

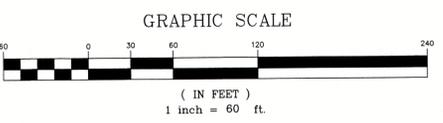
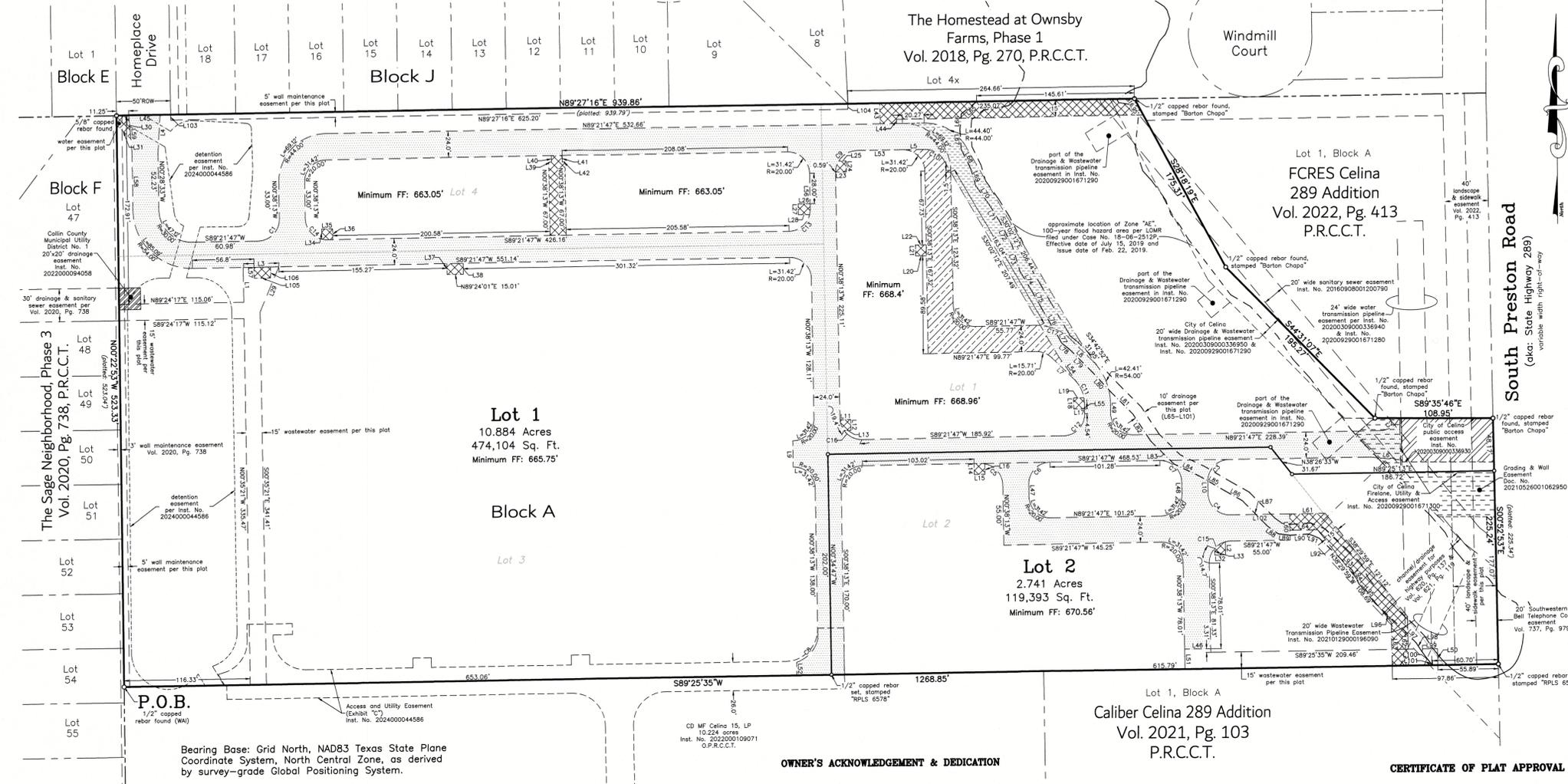
Vicinity Map (not to scale)



General Notes:

- 1. The subject property does lie within Zones A & X according to FEMA Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 4808500120 J, Effective Date: June 2, 2009, as affected by L.O.M.R. No. 18-06-2512P, dated July 15, 2019.
2. All lots comply with the minimum size requirements of the zoning district.
3. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
4. All common area/HOA lots or floodplain may contain a public trail or sidewalk.
5. 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.
6. This plot does not alter or remove existing deed restrictions, if any, on this property.
7. Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
8. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83). All distances shown are grid distances.
9. The purpose of this minor plat is to combine 3 lots into 1 lot and dedicate new easements and abandon a portion of the existing fire lines, utility and mutual access easement referenced herein.
10. All parking spaces required of new development shall be reserved for general public use by businesses, both on-site and adjacent.
11. No overhead utilities are permitted on the subject property.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord. Includes data for curves C1 through C17.



Line Table with columns: Line #, Length, Bearing. Includes data for lines L1 through L36.

Legend/Symbols: boundary line, adjacent property lines, easements, subdivision line, original lot line (being abandoned), property monumentation. Includes symbols for fireline, drainage, mutual access & utility easement, and water easement.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

I, the undersigned owner of the land shown on this plat within the area described by metes and bounds as follows:
SITUATED in the City of Celina, County of Collin, State of Texas, being a part of the Collin County School Land #14 Survey, Abstract No. 167 and being all of Lots 1, 2, 3 and 4, Block A of the Conveyance Plat of Celina Senior Living Center, an addition to the City of Celina, Collin County, Texas as per plat of record in Volume 2022, Page 33, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows, to-wit:
BEGINNING at a 1/2 inch capped rebar found (WAI) in the East line of Block F, The Sage Neighborhood, Phase 3, an addition to the City of Celina, Texas as per plat of record in Volume 2020, Page 738, said Plat Records, at the Northwest corner of the 10.224 acre tract of land conveyed to CD MF Celina 15, LP in Inst. No. 2022000109071, Official Public Records, Collin County, Texas and the Southwest corner of both said Lot 3 and the herein described tract;
THENCE North 00 deg. 22 min. 53 sec. West, with the East line of said Block F, The Sage Neighborhood, Phase 3 and the West line of said Lots 3 and 4, a distance of 523.33 ft. to a 1/2 inch capped rebar found at the Southeast corner of Lot 1, Block E, The Homestead at Owsby Farms, Phase 1, an addition to the City of Celina, Texas as per plat of record in Volume 2018, Page 270, said Plat Records, the Northeast corner of Lot 47, said Block F, The Sage Neighborhood, Phase 3, the Southwest corner of Homeplace Drive, a 50 ft. wide right-of-way, and the Northwest corner of both said Lot 4 and the herein described tract;
THENCE North 89 deg. 27 min. 16 sec. East, with the North line of said Lot 4 and the South line of said The Homestead at Owsby Farms, Phase 1, a distance of 939.86 ft. to a 1/2 inch capped rebar found, stamped "Barton Chapa" at the Northwest corner of Lot 1, Block A, FCRES Celina 289 Addition, an addition to the City of Celina, Texas as per plat of record in Volume 2022, Page 413, said Plat Records and the most Northerly Northeast corner of the herein described tract;
THENCE in a Southeasterly direction, with the Westerly and Southerly lines of said Lot 1, Block A, FCRES Celina 289 Addition, the following calls and distances:
1. South 28 deg. 18 min. 19 sec. East, a distance of 175.31 ft. to a 1/2 inch capped rebar found, stamped "Barton Chapa" at an angle point;
2. South 44 deg. 31 min. 07 sec. East, a distance of 195.27 ft. to a 1/2 inch capped rebar found, stamped "Barton Chapa" at the Southwest corner of said Lot 1, Block A, FCRES Celina 289 Addition and an Ell corner of the herein described tract;
3. South 89 deg. 35 min. 46 sec. East, a distance of 108.95 ft. to a 1/2 inch capped rebar found, stamped "Barton Chapa" in the West right-of-way line of Preston Road (aka: State Highway 289), at the Southeast corner of said Lot 1, Block A, FCRES Celina 289 Addition and the most Easterly Northeast corner of the herein described tract;
THENCE South 00 deg. 52 min. 53 sec. East, with the West right-of-way line of said Preston Road and the East line of said Lots 1 & 2, Block A, Celina Senior Living Center, a distance of 225.24 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northeast corner of Lot 1, Block A, Caliber Celina 289 Addition, an addition to the City of Celina, Texas as per plat of record in Volume 2021, Page 103, said Plat Records and the Southeast corner of both said Lot 1, Block A, Celina Senior Living Center and the herein described tract;
THENCE South 89 deg. 25 min. 35 sec. West, with the South line of said Lots 1, 2 and 3, Block A, Celina Senior Living Center and the North line of said Lot 1, Block A, Caliber Celina 289 Addition, passing the Northwest corner and the Northeast corner of said CD MF Celina 15, LP 10.224 ac. and continuing with the North line thereof for a total distance of 1,268.85 ft. to the PLACE OF BEGINNING and containing 13.625 ACRES and/or 593,497 SQUARE FEET of land.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
Signature: Kate A. Wagner
Date: 11-5-2025
Notary Public, Grayson County, Texas

OWNER'S ACKNOWLEDGEMENT & DEDICATION

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT Pankaj Srivastava and Mahendra Patil, acting herein by and through its duly authorized officer, does hereby adopt this Amending Plat designating the hereinabove described property as Lots 1 and 2, Block A of the Minor Plat of Celina Senior Living Center, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever, the streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, 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. 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 for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all parts of its respective system without the necessity of any time of procuring permission from anyone.

By: Pankaj Srivastava, c/o eVantage Developers, LLC & eVantage Holding, LLC
Owner: Pankaj Srivastava
Title: Partner
Date: 11/5/2025
By: Mahendra Patil, c/o eVantage Ventures, LLC
Owner: Mahendra Patil
Title: Partner
Date: 11/5/2025

STATE OF TEXAS COUNTY OF GRAYSON

BEFORE ME, the undersigned authority in and for Grayson County, Texas, on this day personally appeared Pankaj Srivastava, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is Pankaj Srivastava and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 5th day of November, 2025.
Notary Public in and for the State of Texas
Dawn M West
My Commission Expires: April 14, 2029

BEFORE ME, the undersigned authority in and for Grayson County, Texas, on this day personally appeared Mahendra Patil, known to me to be the person and officer whose name is subscribed to the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 5th day of November, 2025.
Notary Public in and for the State of Texas
Dawn M West
My Commission Expires: April 14, 2029

CERTIFICATE OF PLAT APPROVAL

Approved: [Signature]
City Development Official
City of Celina, Texas
Date: 11/5/2025
Witness by hand this 5th day of November, 2025
City Secretary
City of Celina, Texas

Recording Information:

STATE OF TEXAS, COUNTY OF COLLIN I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 11/06/2025 01:53 PM PLAT BOOK: 2025 PAGE: 955 - 956 NUMBER OF PAGES: 1 AMOUNT: \$50.25 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, COLLIN COUNTY, TEXAS

Owner/Developer: eVantage Developers, LLC, eVantage Holding, LLC, 1143 Holford Drive, Frisco, TX 75036, Contact: Pankaj Srivastava, Phone: 805-304-1044, pankaj@beehivehomes.com
Engineer: Texas Development Services, LLC, 4888 Pecan Place Drive, McKinney, TX 75071, Contact: Brian Umberger, P.E., bumberger@tx-dev.com
Surveyor: Helvey-Wagner Surveying, Inc., 222 W. Main Street, Denison, TX 75020, Contact: Kate A. Wagner, R.P.L.S., kate@helveywagnersurvey.net

Minor Plat Lots 1 & 2, Block A Celina Senior Living Center to the City of Celina Collin County, Texas 13.625 Acres in the Collin County School Land #14 Survey, Abstract No. 167 City of Celina, Collin County, Texas REVISION DATE: OCTOBER 29, 2025 HWS JOB NO. CCCA00725 CITY OF CELINA PROJECT #: PLAT-25-004429 2 COMMERCIAL LOTS