

OWNER'S CERTIFICATE

STATE OF TEXAS)
 COUNTY OF COLLIN)

WHEREAS CARTER LANDING L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 30.405 ACRE TRACT OF LAND LOCATED IN THE CALEB HART SURVEY, ABSTRACT NO. 393, COLLIN COUNTY, TEXAS;
 BEING A 30.405 ACRE TRACT OF LAND SITUATED IN THE CALEB HART SURVEY, ABSTRACT NUMBER 393, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 30.405 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO CARTER LANDING L.L.C., A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 20170626000832730, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), SAID 30.405 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 30.405 ACRE TRACT OF LAND, BEING ON THE WEST LINE OF A RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS, FILED FOR RECORD IN VOLUME 760, DEED RECORDS, COLLIN COUNTY, TEXAS (DRCT), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 12.209 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED (LONG FORM) TO JACQUELINE ANN SMITH, FILED FOR RECORD IN VOLUME 1592, PAGE 637, DRCT, BEARS SOUTH 28 DEGREES 48 MINUTES 41 SECONDS WEST, A DISTANCE OF 151.19 FEET, SAID BEGINNING POINT HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 7169079.2 E: 2513963.5 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00014778937, BASE POINT OF 0,0,0);

THENCE NORTH 89 DEGREES 19 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 30.405 ACRE TRACT OF LAND, A DISTANCE OF 1,140.26 FEET, TO A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "GEER 4117"; BEING THE NORTHEAST CORNER OF SAID CALLED 30.405 ACRE TRACT OF LAND, FROM WHICH A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF A CALLED 35.280 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO WILLIAM K. WOOD AND KATHY D. WOOD, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 20140818000879640, OPRCT, BEARS SOUTH 85 DEGREES 43 MINUTES 33 SECONDS EAST, A DISTANCE OF 1,498.64 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 30.405 ACRE TRACT OF LAND, A DISTANCE OF 1,163.18 FEET, TO A MAG NAIL WITH SHINER FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 30.405 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 35.280 ACRE TRACT OF LAND, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 171, A PUBLIC RIGHT-OF-WAY, AND BEING ON THE NORTH LINE OF A CALLED 11.448 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO CHURNER PARTNERS, LTD., FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 20100322000269910, OPRCT, SAID POINT HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 7167929.7 E: 2515117.1;

THENCE SOUTH 89 DEGREES 20 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 30.405 ACRE TRACT OF LAND, AND SAID CENTERLINE, AT A DISTANCE OF 220.7 FEET, PASSING A RAILROAD SPIKE FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 11.448 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 2.000 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO RYAN GREGORY POLNY AND WIFE, MINDI IMALEA POLNY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NUMBER 20120508000537530, OPRCT, AT A DISTANCE OF 400.8 FEET (0.7 FEET RIGHT - PERPENDICULAR), PASSING A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 2.000 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 9.041 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO RUDY MANN AND PAULA MANN, FILED FOR RECORD IN VOLUME 4807, PAGE 3912, DRCT, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,084.99 FEET, TO A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 9.041 ACRE TRACT OF LAND;

THENCE SOUTH 89 DEGREES 34 MINUTES 07 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 51.92 FEET, TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 30.405 ACRE TRACT OF LAND, AND BEING THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS;

THENCE NORTH 01 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 30.40 ACRE TRACT OF LAND, BEING COMMON WITH THE WEST LINE OF SAID RIGHT-OF-WAY EASEMENT, A DISTANCE OF 24.03 FEET, TO A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "GEER 4117"; FROM WHICH A 5/8 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 26 DEGREES 32 MINUTES 07 SECONDS WEST, A DISTANCE OF 172.38 FEET;

THENCE NORTH 00 DEGREES 48 MINUTES 39 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 1,138.62 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 30.405 ACRES (1,324,440 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CARTER LANDING, L.L.C., ACTING BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1 THRU 13, BLOCK 1; LOTS 1 THRU 8, BLOCK 2; CARTER LANDING, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO COLLIN COUNTY, TEXAS FOR FILING AND RECORDING WITH THE COLLIN COUNTY CLERK'S OFFICE.

EXECUTED THIS THE ____ DAY OF _____, 2017.

CARTER LANDING, L.L.C.

BY: _____ (PRINTED NAME)

BY: _____ (AUTHORIZED SIGNATURE)

TITLE: _____

STATE OF _____)

COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

THIS PLAT APPROVED BY COLLIN COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 2017.

KEITH SELF, COUNTY JUDGE DATE

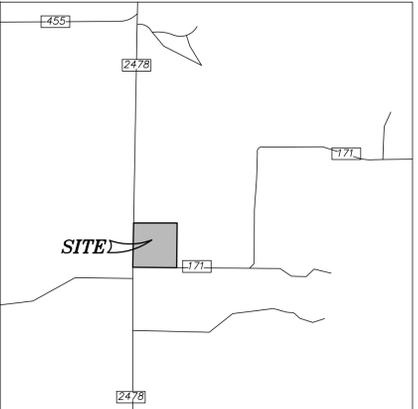
OSSF NOTES

- 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/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
 - DUE TO THE PRESENCE OF A LARGE DRAINAGE POND AND EASEMENT ON LOT 5/BLK 1, A PRE-CONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AN COLLIN COUNTY DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO PLANNING OF ANY SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. ON LOT 5/BLK 1
 - DUE TO THE PRESENCE OF A BISECTING UTILITY EASEMENT ON LOT 1/BLK 1, A PRE-CONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AN COLLIN COUNTY DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO PLANNING OF ANY SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. ON LOT 1/BLK 1
- TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
- THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISIONS AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS(MEETING ALL STATE AND COUNTY REQUIREMENTS MUST BE SUBMITTED TO AN APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM

OWNER/DEVELOPER:

CARTER LANDING, L.L.C.
 4323 GLOSTER RD
 DALLAS, TX 75220
 ATTN: COLLIN PRATER
 214-766-6933

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE
 COLLIN COUNTY DEVELOPMENT SERVICES



VICINITY MAP

NO SCALE

LEGEND/ABBREVIATIONS

CIRS	CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
CIRF	CAPPED IRON ROD FOUND
DRCT	DEED RECORDS, COLLIN COUNTY TEXAS
OPRCCT	PLAT RECORDS, COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
VL	VOLUME
PG.	PAGE
D.U.E.	DRAINAGE & UTILITY EASEMENT
B.L.	BUILDING LINE
P.O.B.	POINT OF BEGINNING
FND.	FOUND
IRF	IRON ROD FOUND
PL	PROPERTY LINE
CC#	COUNTY CLERK'S INSTRUMENT NUMBER

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	51.92'	S89°34'07"W
L2	24.03'	N01°54'16"W
L3	51.90'	S89°02'00"W
L4	24.00'	N02°37'00"W
L5	60.00'	N23°57'21"E
L6	63.94'	N26°08'18"W
L7	60.47'	N26°08'18"W
L8	38.33'	N72°38'56"W
L9	44.80'	S76°43'42"E
L10	65.74'	N44°56'22"E
L11	10.54'	S42°38'37"E
L12	106.97'	N44°56'22"E
L13	50.87'	S42°38'37"E
L14	36.89'	S48°27'51"W

UTILITY SERVICE PROVIDERS

WATER - MARLEE SPECIAL UTILITY DISTRICT
 [M.S.U.D.]
 PO BOX 1017
 CELINA, TX 75009
 (972) 382-3222

ELECTRIC- GRAYSON COLLIN ELECTRIC COOP.
 1096 N WACO
 VAN ALSTYNE, TX 75495
 (903) 482-7100

SANITARY SEWER - OSSF - PRIVATE

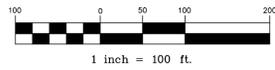
**FINAL PLAT
 CARTER LANDING
 LOTS 1-13, BLOCK 1 &
 LOTS 1-8, BLOCK 2**

BEING 30.405 ACRES
 LOCATED IN THE CALEB HART SURVEY
 ABSTRACT NO. 393, COLLIN COUNTY, TEXAS.
 AUGUST 2017

ENGINEER/SURVEYOR:

mma

mycoskie mcinnis associates
 civil engineering surveying landscape architecture planning
 ttps registration number: I - 2759
 tpls registration/license number: 10088000
 200 east abram
 orlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatexas.com
 CONTACT: ANDREA TAYLOR
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 SHEET 1 OF 1



GENERAL NOTES

- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 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.
- 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.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
- ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATION UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00014778937, BASE POINT OF 0,0,0.
- BY SCALED MAP LOCATION, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 48085C0130J, MAP REVISED JUNE 2, 2009. ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MYCOSKIE MCINNIS"; ALL CORNERS CALLED "MAG NAIL" SET ARE 1-INCH METAL DISKS STAMPED WITH "MMA PROPERTY CORNER"
- UNLESS THE FINISHED FLOOR IS NOTED ON THE PLAT, THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST ONE FOOT ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.
- DRIVEWAYS SHALL MEET CULVERT PERMIT REQUIREMENTS. DRIVEWAYS THAT DO NOT MEET CULVERT PERMIT REQUIREMENTS SHALL BE REMOVED AND CORRECTED AT THE OWNER'S EXPENSE.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE STREET LIGHT MAINTENANCE AND REPAIR AND FURTHER MORE WILL NOT BE RESPONSIBLE FOR DAMAGE TO STREET LIGHTS THAT ARE PLACED WITHIN THE COUNTY'S RIGHT OF WAY.

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00'	314.16'	90°00'00"	N44°19'54"E	282.84'
C2	60.00'	325.42'	310°45'05"	S89°19'54"W	50.00'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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.



MERLE W. MILLER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5438
 STATE OF TEXAS)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____