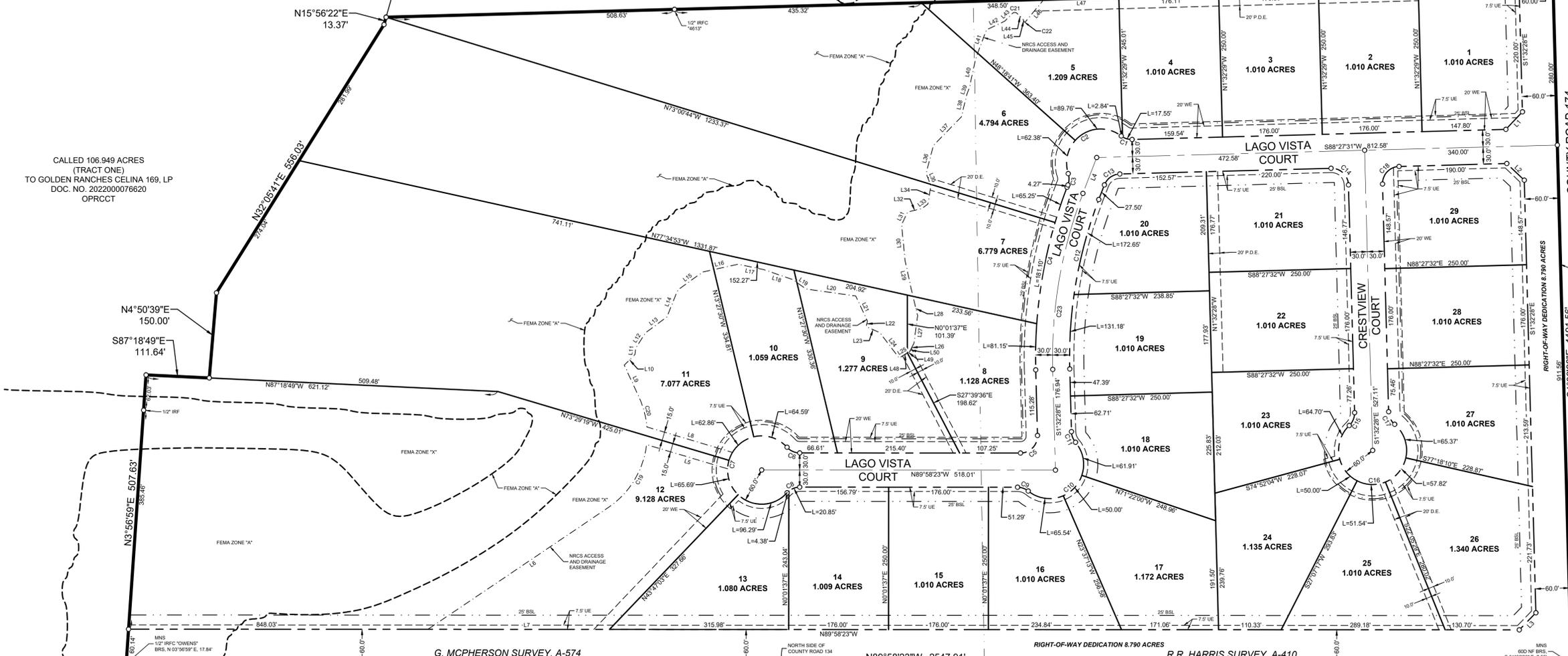


CALLLED 106.949 ACRES  
(TRACT ONE)  
TO GOLDEN RANCHES CELINA 169, LP  
DOC. NO. 202200076620  
OPRCT

CALLLED 32.990 ACRES  
TO WILLIAM MORGAN AND EDEN  
MORGAN  
DOC. NO. 202300085976  
OPRCT

POB  
MNF W/ SHIRLEY 6415  
600 NF  
BRS, S 88°27'31"E, 31.29'  
107.85'  
BRS, N 01°32'28"W, 1.448.24'



CALLLED 64.65 ACRES  
TO TMV INSTANT LLC  
DOC. NO. 20220426000662640  
OPRCT

CALLLED 11.69 ACRES  
TO TIMOTHY GLENN MOORE  
AND PAULA J. MOORE  
DOC. NO. 19960912000783890  
OPRCT

CALLLED 4.73 ACRES  
TO CLASSIC HEATING AND  
AIR, INC.  
DOC. NO. 20160803001010710  
OPRCT

CALLLED 13.703 ACRES  
TO ROBERT E. BURKEL AND  
CYNTHIA J. BURKEL  
DOC. NO. 19960209000109880  
OPRCT

CALLLED 2.01 ACRES  
TO YALE A. BURKEL AND  
AMANDA K. BURKEL  
DOC. NO. 20170502000559230  
OPRCT

T. HELMS SURVEY, A-401  
E. LEDBETTER SURVEY, A-535  
CALLLED 6.00 ACRES  
TO CARRIE LAYNE  
DOC. NO. 20201026001887190  
OPRCT

E. LEDBETTER SURVEY, A-535  
CALLLED 54.00 ACRES  
TO MARS CELINA HOLDINGS II LL  
DOC. NO. 2023000080071  
OPRCT

CALLLED 26.000 ACRES  
TO THE DURBIN TEAM, LLC  
DOC. NO. 2023000051868  
OPRCT

CALLLED 32.62 ACRES  
TO NETFARMS LLC  
DOC. NO. 20161122001588900  
OPRCT

**FINAL PLAT**  
**LAGO VISTA ESTATES**  
LOTS 1 - 29  
29 RESIDENTIAL LOTS  
63.138 GROSS ACRES  
8.790 ACRES OF RIGHT OF WAY  
DEDICATION  
ROBERT R. HARRIS SURVEY  
ABSTRACT NO. 410  
GEORGE MCPHERSON SURVEY  
ABSTRACT NO. 574  
COLLIN COUNTY, TEXAS

**LEGEND**

OPRCT	OFFICIAL PUBLIC RECORDS COLLIN CO., TEXAS
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
IRF	IRON ROD FOUND
IRFC	CAPPED IRON ROD FOUND
IRSC	5/8" IRON ROD SET CAPPED STAMPED "KHA"
MNF	MAGNAIL FOUND
MNS	MAGNAIL SET
NF	NAIL FOUND
BRS	BEARS CALL
BSL	BUILDING SETBACK LINE
UE	UTILITY EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
VOL	VOLUME
PG	PAGE
INST	INSTRUMENT
NRCS	NATURAL RESOURCES CONSERVATION SERVICE

**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	BUILDING SETBACK LINE
---	LOT LINE
---	RIGHT-OF-WAY
---	RIGHT-OF-WAY CENTERLINE
---	FEMA FLOODPLAIN LINE
---	NRCS ACCESS & DRAINAGE EASEMENT

**LINE TABLE**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S43°27'31"W	42.43	L21	S25°00'27"E	48.88	L41	N20°26'17"E	54.24
L2	S46°32'29"E	42.43	L22	S12°21'21"W	9.85	L42	N64°32'03"E	36.26
L3	S44°14'35"W	41.84	L23	S66°00'38"E	26.07	L43	N44°23'04"E	18.70
L4	S21°03'59"W	67.51	L24	S37°29'53"E	55.97	L44	S44°32'07"E	14.88
L5	N73°29'19"W	149.09	L25	N60°06'57"E	21.25	L45	S27°00'00"E	4.73
L6	S56°05'13"W	383.41	L26	N27°37'46"E	16.96	L46	N39°43'51"E	51.48
L7	N89°58'23"W	320.29	L27	N07°39'18"E	48.95	L47	N88°27'31"E	132.20
L8	N73°29'19"W	157.41	L28	N13°39'02"W	48.92	L48	N57°38'27"E	10.03
L9	N24°52'53"W	61.88	L29	N12°18'57"W	50.35	L49	N66°05'18"E	4.16
L10	N45°16'17"E	28.49	L30	N05°29'21"W	63.55	L50	N27°37'46"E	7.11
L11	N07°26'38"E	11.33	L31	N25°43'45"E	24.32			
L12	N32°32'16"E	31.91	L32	N76°02'16"E	25.71			
L13	N53°34'10"E	46.91	L33	N53°37'30"E	13.48			
L14	N22°02'37"E	51.03	L34	N09°10'57"E	33.14			
L15	N54°14'28"E	54.11	L35	N21°49'05"W	22.80			
L16	N77°40'30"E	63.98	L36	N14°55'01"E	50.85			
L17	S78°15'55"E	46.01	L37	N44°30'20"E	70.13			
L18	S70°58'24"E	54.01	L38	N13°35'12"E	39.88			
L19	S55°12'10"E	29.10	L39	N20°25'23"E	13.44			
L20	S62°02'25"E	88.24	L40	N12°18'39"E	51.66			

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°56'33"	30.00	20.39	N72°04'12"W	20.00
C2	145°16'38"	60.00	152.13	S54°45'45"W	114.53
C3	38°56'33"	30.00	20.39	S01°35'43"W	20.00
C4	22°36'28"	830.00	327.50	S09°45'45"W	325.38
C5	91°34'06"	30.00	47.95	S44°14'35"W	43.00
C6	48°11'23"	30.00	25.23	N65°52'41"W	24.49
C7	276°22'46"	60.00	289.42	S00°01'37"W	80.00
C8	48°11'23"	30.00	25.23	N65°55'56"E	24.49
C9	38°56'33"	30.00	20.39	S70°30'06"E	20.00
C10	169°27'11"	60.00	177.45	N44°14'35"E	119.49
C11	38°56'33"	30.00	20.39	N21°00'45"E	20.00
C12	22°36'28"	770.00	303.83	N09°45'45"E	301.86
C13	67°23'32"	30.00	35.29	N54°45'45"E	33.29
C14	90°00'00"	30.00	47.12	S46°32'29"E	42.43
C15	48°11'23"	30.00	25.23	S22°33'13"W	24.49
C16	276°22'46"	60.00	289.42	N88°27'32"E	80.00
C17	48°11'23"	30.00	25.23	N25°38'10"W	24.49
C18	90°00'00"	30.00	47.12	N43°27'31"E	42.43
C19	49°17'51"	155.00	133.36	S31°26'18"W	129.29
C20	20°08'39"	155.00	54.50	N14°46'33"W	54.21

**UTILITY PROVIDERS:**

**WATER:**  
Mustang Special Utility District  
7985 FM 2931  
Aubrey, Texas 76227  
Phone: 940-440-9561

**ELECTRIC:**  
Grayson Collin Electric Cooperative  
14668 FM 121  
Van Alstyne, Texas 75495  
Phone: 903-482-7100

**SEWER:**  
On-Site Sewage Facilities (OSSF)  
Collin County Development Services  
4690 Community Avenue  
McKinney, TX 75071  
Phone: 972-548-5365

**OWNER/DEVELOPER/APPLICANT:**  
Celina Development Group, LLC  
4028 Pebble Creek Court  
Frisco, Texas 75033  
Phone: 214-888-4388  
Contact: Christopher R. Gilroy

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Phone: 469-501-2172  
Contact: Daniel Arthur, RPLS

**ENGINEER:**  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Phone: 469-267-5205  
Contact: Craig Melan, P.E.

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MJS	DRA	Oct. 2024	068304100	1 OF 2

DWG NAME: FCBL\_SURVEY068304100 - LAGO VISTA ESTATES 068304100 - FINAL PLAT COMPILED - PLOTTED BY: MALAN, CRAIG 10/10/2024 11:29 AM LAST SAVED: 10/23/24 11:29 AM

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

Whereas, CELINA DEVELOPMENT GROUP, LLC, is the owner of a tract of land situated in the Robert R. Harris Survey, Abstract No. 410, and the George McPherson Survey, Abstract No. 574, Collin County, Texas, and being out of a 63.132 acre tract conveyed to Celina Development Group, LLC, and being more particularly described as follows:

BEGINNING at a magnail found with a shiner stamped "4613" for the northeast corner of said 63.132 acre tract, for the southeast corner of a called 32.990 acre tract of land conveyed to William Morgan and Eden Morgan by deed recorded in Document No. 2023000085976, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), in the west line of a called 64.65 acre tract of land conveyed to TMV Instant LLC by deed recorded in Document No. 20220426000662640, O.P.R.C.C.T., and being in the approximate centerline of County Road 174, from which a 60D nail found for reference along the north line of said 63.132 acre tract bears, South 88°27'31" West, 31.25 feet and a 1/2-inch iron rod found for the northwest corner of said 64.65 acre tract bears, North 01°32'28" West, 1,448.24 feet;

THENCE South 01°32'28" East, along the east line of said 63.132 acre tract, west line of said 64.65 acre tract, and said road centerline, 1,191.56 feet to a magnail set for the southeast corner of said 63.132 acre tract, being the approximate intersection of County Road 174, and County Road 134, from which a 60D nail found for the southwest corner of said 64.65 tract bears South 01°32'28" East, 7.55 feet;

THENCE North 89°58'23" West, along the south line of said 63.132 acre tract, and with the approximate north half of said County Road 134, 2,547.91 feet to a magnail set for the southwest corner of said 63.132 acre tract, and in the east line of a called 106.949 acre tract of land conveyed to Golden Ranches Celina 169, LP by deed recorded in Document No. 2022000076620, O.P.R.C.C.T.;

THENCE along the west line of said 63.132 acre tract, common with the east line of said 106.949 acre tract the following courses:

North 03°56'59" East, passing at 17.84 feet a 1/2-inch iron rod found for reference for said 106.949 acre tract, passing at 445.60 feet a 1/2-inch iron rod found for reference for said 63.132 acre tract, and continuing for a total distance of 507.63 feet to a point in a Soil Conservation Lake;

South 87°18'49" East, 111.64 feet to a point in a Soil Conservation Lake;

North 04°50'39" East, 150.00 feet to a point in a Soil Conservation Lake;

North 32°05'41" East, 556.03 feet to a point in a Soil Conservation Lake;

North 15°56'22" East, 13.37 feet to a point in a Soil Conservation Lake, and being the northwest corner of said 63.132 acre tract, and the southwest corner of said 32.990 acre tract;

THENCE North 88°27'31" East, along the north line of said 63.132 acre tract, and the south line of said 32.990 acre tract, passing at 508.63 feet a 1/2-inch iron rod found capped (stamped "4613") for reference for said 63.132 acre tract, and continuing for a total distance of 2,058.35 feet to the POINT OF BEGINNING and containing 2,750,310 square feet or 63.138 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA DEVELOPMENT GROUP, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as LAGO VISTA ESTATES, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The CELINA DEVELOPMENT GROUP, LLC does herein certify the following:

- 1. The streets and alleys, if any, are dedicated in fee simple for street purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. The easements and rights-of-way, 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 the 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 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.
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 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.
8. The owners of the lots adjacent to or upon which drainage easements are created by this plat 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
9. Collin County will not be responsible for maintenance or repair of 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 the 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.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Celina Development Group, LLC, a Texas limited liability company

By: Christopher R. Gilroy, Managing Member

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ of \_\_\_\_\_.

NOTARY PUBLIC, State of Texas

My Commission Expires:

STANDARD PLAT NOTES:

- 1. Mail boxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. All roadway signs shall meet Collin County specifications.
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
5. Collin County does not, and will not accept street lights for maintenance or operation.
6. A road dedicated to the public may not be obstructed, including by means of a gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. 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.
9. 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.
10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. 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.
12. Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-year floodplain's, as shown on the plat.
13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
14. 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.
15. The finish floor elevations of all house pads shall be at least two feet (2') above the 100-year base flood elevation.
16. 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.
17. 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.
18. 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.
19. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0130J, for Collin County, Texas and incorporated areas, dated June 02, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". 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.

SURVEY NOTES:

- 1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.
2. All corners are 5/8-inch iron rod set capped (stamped "KHA"), unless noted otherwise.
3. Subdivision total acres: 63.138 Acres
4. Lot information:
- Total Number of Residential Lots: 29
- Smallest Lot: 1,009 Acres
- Largest Lot: 9.128 Acres
- Average Lot Size: 1.874 Acres

Collin County Soil and Water Conservation District #535 Notes:

- 1. The owners of Lots 5 through 12 and their heirs, successors and assigns, shall be responsible for ensuring that the discharge of water/sediment through the lots does not interfere with the full enjoyment of the Easement Holder, Collin County Soil and Water Conservation District #535 (the "District") and that the maintenance of said lots does not interfere with the Easement Holder's full enjoyment of the Easement. The owners of Lots 5 through 12 and their successors and assigns shall indemnify, hold harmless and defend the Easement Holder against any claim and/or liability associated with said discharge of water/sediment through the lots and/or maintenance associated with such discharge and shall comply with any additional requirements per the NRCS Engineer related to said discharge and maintenance.
2. Any proposed fences or other obstructions within the District's Easement shall by subject to the District's encroachment manual guidelines and requirements. No existing fences within the Easement shall be removed without consent and approval of the District.

SURVEYOR'S CERTIFICATION

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision. This property is partially within the 100 year floodplain.

By: \_\_\_\_\_

Printed Name: Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ of \_\_\_\_\_.

NOTARY PUBLIC, State of Texas

My Commission Expires:

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of 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 site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Designated Representative for Collin County Development Services

CERTIFICATE OF APPLICANT'S ENGINEER

I, \_\_\_\_\_, am a licensed professional engineer authorized to practice in the State of Texas. I have been involved in the preparation of the plat application submittal on behalf of the Applicant. The design of the proposed Roadways complies with the Collin County Roadway Standards and the design of the proposed drainage improvements and facilities complies with the Collin County Drainage Standards. Based on my review, the Subdivision is suitable for the use of On-Site Sewage Facilities. I have confirmed with the water supplier for the Subdivision, Mustang Special Utility District, that it has an adequate supply and can deliver the water at an adequate pressure to serve the Subdivision in accordance with TCEQ regulations.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ of \_\_\_\_\_.

NOTARY PUBLIC, State of Texas

My Commission Expires:

CERTIFICATE OF DIRECTOR OF ENGINEERING

This plat meets the requirements of the Collin County Subdivision Regulations.

Collin County Director of Engineering

Date: \_\_\_\_\_

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "LAGO VISTA ESTATES" 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.

Chris Hill

Collin County Judge

FINAL PLAT
LAGO VISTA ESTATES
LOTS 1 - 29
29 RESIDENTIAL LOTS
63.138 GROSS ACRES
8.790 ACRES OF RIGHT OF WAY
DEDICATION
ROBERT R. HARRIS SURVEY
ABSTRACT NO. 410
GEORGE MCPHERSON SURVEY
ABSTRACT NO. 574
COLLIN COUNTY, TEXAS



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

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No, Sheet No. Values: N/A, MJS, DRA, Oct. 2024, 068304100, 2 OF 2

UTILITY PROVIDERS:

WATER: Mustang Special Utility District 7985 FM 2931 Aubrey, Texas 76227 Phone: 940-440-9561

ELECTRIC: Grayson Collin Electric Cooperative 14668 FM 121 Van Alstyne, Texas 75495 Phone: 903-482-7100

SEWER: On-Site Sewage Facilities (OSSF) Collin County Development Services 4690 Community Avenue McKinney, TX 75071 Phone: 972-548-5585

OWNER/DEVELOPER/APPLICANT:

Celina Development Group, LLC 4028 Pebble Creek Court Frisco, Texas 75033 Phone: 214-868-4388 Contact: Christopher R. Gilroy

SURVEYOR:

Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2172 Contact : Daniel Arthur, RPLS

ENGINEER:

Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-267-5209 Contact : Craig Melan, P.E.