

**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 AND 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.
- 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 "MMA 817-469-1671".
- 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.

**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 AND 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 AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.

**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. 3/27*  
REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES

**CURVE TABLE**

CURVE NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00'	314.16'	90° 00' 00"	N 44°19'54" E	282.84'
C2	60.00'	325.42'	310° 45' 05"	S 89°19'54" W	50.00'
C3	225.00'	353.43'	90° 00' 00"	N 44°19'54" E	318.20'
C4	175.00'	274.89'	90° 00' 00"	N 44°19'54" E	247.49'
C5	245.00'	20.02'	4° 40' 52"	S 65°45'00" W	20.01'

**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
COUNTY OF COLLIN )

WHEREAS CARTER LANDING LLC, 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 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 THE 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, PAGE 496, DEED RECORDS, COLLIN COUNTY, TEXAS (DRCT), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST 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, WITH THE NORTH LINE OF THE 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 NORTHWEST CORNER OF THE 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, OPRCCT, 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, WITH THE EAST LINE OF THE SAID CALLED 30.405 ACRE TRACT OF LAND, A DISTANCE OF 1,163.18 FEET, TO A MAG NAIL WITH SHINER FOUND FOR THE SOUTHEAST CORNER OF THE SAID CALLED 30.405 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF THE 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, OPRCCT, 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, WITH THE SOUTH LINE OF THE SAID CALLED 30.405 ACRE TRACT OF LAND, AND ALONG THE SAID CENTERLINE, AT A DISTANCE OF 220.7 FEET, PASSING A RAILROAD SPIKE FOUND FOR THE NORTHWEST CORNER OF THE SAID CALLED 11.448 ACRE TRACT OF LAND, BEING COMMON WITH 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, OPRCCT, 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 THE SAID CALLED 2.000 ACRE TRACT OF LAND, BEING COMMON WITH 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 THE SAID CALLED 9.041 ACRE TRACT OF LAND;

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

THENCE NORTH 01 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF THE SAID CALLED 30.405 ACRE TRACT OF LAND, BEING COMMON WITH THE WEST LINE OF THE 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, CONTINUING ALONG THE SAID COMMON LINE, A DISTANCE OF 1,138.62 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 30.405 ACRES (1,324.40 SQUARE FEET) OF LAND, MORE OR LESS.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CARTER LANDING, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS REAL PROPERTY 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 7<sup>th</sup> DAY OF February, 2019.

**CARTER LANDING, LLC**

BY: *Collin Prater* (PRINTED NAME)  
*[Signature]* (AUTHORIZED SIGNATURE)

TITLE: MANAGER

STATE OF Texas )  
COUNTY OF Dallas )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED COLLIN PRATER, 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 7 DAY OF February, 2019.

*Jodi Sus*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-05-2022

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, JOSHUA D. WARGO, 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.

*[Signature]*  
JOSHUA D. WARGO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6391  
STATE OF TEXAS

STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSHUA D. WARGO, 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 7 DAY OF February, 2019

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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**UTILITY SERVICE PROVIDERS**

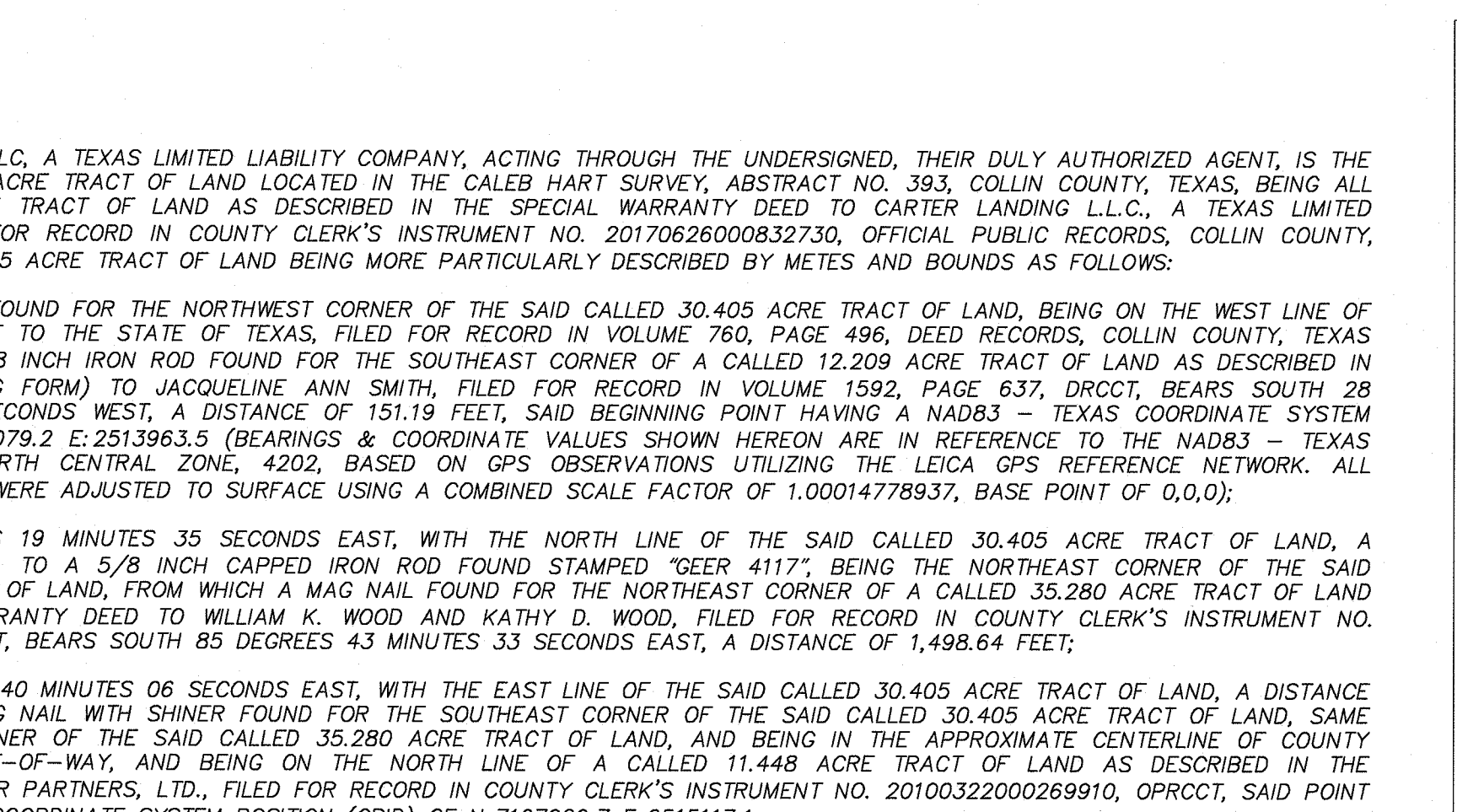
WATER - MARLEE SPECIAL UTILITY DISTRICT [M.S.U.D.]  
PO BOX 1017  
CELINA, TX 75009  
(972) 382-3222

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

SANITARY SEWER - OSSF - PRIVATE

**OWNER/DEVELOPER:**

CARTER LANDING, L.L.C.  
16950 N. DALLAS PARKWAY, SUITE 100  
DALLAS, TX 75248  
ATTN: COLLIN PRATER  
214-766-6933



**VICINITY MAP**  
NO SCALE

1 inch = 100 feet

**LEGEND/ABBREVIATIONS**

CIRS CAPPED IRON ROD SET STAMPED  
CIRF CAPPED IRON ROD FOUND  
DRCT DEED RECORDS, COLLIN COUNTY TEXAS  
PRCT PLAT RECORDS, COLLIN COUNTY TEXAS  
OPRCCT OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
VOL. VOLUME  
PG. PAGE  
EASMT. EASEMENT  
UE UTILITY EASEMENT  
DUE DRAINAGE & UTILITY EASEMENT  
BL BUILDING LINE  
POB POINT OF BEGINNING  
FND. IRON ROD FOUND  
IRF COUNTY CLERK'S INSTRUMENT NUMBER  
CC#  
OSSF ON-SITE SEWAGE FACILITIES  
M.S.U.D. MARLEE SPECIAL UTILITY DISTRICT

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	51.92'	S 89°34'07" W
L2	24.03'	N 01°54'16" W
L3	51.90'	S 89°02'00" W
L4	24.00'	N 02°37'00" W
L5	60.00'	N 23°57'21" E
L6	63.94'	S 26°08'18" E
L7	60.47'	N 26°08'18" W
L8	38.33'	N 72°38'56" W
L9	44.80'	S 76°43'42" E
L10	65.70'	N 44°56'22" E
L11	10.54'	S 42°38'37" E
L12	106.97'	S 44°56'22" W
L13	50.87'	S 42°38'37" E
L14	36.89'	S 48°27'51" W
L15	22.76'	S 89°21'14" W
L16	40.84'	N 00°08'58" E

**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.

FEBRUARY 2019

**ENGINEER/SURVEYOR:**

*[Signature]*  
DATE: 9-11-17

THIS PLAT APPROVED BY COLLIN COUNTY COMMISSIONERS COURT ON THE 11<sup>th</sup> DAY OF September 2019

CHRIS HILL, COUNTY JUDGE

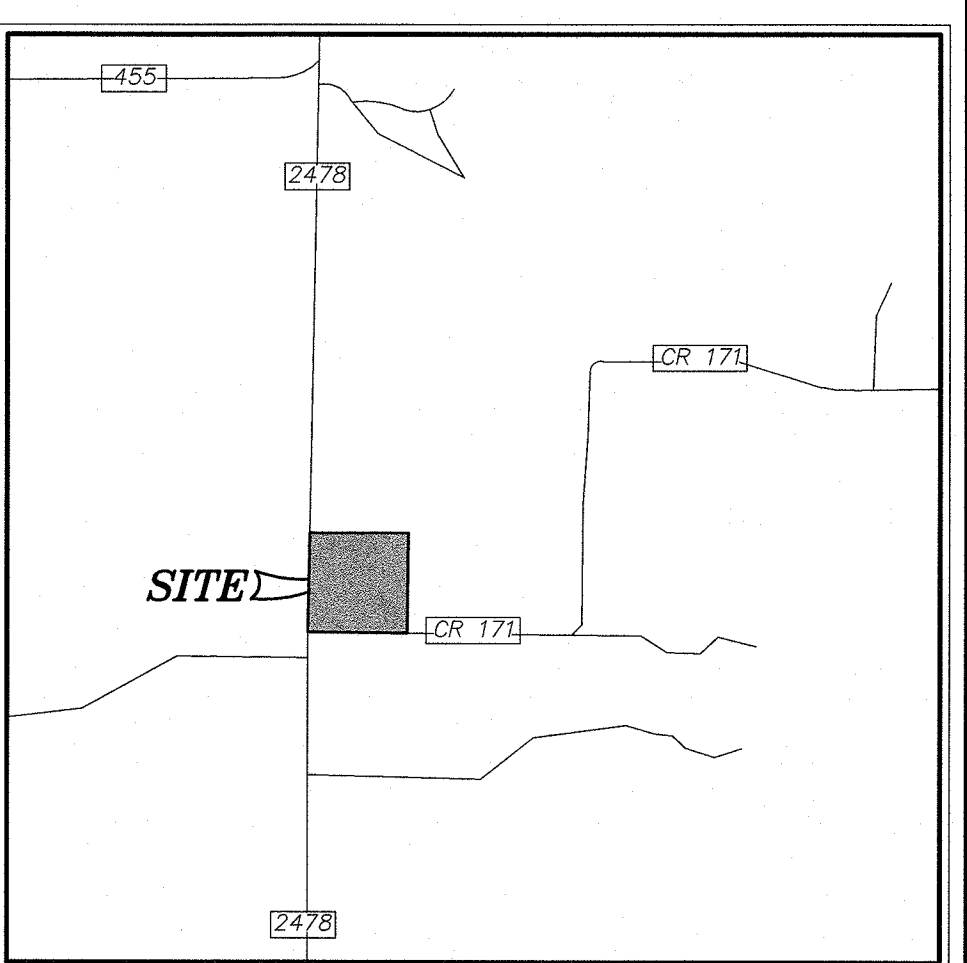
**S11788**

Leslie Larson  
My Commission Expires  
10/05/2022  
ID No. 13175000

**STATE OF TEXAS**  
REGISTERED  
JOSHUA D. WARGO  
6391  
PROFESSIONAL  
LAND SURVEYOR

**STATE OF TEXAS**  
REGISTERED  
LESLIE LARSON  
10002022  
ID No. 13175000

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