

**GENERAL NOTES**

- The purpose of this plat is to create forty-nine (49) lots of record and dedicate easements and rights-of-way for development.
- This plat was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- Elevations shown on this survey, if any, are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988 (Geoid 12A).
- Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
- This document represents an accurate on the ground survey of 7030 County Road 134 in Collin County, Texas, on August 10, 2022.
- This property is located in **Non-Shaded Zone "X" & Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480074 as shown on Map Number 48085C0130J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- The coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision 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.
- All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
- The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
- Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
- Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
- The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.
- 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/or withholding of utilities and building permits.
- Building permits, OSSF and Culvert permits are required prior to construction or set up of home.

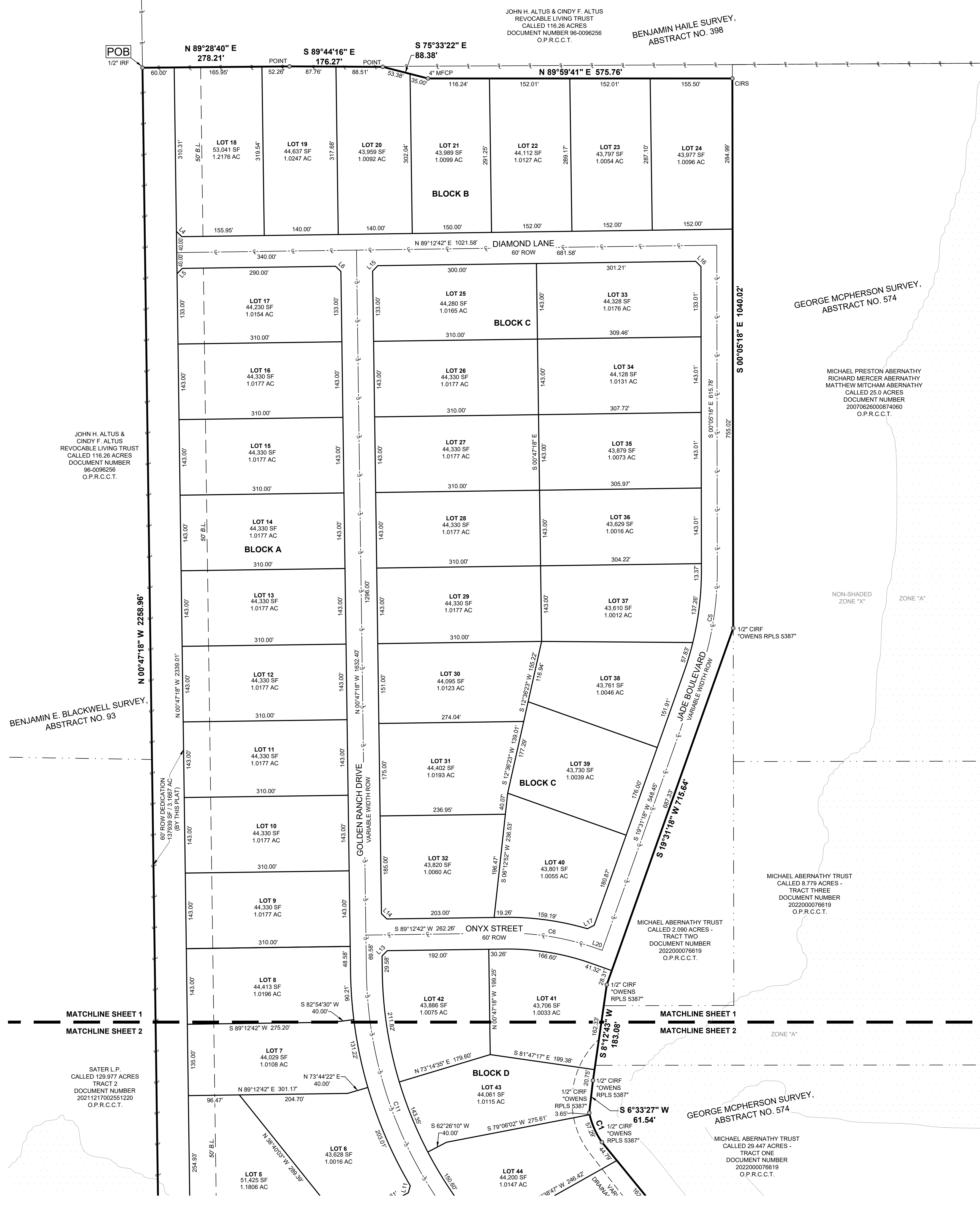
**UTILITY PROVIDERS**

<b>Water Provider:</b> Mustang SUD 7985 FM 2931 Aubrey, TX 76227 (940) 440-9561	<b>Electric Provider:</b> Grayson County Electric Cooperative 14568 FM 121 Van Alstyne, TX 75495 (903) 482-7100
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<b>SURVEYOR</b> Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Redinger Group, LLC 250 Miron Drive Southlake, TX 76092 (817) 253-8727	<b>OWNER/DEVELOPER</b> Golden Ranches Celina 169, LP 5 Cowboys Way, Suite 300 Frisco, TX 75034
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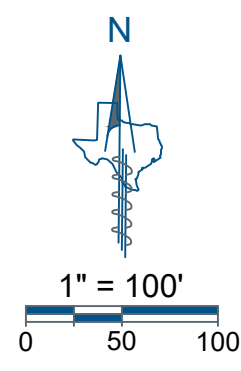
Eagle Surveying, LLC  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

JOB NUMBER  
2207.072-03  
DATE  
12/27/2022  
REVISION  
08/24/2023  
DRAWN BY  
BE



**LEGEND**

F.M.	Farm-to-Market
B.L.	Building Line
ROW	Right-of-Way
MFCP	Metal Fence Corner Post
SF / AC	Square Feet / Acres
IRF	Iron Rod Found
CIRF	Capped Iron Rod Found
CIRS	Capped Iron Rod Set
VOL.	Volume
PG.	Page
OS-1	Open Space Lot 1
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
—○—	Centerline
—S—	Approximate Survey Line



**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.94'	146.39'	23°51'06"	S 23°20'26" E	60.50'
C2	78.18'	86.94'	51°31'15"	S 23°20'26" E	75.57'
C5	205.36'	600.00'	19°36'36"	N 09°43'00" E	204.35'
C6	177.24'	500.00'	20°18'36"	S 80°38'00" E	176.31'
C8	186.13'	300.00'	35°32'52"	N 21°08'37" W	183.16'
C9	294.14'	60.00'	280°52'45"	N 27°55'02" W	76.43'
C10	224.26'	330.00'	38°56'11"	N 19°26'58" W	219.97'
C11	525.73'	790.00'	38°07'45"	N 19°51'11" W	516.08'

**LINE TABLE**

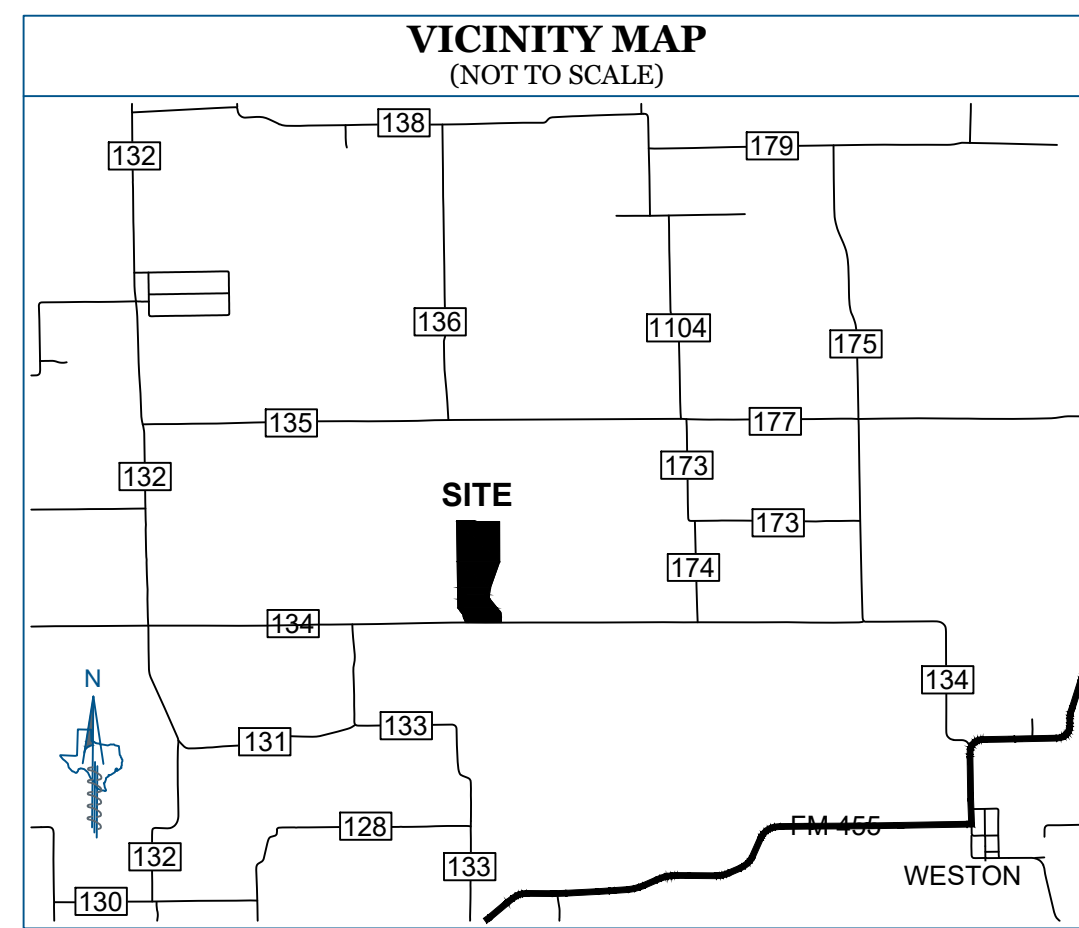
LINE	BEARING	DISTANCE
L1	N 23°09'08" W	135.42'
L2	N 14°02'25" W	95.23'
L3	N 37°32'43" W	204.69'
L4	N 45°47'18" W	14.14'
L5	S 44°12'42" W	14.14'
L6	N 45°47'18" W	14.14'
L7	N 00°01'07" E	10.67'
L8	N 76°48'40" W	15.07'
L9	S 34°28'22" W	17.72'
L10	N 89°41'33" E	17.72'
L11	N 15°38'39" E	13.78'
L13	N 44°12'42" E	14.14'
L14	S 45°47'18" E	14.14'
L15	S 44°12'42" W	14.14'
L16	N 45°26'18" W	14.08'
L17	N 63°14'29" E	14.45'
L20	S 70°28'42" E	11.32'

**PRELIMINARY**  
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**PRELIMINARY PLAT OF THE GOLDEN RANCHES WEST**  
LOTS 1-17, OS-1, BLOCK A  
LOTS 18-24, BLOCK B  
LOTS 26-40, BLOCK C  
LOTS 41-47, OS-2, BLOCK D

61.05 ACRES  
BEING PART OF A CALLED 61.531 ACRE "TRACT TWO" CONVEYED TO GOLDEN RANCHES CELINA 169, LP BY DEED OF RECORD IN DOCUMENT NUMBER 2022000076620, O.P.R.C.C.T.  
SITUATED IN THE GEORGE MCPHERSON SURVEY, ABSTRACT NUMBER 574, COLLIN COUNTY, TEXAS  
DATE OF PREPARATION: 08/24/2023

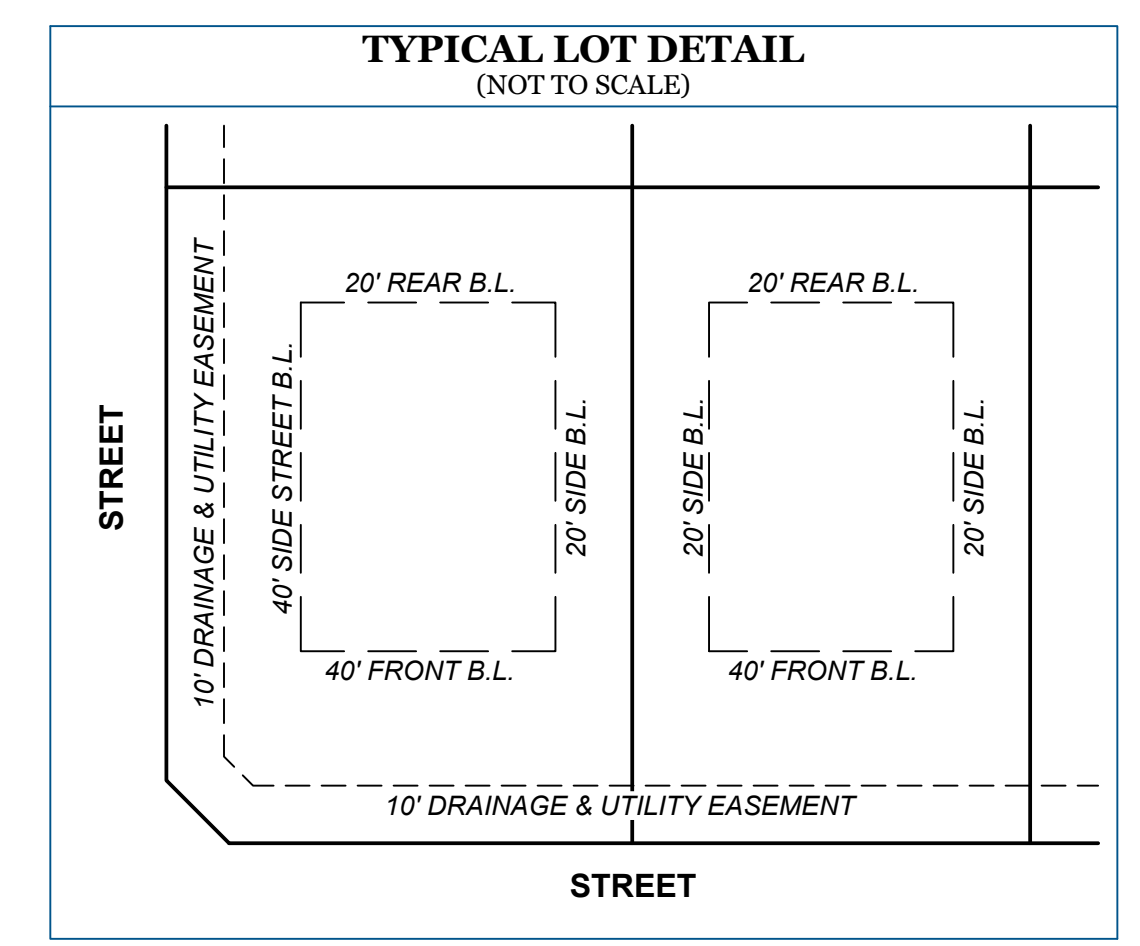
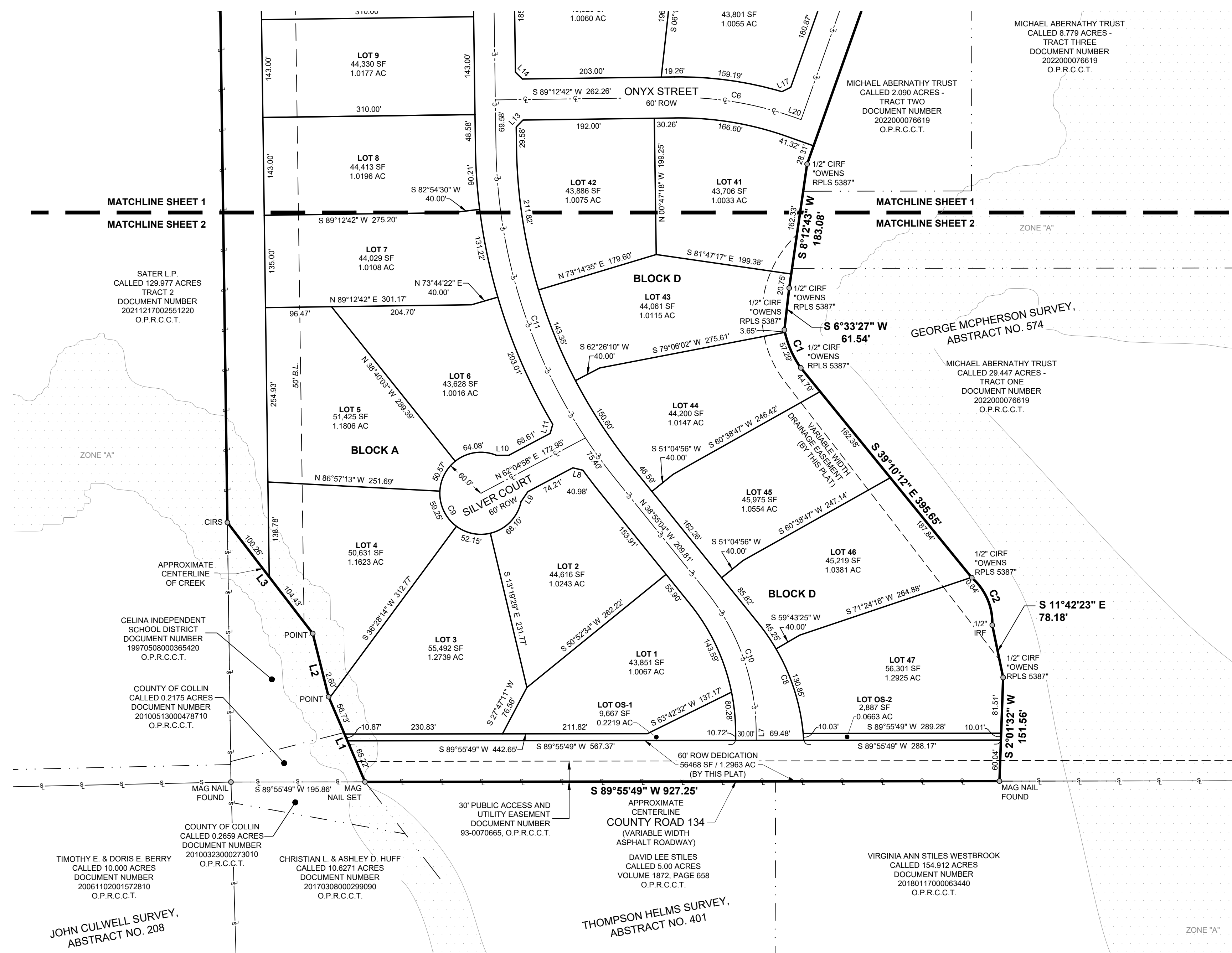
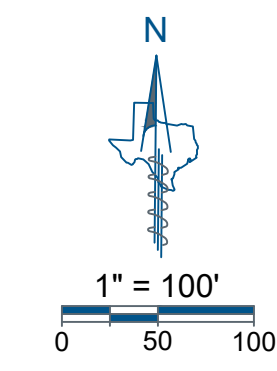




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	Approximate Survey Line



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**PRELIMINARY PLAT  
OF THE  
GOLDEN RANCHES WEST  
LOTS 1-17, OS-1, BLOCK A  
LOTS 18-24, BLOCK B  
LOTS 26-40, BLOCK C  
LOTS 41-47, OS-2, BLOCK D**

61.05 ACRES

BEING PART OF A CALLED 61.531 ACRE "TRACT TWO"  
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GEORGE MCPHERSON SURVEY, ABSTRACT NUMBER 574,  
COLLIN COUNTY, TEXAS

DATE OF PREPARATION: 08/24/2023

UTILITY PROVIDERS	
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SURVEYOR	ENGINEER	OWNER/DEVELOPER
Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	Redinger Group, LLC 250 Miron Drive Southlake, TX 76092 (817) 253-8727	Golden Ranches Celina 169, LP 5 Cowboys Way, Suite 300 Frisco, TX 75034

JOB NUMBER 2207-072-03		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
DATE 12/27/2022		
REVISION 08/24/2023		
DRAWN BY BE		



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, GOLDEN RANCHES CELINA 169, LP is the owner of a 61.05 acre tract of land out of the George McPherson Survey, Abstract No. 574, situated in Collin County, Texas, and being a portion of a called Tract Two - 61.531 acre tract of land conveyed to Golden Ranches Celina 169, LP, by deed of record in Document Number 2022000076620 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found at an interior ell corner of a called 116.26 acre tract of land conveyed to John H. Altus & Cindy F. Altus Revocable Living Trust by deed of record in Document Number 1996110700096255 of said Official Public Records, and being the Northwest corner of said 61.531 acre tract;

THENCE, along the South line of said 116.26 acre tract, being the common North line of said 61.531 acre tract, the following four (4) courses and distances:

- 1. N89°28'40"E, a distance of 278.21 feet to a point;
2. S89°44'16"E, a distance of 176.27 feet to a point;
3. S75°33'22"E, a distance of 88.38 feet to a 4 inch metal fence post found;
4. N89°59'41"E, a distance of 575.76 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of a called 25.0 acre tract of land conveyed to Michael Preston Abernathy, et al, by deed of record in Document Number 20070626000874070 of said Official Public Records, being the Northeast corner of said 61.531 acre tract;

THENCE, leaving the South line of said 116.26 acre tract, along the East line of said 61.531 acre tract, being in part, the common West line of said 25.0 acre tract, the following nine (9) courses and distances:

- 1. S00°05'18"E, a distance of 1,040.02 feet to a 1/2 inch iron rod with orange plastic cap stamped "OWENS" found;
2. S19°31'18"W, a distance of 715.64 feet to a 1/2 inch iron rod with orange plastic cap stamped "OWENS" found;
3. S08°12'43"W, a distance of 183.08 feet to a 1/2 inch iron rod with orange plastic cap stamped "OWENS" found;
4. S06°33'27"W, a distance of 61.54 feet to a 1/2 inch iron rod with orange plastic cap stamped "OWENS" found at the beginning of a non-tangent curve to the left;
5. Along said non-tangent curve to the left, having a radius of 146.39 feet, a chord bearing of S23°20'26"E, a chord length of 60.50 feet, a delta angle of 23°51'06", an arc length of 60.94 feet to a 1/2 inch iron rod with orange plastic cap stamped "OWENS" found at the end of said curve;
6. S39°10'12"E, a distance of 395.65 feet to a 1/2 inch iron rod with orange plastic cap stamped "OWENS" found at the beginning of a non-tangent curve to the right;
7. Along said non-tangent curve to the right, having a radius of 86.94 feet, a chord bearing of S23°20'26"E, a chord length of 75.57 feet, a delta angle of 51°31'15", an arc length of 78.18 feet to a 1/2 inch iron rod with orange plastic cap stamped "OWENS" found at the end of said curve;
8. S11°42'23"E, a distance of 78.18 feet to a 1/2 inch iron rod with orange plastic cap stamped "OWENS" found;
9. S02°01'32"W, a distance of 151.56 feet to a point at or near the center of County Road 134, being the Southeast corner of said 61.531 acre tract, from which a mag nail found bears N19°31'50"E, a distance of 1.00 feet;

THENCE, S89°55'49"W, along or near the center of County Road 134, being the common South line of said 61.531 acre tract, a distance of 927.25 feet to a mag nail set at the Northeast corner of a called 0.2659 acre tract of land conveyed to County of Collin by deed of record in Document Number 20100323000273010 of said Official Public Records, being the Southeast corner of a called 0.2175 acre tract of land conveyed to County of Collin by deed of record in Document Number 20100513000478710 of said Official Public Records, and being the Southwest corner of said 61.531 acre tract;

THENCE, leaving County Road 134, along the West line of said 61.531 acre tract, being in part, the common East line of said 0.2175 acre tract, in part, the common East line of a called Tract 2 - 129.977 acre tract of land conveyed to Sater L.P. by deed of record in Document Number 20211217002551220 of said Official Public Records, and in part, the common East line of said 116.26 acre tract, the following four (4) courses and distances:

- 1. N23°09'08"W, a distance of 135.42 feet to a point;
2. N14°02'25"W, a distance of 95.23 feet to a point;
3. N37°32'43"W, a distance of 204.69 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. N00°47'18"W, a distance of 2,258.96 feet to the POINT OF BEGINNING, and containing an area of 61.05 acres (2,659,411 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That GOLDEN RANCHES CELINA 169, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat, designating herein above described property as GOLDEN RANCHES WEST, an addition to Collin County, Texas, and does hereby dedicate to public use forever all streets, rights-of-way, and other public improvements shown thereon. That GOLDEN RANCHES CELINA 169, LP, does herein certify the following:

- 1. The street and alleys, if any, are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
4. 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.
5. Utility easements may be used for the mutual use and 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's use thereof.
6. The public utilities shall have the right to remove and keep removed all or parts of any building, fence, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
7. The public utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of constructions, reconstruction, maintenance, inspection, patrolling, 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.
8. The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and/or reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
9. Collin County will not be responsible for maintenance or repair of the drainage improvements on private lots or adjacent thereto.
10. Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of that roadway.
11. Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the roadways by a fence, gate, or otherwise.
12. All modifications to this document shall be by means of plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

OWNER: GOLDEN RANCHES CELINA 169, LP

BY: Signature Owner / Authorized Agent Date

BY: Printed Name and Title

STATE OF TEXAS §
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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this day of , 20.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of Collin County, Texas.

PRELIMINARY

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Matthew Raabe, R.P.L.S. #6402

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this day of , 20.

Notary Public in and for the State of Texas

HEALTH DEPARTMENT CERTIFICATE

I, as a representative of the Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that the site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

CERTIFICATE OF COLLIN COUNTY COMMISSIONERS COURT:

I hereby certify that the attached and foregoing Final Plat of the "GOLDEN RANCHES WEST" 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

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OWNER/DEVELOPER Golden Ranches Celina 169, LP 5 Cowboys Way, Suite 300 Frisco, TX 75034

Table with job number, date, revision, and drawn by information, along with Eagle Surveying logo and contact details.