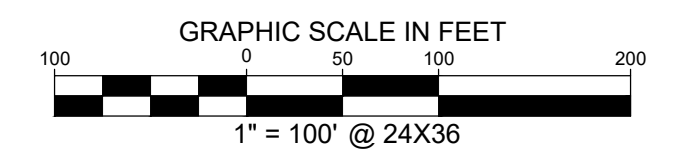
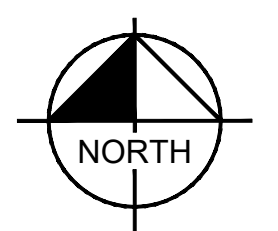
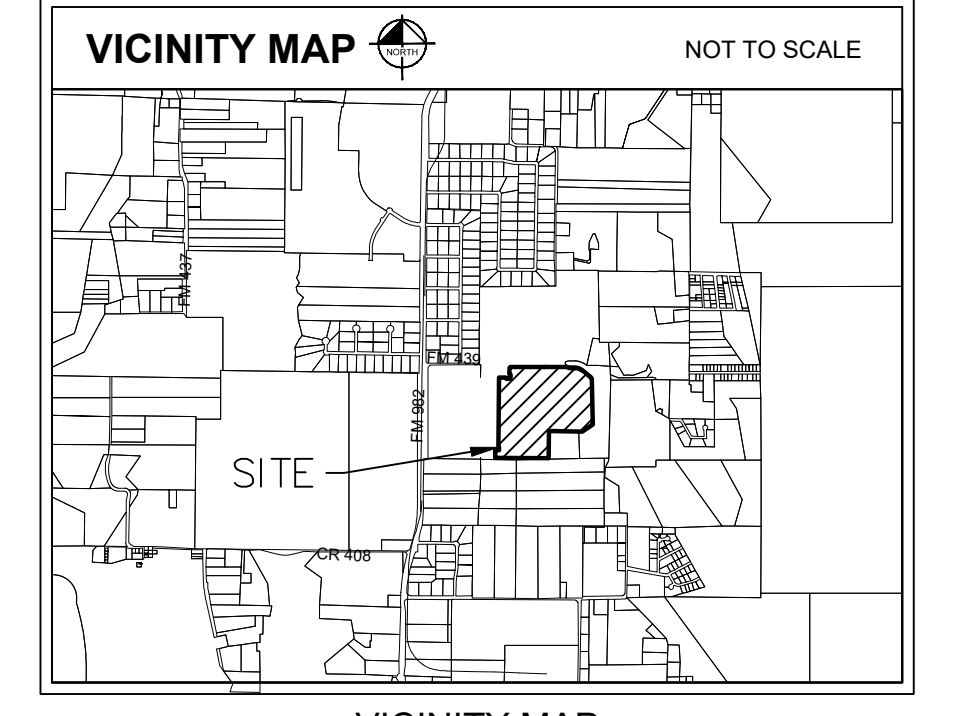


LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°38'03"E	61.76'	L19	N45°43'02"E	14.14'	L37	S00°43'02"W	20.00'
L2	N00°21'57"E	50.00'	L20	N44°16'58"W	14.14'	L38	N89°16'58"W	74.67'
L3	N89°38'03"W	10.00'	L21	N45°43'02"E	14.14'	L39	N44°52'03"W	20.00'
L4	S89°16'58"E	110.00'	L22	S44°16'58"E	14.14'			
L5	S44°16'58"E	14.14'	L23	N45°43'02"E	14.14'			
L6	S00°43'02"W	10.50'	L24	S44°16'58"E	14.14'			
L7	S89°16'58"E	50.00'	L25	S44°16'58"E	14.14'			
L8	N00°43'02"E	10.50'	L26	N45°43'02"E	14.14'			
L9	N45°43'02"E	14.14'	L27	N44°16'58"W	14.14'			
L10	S89°16'58"E	10.50'	L28	S45°43'02"W	14.14'			
L11	N00°43'02"E	50.00'	L29	S44°16'58"E	14.14'			
L12	N89°16'58"W	10.50'	L30	S45°43'02"W	14.14'			
L13	N44°16'58"W	14.14'	L31	S45°43'02"W	14.14'			
L14	N45°32'30"E	14.19'	L32	S44°16'58"E	14.14'			
L15	S44°27'30"E	14.10'	L33	N37°48'20"W	20.00'			
L16	S45°32'30"W	14.19'	L34	S89°16'58"E	67.51'			
L17	S44°27'30"E	14.10'	L35	S44°37'16"E	14.06'			
L18	N45°32'30"E	14.19'	L36	N45°22'44"E	14.23'			

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	141°41'02"	50.00'	123.64'	N44°16'58"W 94.46'
C2	141°41'02"	50.00'	123.64'	N45°43'02"E 94.46'



LEGEND	
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
CMF	CONCRETE MONUMENT FOUND
BL	BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	REAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	LOT LINE

## FINAL PLAT OF RANGER CROSSING PHASE 2

BLOCK B LOTS 20-59, 2X-HOA, 3X-HOA;  
BLOCK G LOTS 24-46; BLOCK I LOTS 1-10;  
BLOCK J LOTS 1-46; BLOCK K LOTS 1-46;  
BLOCK L LOTS 1-24, BLOCK M LOTS 1-24;

BEING 45.4136 ACRES IN THE  
JOHN KIRBY SURVEY, ABSTRACT NO. 515

COLLIN COUNTY, TEXAS  
213 RESIDENTIAL LOTS  
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

# Kimley»Horn

400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009

Tel. No. (469) 501-2200  
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	DEC, 2021	068517148	1 OF 2

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Dr., Suite 105  
Frisco, Texas 75009  
Phone: 469-501-2200  
Contact : Sean Patton, R.P.L.S.

APPLICANT:  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Dr., Suite 105  
Frisco, Texas 75009  
Phone: 469-501-2200  
Contact : Brent Murphree, P.E.

OWNER/DEVELOPER:  
D.R. Horton-Texas, LTD.  
4306 Miller Road  
Rowlett, Texas 75088  
Phone: 214-607-4244  
Contact : David Booth

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

FIELD NOTE DESCRIPTION

45.4136 ACRES

WHEREAS D R Horton-Texas, LTD. is the owner of a tract of land situated in the John Kirby Survey, Abstract No. 515, Collin County, Texas and being a portion of that tract of land conveyed to Princeton Holdings, LP., according to the document filed of record in Instrument No. 20200715001097250 Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of a called 10.00-acre tract of land conveyed to Kojó A. Mensah, according to the document filed of record in Volume 6057, Page 2057, Real Property Records, Collin County, Texas (R.P.R.C.C.T.), same being the south line of said Princeton tract;

THENCE over and across said Princeton tract the following eighteen (18) courses and distances:

North 00°21'57" East, a distance of 125.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°38'03" East, a distance of 61.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 00°21'57" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°38'03" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 00°43'02" East, a distance of 1,164.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°16'58" East, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 44°16'58" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 00°43'02" West, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°16'58" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 00°43'02" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°43'02" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°16'58" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 00°43'02" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°16'58" West, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 44°16'58" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 00°43'02" East, a distance of 103.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°22'44" East, a distance of 14.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°57'34" East, a distance of 952.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of a called 17.52-acre tract of land conveyed to United States of America, according to the document filed of record in Volume 772, Page 579, (R.P.R.C.C.T.), same being common with the easterly line of the above-mentioned Princeton tract, for an exterior "cut" corner of this tract;

THENCE with said common line the following six (6) courses and distances:

South 56°19'38" East, a distance of 28.54 feet to a 1/2-inch iron rod found for corner of this tract;

South 89°32'26" East, a distance of 100.00 feet to a 5/8-inch iron rod found for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 236.48 feet, a central angle of 39°57'50", and a chord bearing and distance of South 69°36'29" East, 161.62 feet;

With said curve to the right, an arc distance of 164.94 feet to a 5/8-inch iron rod found for corner of this tract;

South 49°16'57" East, a distance of 180.33 feet to a concrete monument found for corner of this tract;

South 01°11'25" East, a distance of 764.96 feet to a concrete monument found for corner of this tract;

South 56°52'34" West, a distance of 213.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 89°17'39" West, leaving the above-mentioned common line, over and across the above-mentioned Princeton tract, a distance of 553.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 00°43'04" West, continuing over and across said Princeton tract, a distance of 450.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of said Princeton tract, same being common with the north line of that tract of land conveyed to Ratty Ung, Yvon P. and Nancy Prom, according to the document filed of record in Instrument No. 20120426000484780 (R.P.R.C.C.T.), for the southwest corner of this tract;

THENCE North 89°38'03" West, with said south line, same being common with the north line of said Prom tract and the above-mentioned Mensah tract, passing the northwest corner of said Prom tract at a distance of 494.53 and continuing for a total distance of 891.04 feet to the POINT OF BEGINNING and containing 1,978,214 square feet or 45.4136 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That D.R. HORTON-TEXAS, LTD., acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as Block B Lots 20-59, 2X-HOA, 3X-HOA, Block G Lots 24-46, Block I Lots 1-10, Block J Lots 1-46, Block K Lots 1-46, Block L Lots 1-24, Block M Lots 1-24, Block N Lots 1-24, RANGER CROSSING PHASE 2, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culleoka Water Supply Corporation, forever, the streets and easements shown thereon. D.R. HORTON-TEXAS, LTD, does hereby certify the following:

- 1. The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas for sanitary sewer purposes. Collin County Municipal Utility District No. 4 (the "District") will maintain the streets, storm drains, sidewalks, barrier free ramps, signage, and striping within the right-of-way.
2. The easements and public use areas, as shown are dedicated for the public use, including specifically for Collin County, City of Princeton, and Culleoka Water Supply Corporation, forever for the purposes indicated on the plat.
3. 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 Collin County.
4. Collin County, City of Princeton, and Culleoka Water Supply Corporation are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
5. Utility easements may also be used for the mutual 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 and Collin County and subject to offset specifications for any existing utilities.
6. Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
7. Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities 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 without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the Developer or District, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.
8. The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

D.R. Horton - Texas, Ltd. a Texas limited partnership

By: D.R. Horton, Inc. a Delaware corporation Its Authorized Agent

By: David L. Booth, Assistant Vice President

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by David L. Booth, Assistant Vice President of D.R. Horton, Inc., a Delaware corporation, the authorized agent of D.R. Horton - Texas, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

Notary Public - State of Texas

NOTES:

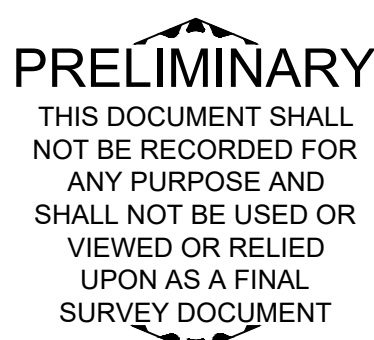
- 1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999847229.
3. All common areas are to be owned and maintained by the Property Owner's Association.
4. FLOOD STATEMENT: According to Community Panel No. 48085C0410J and 48085C0430J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "Non-Shaded X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
6. 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.
7. 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.
8. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
9. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
10. 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.
11. The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
12. The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.
13. Mail boxes shall meet USPS specifications.
14. The streets, including street signs, street lights, and sidewalks, within Ranger Crossing Phase 2 will be maintained by Collin County Municipal Utility District Number 4.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Sean Patton Registered Professional Land Surveyor No. 5660 Kimley-Horn and Associates, Inc. 400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone 469-501-2200



STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

COLLIN COUNTY JUDGE, CHRIS HILL

FINAL PLAT OF RANGER CROSSING PHASE 2

BLOCK B LOTS 20-59, 2X-HOA, 3X-HOA; BLOCK G LOTS 24-46; BLOCK I LOTS 1-10; BLOCK J LOTS 1-46; BLOCK K LOTS 1-46; BLOCK L LOTS 1-24, BLOCK M LOTS 1-24;

BEING 45.4136 ACRES IN THE JOHN KIRBY SURVEY, ABSTRACT NO. 515

COLLIN COUNTY, TEXAS 213 RESIDENTIAL LOTS 2 HOMEOWNER'S ASSOCIATION (HOA) LOTS



400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 FIRM # 10194503

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 100', SPA, KHA, DEC. 2021, 068517118, 2 OF 2

SURVEYOR: Kimley-Horn and Associates, Inc. 400 North Oklahoma Dr., Suite 105 Frisco, Texas 75009 Phone: 469-501-2200 Contact : Sean Patton, R.P.L.S.

APPLICANT: Kimley-Horn and Associates, Inc. 400 North Oklahoma Dr., Suite 105 Frisco, Texas 75009 Phone: 469-501-2200 Contact : Brent Murphree, P.E.

OWNER/DEVELOPER: D.R. Horton-Texas, LTD. 4306 Miller Road Rowlett, Texas 75088 Phone: 214-607-4244 Contact : David Booth