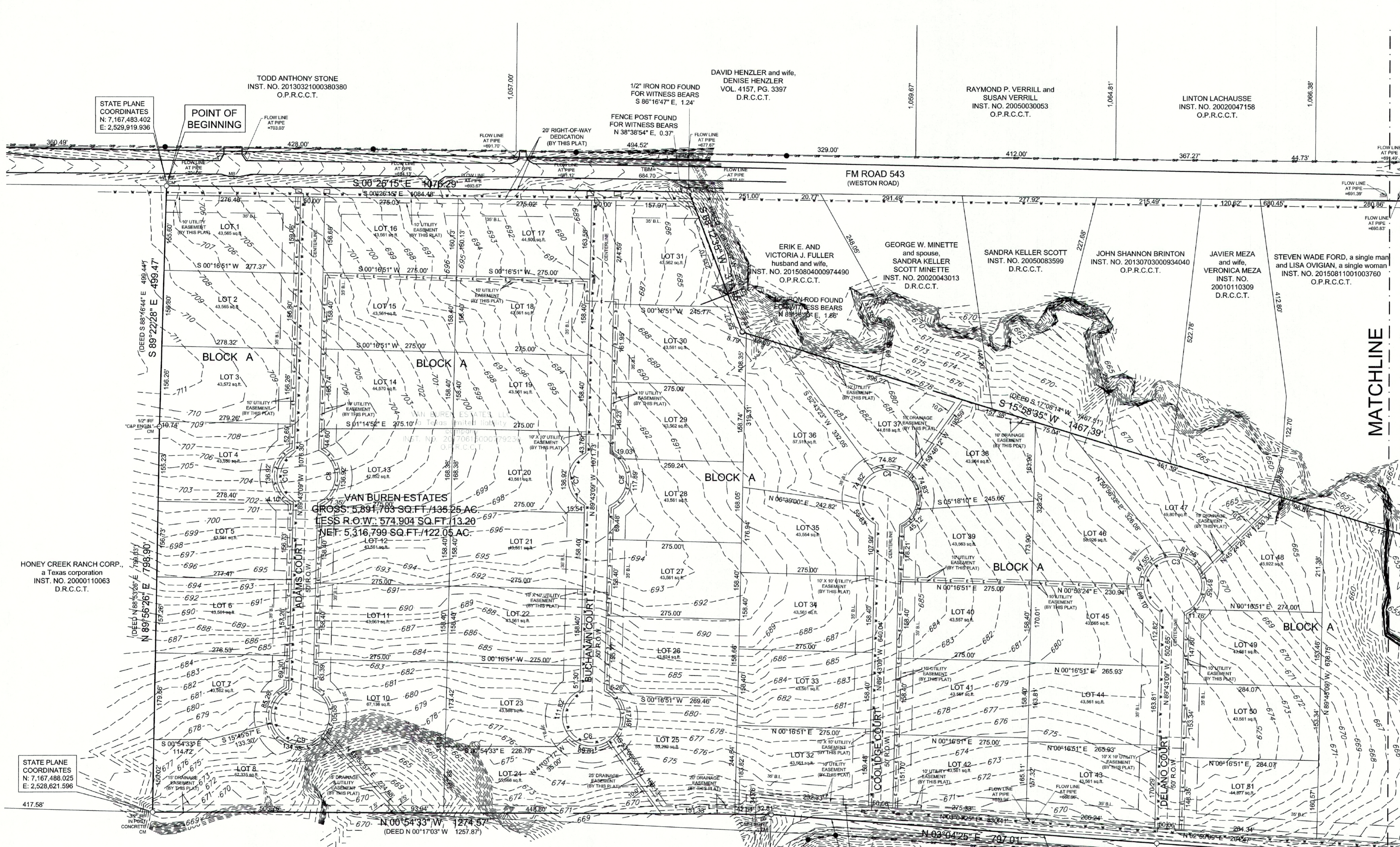


PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
C2	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
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C10	136.92'	60.00'	130°45'05"	N89° 43' 09"W 109.09'



STATE PLANE COORDINATES
N: 7,167,483.402
E: 2,529,819.936

POINT OF BEGINNING

TODD ANTHONY STONE
INST. NO. 20130321000380380
O.P.R.C.C.T.

1/2" IRON ROD FOUND FOR WITNESS BEARS
S 88°16'47" E, 1.24'

DAVID HENZLER and wife,
DENISE HENZLER
VOL. 4157, PG. 3397
D.R.C.C.T.

RAYMOND P. VERRILL and
SUSAN VERRILL
INST. NO. 20050030053
O.P.R.C.C.T.

LINTON LACHAUSSE
INST. NO. 20020047158
O.P.R.C.C.T.

FM ROAD 543
(WESTON ROAD)

ERIK E. AND
VICTORIA J. FULLER
husband and wife,
INST. NO. 20150804000974490
O.P.R.C.C.T.

GEORGE W. MINETTE
and spouse,
SANDRA KELLER SCOTT
SCOTT MINETTE
INST. NO. 20020043013
D.R.C.C.T.

SANDRA KELLER SCOTT
INST. NO. 20050083599
D.R.C.C.T.

JOHN SHANNON BRINTON
INST. NO. 20130703000934040
O.P.R.C.C.T.

JAVIER MEZA
and wife,
VERONICA MEZA
INST. NO.
20010110309
D.R.C.C.T.

STEVEN WADE FORD, a single man
and LISA OVIGIAN, a single woman
INST. NO. 2015081100103760
O.P.R.C.C.T.

VAN BUREN ESTATES
GROSS: 5,891,703 SQ.FT./135.25 AC.
LESS R.O.W.: 574,904 SQ.FT./13.20 AC.
NET: 5,316,799 SQ.FT./122.05 AC.

HONEY CREEK RANCH CORP.,
a Texas corporation
INST. NO. 20000110063
D.R.C.C.T.

STATE PLANE COORDINATES
N: 7,167,488.025
E: 2,528,621.596

HONEY CREEK RANCH CORP.,
a Texas corporation
INST. NO. 20000110063
D.R.C.C.T.

JAMES EARL JOHNSON
TRUST
INST. NO.
20130812001133240

MICHAEL G. MCKEE
INST. NO.
20040162135
D.R.C.C.T.

ELEANOR EVANS and
JAMES E. JOHNSON
VOL. 984, PG. 264
D.R.C.C.T.

Filed and Recorded
Official Public Records
Sissy Kemp, County Clerk
Collin County, TEXAS
05/18/2018 10:59:24 AM
551 80 TISBRET
2018010002000

2018-370



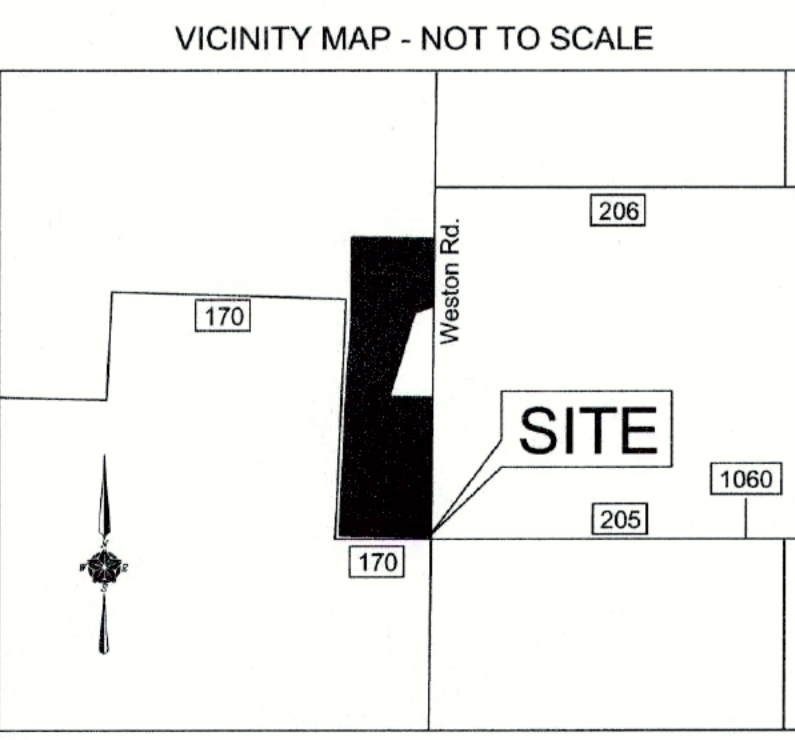
Signature

Proposed zoning is:
"Residential Estates District 1" (RED 1)

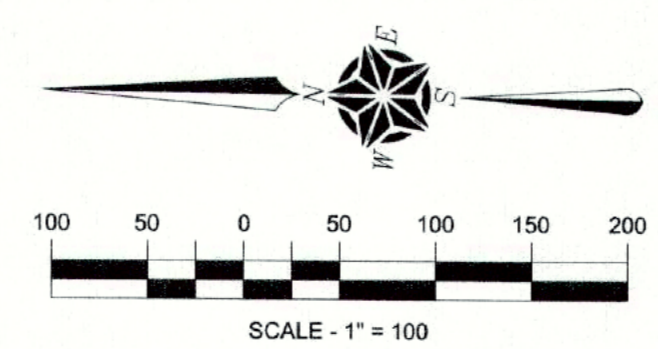
AMENDING PLAT
VAN BUREN ESTATES
LOTS 1-8 & LOTS 10-90, BLOCK A
5,891,703 SQ. FT. / 135.25 AC.
LEONIDAS WILSON SURVEY, ABSTRACT NO. 982
CITY OF WESTON, COLLIN COUNTY, TEXAS

PAGE 1 OF 3

DATE: 09/01/17 / JOB # 1702198-12 / SCALE - 1" = 100' / CN



- LEGEND**
- IRON ROD FOUND
 - ⊗ IRON ROD SET
 - IRON PIPE FOUND
 - ⊗ "X" FOUND / SET
 - POWER POLE
 - BRICK COLUMN
 - ⊕ FIRE HYDRANT
 - ASPHALT PAVING
 - WOOD FENCE
 - BARBED WIRE FENCE
 - TBM
 - CMP
 - RCP
 - D.R.C.C.T.
 - O.P.R.C.C.T.
 - PROPERTY LINE
 - IRON FENCE
 - OHP
 - CG CATTLE GUARD (LOT 88)
 - MB MAIL BOX
 - E UNDERGROUND ELECTRIC LINE
 - W WATER LINE
 - EASEMENT LINE
 - BL BUILDING LINE

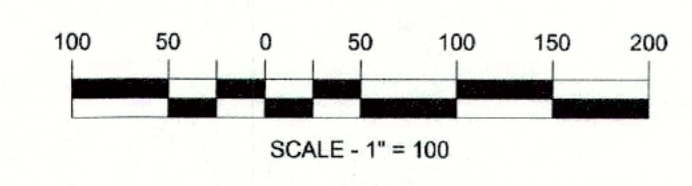
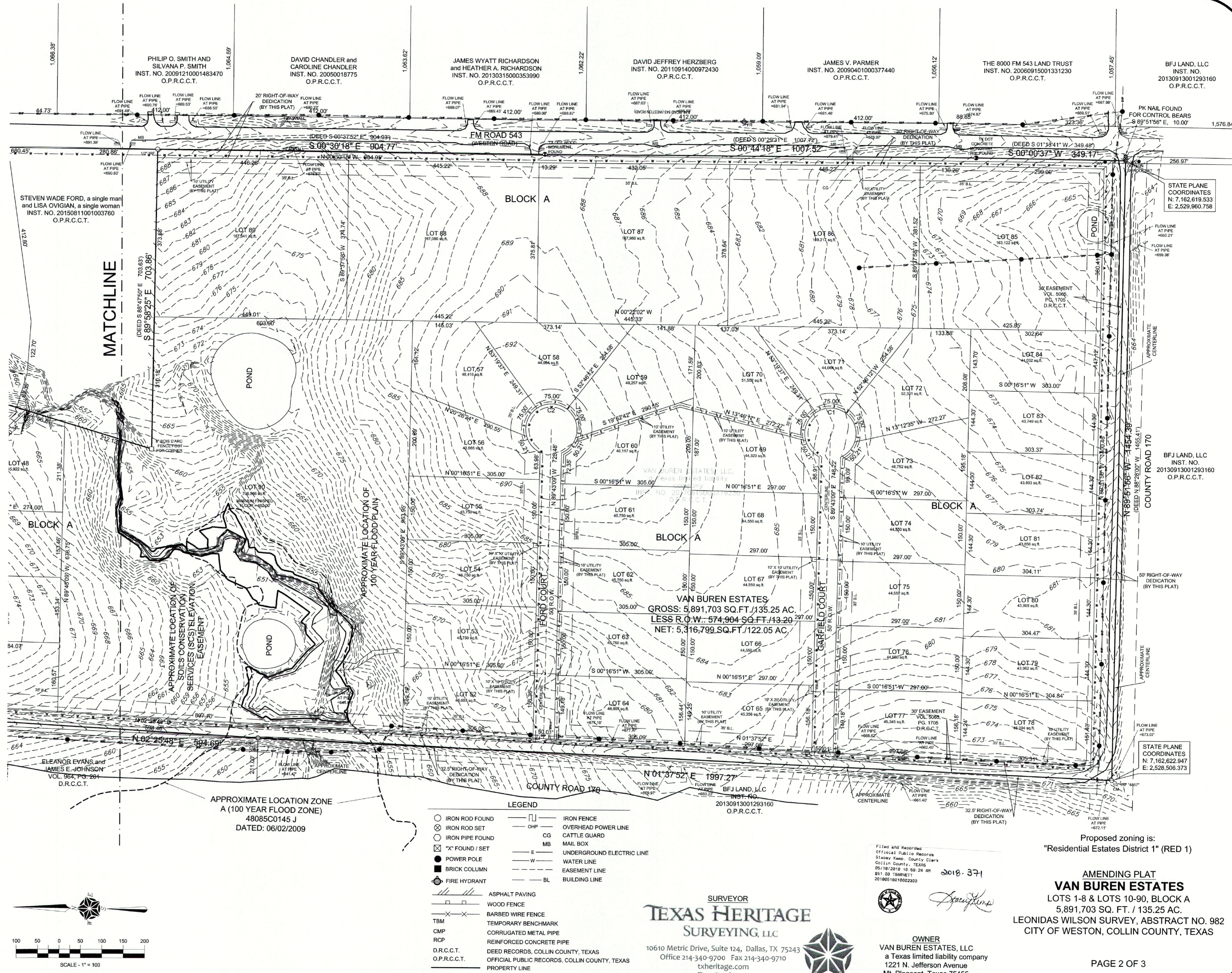
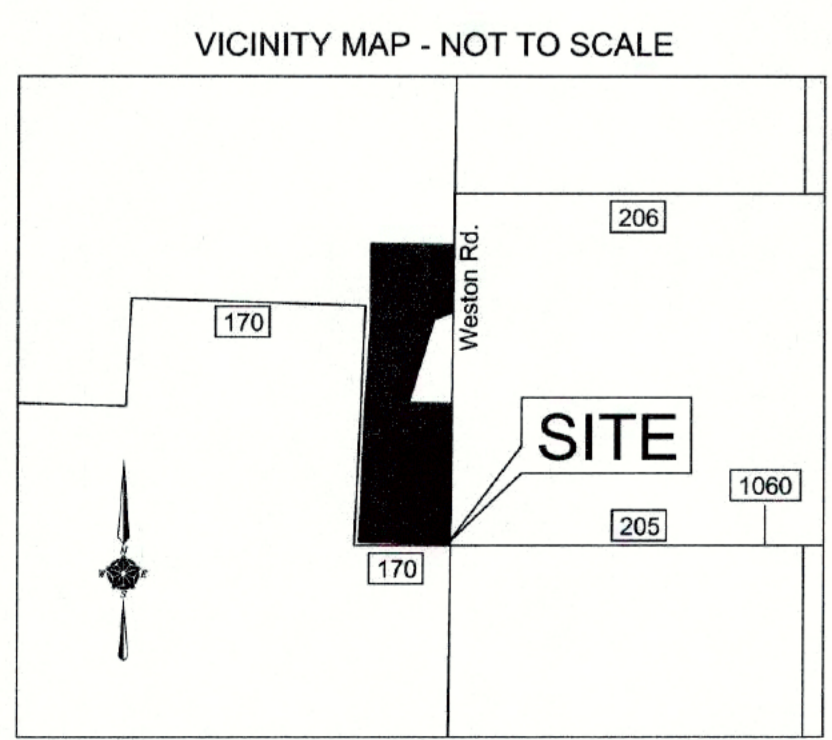


SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



OWNER
VAN BUREN ESTATES, LLC
a Texas limited liability company
1221 N. Jefferson Avenue
Mt. Pleasant, Texas 75455

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	325.42'	60.00'	310°45'05"	N0°16'51"E 50.00'
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C10	136.92'	60.00'	130°45'05"	N89°43'09"W 109.09'



Filed and Recorded:
 Official Public Records
 Stacey Kemp, County Clerk
 Collin County, TEXAS
 05/18/2018 10:59:24 AM
 \$91.00 BARNETT
 2018051801002290

2018-371

OWNER
 VAN BUREN ESTATES, LLC
 a Texas limited liability company
 1221 N. Jefferson Avenue
 Mt. Pleasant, Texas 75455

SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300

Proposed zoning is:
 "Residential Estates District 1" (RED 1)

AMENDING PLAT
VAN BUREN ESTATES
 LOTS 1-8 & LOTS 10-90, BLOCK A
 5,891,703 SQ. FT. / 135.25 AC.
 LEONIDAS WILSON SURVEY, ABSTRACT NO. 982
 CITY OF WESTON, COLLIN COUNTY, TEXAS

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Van Buren Estates, LLC, a Texas limited liability company, acting herein by and through its authorized officers, do hereby certify and adopt this plat designating the hereinabove described property as **VAN BUREN ESTATES**, an Addition to the City of Weston, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alley 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 in landscape easements, if approved by the City of Weston. 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 Weston's use thereof. The City of Weston 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 Weston and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems with the necessity at any of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (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 access 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 police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General 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 Weston, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

WITNESS MY HAND THIS 30th DAY OF April, 2018.

Van Buren Estates, LLC, a Texas limited liability company

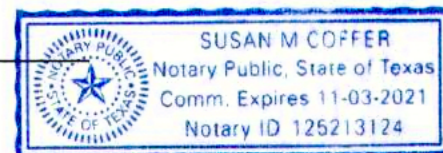
Amy Bernice
Owner/Agent

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 Amy Bernice known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of April, 2018.

Susan M. Copper
Notary Signature



GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011). Distances are shown as surface values.
- 2) 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 permits.
- 3) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map number 48121C0390G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 4) The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 5) The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- 6) Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- 7) Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 8) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 9) All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock throughout the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots and may interfere with tank placement.
- 10) All lots 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/rivers/ponds, etc. (Per State regulations.)
- 11) Tree removal and/or grading for OSSF may be required on individual lots.
- 12) 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 or any OSSF system.
- 13) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- 14) TBM=684.70 (Temporary Benchmark) located on a concrete headwall, approximately 3,859 feet from the North right-of-way line of County Road 170 on the West right-of-way line of F.M. 543.

LEGEND

- IRON ROD FOUND
- ⊗ IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊗ "X" FOUND / SET
- POWER POLE
- BRICK COLUMN
- ⊕ FIRE HYDRANT
- /// ASPHALT PAVING
- WOOD FENCE
- x—x— BARBED WIRE FENCE
- TBM TEMPORARY BENCHMARK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- — — — — PROPERTY LINE
- IRON FENCE
- OHP — OVERHEAD POWER LINE
- CG — CATTLE GUARD
- MB — MAIL BOX
- E — UNDERGROUND ELECTRIC LINE
- W — WATER LINE
- — — — — EASEMENT LINE
- — — — — BL — BUILDING LINE

CERTIFICATE OF APPROVAL

Approved this 30th day of April, 2018 by the Planning & Zoning Commission of the City of Weston, Texas.

Jettie Harrington-Mayor
Planning and Zoning Commission Chairperson

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 Pat Harrington known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

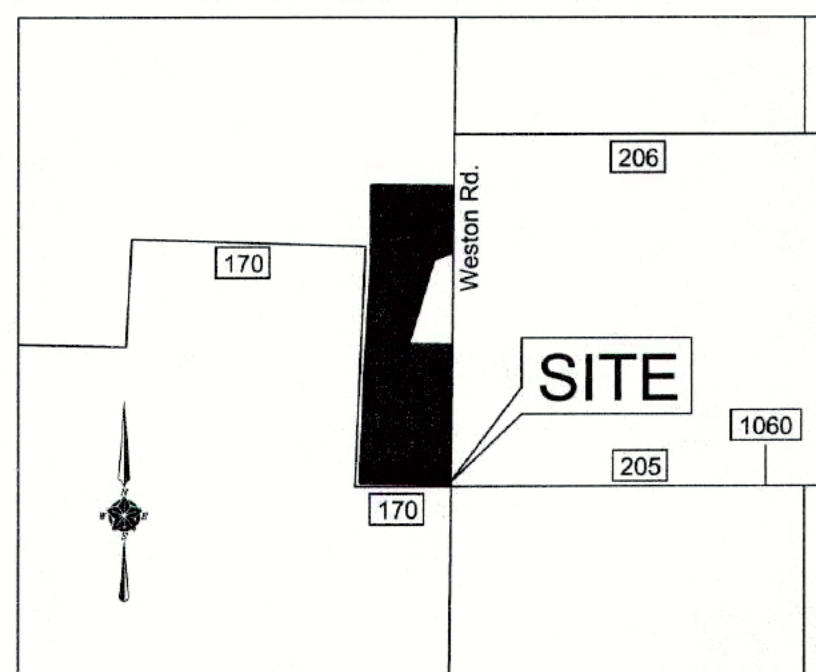
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of April, 2018.

Susan M. Copper
Notary Signature



PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
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VICINITY MAP - NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Van Buren Estates, LLC, a Texas limited liability company is the owner of a tract of land situated in the Leonidas Wilson Survey, Abstract No. 982 in Collin County, Texas, and being all of Van Buren Estates, an Addition to the City of Weston, Collin County, Texas, according to the Map thereof recorded in Volume 2017, Page 963, Map Records, Collin County, Texas, and being conveyed to Van Buren Estates, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 20170615000779230, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the Southeast corner of a tract of land conveyed to Honey Creek Ranch Corp., a Texas corporation, by Deed recorded in Instrument No. 20000110063, Official Public Records, Collin County, Texas, and lying in the current West right-of-way line of FM Road No. 543 and being the Northeast corner of the herein described tract;

Thence South 00 degrees 26 minutes 15 seconds East, along said current West right-of-way line of FM Road No. 543, a distance of 1,076.29 to a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Erik E. and Victoria J. Fuller, husband and wife, by Deed recorded in Instrument No. 20150804000974490, Official Public Records, Collin County, Texas;

Thence South 68 degrees 12 minutes 35 seconds West, a distance of 310.45 feet to a 1/2 inch iron rod found at the Northwest corner of said Fuller tract;

Thence South 15 degrees 58 minutes 35 seconds West, a distance of 1,467.39 to a 8 inch Bois D'Arc fence post for corner at the Southwest corner of a tract of land conveyed to Steven Wade Ford, a single man and Lisa Ovigan, a single woman, by Deed recorded in Instrument No. 20150811001003760, Official Public Records, Collin County, Texas;

Thence South 89 degrees 58 minutes 25 seconds East, a distance of 703.86 feet to a 1/2 inch iron rod found for corner lying in said West right-of-way line of FM Road No. 543;

Thence South 00 degrees 30 minutes 18 seconds East, along said West right-of-way line of FM Road No. 543, a distance of 904.77 feet to a TXDOT monument found for corner;

Thence South 00 degrees 44 minutes 18 seconds East, continuing along said West right-of-way line of FM Road No. 543, a distance of 1,007.52 to a TXDOT monument found for corner;

Thence South 00 degrees 00 minutes 37 seconds West, continuing along said West right-of-way line of FM Road No. 543, a distance of 349.17 feet to a cotton spindle set in the approximate centerline of County Road 170 and being on a North line of that certain tract of land conveyed to BFJ Land, LLC, by Deed recorded in Instrument No. 20130913001293160, Official Public Records, Collin County, Texas;

Thence North 89 degrees 51 minutes 56 seconds West, along the approximate centerline of said County Road 170, a distance of 1,454.39 feet to a 1/2 inch iron rod found at an interior ell corner of said BFJ Land tract and said County Road 170;

Thence North 01 degrees 37 minutes 52 seconds East, continuing along the approximate centerline of said County Road 170, a distance of 1,997.27 feet to a 1/2 inch iron rod found at the most Northern Northeast corner of said BFJ Land tract and the Southeast corner of a tract of land conveyed to Eleanor Evans and James E. Johnson, by Deed recorded in Volume 964, Page 281, Deed Records, Collin County, Texas;

Thence North 02 degrees 25 minutes 48 seconds East, a distance of 594.69 feet to a 1/2 inch iron rod found at the Northeast corner of said Evans/Johnson tract and the Southeast corner of a tract of land conveyed to Michael G. McKee by Deed recorded in Instrument No. 20040162135, Deed Records, Collin County, Texas;

Thence North 02 degrees 59 minutes 09 seconds East, continuing along a distance of 204.47 feet to a 1/2 inch iron rod found at the Northeast corner of said McKee tract and the Southeast corner of a tract of land conveyed to James Earl Johnson, by Deed recorded in Instrument No. 20130812001133240, Official Public Records, Collin County, Texas;

Thence North 03 degrees 04 minutes 25 seconds East, continuing along a distance of 797.01 feet to a 1/2 inch iron rod found at the Northeast corner of said Johnson tract and the Southeast corner of said Honey Creek Ranch tract;

Thence North 00 degrees 54 minutes 33 seconds West, continuing a distance of 1274.57 feet to a 1/2 inch iron rod found at an interior ell corner of said Honey Creek Ranch tract;

Thence North 89 degrees 56 minutes 26 seconds East, a distance of 798.90 feet to a 1/2 inch iron rod found for corner;

Thence South 89 degrees 22 minutes 28 seconds East, a distance of 499.47 feet to the POINT OF BEGINNING and containing 5,891,703 square feet or 135.25 acres of land.

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, Raul D. Reyes, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Subdivision regulations of the City of Weston, Texas.

Raul D. Reyes
Raul D. Reyes
Registered Professional Land Surveyor No. 5390

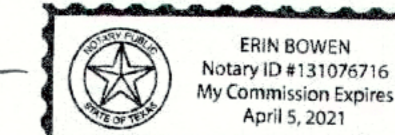


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned a Notary Public in and for The State of Texas, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of April, 2018.

Erin Bowen
Notary Public



HEALTH DEPARTMENT CERTIFICATION:

I 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.

M. J. R. S. B. 3727
Registered Sanitarian or Designated Representative
Collin County Development Services

Filed and Recorded
Official Public Records
Stacye Kemp, County Clerk
Collin County, TEXAS
05/18/2018 10:55:24 AM
\$51.00 TBR/NETT
20180518010022800



2018-372
Stacye Kemp

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



OWNER
VAN BUREN ESTATES, LLC
a Texas limited liability company
1221 N. Jefferson Avenue
Mt. Pleasant, Texas 75455

Proposed zoning is:
"Residential Estates District 1" (RED 1)

AMENDING PLAT
VAN BUREN ESTATES
LOTS 1-8 & LOTS 10-90, BLOCK A
5,891,703 SQ. FT. / 135.25 AC.
LEONIDAS WILSON SURVEY, ABSTRACT NO. 982
CITY OF WESTON, COLLIN COUNTY, TEXAS