot 1X, Block ZZ

**273 Residential & 5 Open Space  
72.621 Acres**  
 in the  
**J. WILSON SURVEY, ABSTRACT NO. 963  
 CITY OF WESTON  
 COLLIN COUNTY, TEXAS**

PAGE 1 OF 7

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

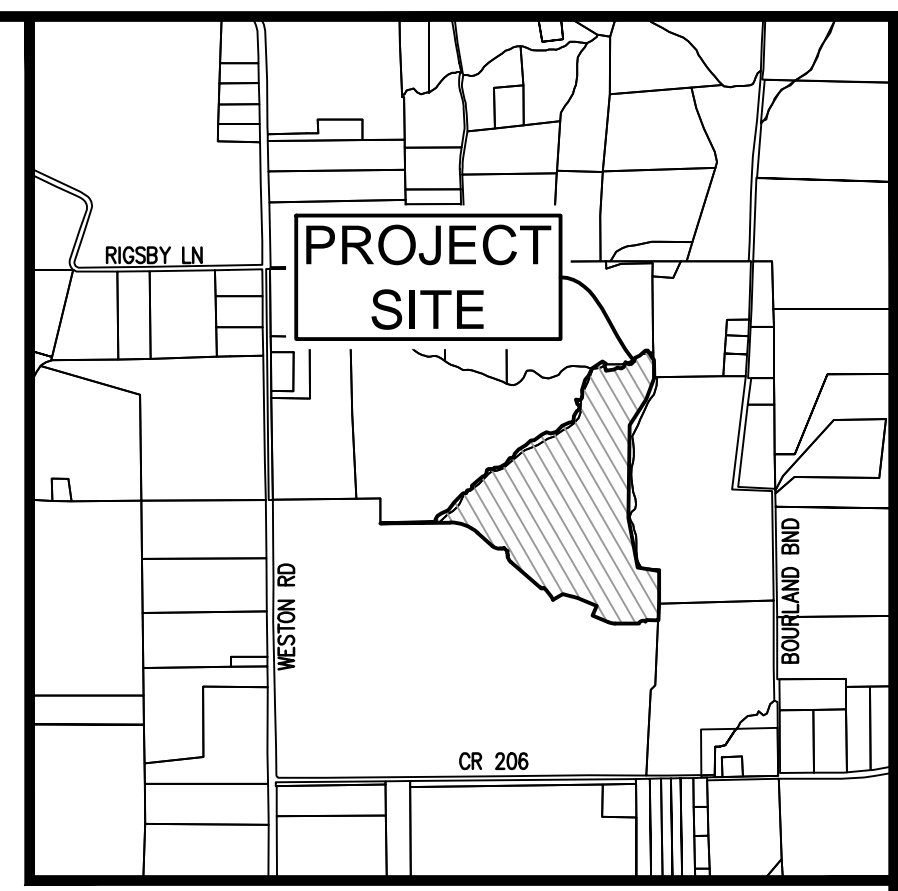
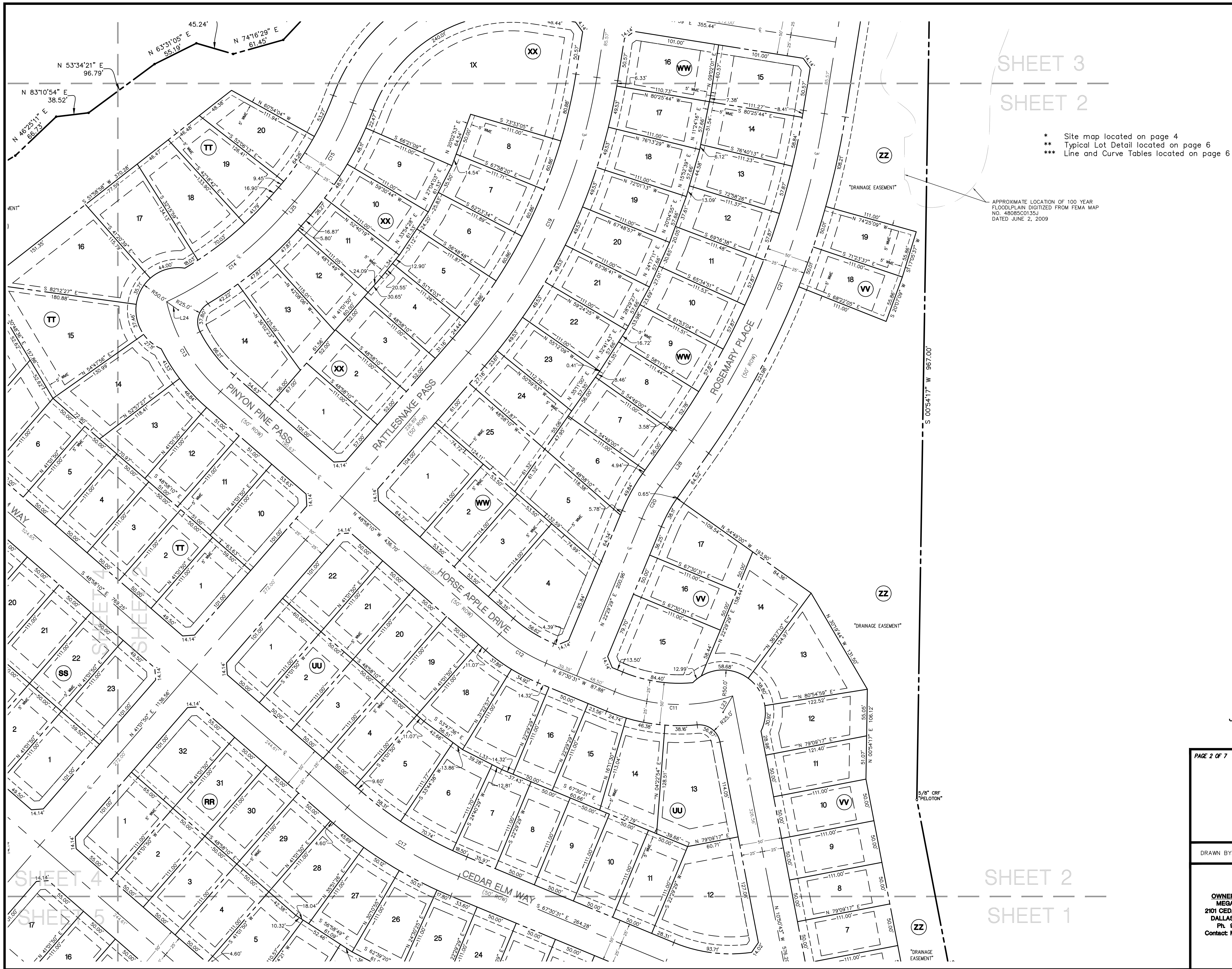
201 Country View Drive  
 Roanoke, Texas 76262  
 840.240.1012

TBPE: 19762 TBPLS: 10194440  
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DRAWN BY: BC DATE: 4/14/2022 SCALE: 1"=50' JOB. No. MEH21001

**OWNER/DEVELOPER**  
**MEGATEL HOMES**  
 2101 CEDAR SPRINGS RD.  
 DALLAS, TEXAS 75201  
 Ph. 972-339-0169  
 Contact MR. ZACH IPOUR

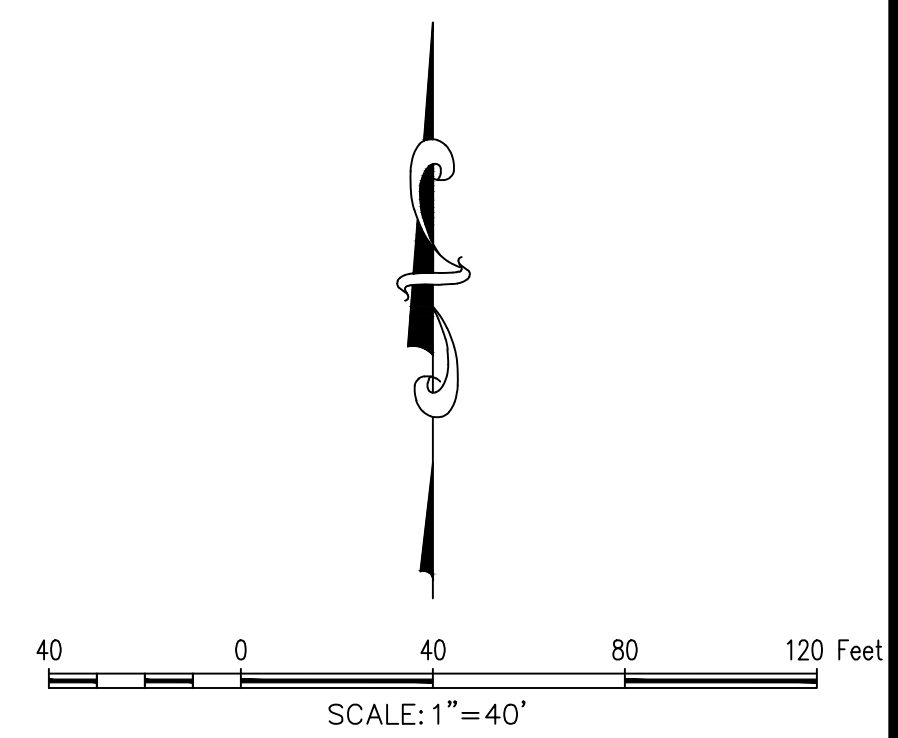
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SHEET 3  
SHEET 2

- \* Site map located on page 4
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APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN DIGITIZED FROM FEMA MAP NO. 48085C0135J DATED JUNE 2, 2009



### A FINAL PLAT OF VENETIAN AT WESTON PHASE 3

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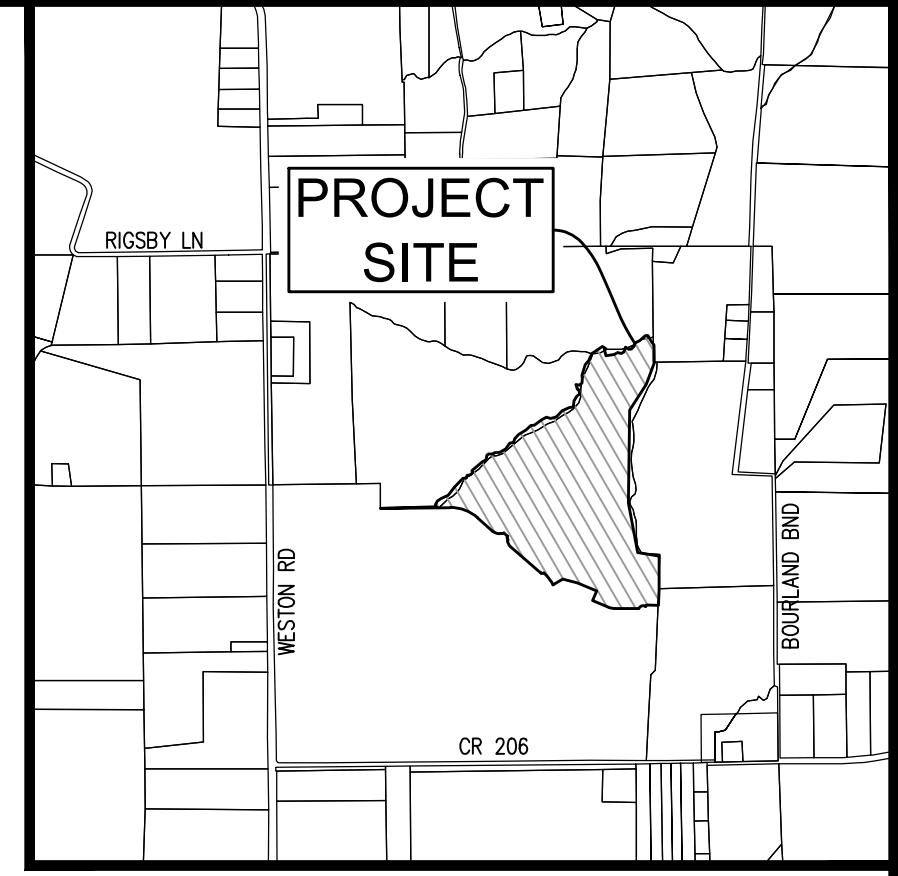
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SHEET 2  
SHEET 1

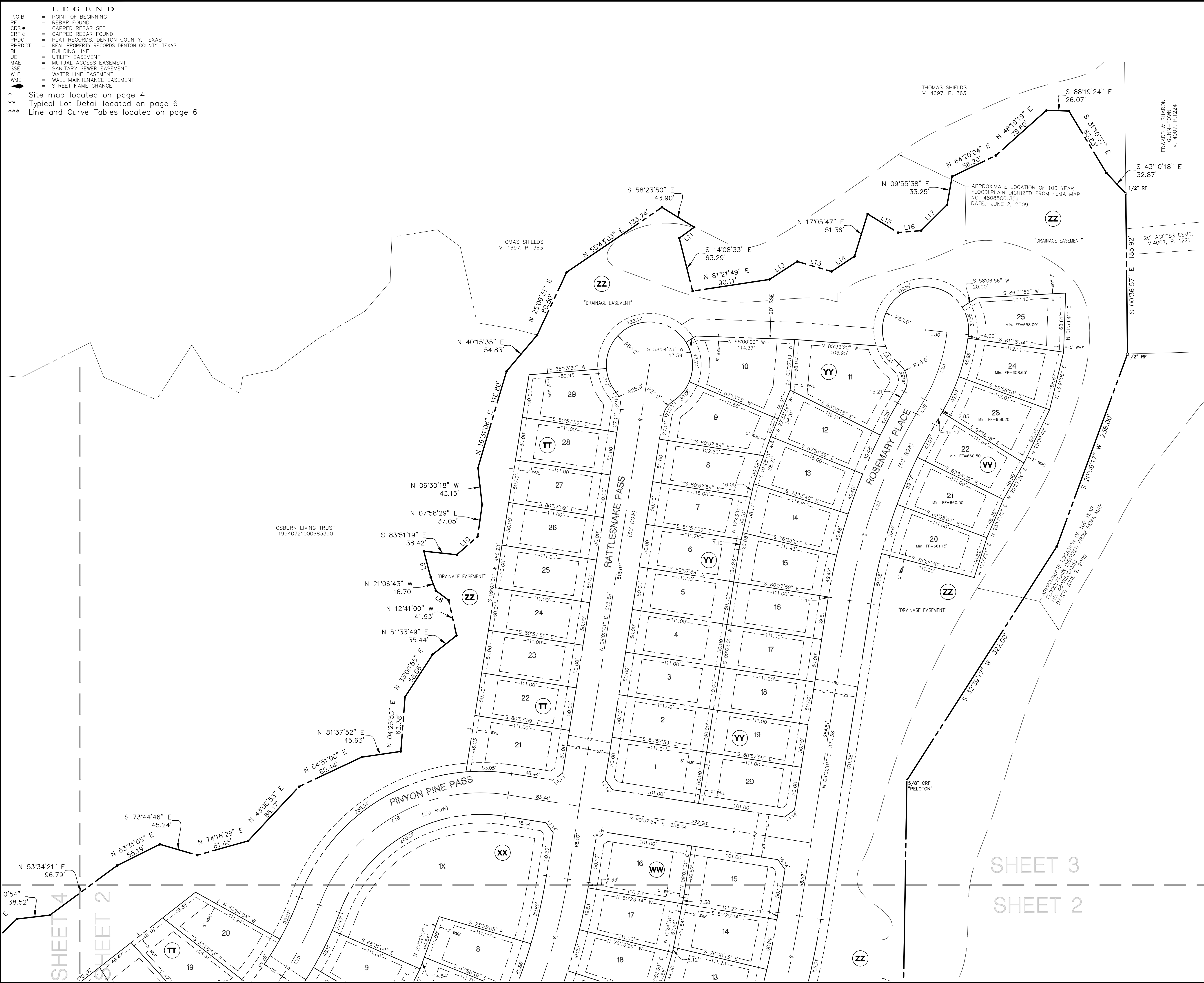
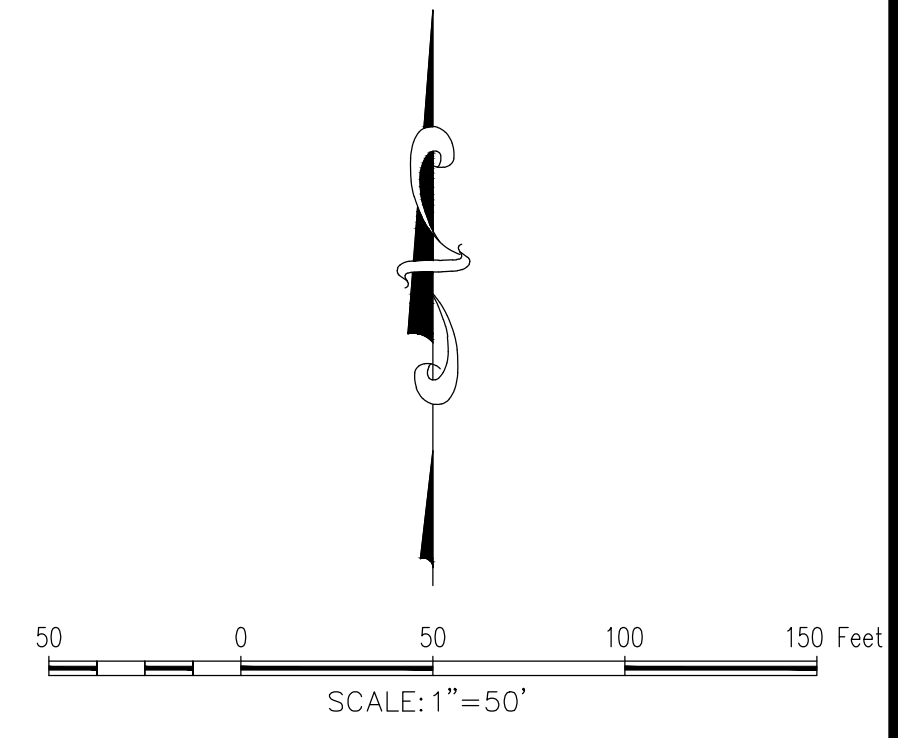
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VICINITY MAP SCALE: 1" = 2000'




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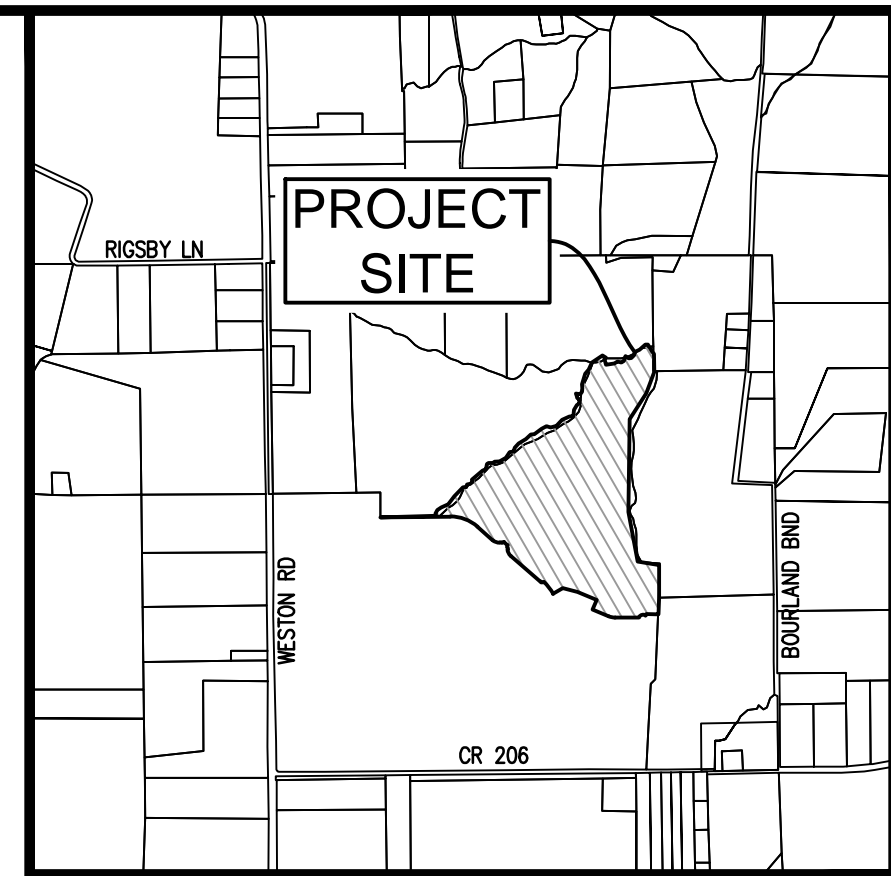
**OWNER/DEVELOPER**  
 MEGATEL HOMES  
 2101 CEDAR SPRINGS RD.  
 DALLAS, TEXAS 75201  
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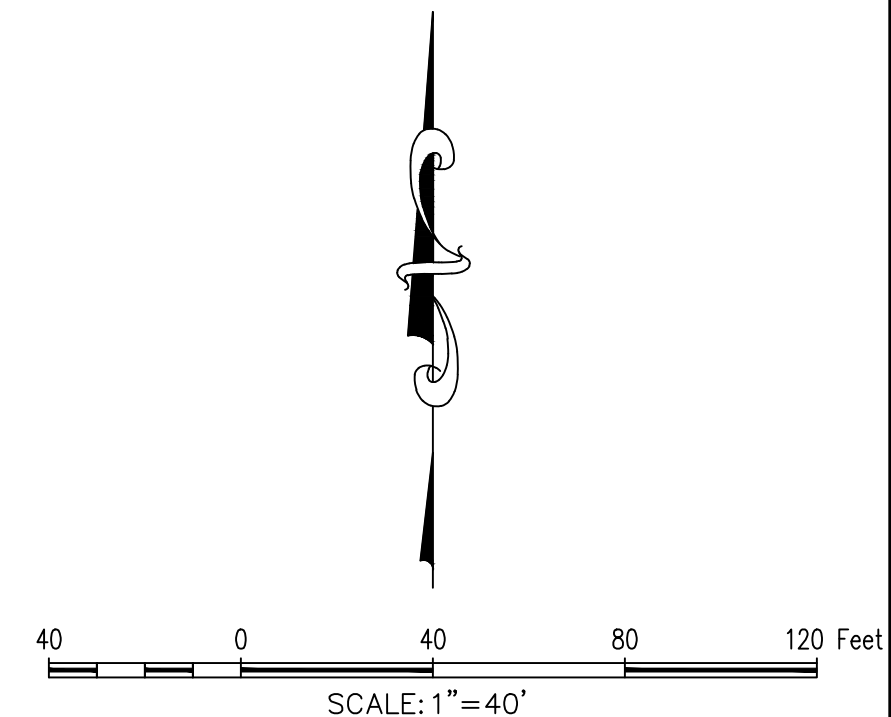
SHEET 3  
 SHEET 2

OVERALL SITE SCALE 1"=500'

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VICINITY MAP SCALE: 1" = 2000'



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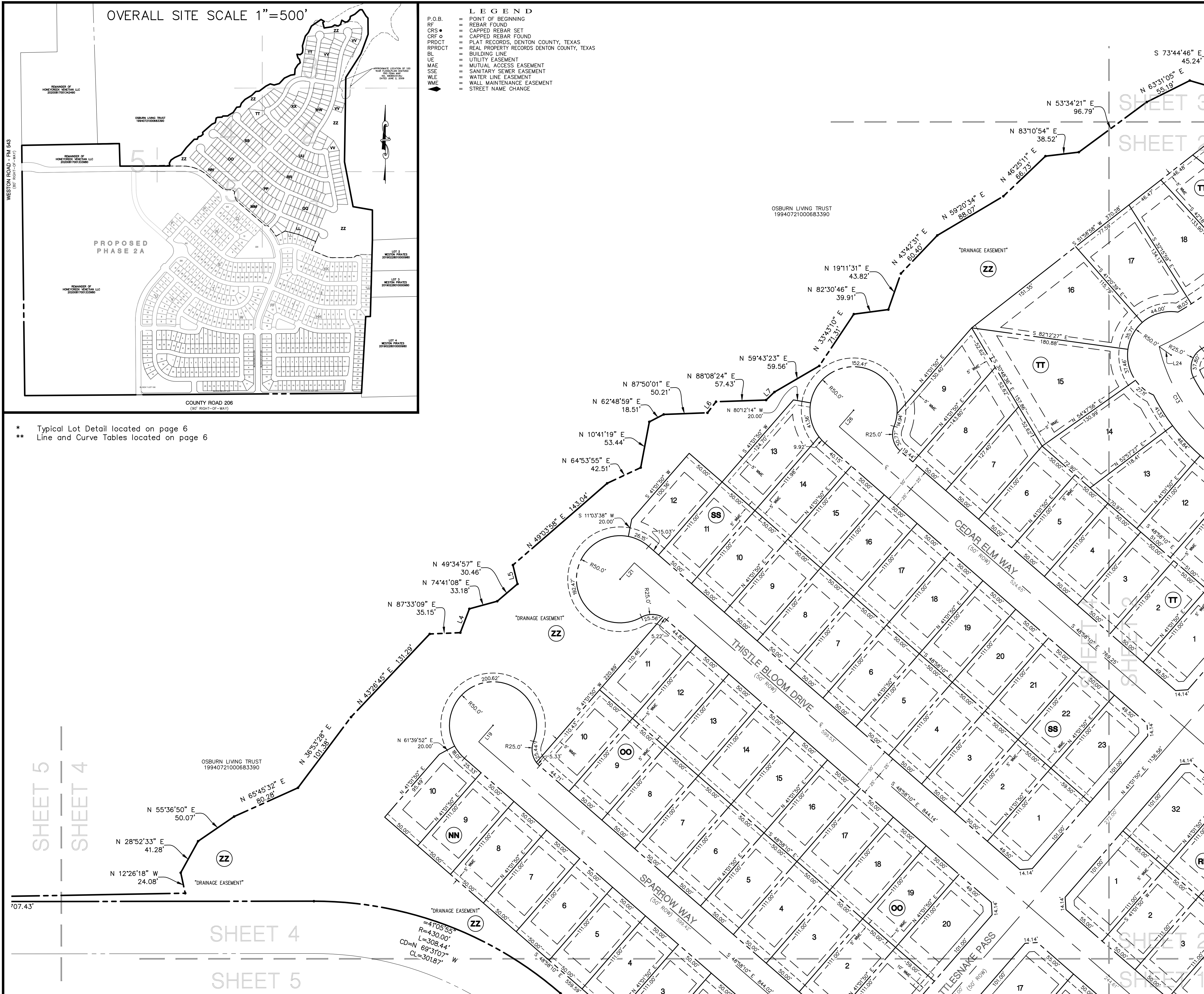
PAGE 4 OF 7



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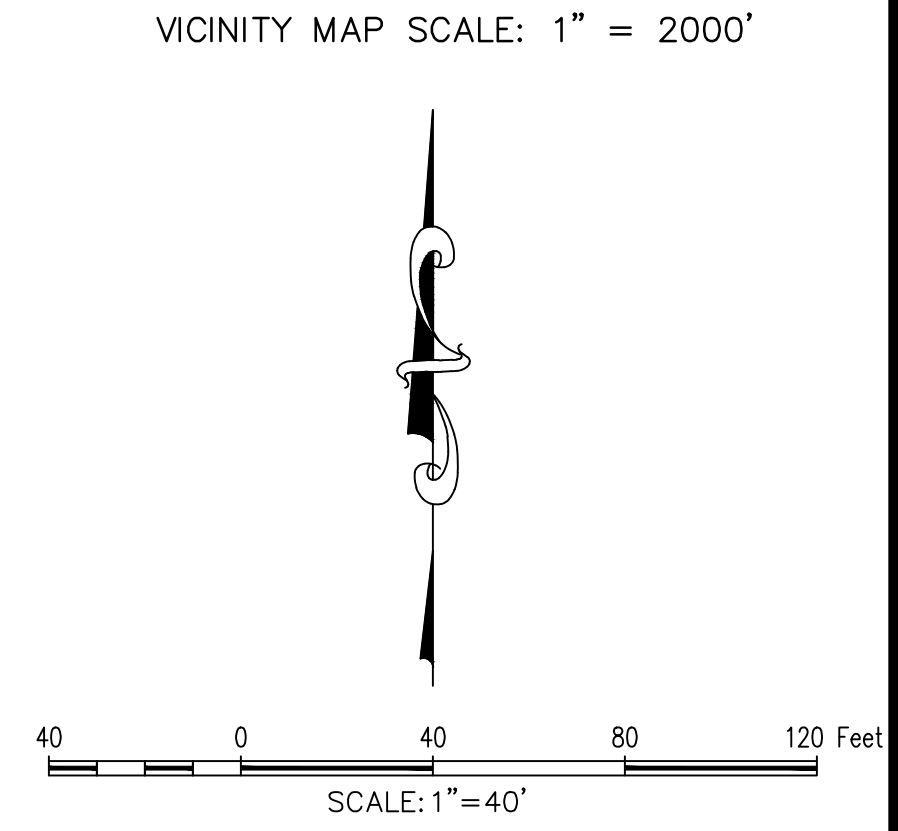
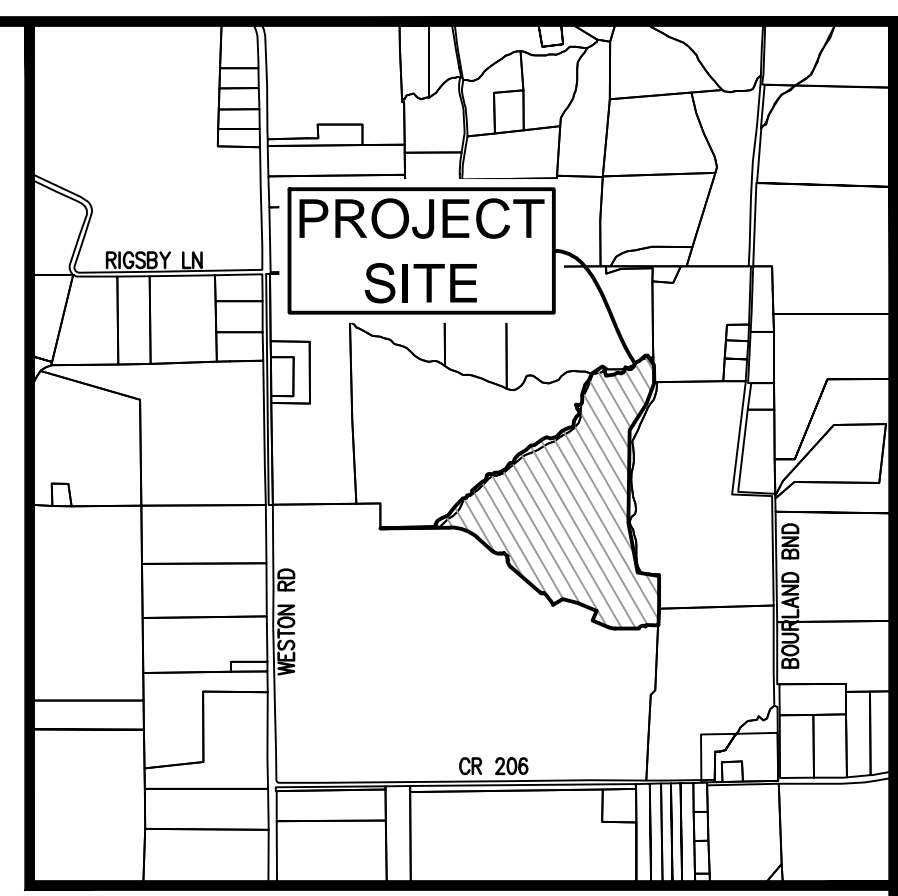
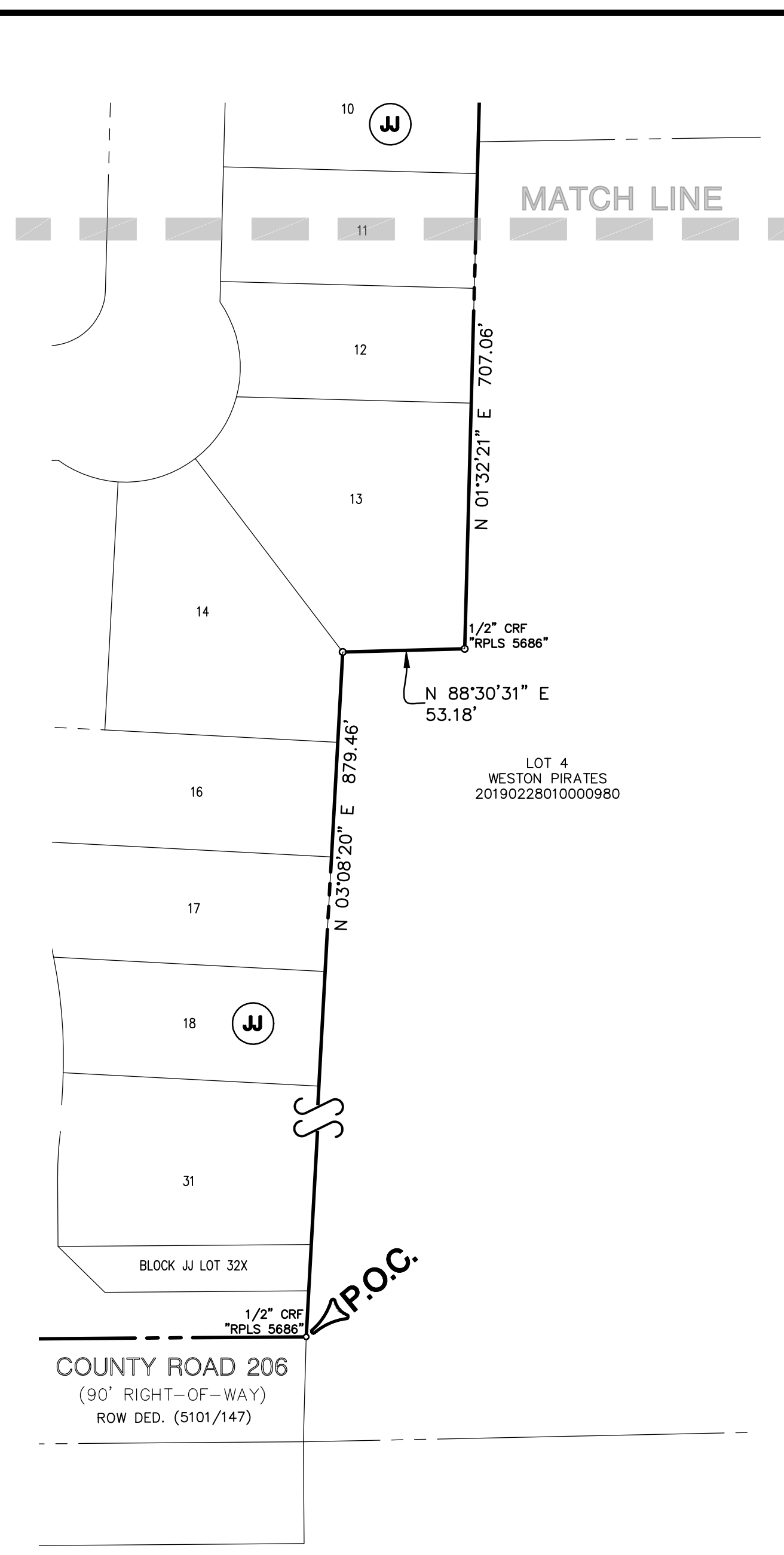
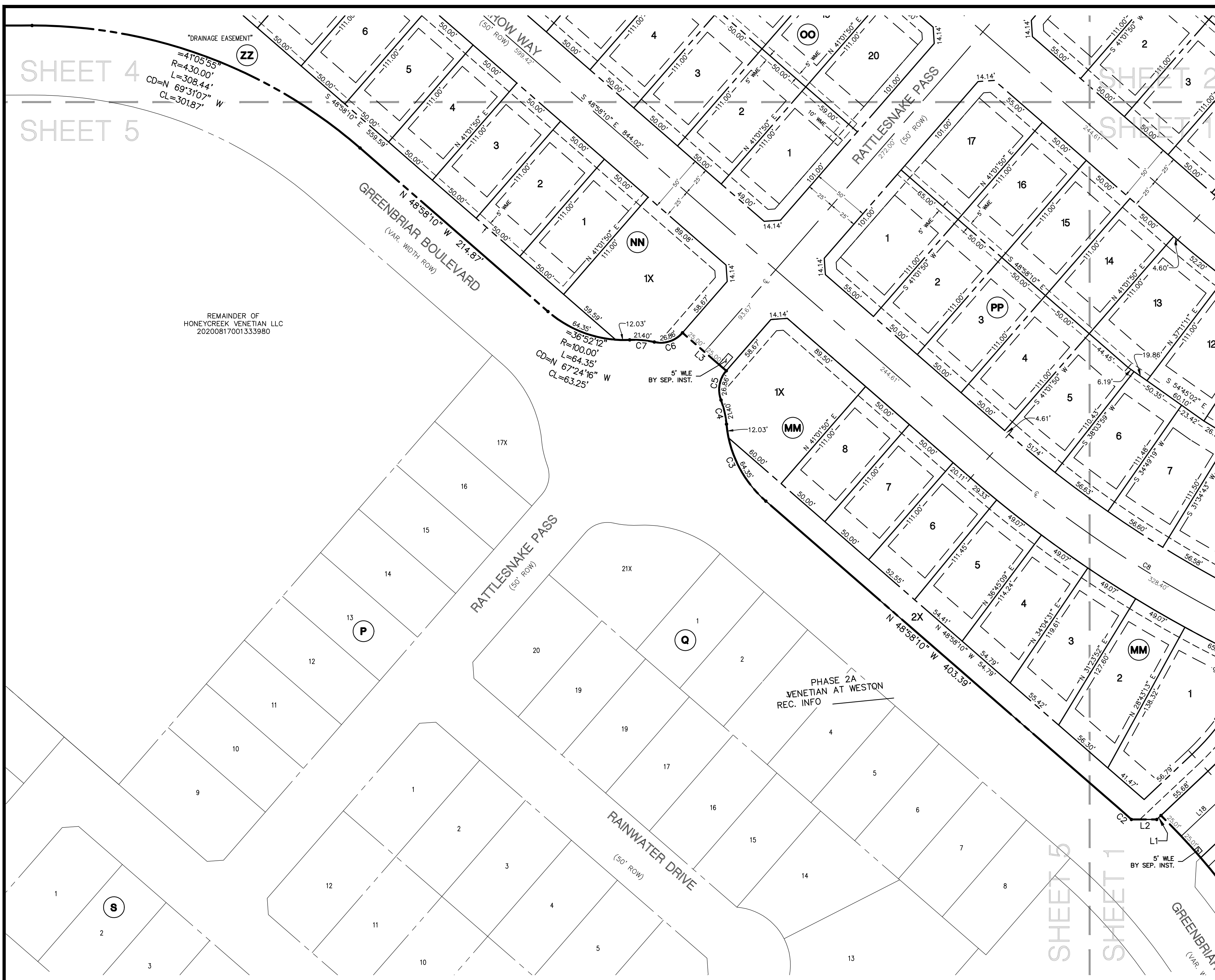
DRAWN BY: BC DATE: 4/14/2022 SCALE: 1"=50' JOB. No. MEH21001

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DALLAS, TEXAS 75201  
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Contact: MR. ZACH IPOUR



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PAGE 5 OF 7

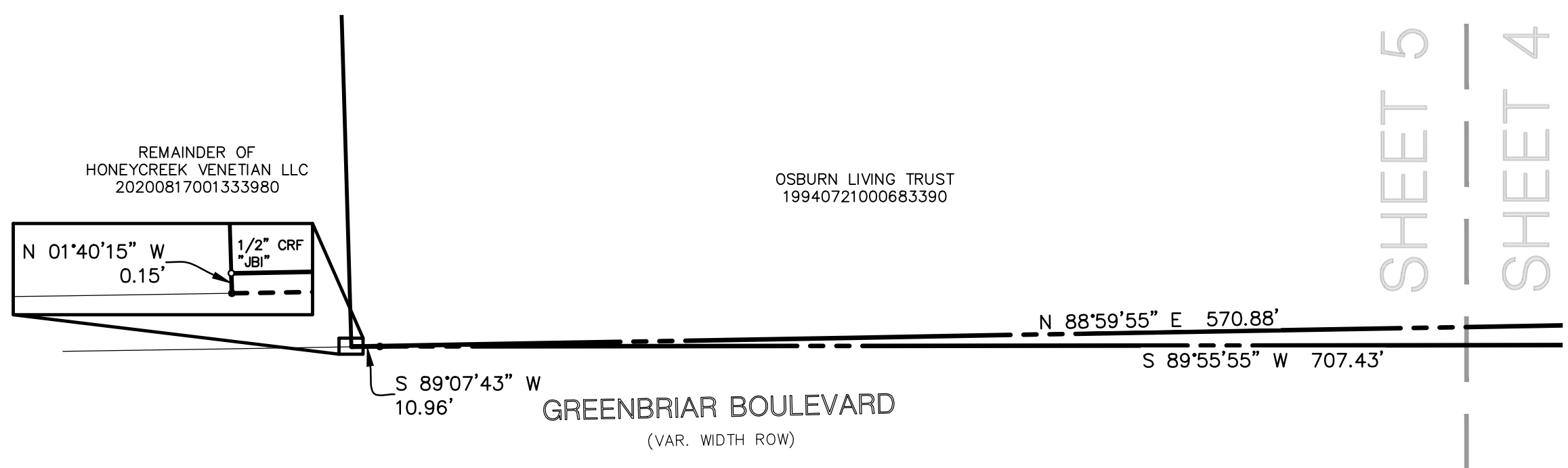
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 Plotfile: 8/7/2022 1:18 PM by William Spahr, Sheet: 8/7/2022 1:17 PM by wlsphar

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	BLOCK LL	8,175	0.188	
2	BLOCK LL	7,965	0.183	
3	BLOCK LL	9,744	0.224	
4	BLOCK LL	6,903	0.158	
5	BLOCK LL	6,491	0.149	
6	BLOCK LL	6,080	0.140	
7	BLOCK LL	5,883	0.135	
8	BLOCK LL	5,883	0.135	
9	BLOCK LL	5,883	0.135	
10	BLOCK LL	5,819	0.134	
1	BLOCK MM	8,640	0.198	
1X	BLOCK MM	10,358	0.238	
2	BLOCK MM	6,924	0.159	
2X	BLOCK MM	12,464	0.286	
3	BLOCK MM	6,410	0.147	
4	BLOCK MM	6,045	0.139	
5	BLOCK MM	5,823	0.134	
6	BLOCK MM	5,665	0.130	
7	BLOCK MM	5,550	0.127	
8	BLOCK MM	5,550	0.127	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	BLOCK NN	10,312	0.237	
2	BLOCK NN	5,550	0.127	
3	BLOCK NN	5,550	0.127	
4	BLOCK NN	5,550	0.127	
5	BLOCK NN	5,550	0.127	
6	BLOCK NN	5,550	0.127	
7	BLOCK NN	5,550	0.127	
8	BLOCK NN	5,550	0.127	
9	BLOCK NN	5,550	0.127	
10	BLOCK NN	5,525	0.127	
1	BLOCK OO	6,499	0.149	
2	BLOCK OO	5,550	0.127	
3	BLOCK OO	5,550	0.127	
4	BLOCK OO	5,550	0.127	
5	BLOCK OO	5,550	0.127	
6	BLOCK OO	5,550	0.127	
7	BLOCK OO	5,550	0.127	
8	BLOCK OO	5,550	0.127	
9	BLOCK OO	5,550	0.127	

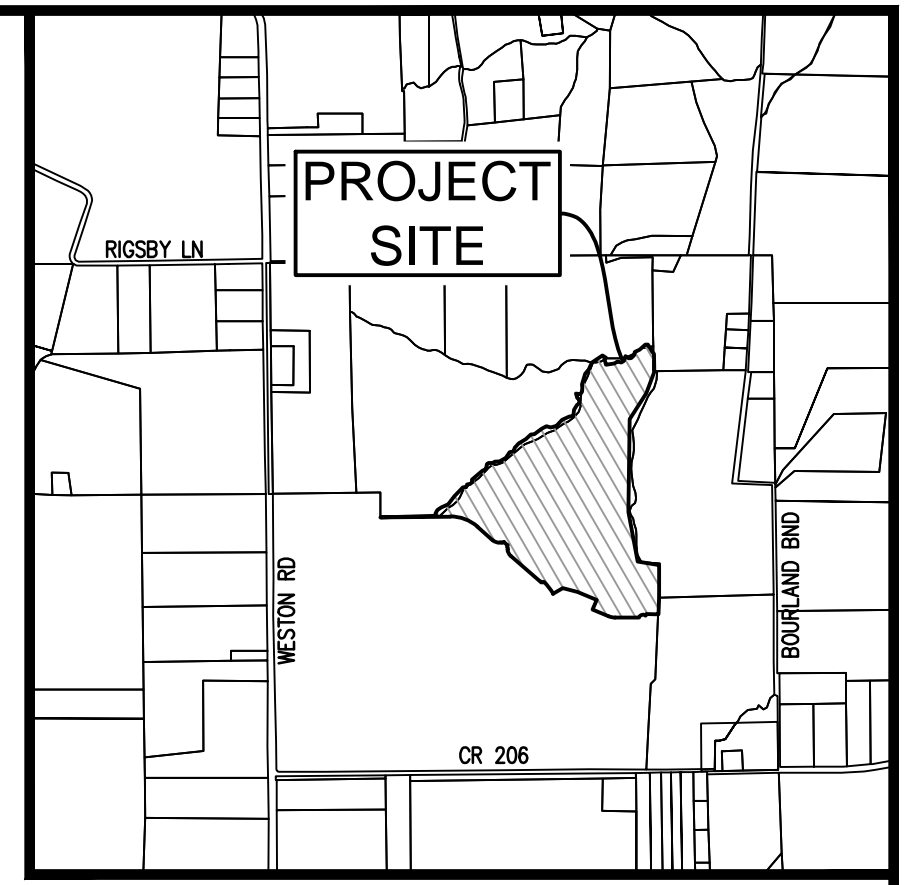
LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
10	BLOCK PP	7,986	0.183	
11	BLOCK PP	6,232	0.143	
12	BLOCK PP	6,235	0.143	
13	BLOCK PP	6,739	0.155	
14	BLOCK PP	5,550	0.127	
15	BLOCK PP	5,550	0.127	
16	BLOCK PP	5,550	0.127	
17	BLOCK PP	7,165	0.164	
18	BLOCK PP	6,610	0.152	
1	BLOCK QQ	6,610	0.152	
2	BLOCK QQ	5,550	0.127	
3	BLOCK QQ	5,550	0.127	
4	BLOCK QQ	5,550	0.127	
5	BLOCK QQ	5,550	0.127	
6	BLOCK QQ	5,550	0.127	
7	BLOCK QQ	5,550	0.127	
8	BLOCK QQ	5,550	0.127	
9	BLOCK QQ	5,550	0.127	
10	BLOCK QQ	5,550	0.127	
11	BLOCK QQ	5,550	0.127	
12	BLOCK QQ	5,550	0.127	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
13	BLOCK QQ	5,550	0.127	
14	BLOCK QQ	5,550	0.127	
15	BLOCK QQ	5,550	0.127	
16	BLOCK QQ	5,550	0.127	
17	BLOCK QQ	5,550	0.127	
18	BLOCK QQ	6,610	0.152	
1	BLOCK RR	7,165	0.164	
2	BLOCK RR	5,550	0.127	
3	BLOCK RR	5,550	0.127	
4	BLOCK RR	5,550	0.127	
5	BLOCK RR	6,297	0.145	
6	BLOCK RR	6,372	0.146	
7	BLOCK RR	6,373	0.146	
8	BLOCK RR	6,324	0.145	
9	BLOCK RR	5,550	0.127	
10	BLOCK RR	5,550	0.127	
11	BLOCK RR	5,550	0.127	
12	BLOCK RR	5,550	0.127	
13	BLOCK RR	5,550	0.127	
14	BLOCK RR	5,550	0.127	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
15	BLOCK RR	5,550	0.127	
16	BLOCK RR	5,550	0.127	
17	BLOCK RR	13,878	0.319	
18	BLOCK RR	11,020	0.253	
19	BLOCK RR	7,289	0.167	
20	BLOCK RR	6,256	0.144	
21	BLOCK RR	5,550	0.127	
22	BLOCK RR	5,550	0.127	
23	BLOCK RR	5,550	0.127	
24	BLOCK RR	5,550	0.127	
25	BLOCK RR	5,921	0.136	
26	BLOCK RR	6,143	0.141	
27	BLOCK RR	6,143	0.141	
28	BLOCK RR	6,163	0.141	
29	BLOCK RR	5,550	0.127	
30	BLOCK RR	5,550	0.127	
31	BLOCK RR	5,550	0.127	
32	BLOCK RR	7,165	0.164	
1	BLOCK SS	6,554	0.150	
2	BLOCK SS	5,550	0.127	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
3	BLOCK SS	5,550	0.127	
4	BLOCK SS	5,550	0.127	
5	BLOCK SS	5,550	0.127	
6	BLOCK SS	5,550	0.127	
7	BLOCK SS	5,550	0.127	
8	BLOCK SS	5,550	0.127	
9	BLOCK SS	5,550	0.127	
10	BLOCK SS	5,550	0.127	
11	BLOCK SS	5,550	0.127	
12	BLOCK SS	5,584	0.128	
13	BLOCK SS	6,171	0.142	
14	BLOCK SS	5,553	0.127	
15	BLOCK SS	5,550	0.127	
16	BLOCK SS	5,550	0.127	
17	BLOCK SS	5,550	0.127	
18	BLOCK SS	5,550	0.127	
19	BLOCK SS	5,550	0.127	
20	BLOCK SS	5,550	0.127	
21	BLOCK SS	5,550	0.127	
22	BLOCK SS	5,550	0.127	

BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
LL	68,826	1.580
MM	73,429	1.686
NN	65,787	1.510
OO	112,896	2.592
PP	106,136	2.437
QQ	102,020	2.342
RR	202,408	4.647
SS	130,318	2.992
TT	195,368	4.485
UU	142,517	3.272
VV	158,836	3.647
WW	163,217	3.747
XX	118,297	2.716
YY	116,628	2.677
ZZ	816,774	18.751
ROW	581,284	13.344
OVERALL	3,163,376	72.621



LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
23	BLOCK SS	6,554	0.150	
1	BLOCK TT	6,554	0.150	
2	BLOCK TT	5,550	0.127	
3	BLOCK TT	5,550	0.127	
4	BLOCK TT	5,550	0.127	
5	BLOCK TT	5,550	0.127	
6	BLOCK TT	5,550	0.127	
7	BLOCK TT	5,960	0.137	
8	BLOCK TT	6,780	0.156	
9	BLOCK TT	7,326	0.168	
10	BLOCK TT	7,013	0.161	
11	BLOCK TT	5,661	0.130	
12	BLOCK TT	5,661	0.130	
13	BLOCK TT	6,654	0.153	
14	BLOCK TT	8,732	0.200	
15	BLOCK TT	13,303	0.305	
16	BLOCK TT	11,637	0.267	
17	BLOCK TT	8,405	0.193	
18	BLOCK TT	7,841	0.180	
19	BLOCK TT	7,440	0.171	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
20	BLOCK TT	6,605	0.152	
21	BLOCK TT	6,718	0.154	
22	BLOCK TT	5,550	0.127	
23	BLOCK TT	5,550	0.127	
24	BLOCK TT	5,550	0.127	
25	BLOCK TT	5,550	0.127	
26	BLOCK TT	5,550	0.127	
27	BLOCK TT	5,550	0.127	
28	BLOCK TT	5,550	0.127	
29	BLOCK TT	6,478	0.149	
1	BLOCK UU	6,610	0.152	
2	BLOCK UU	5,550	0.127	
3	BLOCK UU	5,550	0.127	
4	BLOCK UU	5,550	0.127	
5	BLOCK UU	6,790	0.156	
6	BLOCK UU	6,908	0.159	
7	BLOCK UU	5,816	0.134	
8	BLOCK UU	5,550	0.127	
9	BLOCK UU	5,550	0.127	
10	BLOCK UU	5,550	0.127	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
11	BLOCK UU	5,550	0.127	
12	BLOCK UU	12,051	0.277	
13	BLOCK UU	10,793	0.248	
14	BLOCK UU	7,011	0.161	
15	BLOCK UU	6,064	0.139	
16	BLOCK UU	5,550	0.127	
17	BLOCK UU	6,386	0.147	
18	BLOCK UU	6,427	0.148	
19	BLOCK UU	5,550	0.127	
20	BLOCK UU	5,550	0.127	
1	BLOCK VV	6,924	0.159	
2	BLOCK VV	5,550	0.127	
3	BLOCK VV	5,550	0.127	
4	BLOCK VV	5,550	0.127	
5	BLOCK VV	5,550	0.127	
6	BLOCK VV	5,550	0.127	
7	BLOCK VV	5,550	0.127	
8	BLOCK VV	5,550	0.127	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
9	BLOCK VV	5,550	0.127	
10	BLOCK VV	5,550	0.127	
11	BLOCK VV	5,810	0.133	
12	BLOCK VV	6,920	0.159	
13	BLOCK VV	9,602	0.220	
14	BLOCK VV	9,086	0.209	
15	BLOCK VV	9,214	0.212	
16	BLOCK VV	5,550	0.127	
17	BLOCK VV	6,884	0.158	
18	BLOCK VV	5,862	0.135	
19	BLOCK VV	5,862	0.135	
20	BLOCK VV	6,035	0.139	
21	BLOCK VV	5,994	0.138	
22	BLOCK VV	6,027	0.138	
23	BLOCK VV	6,321	0.145	
24	BLOCK VV	6,346	0.146	
25	BLOCK VV	6,450	0.148	
1	BLOCK WW	8,468	0.194	
2	BLOCK WW	6,099	0.140	
3	BLOCK WW	6,099	0.140	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
4	BLOCK WW	10,325	0.237	
5	BLOCK WW	7,655	0.176	
6	BLOCK WW	6,076	0.139	
7	BLOCK WW	6,216	0.143	
8	BLOCK WW	5,909	0.136	
9	BLOCK WW	6,043	0.139	
10	BLOCK WW	6,043	0.139	
11	BLOCK WW	6,043	0.139	
12	BLOCK WW	6,044	0.139	
13	BLOCK WW	6,045	0.139	
14	BLOCK WW	6,155	0.141	
15	BLOCK WW	7,550	0.173	
16	BLOCK WW	7,433	0.171	
17	BLOCK WW	5,922	0.136	
18	BLOCK WW	5,930	0.136	
19	BLOCK WW	5,930	0.136	
20	BLOCK WW	5,930	0.136	
21	BLOCK WW	5,930	0.136	
22	BLOCK WW	5,930	0.136	
23	BLOCK WW	5,981	0.137	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
24	BLOCK WW	6,083	0.140	
25	BLOCK WW	7,380	0.169	
1X	BLOCK XX	29,377	0.674	
1	BLOCK XX	7,387	0.170	
2	BLOCK XX	5,772	0.133	
3	BLOCK XX	5,772	0.133	
4	BLOCK XX	5,932	0.136	
5	BLOCK XX	6,182	0.142	
6	BLOCK XX	6,183	0.142	
7	BLOCK XX	6,184	0.142	
8	BLOCK XX	6,194	0.142	
9	BLOCK XX	6,039	0.139	
10	BLOCK XX	6,039	0.139	
11	BLOCK XX	5,905	0.136	
12	BLOCK XX	6,059	0.139	
13	BLOCK XX	6,495	0.149	
14	BLOCK XX	8,778	0.202	
1	BLOCK YY	6,610	0.152	
2	BLOCK YY	5,550	0.127	
3	BLOCK YY	5,550	0.127	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
4	BLOCK YY	5,550	0.127	
5	BLOCK YY	5,550	0.127	
6	BLOCK YY	5,555	0.128	
7	BLOCK YY	5,669	0.130	
8	BLOCK YY	5,903	0.136	
9	BLOCK YY	7,230	0.166	
10	BLOCK YY	8,633	0.198	
11	BLOCK YY	10,189	0.234	
12	BLOCK YY	6,224	0.143	
13	BLOCK YY	6		

**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, Weston Pirates, an addition to the City of Weston, according to the plat thereof, recorded in Instrument Number 20190228010000980, Plat Records, Collin County, Texas, being the northeast corner of a certain right-of-way (ROW) dedication to the City of Weston, recorded in Volume 5101, Page 147, Official Public Records, Collin County, Texas, and being in the north line of County Road 206 (90-foot ROW);

THENCE N 03°08'20" E, with the east line of said Phase 1, and the west line of said Lot 4, passing the northeast corner of Lot 18, Block JJ of said Phase 1, same being the southeast corner of Lot 17, Block JJ, Venetian at Weston, Phase 2A, recorded in Instrument Number [redacted], Plat Records, Collin County, Texas, continuing a total distance of 879.46 feet to the southwest corner of Lot 13, Block JJ of said Phase 2A;

THENCE N 88°30'31" E, with the south line of said Lot 13, of said Phase 2A, and 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 southeast corner of said Lot 13, of said Phase 2A, and being an inner all corner of said Lot 4;

THENCE N 01°32'21" E, with the east line of said Phase 2A and the west line of said Lot 4, passing the northwest corner thereof, same being the southwest corner of Lot 3, of said Weston Pirates, passing the northwest corner thereof, same being the southwest corner of Lot 2, of said Weston Pirates, continuing a total distance of 707.06 feet to the POINT OF BEGINNING at a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of Lot 1, Block JJ, of said Phase 2A plat;

THENCE with the north line of said Phase 2A plat, the following twenty-six (26) calls:

- N 88°27'39" W, a distance of 127.12 feet to a 1/2" capped rebar set, stamped "MCADAMS";
- S 30°28'21" W, a distance of 20.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

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

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

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

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

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

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

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

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

Northwesterly, with a curve to the left, having a radius of 570.00', a central angle of 10°47'55", and an arc length of 157.44', whose chord bears N 37°52'59" W, 156.94 feet to a 1/2" capped rebar set, stamped "MCADAMS";

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

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

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

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

Northwesterly, with a curve to the right, having a radius of 100.00', a central angle of 43°45'42", and an arc length of 76.38', whose chord bears N 27°05'19" W, 74.54 feet to a 1/2" capped rebar set, stamped "MCADAMS";

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

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

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

Southwesterly, with a curve to the right, 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 71°48'44" W, 25.59 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with a reverse curve to the left, with a radius of 80.00 feet, a central angle of 15°19'29", and an arc length of 21.40', whose chord bears N 85°04'07" W, 21.33 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with a reverse curve to the right, having a radius of 100.00 feet, a central angle of 36°52'12", and an arc length of 76.38 feet, whose chord bears N 70°51'01" W, 74.54 feet to a 1/2" capped rebar set, stamped "MCADAMS";

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

Northwesterly, with a curve to the left, 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 N 69°31'07" W, 301.87 feet to a 1/2" capped rebar set, stamped "MCADAMS";

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

S 89°07'43" W, a distance of 10.96 feet to a 1/2" capped rebar found, stamped "JBI";

THENCE N 01°40'15" W, a distance of 0.15 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the north line of said Honey Creek tract, and being in the south line of a certain tract of land, described by deed to Osburn Living Trust, recorded in Instrument Number 19940721000683390, Deed Records, Collin County, Texas;

THENCE N 88°59'55" E, with the north line of said Honey Creek tract, and the south line of said Osburn Living Trust tract, a distance of 570.88 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner of said Osburn Living Trust tract, and being in the north line of said Honey Creek tract;

THENCE with the east line of said Osburn Living Trust tract, the north line of said Honey Creek tract, and the meanders of a creek, the following forty-seven (47) calls:

- N 12°26'18" W, a distance of 24.08 feet;
- N 28°52'33" E, a distance of 41.28 feet;
- N 55°36'50" E, a distance of 50.07 feet;

- N 65°45'32" E, a distance of 80.28 feet;
- N 36°53'28" E, a distance of 101.38 feet;
- N 43°26'45" E, a distance of 131.29 feet;

- N 87°33'09" E, a distance of 35.15 feet;
- N 20°46'44" E, a distance of 29.21 feet;
- N 74°41'08" E, a distance of 33.18 feet;

- N 49°34'57" E, a distance of 30.46 feet;
- N 13°34'16" W, a distance of 22.32 feet;
- N 49°03'58" E, a distance of 143.04 feet;

- N 64°53'55" E, a distance of 42.51 feet;
- N 10°41'19" E, a distance of 53.44 feet;
- N 62°48'59" E, a distance of 18.51 feet;

- N 87°50'01" E, a distance of 50.21 feet;
- N 37°49'44" E, a distance of 16.09 feet;
- N 88°08'24" E, a distance of 57.43 feet;

- N 46°13'27" E, a distance of 13.31 feet;
- N 59°43'23" E, a distance of 59.56 feet;
- N 33°43'10" E, a distance of 71.31 feet;

- N 82°30'46" E, a distance of 39.91 feet;
- N 19°11'31" E, a distance of 43.82 feet;
- N 43°42'31" E, a distance of 60.40 feet;

- N 59°20'34" E, a distance of 88.07 feet;
- N 46°25'11" E, a distance of 66.73 feet;
- N 83°10'54" E, a distance of 38.52 feet;

- N 53°34'21" E, a distance of 96.79 feet;
- N 63°31'05" E, a distance of 55.19 feet;
- S 73°44'46" E, a distance of 45.24 feet;

- N 74°16'29" E, a distance of 61.45 feet;
- N 43°06'53" E, a distance of 86.17 feet;
- N 64°51'06" E, a distance of 80.44 feet;

- N 81°37'52" E, a distance of 45.63 feet;
- N 04°25'55" E, a distance of 63.38 feet;
- N 33°00'55" E, a distance of 58.66 feet;

- N 51°33'49" E, a distance of 35.44 feet;
- N 12°41'00" W, a distance of 41.93 feet;
- N 53°08'02" W, a distance of 18.50 feet;

- N 21°06'43" W, a distance of 16.70 feet;
- N 14°42'26" W, a distance of 31.16 feet;
- S 83°51'19" E, a distance of 38.42 feet;

- N 48°47'41" E, a distance of 32.19 feet;
- N 07°58'29" E, a distance of 37.05 feet;
- N 06°30'18" W, a distance of 43.15 feet;

- N 16°31'06" E, a distance of 116.80 feet;
- N 40°15'35" E, a distance of 54.83 feet to a point in the northeast corner of said Osburn Living Trust tract, being in the south line of a certain tract of land, described by deed to Thomas Shields, recorded in Volume 4697, Page 363, Deed Records, Collin County, Texas, being in the north line of said Honey Creek tract (20200817001342490), and being the meanders of a creek;

- THENCE with the east line of said Shields tract (4697/363), the north line of said Honey Creek tract, and the meanders of a creek, the following nineteen (19) calls:
- N 25°06'31" E, a distance of 80.50 feet;
- N 55°43'03" E, a distance of 133.74 feet;
- S 58°23'50" E, a distance of 43.90 feet;
- S 53°42'04" W, a distance of 21.53 feet;

- N 49°03'58" E, a distance of 143.04 feet;
- N 64°53'55" E, a distance of 42.51 feet;
- N 10°41'19" E, a distance of 53.44 feet;
- N 62°48'59" E, a distance of 18.51 feet;
- N 87°50'01" E, a distance of 50.21 feet;
- N 37°49'44" E, a distance of 16.09 feet;
- N 88°08'24" E, a distance of 57.43 feet;
- N 46°13'27" E, a distance of 13.31 feet;
- N 59°43'23" E, a distance of 59.56 feet;
- N 33°43'10" E, a distance of 71.31 feet;
- N 82°30'46" E, a distance of 39.91 feet;
- N 19°11'31" E, a distance of 43.82 feet;
- N 43°42'31" E, a distance of 60.40 feet;
- N 59°20'34" E, a distance of 88.07 feet;
- N 46°25'11" E, a distance of 66.73 feet;
- N 83°10'54" E, a distance of 38.52 feet;
- N 53°34'21" E, a distance of 96.79 feet;
- N 63°31'05" E, a distance of 55.19 feet;
- S 73°44'46" E, a distance of 45.24 feet;
- N 74°16'29" E, a distance of 61.45 feet;
- N 43°06'53" E, a distance of 86.17 feet;
- N 64°51'06" E, a distance of 80.44 feet;
- N 81°37'52" E, a distance of 45.63 feet;
- N 04°25'55" E, a distance of 63.38 feet;
- N 33°00'55" E, a distance of 58.66 feet;
- N 51°33'49" E, a distance of 35.44 feet;
- N 12°41'00" W, a distance of 41.93 feet;
- N 53°08'02" W, a distance of 18.50 feet;
- N 21°06'43" W, a distance of 16.70 feet;
- N 14°42'26" W, a distance of 31.16 feet;
- S 83°51'19" E, a distance of 38.42 feet;
- N 48°47'41" E, a distance of 32.19 feet;
- N 07°58'29" E, a distance of 37.05 feet;
- N 06°30'18" W, a distance of 43.15 feet;
- N 16°31'06" E, a distance of 116.80 feet;
- N 40°15'35" E, a distance of 54.83 feet to a point in the northeast corner of said Osburn Living Trust tract, being in the south line of a certain tract of land, described by deed to Thomas Shields, recorded in Volume 4697, Page 363, Deed Records, Collin County, Texas, being in the north line of said Honey Creek tract (20200817001342490), and being the meanders of a creek;

- S 14°08'33" E, a distance of 63.29 feet;
- N 81°21'49" E, a distance of 90.11 feet;
- N 57°05'52" E, a distance of 38.24 feet;
- S 73°50'42" E, a distance of 41.62 feet;
- N 56°23'07" E, a distance of 31.88 feet;
- N 17°05'47" E, a distance of 51.36 feet;
- S 58°31'40" E, a distance of 41.35 feet;
- N 85°04'01" E, a distance of 26.92 feet;
- N 45°10'55" E, a distance of 42.44 feet;
- N 09°55'38" E, a distance of 33.25 feet;
- N 64°20'04" E, a distance of 56.20 feet;
- N 48°16'19" E, a distance of 78.69 feet;
- S 88°19'24" E, a distance of 26.07 feet;
- S 31°10'37" E, a distance of 83.83 feet;

- S 43°10'18" E, a distance of 32.87 feet to a 1/2" rebar found at the northeast corner of said Honey Creek tract (20200817001342490), same being the southeast corner of said Shields tract (4697/363), and being in the west line of a certain tract of land, described by deed to Edward & Sharon Gunn--Town, recorded in Volume 4007, Page 1224, Deed Records, Collin County, Texas;

THENCE S 00°36'57" E, with the east line of said Honey Creek tract, and the west line of said Gunn--Town tract, a distance of 185.92 feet to a 1/2" rebar found at the southwest corner of said Gunn--Town tract, same being the northwest corner of a certain tract of land, described by deed to Benjamin F. Giles Jr., recorded in Volume 1250, Page 684, Deed Records, Collin County, Texas, and being in the east line of said Honey Creek tract;

THENCE with the east line of said Honey Creek tract, and the west line of said Giles tract the following six (6) calls:

- S 20°09'17" W, a distance of 238.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
- S 32°39'17" W, a distance of 322.00 feet to a 5/8" capped rebar found, stamped PELOTON";
- S 00°54'17" W, a distance of 967.00 feet to a 5/8" capped rebar found, stamped PELOTON";
- S 10°50'43" E, a distance of 524.00 feet to a 5/8" capped rebar found, stamped PELOTON";
- S 80°20'43" E, a distance of 224.51 feet to a 1/2" capped rebar set, stamped "MCADAMS";
- S 00°03'40" E, a distance of 344.98 feet to a 1/2" capped rebar found, stamped "RPLS 5686" at the southwest corner of said Giles tract, same being the northwest corner of Lot 2, of said Weston Pirates Addition, and being in the east line of said Honey Creek tract;

THENCE S 01°32'21" W, with the east line of said Honey Creek tract, and the west line of said Lot 2, a distance of 169.17 feet to the POINT OF BEGINNING and containing approximately 72.621 acres of land.

That MEGATEL HOMES, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as VENETIAN AT WESTON, 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, or efficiency of its respective system on any of these easements and the City of Weston or any public subordinate to the public's and City of Weston's use thereof. The City of Weston 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 efficiency 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, reconstructing, 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.

MEGATEL HOMES, 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 \_\_\_\_\_, 2022.

By: Honeycreek Venetian, LLC

ZACH IPOUR  
Authorized Representative

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 \_\_\_\_\_, 2022.

Notary Public State of Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**NOTES:**

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. 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.
3. 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.
4. 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.
5. All corner clips are 10"x10".
6. All "X" lots to be dedicated to and maintained by the Home Owner's Association (HOA).
7. All Wall Maintenance Easements to be maintained by the HOA.

**APPROVED AND ACCEPTED**

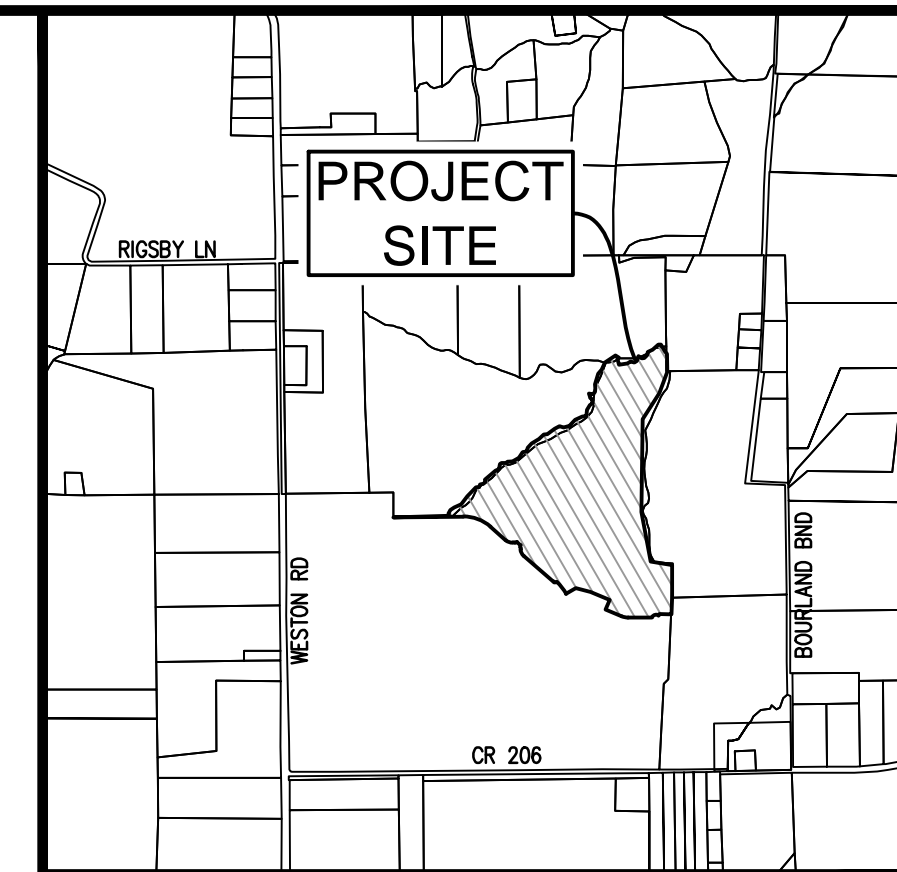
\_\_\_\_\_  
Mayor  
City of Weston, Texas

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
City Secretary  
City of Weston, Texas

\_\_\_\_\_  
Date



VICINITY MAP SCALE: 1" = 2000'

**A FINAL PLAT OF  
VENETIAN AT WESTON  
PHASE 3**

- Lots 1-10, Block LL
- Lots 1-8, & 1X-2X, Block MM
- Lots 1-10, & 1X, Block NN
- Lots 1-20, Block OO
- Lots 1-17, Block PP
- Lots 1-18, Block QQ
- Lots 1-32, Block RR
- Lots 1-23, Block SS
- Lots 1-29, Block TT
- Lots 1-22, Block UU
- Lots 1-25, Block VV
- Lots 1-25, Block WW
- Lots 1-14, & 1X, Block XX
- Lots 1-20, Block YY
- Lot 1X, Block ZZ

**273 Residential & 5 Open Space  
72.621 Acres**  
in the  
**J. WILSON SURVEY, ABSTRACT NO. 963  
CITY OF WESTON  
COLLIN COUNTY, TEXAS**



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

201 Country View Drive  
Roanoke, Texas 76262  
840.240.1012

TBPE: 19762 TBPLS: 10194440  
www.gacon.com  
www.mcadamsco.com

DRAWN BY: BC DATE: 4/14/2022 SCALE: 1"=50' JOB. No. MEH21001

**OWNER/DEVELOPER**  
**HONEYCREEK VENETIAN, LLC**  
2101 CEDAR SPRINGS RD.  
DALLAS, TEXAS 76201  
Ph. 972-339-0169  
Contact MR. ZACH IPOUR

**SURVEYOR'S STATEMENT**

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

**PRELIMINARY DOCUMENT:  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
JAMES STOWELL, RPLS 6618 8/31/22**

James Stowell, RPLS  
Texas Registration No. 6153

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared JAMES STOWELL, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public State of Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

File: M:\Projects\MCH01001 Venetian at Weston - Phase 032-Dedication\Survey\Plan\MCH01001 PH3 FINAL PLAT  
Plotset: 8/7/2022 1:18 PM by Wilms-Sparkes. Sheet: 8/7/2022 1:17 PM by wsparkes