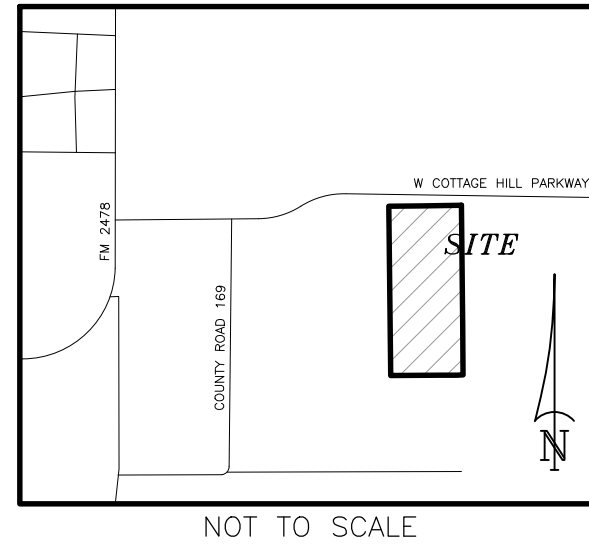


VICINITY MAP



NOT TO SCALE

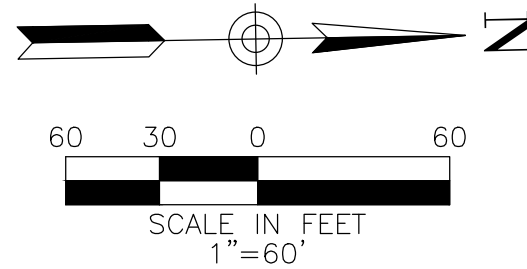
JOHN J. DERMODY AND
JOAN PRICE DERMODY
INSTRUMENT NO.
20140915000998560
D.R.C.C.T.



REMAINDER OF
DONA MAE MCCARTNEY,
CRYSTAL GENE
MCCARTNEY, AND KRISTIE
MICHELLE MCCARTNEY
VOL. 2908, PG. 877
D.R.C.C.T.

TONY SCHMITT AND
LEANN SCHMITT
INST. NO.
2017071100006690
O.P.R.C.C.T.

REMAINDER OF
CHURNER PARTNERS, LTD.
INST. NO.
2011081500058400
O.P.R.C.C.T.



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Alterra RTK Network and adjusted to surface using a scale factor of 1.00015271.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create sixteen (16) recorded lots out of a tract of land.
- All proposed lots situated entirely outside the City's corporate limits and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement.
- Common Area Lot CA1, Block A of this plat is to be owned and maintained by the Morning Star Subdivision Home Owner's Association and shall be solely responsible for the maintenance of the private storm water detention system. The HOA shall further hold the City of McKinney harmless from any damages to persons, to the owners lot of any affected lot arising from such failure responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.
- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/ponds, etc. (Per State Regulations). No variances will be granted for setbacks or for OSSF reduction.
- There were no permitted/approved existing structures with associated OSSF on lot at the time of approval. Any existing structures or OSSFs on lot must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- Each lot is limited to a maximum of 5,000 gallons of treated / disposed sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
- Mail Boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadways signs shall meet Collin County specifications.
- Collin County will only maintain streets signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building, construction, on-site sewage facilities and driveway culverts.
- All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
- Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
- All proposed lots situated entirely outside the City's Corporate limits and within the City's Extraterritorial Jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement.

FLOOD NOTES

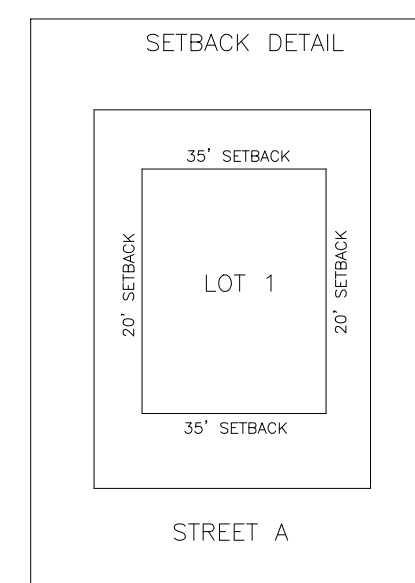
No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48485C0320G, dated February 3, 2010. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

Lot Table - Block A			Lot Table - Block B		
Lot Number	Lot Size (SF)	Lot Size (Acres)	Lot Number	Lot Size (SF)	Lot Size (Acres)
1	51,017	1.171	1	50,675	1.163
2	48,261	1.108	2	48,125	1.105
3	48,240	1.107	3	48,125	1.105
4	48,220	1.107	4	48,125	1.105
5	48,197	1.106	5	48,125	1.105
6	48,170	1.105	6	48,125	1.105
7	48,151	1.105	7	48,125	1.105
CA1	50,754	1.165	8	50,300	1.155
Mean Lot Size	48,122	1.122	Mean Lot Size	48,125	1.118
Median Lot Size	48,105	1.105	Median Lot Size	48,125	1.105

** SEE EXTERIOR CLOSURE SHEET FOR CLOSURE REFERENCE **

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

OWNER/DEVELOPER
Cottage Hill Investments, LLC
3381 Berkwood Place
Frisco, Texas 75034
Point of Contact:
Lalit Sharma



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2024.04.05 Project No.: TR-13-24

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY
PRELIMINARY PLAT
MORNING STAR
SUBDIVISION
LOTS 1-7, CA1, BLOCK A
LOTS 1-8, BLOCK B
BEING 20.000 ACRES
OUT OF THE ALFRED CHANDLER SURVEY,
ABSTRACT NO. 199
15 RESIDENTIAL LOTS AND 1 COMMON AREA LOT
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS
APRIL 2024

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Cottage Hill Investments, LLC are the owners of a 20.000 acre tract of land situated in the Alfred Chandler Survey, Abstract Number 199, Collin County, Texas, and being all of the Warranty Deed with Vendor's Lien to Cottage Hill Investments, LLC recorded in Instrument Number 202200093129 of the Deed Records of Collin County, Texas, and being more particularly described in metes and bounds as follows;

BEGINNING at a capped 1/2 inch iron rod stamped "#4613" found for corner in the most northeasterly corner of said Cottage Hill Investments, LLC tract, same being in the most northwesterly corner of the William E. Vollweiler and Barbara Vollweiler Revocable Living Trust recorded in Instrument Number 20080221000205330 of the Deed Records of Collin County, Texas, also being a point in the most southerly Right-of-Way line of W. Cottage Hill Parkway (Variable width Right-of-Way);

THENCE South 00 degrees 32 minutes 13 seconds East, departing from said W. Cottage Hill Parkway in a southerly direction along the common line between the most easterly line of said Cottage Hill Investments, LLC tract and the most westerly line of said Vollweiler tract, a distance of 774.82 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner;

THENCE South 00 degrees 31 minutes 16 seconds East, continuing along said common line a distance of 239.36 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" found for corner in the most easterly line of said Cottage Hill Investments, LLC tract, same being a point in the most westerly line of said Vollweiler tract;

THENCE South 00 degrees 32 minutes 56 seconds East, continuing along said common line a distance of 239.36 feet to a capped 5/8 inch iron rod stamped "ILL" found for corner in the most southeasterly corner of said Cottage Hill Investments, LLC tract, same being a point in the most westerly line of said Vollweiler tract, also being the most northeasterly corner of Richard Irven Thurmon, Trustee of the Richard Irven Thurmon Living Trust recorded in Instrument Number 20091002001227830 of the Deed Records of Collin County, Texas;

THENCE over, across, and upon said Cottage Hill Investments, LLC tract and said Thurmon tract the following three (3) courses and distances:

South 87 degrees 12 minutes 44 seconds West, a distance of 51.20 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner;

South 89 degrees 26 minutes 44 seconds West, a distance of 135.68 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner;

South 89 degrees 47 minutes 51 seconds West, a distance of 423.19 feet to a capped 1/2 inch iron rod stamped "#4613" found for corner in the most southwesterly corner of said Cottage Hill tract, same being in the most southeasterly corner of John J. Dermody and Joan Price Dermody recorded in Instrument Number 20140915000998560 of the Deed Records of Collin County, Texas, also being a point in the most northerly line of said Thurmon tract;

THENCE North 00 degrees 34 minutes 31 seconds West, in a northerly direction along the common line between the most westerly line of said Cottage Hill Investment, LLC tract and the most easterly line of said Dermody tract, a distance of 1425.08 feet to a capped 1/2 inch iron rod stamped "#4613" found for corner in the most northwesterly corner of said Cottage Hill tract, same being the most northeasterly corner of said Dermody tract, also being a point in the most southerly Right-of-Way line of said W. Cottage Hill Parkway;

THENCE over, across, and upon said Cottage Hill Investment, LLC tract and the most southerly Right-of-Way line of said W. Cottage Hill Parkway the following two (2) courses and distance:

North 89 degrees 25 minutes 29 seconds East, a distance of 274.32 feet to a capped 5/8 inch iron rod stamped "ILL" found for corner;

North 89 degrees 14 minutes 19 seconds East, a distance of 336.64 feet to the POINT OF BEGINNING and containing 20.00 acres (871,202 square feet) of land, more or less.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Cottage Hill Investments, LLC acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Morning Star Subdivision an addition to the City of Celina, Texas and does hereby dedicate, to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parking, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission for anyone.

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

Witness, my hand at _____, _____, This _____ day of _____, 20____.

Signature - Cottage Hill Investments, LLC Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That I, David F. McCullah, 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.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:
Approved:

Presiding Officer City of McKinney, Texas Date

City Secretary or Board / Commission Secretary Date

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

OWNER/DEVELOPER
Cottage Hill Investments, LLC
3381 Berkwood Place
Frisco, Texas 75034
Point of Contact:
Lalit Sharma



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2024.04.05 Project No.: TR-13-24

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY
PRELIMINARY PLAT
MORNING STAR
SUBDIVISION
LOTS 1-7, CA1, BLOCK A
LOTS 1-8, BLOCK B
BEING 20.000 ACRES
OUT OF THE ALFRED CHANDLER SURVEY,
ABSTRACT NO. 199
15 RESIDENTIAL LOTS AND 1 COMMON AREA LOT
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS
APRIL 2024