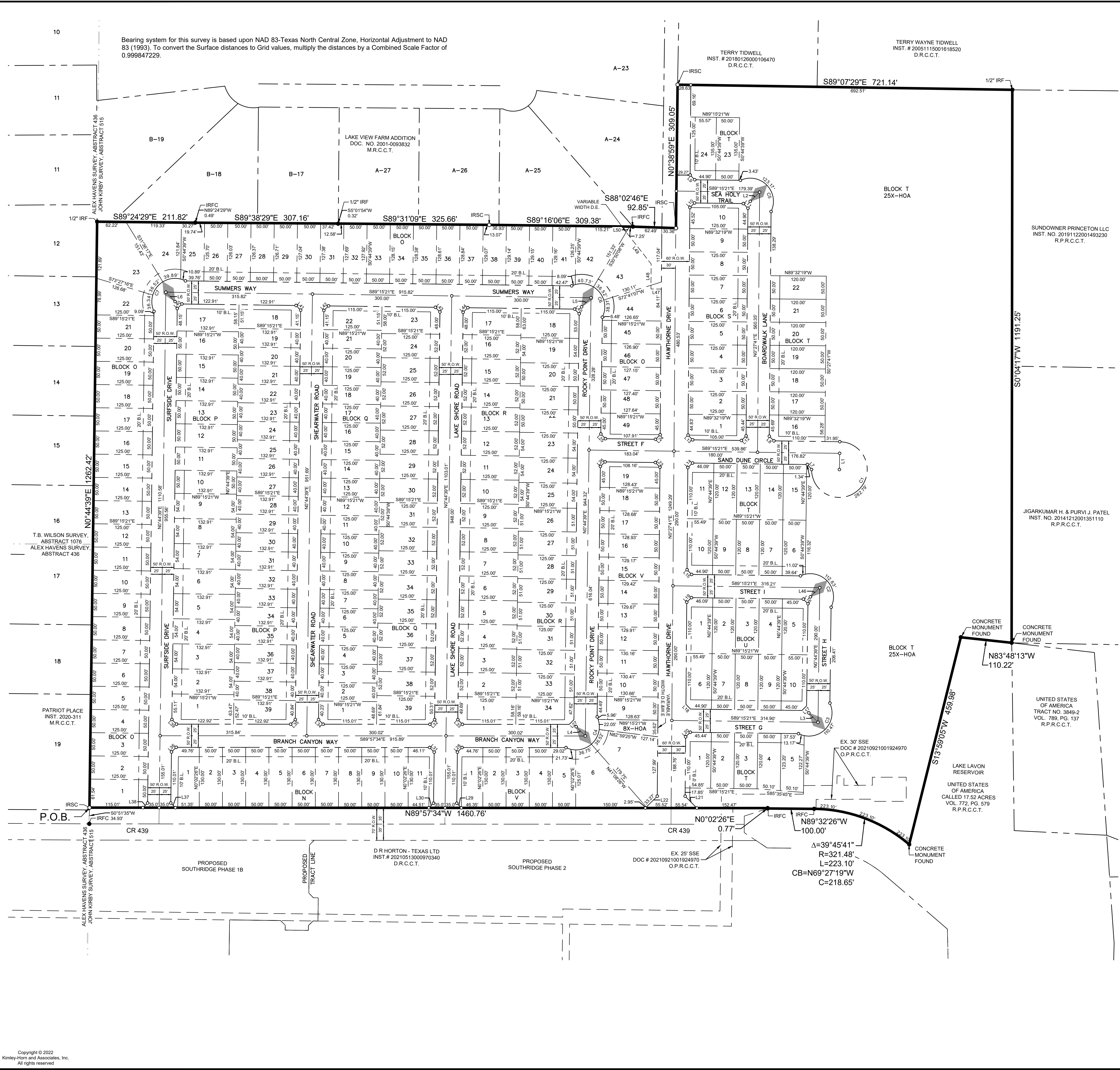
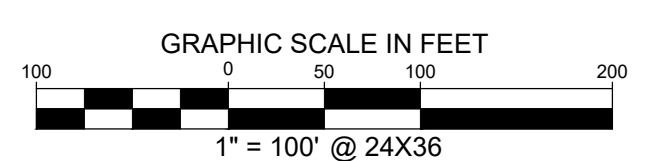
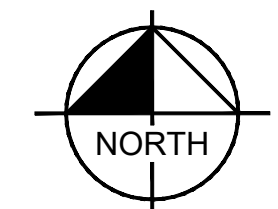
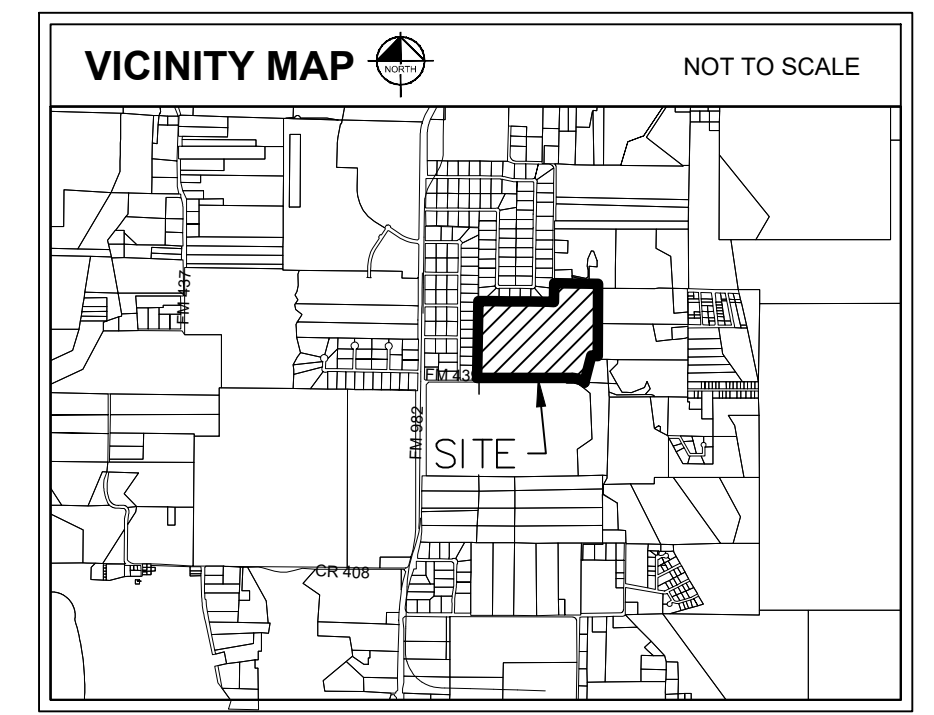


Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.998847229.



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°44'39"W	35.00'	L26	S45°44'39"W	14.14'
L2	S45°44'39"W	28.28'	L27	N45°23'33"E	14.23'
L3	N44°15'21"W	28.28'	L28	S45°23'33"W	14.23'
L4	N44°36'27"W	28.11'	L29	S44°36'27"E	14.06'
L5	S45°44'39"W	28.28'	L30	N45°23'33"E	14.23'
L6	S44°15'21"E	28.28'	L31	S44°36'27"E	14.06'
L7	N41°52'56"W	13.53'	L32	N45°23'33"E	14.23'
L8	S44°23'50"E	14.18'	L33	N44°36'27"W	14.06'
L9	N44°23'50"W	14.18'	L34	S44°36'27"E	14.06'
L10	S45°36'10"W	14.11'	L35	N45°23'33"E	14.23'
L11	S44°23'50"E	14.18'	L36	S45°23'33"W	14.23'
L12	N45°36'10"E	14.11'	L37	S44°36'27"E	14.06'
L13	S44°23'50"E	14.18'	L38	N45°23'33"E	14.23'
L14	N45°36'10"E	14.11'	L39	S44°36'27"E	14.06'
L15	S44°23'50"E	14.18'	L40	N45°23'33"E	14.14'
L16	N44°15'21"W	14.14'	L41	S44°15'21"E	14.14'
L17	N45°44'39"E	14.14'	L42	S45°44'39"W	14.14'
L18	S44°23'50"E	14.18'	L43	S44°15'21"E	14.14'
L19	S45°36'10"W	14.11'	L44	N45°44'39"E	14.14'
L20	N45°36'10"E	14.11'	L45	S44°15'21"E	14.14'
L21	S44°45'22"E	35.98'	L46	S45°44'39"W	28.28'
L22	S45°14'38"W	36.22'	L47	N89°32'19"W	22.43'
L23	S44°23'50"E	14.18'	L48	N00°27'41"E	54.03'
L24	N45°36'10"E	14.11'	L49	N38°14'23"W	86.91'
L25	N44°15'21"W	14.14'	L50	N30°50'08"E	13.97'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	270°02'41"	60.00'	282.79'	N45°46'00"E	84.82'
C2	141°41'02"	50.00'	123.64'	N44°15'21"W	94.46'
C3	141°41'02"	50.00'	123.64'	N45°44'39"E	94.46'
C4	140°58'49"	50.00'	123.03'	N45°23'33"E	94.26'
C5	141°08'26"	50.00'	123.17'	N44°31'39"W	94.31'
C6	141°41'02"	50.00'	123.64'	N44°15'21"W	94.46'
C7	141°41'02"	50.00'	123.64'	S45°44'39"W	94.46'

LEGEND	
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
MMF	CONCRETE MONUMENT FOUND
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
H.O.A.	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
---	STREET NAME CHANGE

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

FINAL PLAT OF RANGER CROSSING PHASE 3

BLOCK N LOTS 1-11; BLOCK O LOTS 1-49;
BLOCK P LOTS 1-39; BLOCK Q LOTS 1-39;
BLOCK R LOTS 1-34; BLOCK S LOTS 1-10;
BLOCK T LOTS 1-24, 25X-HOA; BLOCK U LOTS 1-10;
BLOCK V LOTS 1-7, 8X-HOA, 9-19

BEING 60.8538 ACRES IN THE JOHN KIRBY SURVEY, ABSTRACT NO. 515

COLLIN COUNTY, TEXAS
234 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	Nov. 2022	068517148	1 OF 4

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

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

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

STATE OF TEXAS

COUNTY OF COLLIN

FIELD NOTE DESCRIPTION

60.8538 ACRES

WHEREAS D R Horton-Texas, 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 DR Horton - Texas, LTD., according to the document filed of record in Instrument No. 20210513000970340 Official Public Records, Collin County, Texas (O.P.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 east line of Patriot Plaza, an addition to Collin County, according to the Plat filed of record in Instrument No. 2020-311 Map Records, Collin County, Texas (M.R.C.C.T.), same being common with a west line of said DR Horton tract for the southwest corner of this tract, from which a 5/8-inch iron rod with plastic cap found in CR-439 for reference bears South 0°5'13" West, 34.93 feet;

THENCE North 00°44'30" East, with said common line, a distance of 1,262.42 feet to a 1/2-inch iron rod found in the east line of said Patriot Plat, for a southwest corner of Lake View Farm Addition, an addition to Collin County, according to the Plat filed of record in Instrument No. 2001-0093832 (M.R.C.C.T.), same being a northwest corner of said D R Horton tract, for the northwest corner of this tract;

THENCE with the south line of said Lake View Farm, same being common with the north line of said DR Horton tract the following five (5) courses and distances.

South 89°24'29" East, passing a 5/8-inch iron rod with plastic cap at a distance of 211.33 and continuing for a total distance of 211.82 feet to a point for corner of this tract;

South 89°38'29" East, a distance of 307.16 feet to a point for corner of this tract from which a 1/2" inch iron rod found for reference bears South 5°0'15" West, 0.32 feet;

South 89°3'109" East, a distance of 325.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°16'06" East, a distance of 309.38 feet to a 5/8-inch iron rod found for corner of this tract;

South 88°02'46" East, a distance of 92.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for a southeast corner of the above-mentioned Lake View Farm, same for an interior "ell" corner of the above-mentioned DR Horton tract and this tract;

THENCE North 00°38'59" East, with the east line of said Lake View Farms tract, same being common with a west line of said D R Horton tract, a distance of 309.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of that tract of land conveyed to Terry Tidwell, according to the document filed of record in Instrument No. 20180126000106470, same for a northwest corner of said D R Horton tract and this tract;

THENCE South 89°07'29" East, with the north line of said DR Horton tract and this tract, same being common with the south lines of said Tidwell tract and that tract of land conveyed to Terry Wayne Tidwell, according to the document filed of record in Instrument No. 2005115001618520 Deed Records, Collin County, Texas (D.R.C.C.T.), a distance of 721.14 feet to a 1/2" iron rod found in the south line of said Tidwell tract recorded in 2005115001618520, for the northwest corner of that tract of land conveyed to Sundowner Princeton LLC, according to the document filed of record in Instrument No. 20191122001463230 Real Public Records, Collin County, Texas (R.P.R.C.C.T.), same being the north east corner of the said D R Horton tract and this tract;

THENCE South 00°04'17" West, with the east line of said D R Horton tract and this tract, same being common with the west lines of said Sundowner Princeton tract and that tract of land conveyed to Jigarkumar H. and Purvi J. Patel, according to the document filed of record in Instrument No. 20141210001351110 (R.P.R.C.C.T.), a distance of 1,191.25 feet to a Concrete Monument found for the southwest corner of said Patel tract, same being common with a southeast exterior "ell" corner of said D R Horton tract, for corner of this tract;

THENCE with the common line of said D R Horton tract and 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.), the following four (4) courses and distances:

North 83°48'13" West, a distance of 110.22 feet to a Concrete Monument found for corner of this tract;

South 13°50'05" West, a distance of 459.98 feet to a Concrete Monument found for corner of this tract the beginning of a non-tangent curve to the left with a radius of 321.48 feet, a central angle of 39°45'41", and a chord bearing and distance of North 69°27'19" West, 218.65 feet;

With said curve to the left, an arc distance of 223.10 feet to a 5/8"-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 89°32'26" West, a distance of 100.00 feet to a Concrete Monument found for corner of this tract;

THENCE North 00°02'26" East, over and across the above-mentioned D R Horton tract, a distance of 0.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

THENCE North 89°57'34" West, continuing over and across said D R Horton tract, a distance of 1,460.76 feet to the POINT OF BEGINNING and containing 2,650,793 square feet or 60.8538 acres of land.

OWNER'S CERTIFICATE

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 N Lots 1-11, Block O Lots 1-49, Block P Lots 1-39, Block Q Lots 1-39, Block R Lots 1-34, Block S Lots 1-10, Block T Lots 1-24, 25X-HOA, Block U Lots 1-10, Block V Lots 1-7, 8X-HOA, 9-19; RANGER CROSSING PHASE 3, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culeoka 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 rights-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 Culeoka 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 Culeoka 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, Culeoka 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, Culeoka 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. 48085C0416J and 48085C0439J 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. Collin County permits are required for all building construction.
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. Mail boxes shall meet USPS specifications.
13. 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 Frisco, Texas 75009 Phone 469-501-2200

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

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 _____, 20____.

Notary Public, State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "RANGER CROSSING PHASE 2" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 20____, at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

Collin County Judge, Chris Hill

FINAL PLAT OF RANGER CROSSING PHASE 3

BLOCK N LOTS 1-11; BLOCK O LOTS 1-49; BLOCK P LOTS 1-39; BLOCK Q LOTS 1-39; BLOCK R LOTS 1-34; BLOCK S LOTS 1-10; BLOCK T LOTS 1-24, 25X-HOA; BLOCK U LOTS 1-10; BLOCK V LOTS 1-7, 8X-HOA, 9-19

BEING 60.8538 ACRES IN THE JOHN KIRBY SURVEY, ABSTRACT NO. 515

COLLIN COUNTY, TEXAS 234 RESIDENTIAL LOTS 2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Table with 26 columns: BLOCK, LOT, SQ. FT., ACRES, BLOCK, LOT, SQ. FT., ACRES, BLOCK, LOT, SQ. FT., ACRES, BLOCK, LOT, SQ. FT., ACRES, BLOCK, LOT, SQ. FT., ACRES, BLOCK, LOT, SQ. FT., ACRES. Rows include blocks N through O and lots 1-49.

Kimley»Horn logo and contact information: 400 North Oklahoma Dr., Suite 105, Frisco, Texas 75009. Tel. No. (469) 501-2200, FIRM # 10194503. Includes fields for Scale, Drawn by, Checked by, Date, Project No., Sheet No.

DRG:NAME:KCOLL_SURVEY0857718-RANGER-CROSSING-FINAL_PLAT_PH_03DWG_PLOTTED BY: TRINASTICH, TYLER 1/27/2022 1:31 PM LAST SAVED: 1/27/2022 1:03 AM