

GENERAL NOTES

- The purpose of this plat is to create fifty (50) lots of record and dedicate easements and rights-of-way for development.
- This plat was prepared 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 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 done with the existing driving surfaces.
- 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.
- Since 2 points of access could not be provided to the Golden Ranches West development, residential structures will be required to have residential fire sprinklers per IFC 2021 appendix D107.1. Permits for residential fire sprinklers must be obtained through the Collin County Fire Marshal's office.
- The landscaped island at the entrance to the subdivision shall be maintained by the HOA.
- Finished floor elevations shall be 18 inches above surrounding grades and 2 feet above adjacent base flood elevations.
- Lot to lot drainage is not allowed and all water must be contained within drainage easements until it reaches the ROW.
- There are a total of 47 residential lots within the proposed addition, with an average lot size of 1,0368 acres, or 45,162 square feet. Lot 47 in Block D, the largest residential lot, contains 1,2925 acres, or 56,301 square feet of land, and Lot 37 in Block C, the smallest residential lot, contains 1,0012 acres, or 43,610 square feet of land.
- No vertical objects with a height of more than 2 feet shall be placed inside the Sight Visibility Easement, including fences, trees, shrubs, parked vehicles, mailboxes, above ground utility appurtenances, signs other than those necessary for traffic control and identification of roadway names, etc.
- 10' x 10' corner clips have been dedicated at all right-of-way intersections in place of sight visibility easements. Sight Visibility Easements are fully contained within the right-of-way.
- The side building line in Lot 41, Block D and the rear building lines in Lots 3-5, Block A and Lots 43-47, Block D will run along the variable width easement that traverses across the lots if the building lines from the "Typical Lot Detail" exhibit or what is shown on the plat encroach within the limits of said easements. No building lines can encroach any easements.
- Cluster mailboxes shall be owned and maintained by the HOA.
- The drainage ditch within the 60' ROW dedication along the West property line of Golden Ranches West, identified in the construction plans as Western Ditch Section N-N, shall be maintained by the HOA up and until the time that the future road is constructed within that ROW.

JOHN H. ALTUS & CINDY F. ALTUS
REVOCABLE LIVING TRUST
CALLED 116.26 ACRES
DOCUMENT NUMBER
96-0096256
O.P.R.C.C.T.

BENJAMIN E. BLACKWELL SURVEY,
ABSTRACT NO. 93

JOHN H. ALTUS & CINDY F. ALTUS
REVOCABLE LIVING TRUST
CALLED 116.26 ACRES
DOCUMENT NUMBER 96-0096256
O.P.R.C.C.T.

BENJAMIN HAILE SURVEY,
ABSTRACT NO. 398

GEORGE MCPHERSON SURVEY,
ABSTRACT NO. 574

MICHAEL PRESTON ABERNATHY
RICHARD MERCER ABERNATHY
MATTHEW MITCHELL ABERNATHY
CALLED 25.0 ACRES
DOCUMENT NUMBER
20070626000874060
O.P.R.C.C.T.

APPROXIMATE LIMITS FEMA FLOOD
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

MICHAEL ABERNATHY TRUST
CALLED 8.779 ACRES -
TRACT THREE
DOCUMENT NUMBER
2022000076619
O.P.R.C.C.T.

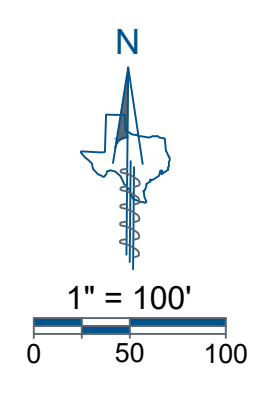
TEMPORARY
CONSTRUCTION EASEMENT
DOC. NO. 2024000043400
O.P.R.C.C.T.

GEORGE MCPHERSON SURVEY,
ABSTRACT NO. 574

MICHAEL ABERNATHY TRUST
CALLED 29.447 ACRES -
TRACT ONE
DOCUMENT NUMBER
2022000076619
O.P.R.C.C.T.

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
- MIN. F.F.E. Minimum Finished Floor Elevation
- Centerline
- Approximate Survey Line

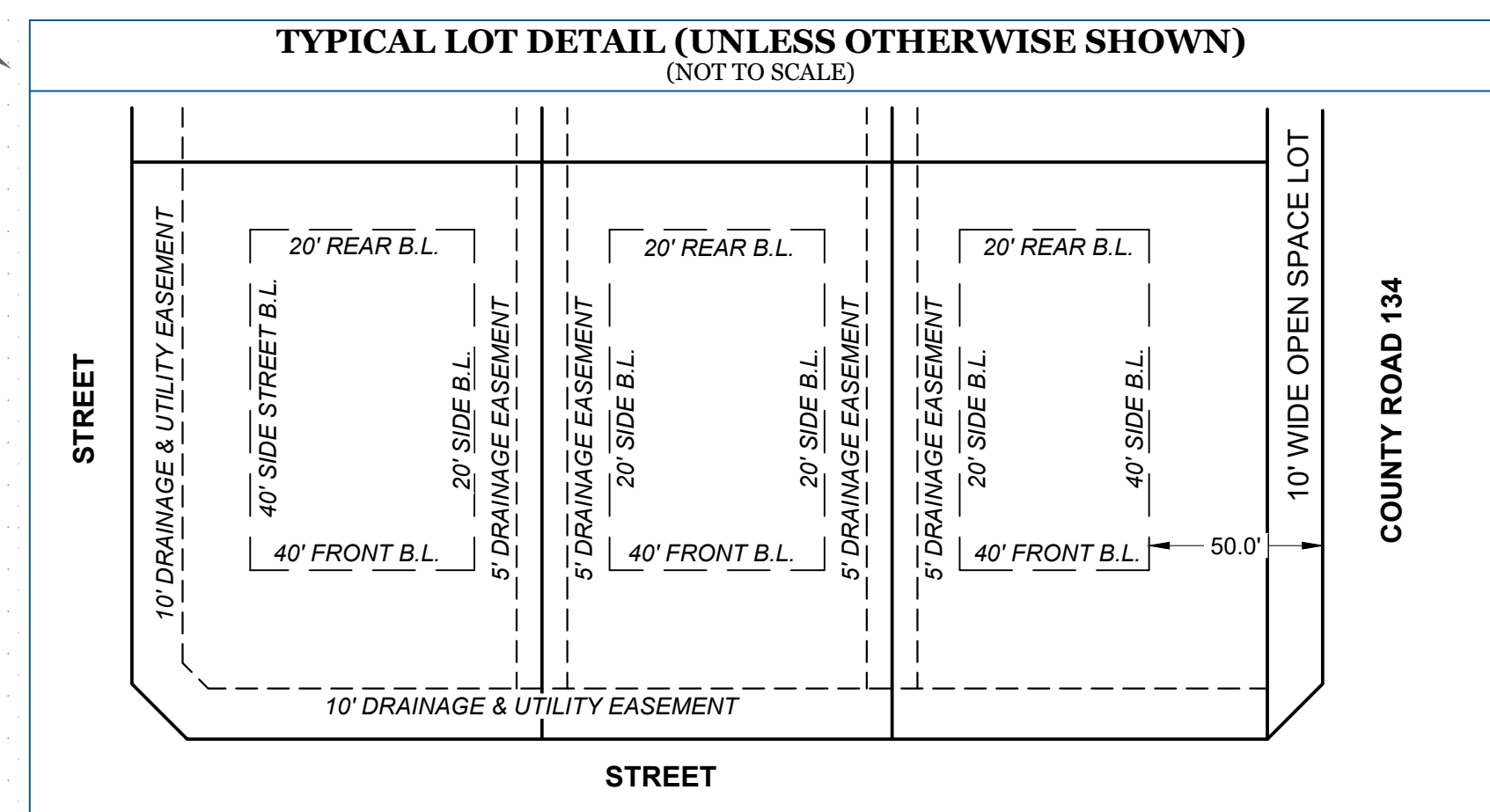


UTILITY PROVIDERS

- | | |
|---|--|
| Water Provider:
Mustang SUD
7985 FM 2931
Aubrey, TX 76227
(940) 440-9561 | Electric Provider:
Grayson County
Electric Cooperative
14568 FM 121
Van Alstyne, TX 75495
(903) 482-7100 |
|---|--|

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.94'	146.39'	23°51'06"	S 23°20'26" E	60.60'
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'
C12	236.54'	160.00'	84°42'11"	N 04°42'27" E	215.58'

LINE	BEARING	DISTANCE
L1	N 23°09'06" W	135.42'
L2	N 14°02'22" 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	N 45°47'18" W	14.14'
L16	N 45°26'18" W	14.06'
L17	N 63°14'29" E	14.45'
L20	S 70°28'42" E	11.52'
L21	S 44°58'28" W	14.15'
L22	N 47°10'04" W	14.69'
L23	N 09°09'06" W	31.94'
L24	N 32°18'42" W	50.66'
L25	N 12°48'44" W	98.37'
L26	N 28°31'10" W	113.17'
L27	N 46°46'19" W	71.50'
L28	N 06°10'09" E	67.93'
L29	N 19°30'50" W	90.23'



PRELIMINARY

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**FINAL PLAT
OF THE
GOLDEN RANCHES WEST
LOTS 1-17, OS-1, OS-2, BLOCK A
LOTS 18-24, BLOCK B
LOTS 25-40, BLOCK C
LOTS 41-47, OS-3, 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

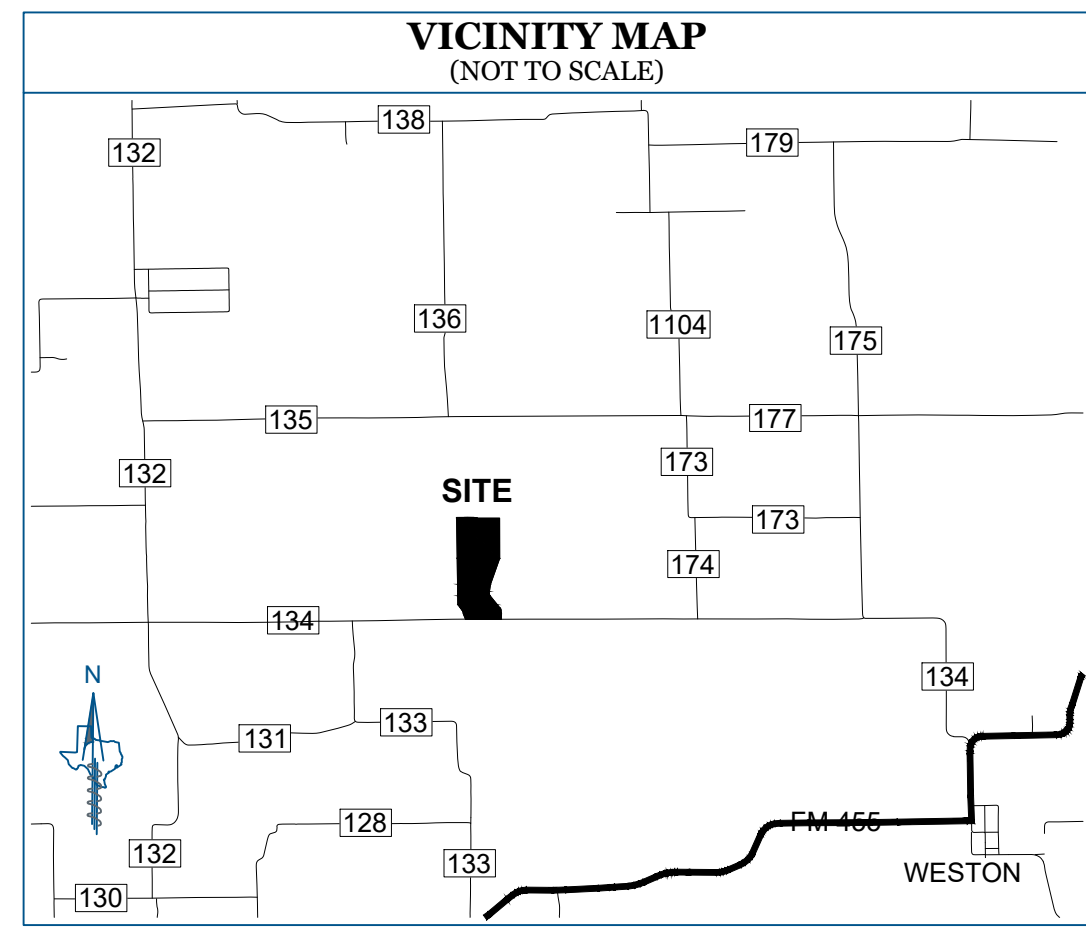
DATE OF PREPARATION: 07/08/2024

SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER Redinger Group, LLC 250 Miron Drive Southlake, TX 76092 (817) 253-8727	OWNER/DEVELOPER Golden Ranches Celina 169, LP 5 Cowboys Way, Suite 300 Frisco, TX 75034
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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 04/18/2024		
REVISION 07/08/2024		
DRAWN BY BE/DJJ		

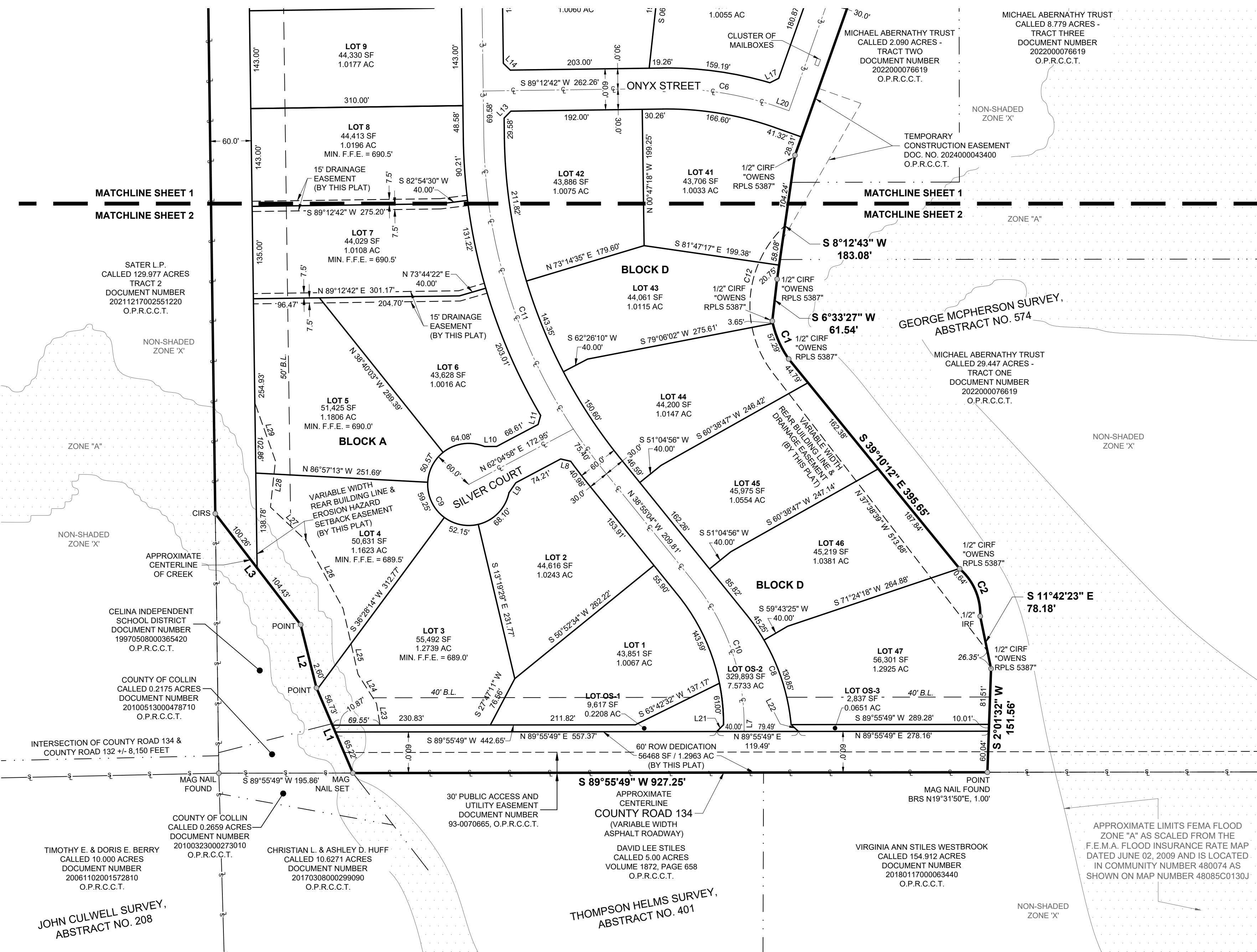
MATCHLINE SHEET 1
MATCHLINE SHEET 2

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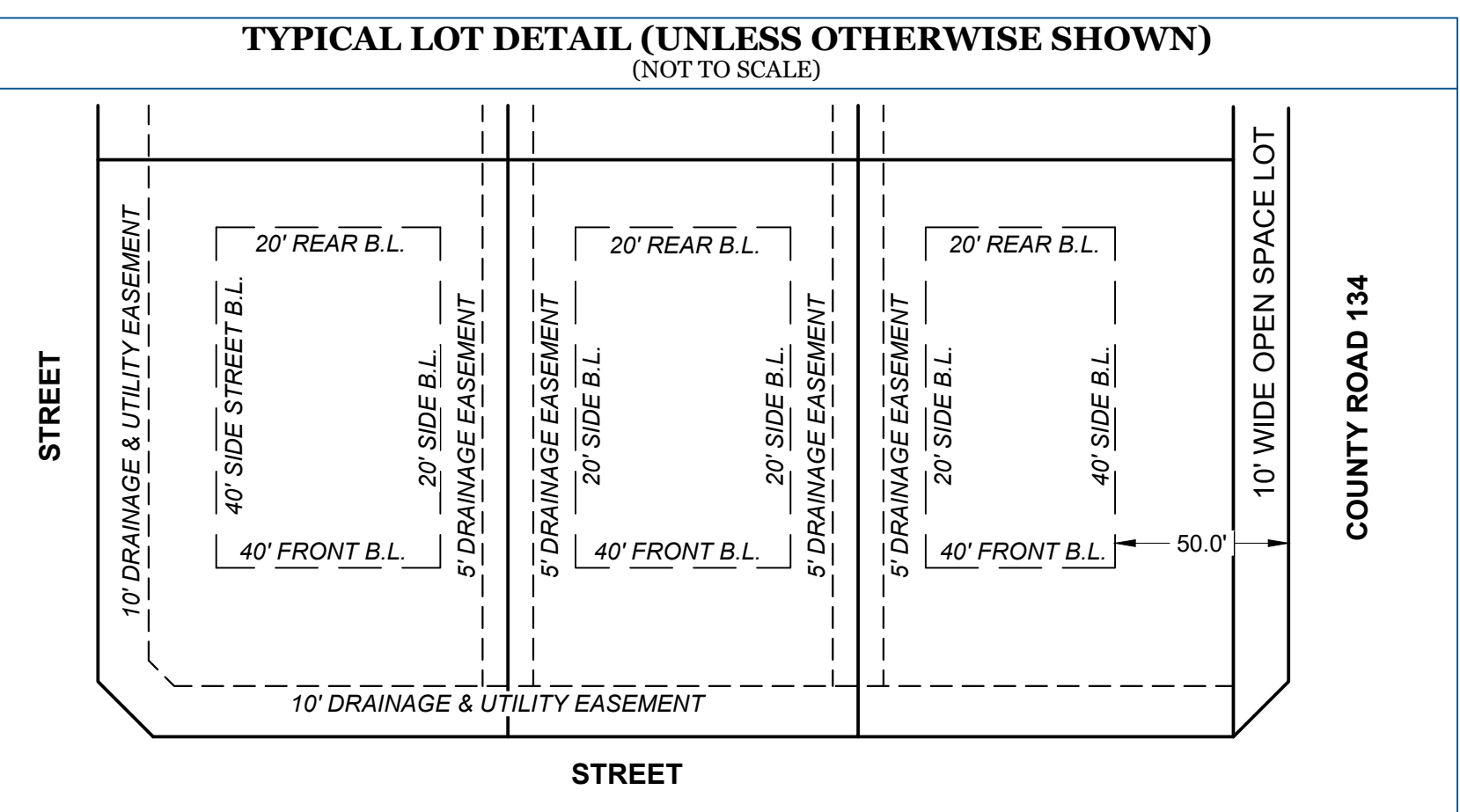
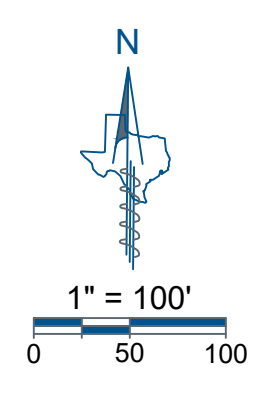


UTILITY PROVIDERS

Water Provider: Mustang SUD 7985 FM 2931 Aubrey, TX 76227 (940) 440-9561	Electric Provider: Grayson County Electric Cooperative 14568 FM 121 Van Alstyne, TX 75495 (903) 482-7100
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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
MIN. F.F.E.	Minimum Finished Floor Elevation
—C—	Centerline
—S—	Approximate Survey Line



PRELIMINARY
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FINAL PLAT OF THE GOLDEN RANCHES WEST
LOTS 1-17, OS-1, OS-2, BLOCK A
LOTS 18-24, BLOCK B
LOTS 25-40, BLOCK C
LOTS 41-47, OS-3, 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: 07/08/2024

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EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

OWNER'S CERTIFICATE & DEDICATION

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

STATE OF TEXAS §
COUNTY OF DENTON §

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:

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.

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 96-0096256 of said Official Public Records, and being the Northwest corner of said 61.531 acre tract;

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

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

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 20070626000874060 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 163.08 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.

The owner(s) of the property described above and wish to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled "GOLDEN RANCHES WEST to Collin County, Texas" as our legal subdivision of same and do hereby grant to the owners of the lots in said subdivision, public utilities serving said subdivision, emergency services providers with jurisdiction and public service agencies, the use of all the private streets and other easements shown hereon and do hereby grant an express easement across said private streets shown hereon for the use, benefit and accommodation of the County for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement and for the mutual benefit, use and accommodation of all public utility entities. All streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. The sale of the lot(s) shown on this plat shall be made subject to the restrictions and conditions recorded in the Official Public Records of Collin County.

By filing this plat of record, owner(s) and all future owners by purchasing lots with reference to this plat acknowledge and covenant that Collin County is not accepting the Subdivision Roadways for maintenance and shall have no obligation to maintain or repair the Roadways in this Subdivision.

That Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities.

That the public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, 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.

That 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 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.

That 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 the 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.

That Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.

Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary for emergency repair if the drainage system in that easement is causing flooding or damage downstream.

A homeowner's association will be created upon recordation of this plat. Membership is mandatory for each lot owner. The homeowner's association shall be responsible for maintenance of the roads in this Subdivision in perpetuity with such maintenance to be funded by dues collected from members.

Roads will be maintained to such a standard that will allow access by police, fire, and emergency service agencies. This, at a minimum, requires a travelable causeway with an all-weather surface capable of supporting 75,000 pounds.

WITNESS, my hand, this the ____ day of _____, 20__.

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 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

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

FINAL PLAT OF THE GOLDEN RANCHES WEST LOTS 1-17, OS-1, OS-2, BLOCK A LOTS 18-24, BLOCK B LOTS 25-40, BLOCK C LOTS 41-47, OS-3, 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: 07/08/2024

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



Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177

Table with 2 columns: Field Name, Value. Includes JOB NUMBER, DATE, REVISION, DRAWN BY.