

1. The purpose of this plat is to create fifty-one (51) 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).

4. 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.

5. This document represents an accurate on the ground survey of 7030 County Road 134 in Collin

County, Texas, on August 10, 2022. 6. 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.

8. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

9. 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).

10. Mail boxes shall meet USPS specifications.

11. Driveway connections must meet Collin County specifications.

12. All roadway signs shall meet Collin County specifications. 13. Collin County will only maintain street signs and poles with materials currently approved and in

use by Collin County Public Works. 14. Collin County does not, and will not accept street lights for maintenance or operation.

15. A road dedicated to the public may not be obstructed, including by means of a gate.

16. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.

17. 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.

18. 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.

19. Collin County will not be responsible for any damage, personal injury or loss of life or property

occasioned by flooding or flooding conditions. 20. 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 21. 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. 22. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for

building construction, on-site sewage facilities, and driveway culverts.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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. 28. 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.

29. Building permits, OSSF and Culvert permits are required prior to construction or set up of home. 30. On-site Sewage Facilities (OSSF) for Lots 8, 13 and 14 Block A, per a variance granted by the Soil & Water Conservation District (SWCD), are authorized to install the underground dispersal components within the SWCD Easement. Allowable components include underground drip and/or spray distribution systems. Collection and storage tanks as well as pre-treatment

components of typical OSSF facilities are specifically prohibited within the SWCD easement under this variance. Lot owners, by installing authorized portions of private OSSF within the SWCD easement agree to indemnify and hold harmless SWCD from any and all claims, demands, and causes of action arising out of or relating to damage to components installed within the SWCD easement resulting from the operation and/or maintenance of the SWCD conservation pond (Site 8H).

## **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

**SURVEYOR** Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

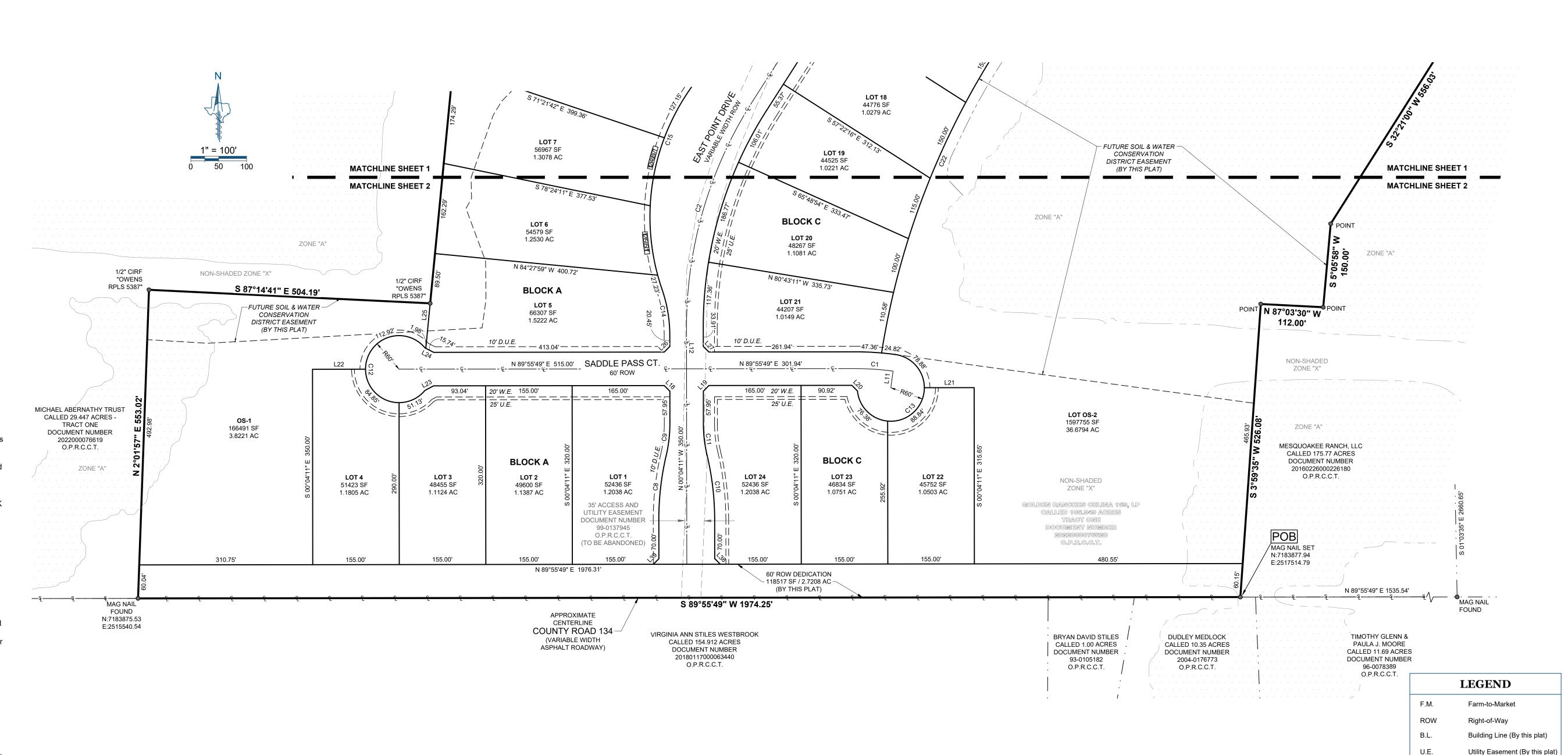
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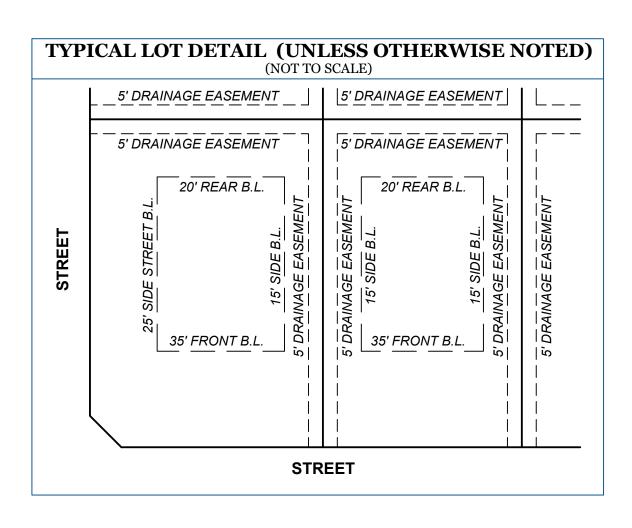
**ENGINEER** Redinger Group, LLC 250 Miron Drive Southlake, TX 76092 (817) 253-8727

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

JOB NUMBER 2207.072-04 DATE 09/05/2025 **REVISION** SURVEYING DRAWN BY

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





LINE TABLE			
ΙE	BEARING	DISTANCE	
	N 89°26'15" E	138.33'	
	S 87°30'52" E	93.58'	
3	N 88°33'21" E	193.31'	
į.	S 88°26'01" E	64.54'	
5	N 87°20'50" E	45.08'	
6	S 88°49'45" E	80.29'	
7	S 89°55'39" E	133.44'	
3	S 89°20'46" E	54.06'	
9	S 89°44'41" E	99.61'	
0	S 89°23'14" E	99.17'	
1	S 07°44'06" W	30.00'	
2	N 00°04'11" W	73.91'	
3	N 00°04'11 W	80.00'	
4	N 00°04'53" W	30.00'	
5	N 89°55'18" E	92.29'	
6	S 82°56'02" E	9.04'	
7	N 82°46'39" E	9.04'	
8	N 45°04'11" W	14.14'	
9	S 44°55'49" W	14.14'	
20	N 45°20'20" W	14.23'	
21	N 89°55'49" E	89.23'	
2	S 89°55'49" W	95.00'	
3	S 62°19'13" W	17.72'	
24	N 62°27'36" W	17.72'	
25	S 05°32'01" W	80.89'	
<u>26</u>	N 44°55'49" E	14.14'	
27	S 45°04'11" E	14.14'	
28	N 44°55'07" E	14.14'	
29	N 45°04'53" W	14.14	
30	N 45°05'22" W	14.14	
31	N 44°55'18" E	14.14	
32	S 45°04'42" E	14.14	
33	N 44°55'18" E	14.14	
34	S 62°28'06" E	17.72	
25		17.72	
35	N 62°18'43" E		
36	S 00°04'53" E	25.00'	
37	N 47°18'31" E	14.72'	
38	S 45°04'11" E	14.14'	
39	S 44°55'49" W	14.14'	

	D.U.E.	Drainage & Utility Easement (By this plat)	
	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	
PRELIMINARY	O.P.R.C.C.T.	Official Public Records, Collin County, Texas	
this document shall not be recorded for any	— <u>-</u>	Centerline	
purpose and shall not be used or viewed or relied upon as a final survey document	——§——		
	lack	Street Name Change	
PRELIMINARY PLAT			ı

## EAST POINT LANDING

LOTS 1-14 & OS-1, BLOCK A LOTS 1-11, BLOCK B LOTS 1-24 & OS-2, BLOCK C

106.92 ACRES

BEING ALL OF A CALLED 106.949 ACRE "TRACT ONE" 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: 09/02/2025

SHEET 2 OF 3

Water Easement (By this plat)

## WIRELAN COLDEN MANCHES CELINA 188. LP site commod of 19932 and expert of Privator Curvey, Actional No.314, should in Colors. Treatment of Curvey, Actional No.314, should in Colors Colors In Telescope and Colors Colors Celina 1988.  ### WIRELAN COLDEN MANCHES CELINA 188. LP site commod of 19932 and 1994. It is required to the Colors Celina 1988.  ### WIRELAN COLORS AND	WHEREAS, GOLDRANCHES CELINA 169, LP is the owner of a 106.92 acre tract of land out of the George McPherson Survey, Abstract No. 574, situated in Collin Cebering a portion of a called Tract One - 106.949 acre tract of land conveyed to Golden Ranches Celina 169, LP, by deed of record in Document Number 2022000076620 of Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:  BEGINNING, at a Mag Nail set at or near the center of County Road 134, being the Southwest corner of a called 175.77 acre tract of land conveyed to Mesquoakee Ranchercord in Document Number 20160226000226180, of said Official Public Records, and being the Southwest corner of said 106.949 acre tract, from which a mag nail found corner of said 175.77 acre tract bears N8955649°C, a distance of 1555.54 feet of 1555.54 feet of 157.77 acre tract bears N8956549°C, a distance of 1555.54 feet of 1555.54 feet or a face in the Southwest corner of said 106.949 acre tract, a distance of 1974.25 feet to a Mag nail for corner of a called Tract One - 29.447 acre tract of land conveyed to Michael Abemathy Trust by deed of record in Document Number 2022000076619 of said Official Public the Southwest corner of said 106.949 acre tract, a distance of 106.949 acre tract, and so the Southwest corner of said 106.949 acre tract.  THENCE, leaving County Road 134, along the West line of said 106.949 acre tract, being in part, the common East line of said 29.447 acre tract, in part, the common East line of said 05 ficial Public Records, the following five (5) of the Southwest corner of said 106.949 acre tract, in part, the common East line of said 05 ficial Public Records, the following five (5) of the Southwest Corner of South 1975°C, a distance of 504.19 feet to a 1/2° iron rod with plastic cap stamped "WeNS RPLS 5387" found;  South	of the Official Public
being a staffun of a value Track One - 10.6469 acre to according to the converse to Courte Branch 1966. By seed of record in Character Science of Collin Courter Seed and Seed and Science of Collin Courter Seed and Seed and Science of Collin Courter Seed and Seed a	being a portion of a called Tract One - 106.949 acre tract of land conveyed to Golden Ranches Celina 169, LP, by deed of record in Document Number 2022000076620 of Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:  BEGINNING, at a Mag Nail set at or near the center of County Road 134, being the Southwest comer of a called 175.77 acre tract of land conveyed to Mesquoakee Rancherord in Document Number 20160226000226180, of said Official Public Records, and being the Southeast corner of said 106.949 acre tract, from which a mag nail found corner of said 175.77 acre tract bears N89°55'49°E, a distance of 1535.54 feet;  THENCE, S89°55'49°W, along or near the center of County Road 134, being the common South line of said 106.949 acre tract, a distance of 1974.25 feet to a Mag nail focomer of a called Tract One - 29.447 acre tract of land conveyed to Michael Abernathy Trust by deed of record in Document Number 2022000076619 of said Official Public the Southwest corner of said 106.949 acre tract, a corner of a called Tract One - 29.447 acre tract of land conveyed to Michael Abernathy Trust by deed of record in Document Number 2022000076619 of said Official Public Records, the following five (5) of the Southwest corner of said 106.949 acre tract, a being in part, the common East line of said 29.447 acre tract, in part, the common East 25.245 acre tract of land conveyed to Matthew and Cynthia Abernathy by deed of record in Volume 4616, Page 2721 of said Official Public Records, the following five (5) of the Nov2'015'7E, a distance of 504.19 feet to a 1/2" iron rod with plastic cap stamped "OWENS RPLS 5387" found;  2. S87*14*41E, a distance of 504.19 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found;  3. No5*52*01*E, a distance of 105.93 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found;  5. No0*04*42*W, passing at a distance of 112.94 feet a 1/2" iron rod with plastic cap stamped "RPLS 4701" found, and continuing, a total distance of 1	of the Official Public
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<ol> <li>SET-14TE, a distance of 000 50 to the to a 12° tron on of with place or pathenged CVANDS RES. SET Func;</li> <li>MOSTOTTE is distance of 075 60 to the 12° tron on of with place for pathenged CVANDS RES. SETT Func;</li> <li>MOSTOTTE is distance of 075 60 to 10° tron on of with place for pathenged RES. A 10° tron, and excellenting, a total distance of 12° 10° feet to a 12° tron rod with place for pathenged RES. A 10° tron, and excellenting, a total distance of 12° tron rod with place for pathenged RES. A 10° tron, and excellenting a total distance of 12° tron rod with place for pathenged RES. A 10° tron, and excellenting a total distance of 12° tron rod with place for pathenged RES. A 10° tron rod with place of 12° tron rod with rod rod with rod wi</li></ol>	<ol> <li>S87°14'41"E, a distance of 504.19 feet to a 1/2" iron rod with plastic cap stamped "OWENS RPLS 5387" found;</li> <li>N05°32'01"E, a distance of 1005.93 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found;</li> <li>N80°55'07"E, a distance of 476.34 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found;</li> <li>N00°04'42"W, passing at a distance of 1121.94 feet a 1/2" iron rod with plastic cap stamped "RPLS 4701" found, and continuing, a total distance of 1132.71 feet to a plastic cap stamped "RPLS 4701" found in the South line of a called 124.072 acre tract of land conveyed to CC Creek Land Partners, LLC by deed of record in Docu 20211203002461630, of said Official Public Records, being the Northwest corner of said 106.949 acre tract;</li> <li>THENCE, along the North line of said 106.949 acre tract, being in part, the common South line of said 124.072 acre tract, and in part, the South line of a called 58.02 acre to Shelly K. &amp; Steve A. Sandler by deed of record in Document Number 99-0054537 and Volume 4407, Page 3460, of said Official Public Records, the following twelve (12 distances:         <ol> <li>N89°51'38"E, a distance of 375.61 feet to a point;</li> <li>N89°26'15"E, a distance of 93.58 feet to a point;</li> <li>N88°33'21"E, a distance of 93.58 feet to a point;</li> <li>N88°33'21"E, a distance of 45.08 feet to a point;</li> <li>N88°33'21"E, a distance of 45.08 feet to a point;</li> <li>N87°20'50"E, a distance of 45.08 feet to a point;</li> </ol> </li> <li>S88°49'45"E, a distance of 80.29 feet to a point;</li> </ol>	
<ol> <li>NBC29011E a distance of 102 As let to a 102 into row with peats to a partner PRUS 4701 found.</li> <li>NBC25001E a distance of 47.3 As feet to a 102 into row with peats or pastened PRUS 4701 found.</li> <li>NBC25001E a distance of 47.3 As feet to a 102 into row with peats or pastened PRUS 4701 found.</li> <li>NBC25001E a distance of 112.0 As feet 122 into row with peats or pastened programs of the peats or pastened PRUS 4701 found in the South line of a colorid 1240 for any total fine of seed 1240 for pastened programs. LLC by deed of record in Document Number 2021 125000268 ISSU, of and Official Public Records. Even plan Horizon and peats or pastened programs. PRUS 4701 found in the South line of a colorid 1240 for any total fine of seed 1240 for 202 ere text, and in part, the South line of a colorid 240 for any total fine of seed 1240 for 202 ere text, and in part, the South line of a colorid 240 for any total fine of seed 1240 for 202 ere text, and in part, the South line of a colorid 240 for any total fine of seed 1240 for 202 ere text, and in part, the South line of a colorid 240 for any total fine of seed 1240 for 202 ere text, and in part, the South line of a colorid 240 for any total fine of seed 1240 for 202 ere text, and in part, the South line of a colorid 240 for any total fine of 240 for 202 ere text, and in part, the South line of a colorid 240 for any total 240 for any to</li></ol>	<ol> <li>N05°32'01"E, a distance of 1005.93 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found;</li> <li>N89°55'07"E, a distance of 476.34 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found;</li> <li>N00°04'42"W, passing at a distance of 1121.94 feet a 1/2" iron rod with plastic cap stamped "RPLS 4701" found, and continuing, a total distance of 1132.71 feet to a plastic cap stamped "RPLS 4701" found in the South line of a called 124.072 acre tract of land conveyed to CC Creek Land Partners, LLC by deed of record in Docu 20211203002461630, of said Official Public Records, being the Northwest corner of said 106.949 acre tract,</li> <li>THENCE, along the North line of said 106.949 acre tract, being in part, the common South line of said 124.072 acre tract, and in part, the South line of a called 58.02 acre to Shelly K. &amp; Steve A. Sandler by deed of record in Document Number 99-0054537 and Volume 4407, Page 3460, of said Official Public Records, the following twelve (12 distances:</li> <li>N89°51'38"E, a distance of 375.61 feet to a point;</li> <li>N89°26'15"E, a distance of 138.33 feet to a point;</li> <li>N88°33'21"E, a distance of 193.31 feet to a point;</li> <li>N88°36'01"E, a distance of 64.54 feet to a point;</li> <li>N87°20'50"E, a distance of 45.08 feet to a point;</li> <li>S88°49'45"E, a distance of 80.29 feet to a point;</li> </ol>	
4. A SEP SOUTH, a distance of 479.34 feet to a 127 iron ros with plate to ap stamped "PRLS 470" found, and confinding, a total distance of 153.77 feet to a 127 iron not with plate to a partner state of 152.77 feet to a 127 iron not with plate to application of 152.77 feet to a 127 iron not with plate to application of 152.77 feet to a 127 iron not with plate on partners with 152.77 feet to a 127 iron not with plate on 52.71 states and 152.05 feet to a point of 152.77 feet to a 127 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to a 157 iron not with plate of 152.77 feet to 152.	<ol> <li>N89°55'07"E, a distance of 476.34 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found;</li> <li>N00°04'42"W, passing at a distance of 1121.94 feet a 1/2" iron rod with plastic cap stamped "RPLS 4701" found, and continuing, a total distance of 1132.71 feet to a plastic cap stamped "RPLS 4701" found in the South line of a called 124.072 acre tract of land conveyed to CC Creek Land Partners, LLC by deed of record in Docu 20211203002461630, of said Official Public Records, being the Northwest corner of said 106.949 acre tract;</li> <li>THENCE, along the North line of said 106.949 acre tract, being in part, the common South line of said 124.072 acre tract, and in part, the South line of a called 58.02 acre to Shelly K. &amp; Steve A. Sandler by deed of record in Document Number 99-0054537 and Volume 4407, Page 3460, of said Official Public Records, the following twelve (12 distances:         <ol> <li>N89°51'38"E, a distance of 375.61 feet to a point;</li> <li>N89°26'15"E, a distance of 138.33 feet to a point;</li> <li>N88°33'21"E, a distance of 193.31 feet to a point;</li> <li>N88°30'20'E, a distance of 64.54 feet to a point;</li> <li>N87°20'50"E, a distance of 45.08 feet to a point;</li> <li>N88°49'45"E, a distance of 80.29 feet to a point;</li> </ol> </li> </ol>	
5. NOOR427M, passing all adultance of 132.71 feet to a 12% from tool with plastic cap stamped TPSE 4.70 ft Sound, and continuity, a folial distance of 132.71 feet to a 12% from root with plastic cap stamped TPSE 4.70 ft Sound in the South line of called 154.70 root of called 154.70 roo	<ol> <li>N00°04'42"W, passing at a distance of 1121.94 feet a 1/2" iron rod with plastic cap stamped "RPLS 4701" found, and continuing, a total distance of 1132.71 feet to a plastic cap stamped "RPLS 4701" found in the South line of a called 124.072 acre tract of land conveyed to CC Creek Land Partners, LLC by deed of record in Docu 20211203002461630, of said Official Public Records, being the Northwest corner of said 106.949 acre tract;</li> <li>THENCE, along the North line of said 106.949 acre tract, being in part, the common South line of said 124.072 acre tract, and in part, the South line of a called 58.02 acre to Shelly K. &amp; Steve A. Sandler by deed of record in Document Number 99-0054537 and Volume 4407, Page 3460, of said Official Public Records, the following twelve (12 distances:         <ol> <li>N89°51'38"E, a distance of 375.61 feet to a point;</li> <li>N89°26'15"E, a distance of 138.33 feet to a point;</li> <li>N88°30'52"E, a distance of 93.58 feet to a point;</li> <li>N88°33'21"E, a distance of 64.54 feet to a point;</li> <li>N88°30'50"E, a distance of 45.08 feet to a point;</li> <li>N87°20'50"E, a distance of 80.29 feet to a point;</li> </ol> </li> <li>S88°49'45"E, a distance of 80.29 feet to a point;</li> </ol>	
1. Starbey K. & Silmer A. Sander by dend of record in Discussment Number 99.0054537 and Volume 4407, Paye 3400, of said Official Public Records, the following twelve (12) courses and distance of 376.61 feet to a point.  2. S872/015CE, a distance of 38,38 feet to a point.  3. S872/015CE, a distance of 38,38 feet to a point.  4. N862/32CE, a distance of 19,38 feet to a point.  5. S882/95CTT, a distance of 16,50 feet to a point.  5. S882/95CTT, a distance of 16,50 feet to a point.  5. S882/95CTT, a distance of 16,50 feet to a point.  5. S882/95CTT, a distance of 16,50 feet to a point.  5. S882/95CTT, a distance of 19,60 feet to a point.  5. S882/95CTT, a distance of 19,60 feet to a point.  5. S882/95CTT, a distance of 19,60 feet to a point.  10. S892/94CTE, a distance of 19,60 feet to a point.  11. S892/94CTE, a distance of 19,60 feet to a point.  11. S892/94CTE, a distance of 19,60 feet to a point.  12. S892/94CTE, a distance of 19,60 feet to a point.  13. S892/94CTE, a distance of 19,60 feet to a point.  14. S892/94CTE, a distance of 19,60 feet to a point.  15. S892/94CTE, a distance of 19,60 feet to a point.  15. S892/94CTE, a distance of 19,60 feet to a point.  16. S892/94CTE, a distance of 19,60 feet to a point.  17. S892/94CTE, a distance of 19,60 feet to a point.  17. S892/94CTE, a distance of 19,60 feet to a point.  18. S892/94CTE, a distance of 19,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  18. S892/94CTE, a distance of 15,60 feet to a point.  1	to Shelly K. & Steve A. Sandler by deed of record in Document Number 99-0054537 and Volume 4407, Page 3460, of said Official Public Records, the following twelve (12 distances:  1. N89°51'38"E, a distance of 375.61 feet to a point;  2. N89°26'15"E, a distance of 138.33 feet to a point;  3. S87°30'52"E, a distance of 93.58 feet to a point;  4. N88°33'21"E, a distance of 193.31 feet to a point;  5. S88°26'01"E, a distance of 64.54 feet to a point;  6. N87°20'50"E, a distance of 45.08 feet to a point;  7. S88°49'45"E, a distance of 80.29 feet to a point;	
2. NBPSYSTER, a distance of 93.83 feet to a point; 3. SBPTORDE, a distance of 93.86 feet to a point; 5. SBPTORDE, a distance of 93.86 feet to a point; 5. SBPTORDE, a distance of 93.87 feet to a point; 6. SBPTORDE, a distance of 54.84 feet to a point; 7. SBR 9444FE, a distance of 54.96 feet to a point; 7. SBR 9444FE, a distance of 133.44 feet to a point; 8. SBPTORDE, a distance of 133.44 feet to a point; 9. SBPTORDE, a distance of 14.06 feet to a point; 10. SBPTORDE, a distance of 14.06 feet to a point; 11. SBPTORDE, a distance of 96.16 feet to a point; 12. SBPTORDE, a distance of 96.16 feet to a point; 13. SBPTORDE, a distance of 96.17 feet to a 12° four tot found; 14. SBPTORDE, a distance of 96.17 feet to a 12° four tot found; 15. SBPTORDE, a distance of 96.17 feet to a 12° four tot found; 16. SBPTORDE, a distance of 96.17 feet to a 12° four tot found; 17. SBPTORDE, a distance of 96.17 feet to a 12° four tot found; 18. SBPTORDE, a distance of 96.17 feet to a 12° four tot found; 18. SBPTORDE, a distance of 96.18 feet to a point; 19. SBPTORDE, and the East line of said 106.949 care tract, being the common West line of said 176.77 care tract, the following five (6) courses and distances: 19. SBPTORDE, and the East line of 1585.65 feet to a point; 19. SBPTORDE, and the East line of 1585.65 feet to a point; 19. SBPTORDE, a distance of 1580.00 feet to a point; 19. SBPTORDE, a distance of 1580.00 feet to a point; 19. SBPTORDE, a distance of 1580.00 feet to a point; 19. SBPTORDE, a distance of 1580.00 feet to a point; 19. SBPTORDE, a distance of 1580.00 feet to a point; 19. SBPTORDE, a distance of 1580.00 feet to a point; 19. TBPTORDE, a distance of 1580.00 feet to the POINT OF BEGINNING and containing an area of 108.92 Acres, or (4657601 Square Feet) of land, more or less.  NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: 10. TBPTORDE, AND SBPTORDE, AND S	<ol> <li>N89°26'15"E, a distance of 138.33 feet to a point;</li> <li>S87°30'52"E, a distance of 93.58 feet to a point;</li> <li>N88°33'21"E, a distance of 193.31 feet to a point;</li> <li>S88°26'01"E, a distance of 64.54 feet to a point;</li> <li>N87°20'50"E, a distance of 45.08 feet to a point;</li> <li>S88°49'45"E, a distance of 80.29 feet to a point;</li> </ol>	
3. 887*30*52*E. a distance of 59.58 feet to a point; 4. N85*32*FE, a distance of 45.81 feet to a point; 5. 882*20*14*E. a distance of 45.81 feet to a point; 6. N87*2050*E. a distance of 45.80 feet to a point; 7. 882*40*45*E. a distance of 45.80 feet to a point; 8. 889*553*FE. a distance of 133.44 feet to a point; 8. 889*553*FE. a distance of 133.44 feet to a point; 8. 889*23*ME, a distance of 133.44 feet to a point; 8. 889*23*ME, a distance of 134.60 feet to a point; 8. 889*23*ME, a distance of 69.67 feet to a 122* nor not drud; 11. 889*23*ME, a distance of 69.67 feet to a 122* nor not drud; 12. 885*23*ME, a distance of 69.67 feet to a 122* nor not drud; 13. 889*23*ME, a distance of 160.60 feet to a point in the Northwest corner of said 175.77 acre tract, being the Northwest corner of said 100.949 acre tract, from which a 112* iron rot feet at the Northwest corner of said 100.60 feet to a point; 13. \$16*114*ME, a distance of 156.05 feet to a point; 14. \$15*10*10*30*ME, a distance of 156.05 feet to a point; 15. \$15*114*ME, a distance of 156.05 feet to a point; 16. \$15*10*30*ME, a distance of 150.05 feet to a point; 17. \$15*10*30*ME, a distance of 150.05 feet to a point; 18. \$15*10*30*ME, a distance of 150.05 feet to a point; 18. \$15*10*30*ME, a distance of 150.05 feet to a point; 18. \$15*10*30*ME, a distance of 150.05 feet to a point; 18. \$15*10*30*ME, a distance of 150.05 feet to a point; 19. \$15*10*30*ME, a distance of 150.05 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (4657601 Square Feet) of land, more or less.  10. \$15*10*30*ME, a distance of 150.05 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (4657601 Square Feet) of land, more or less.  10. *10*10*30*ME, a distance of 150.05 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (4657601 Square Feet) of land, more or less.  10. *10*10*30*ME, a distance of 150.05 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (4657601 Square Feet) of land, more or less.	<ol> <li>S87°30'52"E, a distance of 93.58 feet to a point;</li> <li>N88°33'21"E, a distance of 193.31 feet to a point;</li> <li>S88°26'01"E, a distance of 64.54 feet to a point;</li> <li>N87°20'50"E, a distance of 45.08 feet to a point;</li> <li>S88°49'45"E, a distance of 80.29 feet to a point;</li> </ol>	
4. Na8/3321*E, a distance of 193.31 feet to a point; 5. S88*961*E, a distance of 193.31 feet to a point; 7. S88*9645*E, a distance of 58.02 feet to a point; 8. S89*0538*E, a distance of 58.02 feet to a point; 9. S88*9045*E, a distance of 59.02 feet to a point; 9. S88*9045*E, a distance of 59.01 feet to a point; 10. S88*441*E, a distance of 59.01 feet to a point; 10. S88*341*E, a distance of 59.01 feet to a point; 11. S88*231*E, a distance of 59.01 feet to a point; 12. S88*2531*E, a distance of 59.01 feet to a 102* ron rod found; 13. S88*2531*E, a distance of 69.01 feet to a point; 14. S88*2531*E, a distance of 69.01 feet to a point; 15. S88*2531*E, a distance of 69.01 feet to a point; 16. S88*2531*E, a distance of 69.01 feet to a point; 17. S88*2531*E, a distance of 69.01 feet to a point; 18. S88*2531*E, a distance of 69.01 feet to a point; 18. S88*2531*E, a distance of 58.03 feet to a point; 18. S88*2531*E, a distance	<ol> <li>N88°33'21"E, a distance of 193.31 feet to a point;</li> <li>S88°26'01"E, a distance of 64.54 feet to a point;</li> <li>N87°20'50"E, a distance of 45.08 feet to a point;</li> <li>S88°49'45"E, a distance of 80.29 feet to a point;</li> </ol>	
5. SB8 2901°E. a dislance of 64.54 feet to a point;  6. N872050°E. a dislance of 30 feet to a point;  7. SB8 4944°E. a dislance of 30 50 feet to a point;  8. SB9 5539°E. a dislance of 133.44 feet to a point;  8. SB9 5539°E. a dislance of 193.64 feet to a point;  10. SB9 4441°E. a dislance of 99.61 feet to a point;  11. SB9 2314°E. a dislance of 59.61 feet to a point;  11. SB9 2314°E. a dislance of 59.61 feet to a point;  12. NB9 5531°E. a dislance of 59.60 feet to a point;  13. NB9 5531°E. a dislance of 40.64 feet to a point;  14. SB9 5531°E. a dislance of 40.64 feet to a point;  15. SB9 5531°E. a dislance of 40.64 feet to a point;  16. SB9 5531°E. a dislance of 40.60 feet to a point;  17. SB9 5531°E. a dislance of 40.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  18. SB9 5531°E. a dislance of 56.60 feet to a point;  19. SB9 5531°E. a dislance of 56.60 feet to a point;  19. SB9 5531°E. a dislance of 56.60 feet to a point;  19. SB9 5531°E. a dislance of 56.60 feet to a point;  19. SB9 5531°E. a dislance of 56.60 feet to a point;  19. SB9 5531°E. a dislance of 56.60 feet to a point;  19. SB9 5531°E. a dislance of 56.60 feet to a point;  19. SB9 5531°E. a dislance of 56.60 feet to a point;  19. SB9 5531°E. a dislance of 56.60 feet to a point;  19. SB9 5531°E. a dislance of 56.60 feet feet feet point;  19. SB9 5531°E. a dislance of 56.60 feet feet feet point;  19. SB9 5531°E. a dislance of 56.60 feet feet point;  19. SB9 5531°E. a dislance of 56.60 feet feet	<ul> <li>5. S88°26'01"E, a distance of 64.54 feet to a point;</li> <li>6. N87°20'50"E, a distance of 45.08 feet to a point;</li> <li>7. S88°49'45"E, a distance of 80.29 feet to a point;</li> </ul>	
8. 887*20'50'E, a distance of 45.08 feet to a point; 9. 898*20'46'E, a distance of 30.29 feet to a point; 9. 898*20'46'E, a distance of 50.05 feet to a point; 10. 888*20'46'E, a distance of 90.01 feet to a point; 11. 888*20'46'E, a distance of 90.01 feet to a point; 12. 889*20'46'E, a distance of 90.01 feet to a point; 13. 889*20'46'E, a distance of 90.01 feet to a point; 14. 889*20'46'E, a distance of 90.01 feet to a point at the Northwest corner of said 175.77 acre tract, being the Northeast corner of said 175.77 acre tract and the Northwest corner of said 175.77 acre tract, the following five (5) courses and distances: 15. 110*114''N, a distance of 1580.55 feet to a point; 16. 580*20'40''N, a distance of 1580.55 feet to a point; 17. 580*20''N, a distance of 1580.00 feet to a point; 18. 580*20'50'SW, a distance of 1580.00 feet to a point; 19. 580*25'W, a distance of	<ul> <li>N87°20'50"E, a distance of 45.08 feet to a point;</li> <li>S88°49'45"E, a distance of 80.29 feet to a point;</li> </ul>	
<ol> <li>S88*945°E, a distance of 80.29 feet to a point;</li> <li>S89*274E, a distance of 133.44 feet to a point;</li> <li>S89*274E, a distance of 98.61 feet to a point;</li> <li>S89*274E, a distance of 99.61 feet to a point;</li> <li>S89*274E, a distance of 99.61 feet to a point;</li> <li>S89*231E, a distance of 99.61 feet to a point;</li> <li>S89*231E, a distance of 99.61 feet to a point;</li> <li>S89*231E, a distance of 99.61 feet to a point;</li> <li>S89*231E, a distance of 580.17.67 more from the horizontal transport of said 175.77 acre tract, being the Northeast corner of said 175.77 acre tract, being the Northeast corner of said 175.77 acre tract, the following five (5) courses and distances:</li> <li>S16*1141*W, a distance of 188.66 feet to a point;</li> <li>S89*221*21*00*W, a distance of 188.06 feet to a point;</li> <li>S89*222*100*W, a distance of 112.00 feet to a point;</li> <li>N87*0330*W, a distance of 112.00 feet to a point;</li> <li>S89*235*W, a distance of 112.00 feet to a point;</li> <li>S89*235*W, a distance of 112.00 feet to a point;</li> <li>S89*235*W, a distance of 112.00 feet to a point;</li> <li>S80*0755*W, a distance of 112.00 feet to a point;</li> <li>S80*0755*W, a distance of 112.00 feet to a point;</li> <li>S80*0755*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 feet to a point;</li> <li>S80*075*W, a distance of 112.00 f</li></ol>	7. S88°49'45"E, a distance of 80.29 feet to a point;	
8. \$89°55'35"E, a distance of 133.44 feet to a point; 9. \$89°274"E, a distance of 50 feet to a point; 11. \$89°274"E, a distance of 90 feet to a point; 12. \$88°23"A"E, a distance of 90 at 17 feet to a 12" iron rod found; 12. \$88°23"A"E, a distance of 90 at 17 feet to a 12" iron rod found; 13. \$89°23"A"E, a distance of 90 at 176 eet to a point; the Northwest corner of said 175.77 acre tract, being the Northeast corner of said 106.949 acre tract, being the Northeast corner of said 106.949 acre tract, from which a 1/2" iron rod for at the Northeast corner of said 106.949 acre tract, being the common West line of said 175.77 acre tract and the Northeast corner of said 106.949 acre tract, being the common West line of said 175.77 acre tract, the following five (5) courses and distances:  ***IRENCE.** along the East line of said 106.949 acre tract, being the common West line of said 175.77 acre tract, the following five (5) courses and distances:  ***IRENCE.** along the East line of said 106.949 acre tract, being the common West line of said 175.77 acre tract, the following five (5) courses and distances:  ***IRENCE.** along the East line of said 106.949 acre tract, being the common West line of said 175.77 acre tract, the following five (5) courses and distances:  ***IRENCE.** along the East line of said 106.949 acre tract, being the common West line of said 175.77 acre tract, the following five (6) courses and distances:  ***IRENCE.** along the East line of said 106.949 acre tract, being the common West line of said 175.77 acre tract, the following five (6) courses and distances of 550.05 feet to a point;  ***IRENCE.** along the East line of said 106.00 feet to a point;  ***IRENCE.** a distance of 550.05 feet to a point;  ***IRENCE.** Along the East line of 150.00 feet to a point;  ***IRENCE.** Along the East line of 150.00 feet to a point;  ***IRENCE.** Along the East line of 150.00 feet to a point;  ***IRENCE.** Along the East line of 150.00 feet to a point;  ***IRENCE.** Along the East line of 150.00 feet to a po		
9. \$89°20'45"E, a distance of \$4.06 feet to a point; 10. \$89°3"44"E, a distance of \$9.61 feet to a point; 12. N89°3"31"E, a distance of \$9.07 feet to a [22] time roof found; 12. N89°3"31"E, a distance of \$40.06 feet to a point at the Northwest corner of said 175.77 acre tract, being the Northeast corner of said 106.949 acre tract, from which a 1/2" iron roof for at the Northeast corner of said 106.949 acre tract, being the Common West line of said 175.77 acre tract, being the Northeast corner of said 106.949 acre tract, being the Common West line of said 175.77 acre tract, the following five (5) courses and distances: 1. \$161'114"1", a distance of 158.56 feet to a point; 2. \$32'2"100"0", a distance of 158.00 feet to a point; 3. \$05'05'58"W, a distance of 112.00 feet to a point; 4. \$87'03'30"W, a distance of 120.00 feet to a point; 5. \$03'50'535"W, a distance of 150.00 feet to a point; 5. \$03'50'535"W, a distance of 150.00 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (4657601 Square Feet) of land, more or less.  NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  That GOLDEN RANCHES CELINA 189, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat, designating herein above described property: 2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances. 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, shirtles or the firm provements a shown, except that landscape improvements may be placed in landscape easements. 5. Utility 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. 5. Utility easements may be placed in landscape easements. 6. Utility easements may be u	or observed the advance of root in root to a point,	
10. \$89°444"E, a distance of 99.61 feet to a point; 11. \$89°274"E, a distance of 99.17 feet to a 1/2" iron rod found; 12. \$89°53"E, a distance of 40.00 feet to a point at the Northwest corner of said 175.77 acre tract, being the Northeast corner of said 106.949 acre tract, being the corner of 52. \$80°55"E, a distance of 40.00 feet to a point at the Northwest corner of 630°41.75.77 acre tract, being the Northeast corner of 630°40.75.77 acre tract being the corner West line of 530°47.37 feet; 14. \$10°1141"W, a distance of 560.03 feet to a point; 15. \$10°1141"W, a distance of 1500.05 feet to a point; 15. \$30°50580"W, a distance of 150.00 feet to a point; 15. \$30°50580"W, a distance of 150.00 feet to a point; 16. \$30°505930"W, a distance of 112.00 feet to a point; 17. \$30°505930"W, a distance of 150.00 feet to a point; 18. \$30°505930"W, a distance of 150.00 feet to a point; 19. \$30°5030"W, a distance of 150.00 feet to a point; 19. \$30°503"W, a distance of 150.00 feet to a poi	9. S89°20'46"E, a distance of 54.06 feet to a point;	
12. N89*53*18*E, a distance of 404.06 feet to a point at the Northwest corner of said 175.77 are tract, being the Northeast corner of said 176.74 are tract bears N89*53*18*E, a distance of 584.73 feet;  THENCE, along the East line of said 106.949 acre tract, being the common West line of said 175.77 acre tract, the following five (5) courses and distances:  1. \$16*114*I*W. a distance of 158.05 bett to a point;  2. \$32*2100*W. a distance of 158.00 feet to a point;  3. \$05*05*95*W. a distance of 150.00 feet to a point;  4. \$187*03*30*W. a distance of 150.00 feet to a point;  5. \$03*95*95*W. a distance of 150.00 feet to a point;  5. \$03*95*95*W. a distance of 250.03 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (465750*1 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;  **EAST POINT LANDING, 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 SOLDEN 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 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, lences, trees, shubs 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 assements.  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, it is the public use fired to the public use intered.  6. The public utilities shall all art lin		
her Northeast corner of said 175.77 acre tract bears N89f5316°E, a distance of 584.73 feet.  In FIRNCE, along the East line of said 106.949 acre tract, being the common West line of said 175.77 acre tract, the following five (5) courses and distances:  1. \$161141'W, a distance of 1585.65 feet to a point;  2. \$3222100'W, a distance of 1580.06 feet to a point;  3. \$805'0558'W, a distance of 150.00 feet to a point;  5. \$803'5935'W, a distance of 150.00 feet to a point;  5. \$803'5935'W, a distance of 526.08 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (4657501 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: AST POINT LANDING, 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 30LDEN 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 easement as shown, except that landscape improvem may be placed in landscape asserted.  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, ruses by public utilities shall at all times have the flight of ingress and egress to of from their respective easement for the purpose of construction, maintenance, or effici	11. S89°23'14"E, a distance of 99.17 feet to a 1/2" iron rod found;	
THENCE, along the East line of said 108.949 acre tract, being the common West line of said 175.77 acre tract, the following five (5) courses and distances:  1. \$16'114'TW, a distance of 156.05 feet to a point;  3. \$05'0558'W, a distance of 156.00 feet to a point;  4. N87'0330'W, a distance of 112.00 feet to a point;  5. \$03'5935'W, a distance of 112.00 feet to a point;  5. \$03'5935'W, a distance of 128.00 feet to a point;  6. \$03'5935'W, a distance of 128.00 feet to a point;  7. \$100 FEET ONLY A DISTANCE OF THE SEPPERSON FEET ONLY AND FEET ONLY A DISTANCE OF THE SEPPERSON FEET ONLY AND	· · · · · · · · · · · · · · · · · · ·	h a 1/2" iron rod foun
1. \$16°11'41'W, a distance of 158.65 feet to a point; 2. \$32°2'10'0'W, a distance of 556.03 feet to a point; 3. \$05°0558'W, a distance of 150.00 feet to a point; 4. N37'03'30'W, a distance of 150.00 feet to a point; 5. \$03°59'35'W, a distance of 526.08 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (4657501 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 in the content of the point of the point of the public improvements and other public improvements shown thereon. That OOLDEN 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 easement limits the use to particular utilities, it use by public utilities being subordinate to the public's use thereof. 5. 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 endange interfere with the construction, maintenance, or efficiency of their respective systems in said easements. 7. 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 endange interfere with the construction, maintenance, or efficiency of their respective systems without the necessary to other improvements or growths which may in any way endange interf		
2. \$32"21"00"W, a distance of 150.00 feet to a point;  3. \$05"0558"W, a distance of 150.00 feet to a point;  4. N87"0330"W, a distance of 150.00 feet to a point;  5. \$03"5935"W, a distance of 150.00 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (4657501 Square Feet) of land, more or less.  NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  That GOLDEN RANCHES CELINA 169, LP, doing herein by and through its duly authorized officers, does hereby certify and adopt this plat, designating herein above described property of LAST POINT LANDING; 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 SOLDEN 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; use by public utilities being subcordinate to the public's use thereof.  6. The public utilities being subcordinate to the public's use thereof.  6. The public utilities being subcordinate to the public's use thereof.  6. 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, or efficiency of their respective systems without the necessity at any time o		
<ol> <li>S05'0558'W, a distance of 150.00 feet to a point;</li> <li>N87'03'30'W, a distance of 112.00 feet to a point;</li> <li>S03'59'35'W, a distance of 526.08 feet to the POINT OF BEGINNING and containing an area of 106.92 Acres, or (4657501 Square Feet) of land, more or less.</li> <li>NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:</li> <li>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 in that GOLDEN RANCHES CELINA 169, LP, does herein certify the following:</li> <li>The street and alleys, if any, are dedicated in fee simple for street and alley purposes.</li> <li>All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.</li> <li>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.</li> <li>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 by public utilities being subordinate to the public's use thereof.</li> <li>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, as use by public utilities being subordinate to the public's use thereof.</li> <li>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 endangininterfere with the construction, maintenance, or efficiency of their respective systems in said easements.</li> <li>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, reconstruction, maintenance and/or reconstr</li></ol>		
4. N87*03'30"W, a distance of 112.00 feet to a point; 5. S03*59'35"W, a distance of 526.08 feet to the <b>POINT OF BEGINNING</b> and containing an area of 106.92 Acres, or (4657501 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 is CAST POINT LANDING, 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 30LDEN 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 bused 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, use by public utilities being subordinate to the publics use thereof.  5. The public utilities being subordinate to the publics use thereof.  6. The public utilities being with a public utilities 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 endange interfere with the construction, maintenance, or efficiency of their respective systems in said easements.  7. The public utilities hall at all times have the full right of ingress and egress to or from their respective easement for the purpose of constructions, reconstruction, maintenance and		
5. S03*59'35'W, a distance of \$26.08 feet to the <b>POINT OF BEGINNING</b> and containing an area of 106.92 Acres, or (4657501 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:  EAST POINT LANDING, 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 SOLDEN 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, suse 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 endang interfere with the construction, maintenance, or efficiency of their respective systems in said easements.  7. The public utilities shall have the right to removing all or parts of their respective easement for the purpose of construction, maintenance and/or reconstruction of the drainage improvements or upon which drainage easements are created by this plat or the homeowner's asso		
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 of the pro		
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 of the pro		
EAST POINT LANDING, 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 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, 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 endange 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, inspect 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 de	NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:	
<ol> <li>All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.</li> <li>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.</li> <li>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 be placed in landscape easements.</li> <li>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, use by 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 endange interfere with the construction, maintenance, or efficiency of their respective systems in said easements.</li> <li>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, inspect 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.</li> <li>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.</li> <li>Collin County will not be responsible for maintenance or repair of the drainage improvements on private lots or adjacent thereto.</li> <li>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 draina</li></ol>	EAST POINT LANDING, an addition to Collin County, Texas, and does hereby dedicate to public use forever all streets, rights-of-way, and other public improvements show	
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OWNER: GOLDEN RANCHES CELINA 169, LP		
	OWNER: <b>GOLDEN RANCHES CELINA 169, LP</b>	

**CERTIFICATE OF SURVEYOR** 

STATE OF TEXAS COUNTY OF DENTON	§ §
were found or placed with 1/2-ir	ed 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 ich iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas dinances of Collin County, Texas.

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

STATE OF TEXAS COUNTY OF DENTON

**PRELIMINARY** 

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 EAST" 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

PRELIMINARY PLAT EAST POINT LANDING LOTS 1-14 & OS-1, BLOCK A LOTS 1-11, BLOCK B LOTS 1-24 & OS-2, BLOCK C

106.92 ACRES

BEING ALL OF A CALLED 106.949 ACRE "TRACT ONE" 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

SHEET 3 OF 3

JOB NUMBER 2207.072-03 DATE 09/05/2025 REVISION DRAWN BY

BE/DJJ



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

TX Firm # 10194177

Notary Public in and for the State of Texas

Printed Name and Title

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_

STATE OF TEXAS COUNTY OF \_\_\_\_

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

222 S. Elm Street, Suite: 200 (817) 253-8727

foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

**SURVEYOR** 

Eagle Surveying, LLC

Denton, TX 76201

(940) 222-3009

ENGINEER
Redinger Group, LLC 250 Miron Drive Southlake, TX 76092

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

known to me to be the person whose name is subscribed to the

DATE OF PREPARATION: 09/02/2025