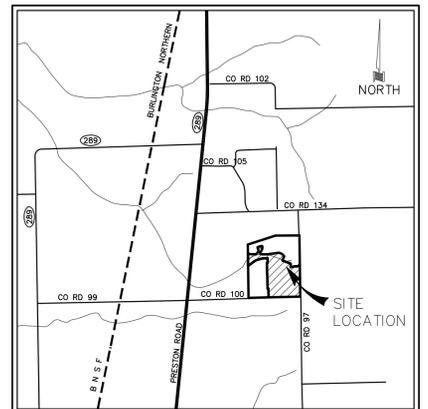
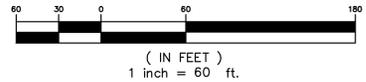


PLAT-18-1813
Final Plat



GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°23'07"	250.00'	35.99'	71.49'	S80°11'27"W 71.25'
C2	38°49'05"	300.00'	105.70'	203.25'	N88°35'34"W 199.39'
C3	31°39'45"	250.00'	70.89'	138.15'	N85°00'54"W 136.40'
C4	15°28'22"	800.00'	108.68'	216.04'	S86°53'24"W 215.39'
C9	7°43'14"	250.00'	16.87'	33.69'	N05°28'37"W 33.66'
C10	22°25'57"	300.00'	59.49'	117.46'	N09°35'59"E 116.71'
C11	25°50'31"	250.00'	57.35'	112.76'	N75°27'45"E 111.80'
C12	25°50'31"	250.00'	57.35'	112.76'	N75°27'45"E 111.80'

LOT LINE TABLE

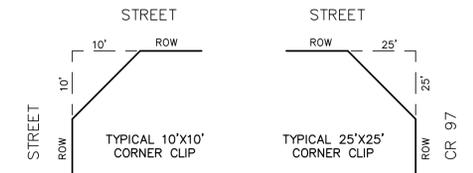
LINE	BEARING	LENGTH
T1	N24°15'35"W	14.16'
T2	S65°45'20"W	14.13'
T3	N39°19'23"E	15.11'
T4	S49°17'01"E	13.47'
T9	S43°23'01"W	14.14'
T10	N46°36'59"W	14.14'
T11	N43°23'01"E	14.14'
T12	N46°36'59"W	14.14'
T13	S43°23'01"W	14.14'
T14	S46°36'59"E	14.14'
T15	N59°39'18"E	12.54'
T16	S29°23'27"E	15.37'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C17	27°00'02"	50.00'	50.00'	235.62'	N43°23'00"E 70.71'

LOT SIZE TABLE

LOT SIZE	NO. OF LOTS
50' WIDE LOT	54
60' WIDE LOT	44



NOTES

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- LOTS 1X, 2X, & 3X BLOCK A, LOT 4X BLOCK H, SHALL BE HOA LOTS OWNED AND MAINTAINED BY THE HOA.
- ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTION AND POINTS OF CURVATURE.
- BASES OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0110J DATED: JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, NO FLOODPLAIN PRESENT ON THIS SITE.
- DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PD ORDINANCE NO. 2015-77. COUNTY ROAD 100 WILL REMAIN INTACT AND OPERATIONAL UNTIL FARM MARKET ROAD 455 REALIGNMENT IS COMPLETED.

LEGEND

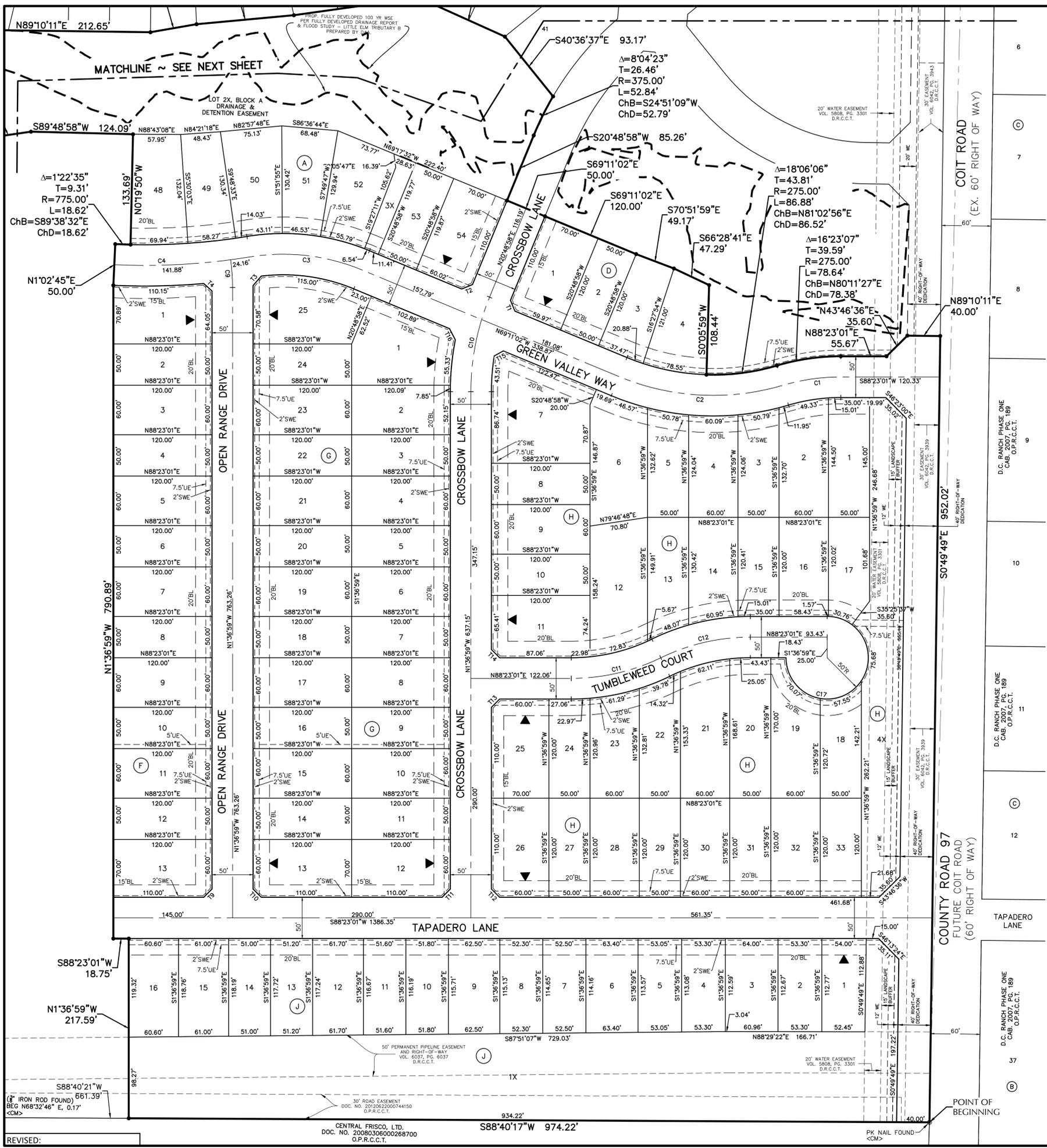
- BL = BUILDING LINE
- VAM = VISIBILITY, ACCESS AND MAINTENANCE ESMT
- SSE = SANITARY SEWER EASEMENT
- WE = WATER EASEMENT
- UE = UTILITY EASEMENT
- EHS = EROSION HAZARD SETBACK
- HOA = HOME OWNERS ASSOCIATION
- WSE = WATER SURFACE ELEVATION
- SWE = SIDEWALK EASEMENT
- IRF = IRON ROD FOUND
- <CM> = CONTROL MONUMENT
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
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- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
- ◇ = DENOTES STREET NAME CHANGE
- ▼ = DENOTES FRONT OF LOT

CITY FILE NUMBER: P-201704-01
29.661 ACRES
98 RESIDENTIAL LOTS
4 HOA LOTS
FINAL PLAT
BUFFALO RIDGE
PHASE TWO
AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS
APRIL, 2018 SCALE: 1" = 60'

OWNER: **POINTE BUFFALO RIDGE, LLC**
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972-905-2146
CONTACT: NEAL HECKEL

DEVELOPER: **POINTE LAND DEVELOPMENT**
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972-905-2146
CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: GABE NOVAK

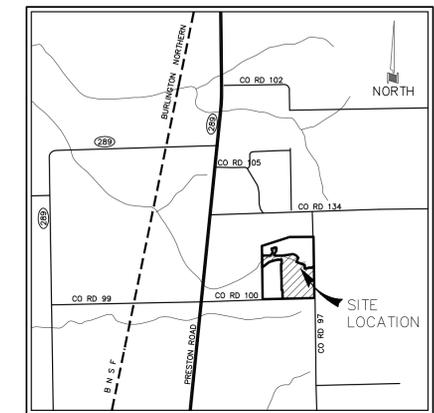
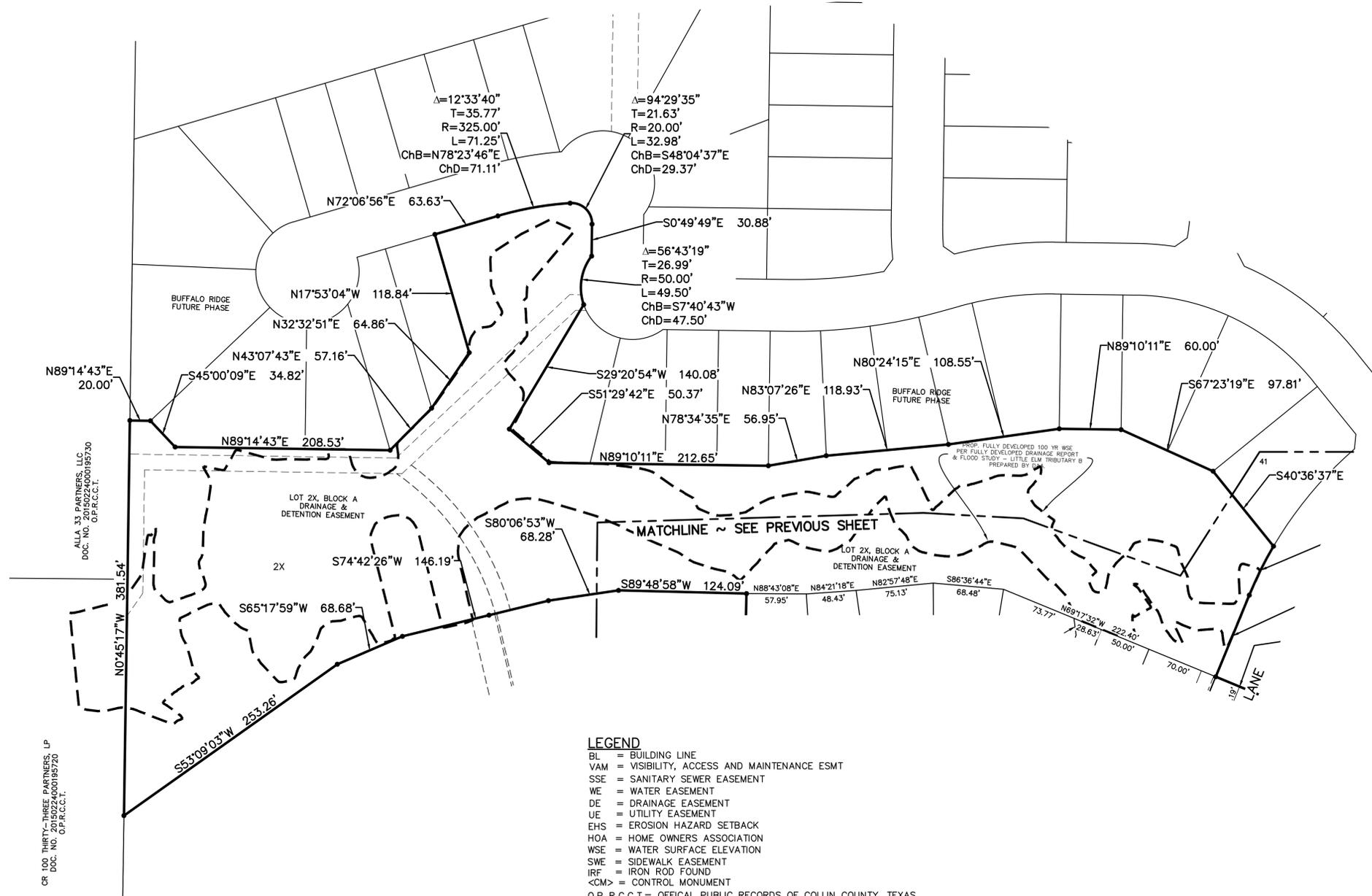
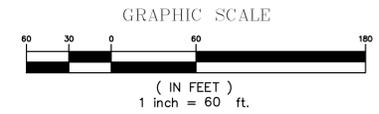


REVISD:

DOCUMENT NUMBER

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5. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202.
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7. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PD ORDINANCE NO. 2015-77.



LOCATION MAP
NOT TO SCALE

CITY FILE NUMBER: P-201704-01
 29.661 ACRES
 98 RESIDENTIAL LOTS
 4 HOA LOTS
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LEGEND

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CR 100 THIRTY-THREE PARTNERS, LP
 DOC. NO. 20150224000195720
 O.P.R.C.C.T.

ALLA 33 PARTNERS, LLC
 DOC. NO. 20150224000195730
 O.P.R.C.C.T.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
WHEREAS POINTE BUFFALO RIDGE, LLC, is the owner of a tract of land situated in the L.M. BOYD SURVEY, ABSTRACT NO. 48, Collin County, Texas, and being a portion of that tract of land conveyed to Pointe Buffalo Ridge, L.L.C., according to the document filed of record in Instrument Number 20160222000196050, Official Public Records of Collin County, Texas, and being more particularly described as follows:
BEGINNING at a PK nail found for the southeast corner of said Pointe Buffalo Ridge, L.L.C. tract, said PK nail being the northeast corner of a tract of land conveyed to Central Frisco, Ltd. according to deed recorded in Instrument Number 20080306000268700, Official Public Records of Collin County, Texas, and being the approximate centerline intersection of County Road 97 and County Road 100;
THENCE South 88° 40' 21" West, departing the approximate centerline of said County Road 97 and with the south line of said Pointe Buffalo Ridge, L.L.C. tract, the north line of said Central Frisco, Ltd. tract, and the approximate centerline of said County Road 100, a distance of 974.22 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, from which the southwest corner of said Pointe Buffalo Ridge, L.L.C. tract bears South 88° 40' 21" West, 613.18 feet, and from said southwest corner a 3/8-inch iron rod found bears North 68°32'44" East, 0.17 feet;
THENCE departing the south line of said Pointe Buffalo Ridge, L.L.C. tract, the north line of said Central Frisco, Ltd. tract, and the approximate centerline of said County Road 100, the following course and distances:
North 01° 36' 59" West, a distance of 217.59 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 88° 23' 01" West, a distance of 18.75 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 01° 36' 59" West, a distance of 790.89 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 01° 02' 45" East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the left having a central angle of 01° 22' 35", a radius of 775.00 feet, and a chord bearing and distance of South 89° 38' 32" East, 18.62 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
With said non-tangent curve to the left, an arc length of 18.62 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 00° 19' 50" West, a distance of 133.69 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 89° 48' 58" West, a distance of 124.09 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 80° 06' 53" West, a distance of 68.69 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 74° 41' 31" West, a distance of 59.41 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 74° 41' 31" West, a distance of 86.37 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 65° 17' 59" West, a distance of 68.68 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 53° 09' 03" West, a distance of 253.26 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, said iron rod being in the west line of said Point Buffalo Ridge, L.L.C. tract, same being the east line of a tract of land conveyed to CR 100 Thirty-Three Partners, LP, according to deed recorded in Instrument Number 20150224000195720, Official Public Records of Collin County, Texas;
THENCE North 00° 45' 17" West, with the west line of said Pointe Buffalo Ridge, L.L.C. tract, and the east line of said CR 100 Thirty-Three Partners, LP, a distance of 381.54 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
THENCE over and across said POINT BUFFALO RIDGE, L.L.C. tract, the following courses and distances:
North 89° 14' 43" East, departing the west line of said Pointe Buffalo Ridge, L.L.C. tract and the east line of said CR 100 Thirty-Three Partners, LP, a distance of 20.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 45° 00' 09" East, a distance of 34.82 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 89° 14' 43" East, a distance of 208.53 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 43° 07' 43" East, a distance of 57.16 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 32° 32' 51" East, a distance of 64.86 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 17° 53' 04" West, a distance of 118.84 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 72° 06' 56" East, a distance of 63.63 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, said iron rod being the beginning of a curve to the right having a central angle of 12° 33' 40", a radius of 325.00 feet, and a chord bearing and distance of North 78° 23' 46" East, 71.11 feet;
With said curve to the right an arc length of 71.25 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, said iron rod being the beginning of a curve to the right having a central angle of 94° 29' 35", a radius of 20.00 feet, and a chord bearing and distance of South 48° 04' 37" East, 29.37 feet;
With said curve to the right an arc length of 32.98 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 00° 49' 49" East, a distance of 30.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 56° 43' 19", a radius of 50.00 feet, and a chord bear and distance of South 07° 40' 43" West 47.50 feet;
With said curve to the left an arc length of 49.50 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 29° 20' 54" East, a distance of 140.08 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 51° 29' 42" East, a distance of 50.37 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 89° 10' 11" East, a distance of 212.65 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 78° 34' 35" East, a distance of 56.95 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 83° 07' 26" East, a distance of 118.93 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 80° 24' 15" East, a distance of 108.55 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 89° 10' 11" East, a distance of 60.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 67° 23' 19" East, a distance of 97.81 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 40° 36' 37" East, a distance of 93.17 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 08° 04' 23", a radius of 375.00 feet, and a chord bearing and distance of South 24° 51' 09" West, 52.79 feet;
With said non-tangent curve to the left, an arc length of 52.84 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 20° 48' 58" West, a distance of 85.26 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 69° 11' 02" East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 69° 11' 02" East, a distance of 120.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 70° 51' 59" East, a distance of 49.17 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 66° 28' 41" East, a distance of 47.29 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
South 00° 05' 59" West, a distance of 108.44 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 18° 06' 06", a radius of 275.00 feet, and a chord bearing and distance of North 81° 02' 56" East, 86.52 feet;
With said curve to the left, an arc length of 86.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, said iron rod being the beginning of a curve to the right having a central angle of 16° 23' 07", a radius of 275.00 feet, and a chord bearing and distance of North 80° 11' 27" East, 78.38 feet;
With said curve to the right, an arc length of 78.64 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 88° 23' 01" East, a distance of 65.67 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 43° 46' 36" East, a distance of 35.60 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;
North 89° 10' 11" East, a distance of 30.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the east line of said Pointe Buffalo Ridge, LLC tract, same being the approximate centerline of said County Road 97;
THENCE South 00° 49' 49" East, with the east line of said Pointe Buffalo Ridge, L.L.C. tract and the approximate centerline of said County Road 97, a distance of 952.16 feet to the POINT OF BEGINNING and containing 29.661 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That POINTE BUFFALO RIDGE, LLC, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as BUFFALO RIDGE PHASE TWO addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, 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 particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as show hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easments to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including but without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

This plat is hereby adopted by the Owners and approved by the City of Celina (Called 'City') subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: Lot 2X, Block A as shown on the plat is called 'Drainage and Detention Easement.' The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

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

WITNESS, my hand this the ____ day of _____, 2018.

By: POINTE BUFFALO RIDGE, LLC
NEAL HECKEL, President

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared NEAL HECKEL, President of POINTE BUFFALO RIDGE, LLC, 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 purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, John L. Melton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELEED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 02/24/2017)

Signature of the Registered Professional

Texas Registration No.

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared John L. Melton, Registered Public Land Surveyor, 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 purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST:

City Secretary Date

Property Location Statement
This property is located in the corporate limits (or the extraterritorial jurisdiction) of the City of Celina, Collin County, Texas.
Signature of Mayor Date of Approval
ATTEST:
City Secretary Date

CITY FILE NUMBER: P-201704-01
29.661 ACRES
98 RESIDENTIAL LOTS
4 HOA LOTS
FINAL PLAT
BUFFALO RIDGE PHASE TWO
AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS
APRIL, 2018

OWNER
POINTE BUFFALO RIDGE, LLC
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972-905-2146
CONTACT: NEAL HECKEL

DEVELOPER
POINTE LAND DEVELOPMENT
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972-905-2146
CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: GABE NOVAK

DOCUMENT NUMBER

REVISED:

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-16.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1X-4X.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 48-54.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-19.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 20-25.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-10.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 11-20.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-5.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 21-30.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 6-10.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 31-33.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-4.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 11-13.