

STATE OF TEXAS: X
COUNTY OF COLLIN: X

WHEREAS Honey Creek Venues, LLC is the owner of a tract of land situated in Collin County, Texas, in the Grizzell Kennedy survey, abstract no. 498, being a survey of the 25.67 acre tract described in a deed from Kathleen Barry Plumb, et al to Honey Creek Venues, LLC, dated July 15, 2020, recorded as clerk's file no. 20200811001285740 of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the southeast corner of said 25.67 acre tract; THENCE South 80°51'12" West, with the south line of said 25.67 acre tract, passing a 1/2-inch iron pin found at 229.62 feet and continuing in all, 390.61 feet to a point in Honey Creek, at the southwest corner of said 25.67 acre tract;

THENCE generally in a northerly direction with the western line of said 25.67 acre tract and with said Honey Creek as follows:

- North 13°47'53" West, 142.74 feet;
North 02°39'57" West, 165.23 feet;
North 17°01'15" West, 82.89 feet;
North 32°46'53" West, 89.06 feet;
North 62°45'46" West, 44.82 feet;
North 87°03'04" West, 122.42 feet;
North 67°49'49" West, 137.71 feet;
North 55°20'08" West, 174.84 feet;
North 72°38'42" West, 211.18 feet;
South 83°50'10" West, 118.45 feet;
North 41°17'40" West, 125.82 feet;
North 25°53'27" West, 38.53 feet;
North 07°51'04" West, 47.06 feet;
North 30°56'11" East, 222.18 feet;
North 17°03'03" East, 222.16 feet to a point in a concrete bridge;

THENCE South 88°52'42" East, with the south line of the 0.14 acre tract recorded in volume 2914, page 952, passing at 181.57 feet, a mag nail set at the southeast corner of said 0.14 acre tract and the south-southwest corner of the 823.48 acre tract recorded in volume 4768, page 3562, continuing with the south line of said 823.48 acre tract, in all 1205.89 feet to a point; a mag nail found bears North 01°16'05" East, 0.23 foot;

THENCE South 01°16'05" West, with the east line of said 25.67 acre tract, passing a 1/2-inch iron pin set at 60.00 feet and continuing in all, 1179.67 feet to the PLACE OF BEGINNING and containing 25.51 acres.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Honey Creek Venues, LLC does hereby adopt this Preliminary-Final Plat designating the hereinabove described property as DuCHARME PLAT-HONEY CREEK VENUES ADDITION, LOT 1, BLOCK A, an addition to Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas as shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 20__.

William W. DuCharme, Member/Manager of Honey Creek Venues, LLC

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared William W. DuCharme, 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 the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT DuCHARME PLAT-HONEY CREEK VENUES ADDITION LOT 1 BLOCK A

AN ADDITION TO COLLIN COUNTY BEING 25.51 ACRES OF LAND LOCATED IN THE GRIZZELL KENNEDY SURVEY, ABSTRACT NO. 498, COLLIN COUNTY, TEXAS JULY 27, 2021 1 LOT

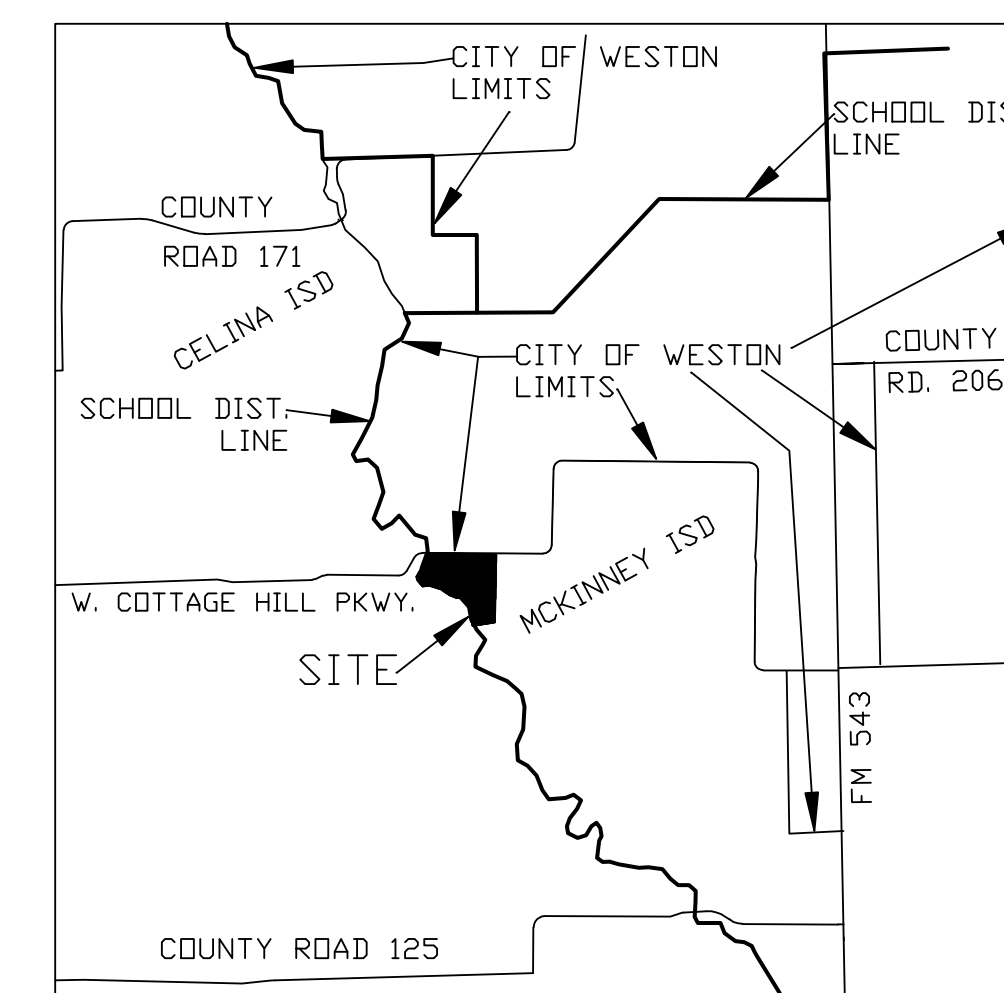
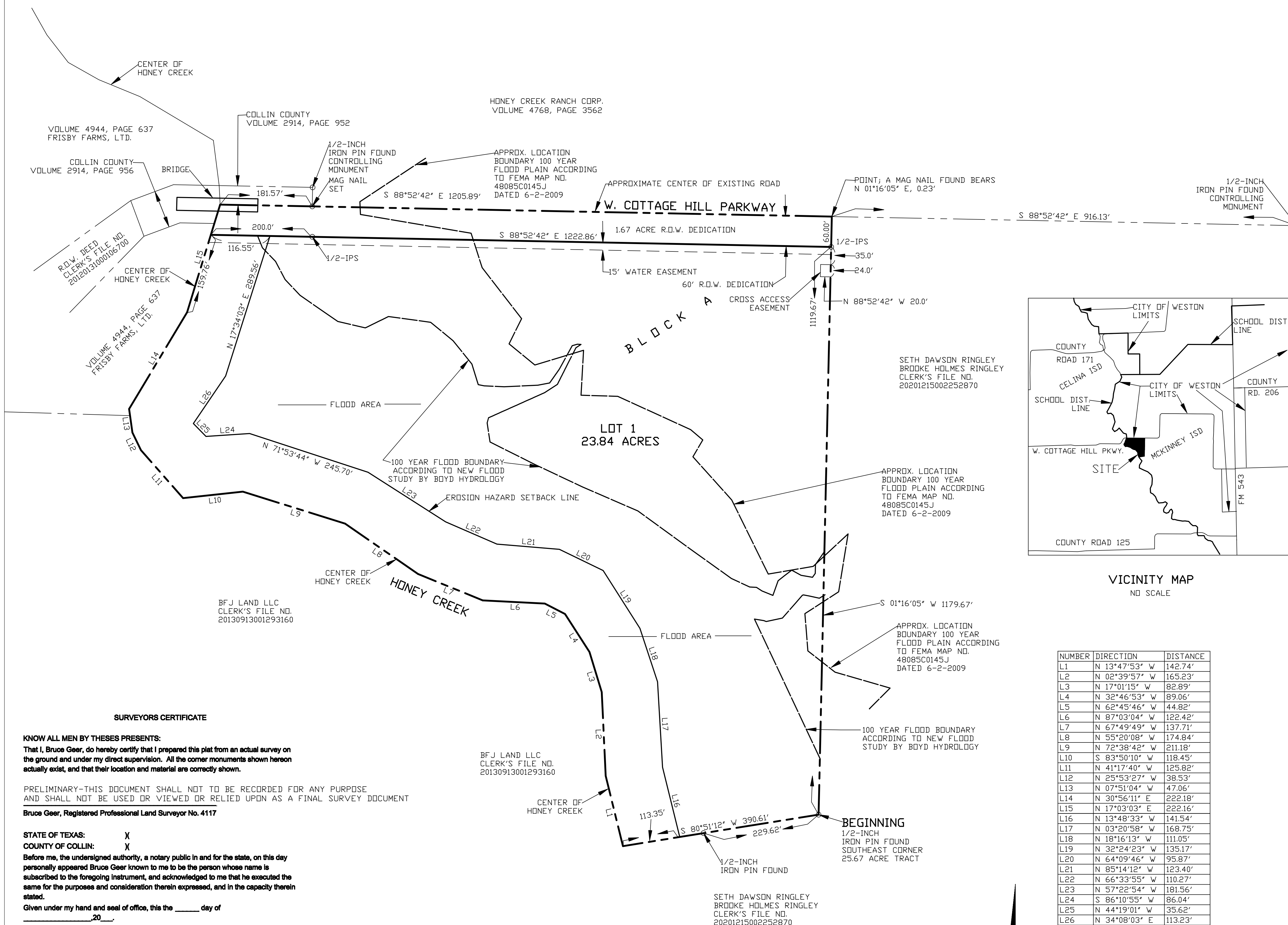
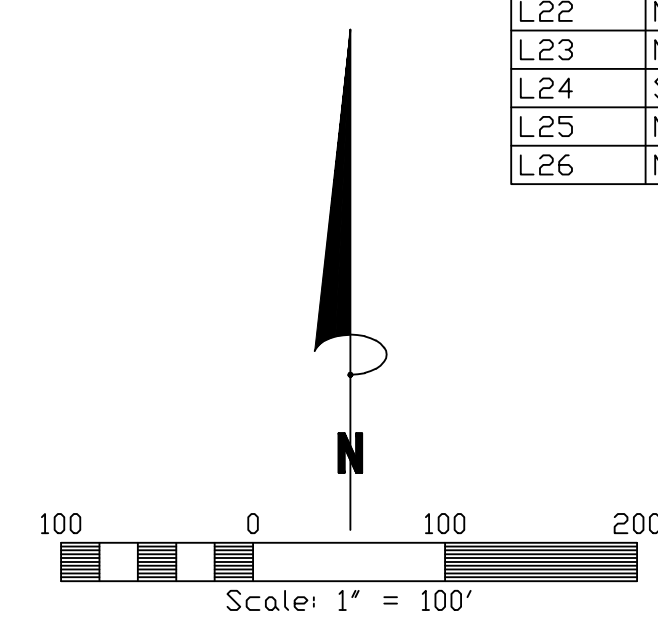


Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Lists lot boundaries L1 through L26 with their respective bearings and distances.



OWNER: HONEY CREEK VENUES, LLC 6931 COTTAGE HILL LANE CELINA, TEXAS 75009-5109
SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117 1101 W. UNIVERSITY DRIVE MCKINNEY, TEXAS 75069 972-562-3959

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS: That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location and material are correctly shown.
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
Bruce Geer, Registered Professional Land Surveyor No. 4117
STATE OF TEXAS: X
COUNTY OF COLLIN: X
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 20__.

LEGEND
O 1/2-IPS R.O.W.
1/2-INCH IRON PIN SET RIGHT-OF-WAY

BEARING BASE: GRID NORTH USING ALLTERRA GPS NETWORK. CONTROLLING MONUMENTS: AS SHOWN
ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENT OF THE SUBDIVISION ORDINANCE.

Health Department Certification:
I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services