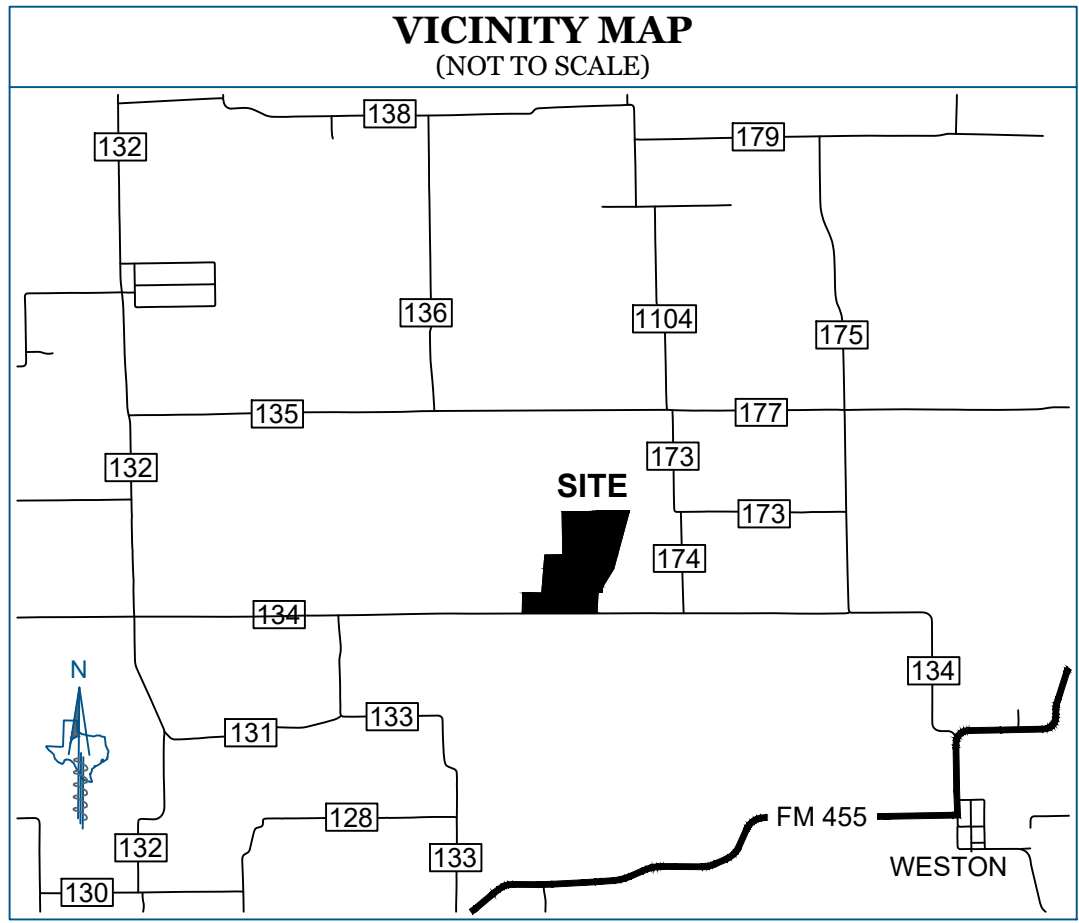




GENERAL NOTES

- 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).
- 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 480950130J. 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 floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
- The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
- Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
- Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
- The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- Building permits, OSSF and Culvert permits are required prior to construction or set up of home.
- On-site Sewage Facilities (OSSF) for Lots 9, 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:	Electric Provider:
Mustang SUD	Grayson County
7985 FM 2931	Electric Cooperative
Aubrey, TX 76227	14568 FM 121
(940) 440-9561	Van Alstyne, TX 75495
	(903) 482-7100

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

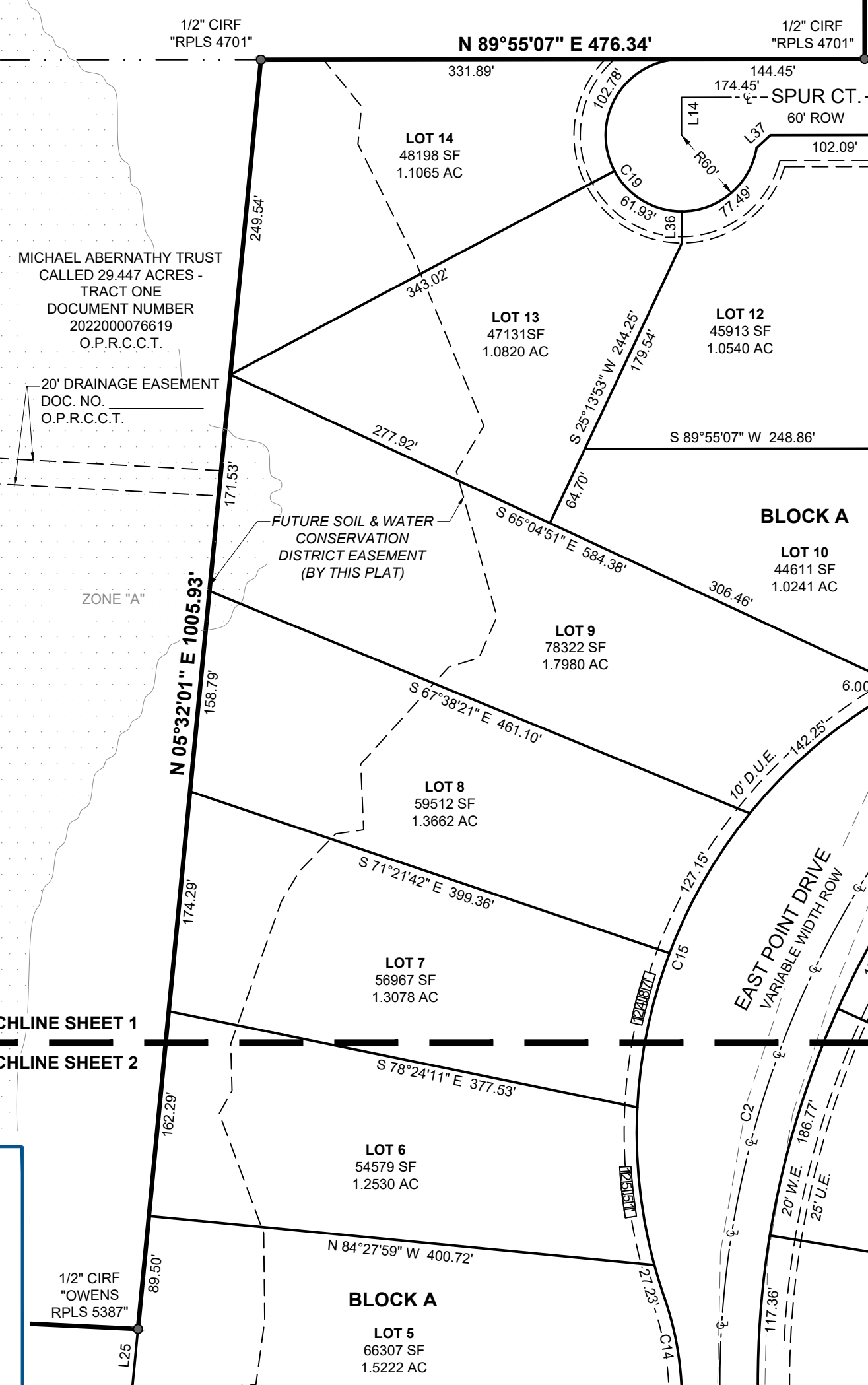
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LINE	BEARING	DISTANCE
L1	N 89°26'15" E	138.33'
L2	S 87°30'52" E	93.38'
L3	N 88°52'15" E	193.31'
L4	S 88°26'01" E	64.54'
L5	N 87°20'50" E	45.08'
L6	S 88°49'45" E	80.29'
L7	S 89°55'39" E	133.44'
L8	S 89°20'46" E	54.06'
L9	S 89°44'41" E	99.61'
L10	S 89°23'41" E	99.17'
L11	S 07°44'06" W	30.00'
L12	N 00°04'11" W	73.91'
L13	N 00°04'53" W	80.00'
L14	N 00°04'53" W	30.00'
L15	N 89°55'18" E	92.29'
L16	S 82°56'02" E	9.04'
L17	N 82°46'39" E	9.04'
L18	N 45°04'11" W	14.14'
L19	S 44°55'49" W	14.14'
L20	N 45°20'20" W	14.23'
L21	N 89°55'49" W	80.23'
L22	S 89°55'49" W	95.00'
L23	S 62°19'13" W	17.72'
L24	N 62°21'38" W	17.72'
L25	S 05°32'01" W	80.89'
L26	N 44°55'49" E	14.14'
L27	S 45°04'11" E	14.14'
L28	N 44°55'07" E	14.14'
L29	N 45°04'53" W	14.14'
L30	N 45°05'22" W	14.14'
L31	N 44°55'18" E	14.14'
L32	S 45°04'42" E	14.14'
L33	N 44°55'18" E	14.14'
L34	S 52°28'06" E	17.72'
L35	N 62°19'43" E	17.72'
L36	S 00°04'53" E	25.00'
L37	N 47°18'31" E	14.72'
L38	S 45°04'11" E	14.14'
L39	S 44°55'49" W	14.14'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.11'	500.00'	7°48'18"	S 86°10'03" E	68.06'
C2	428.03'	750.00'	32°41'55"	N 18°16'46" E	422.24'
C3	199.82'	350.00'	32°42'37"	N 16°16'25" E	197.11'
C4	549.76'	350.00'	89°59'48"	N 44°55'13" E	494.96'
C5	124.69'	1000.00'	7°08'39"	N 86°20'59" E	124.61'
C6	248.38'	1000.00'	14°17'19"	N 89°55'18" E	248.74'
C7	124.69'	1000.00'	7°08'39"	N 86°20'22" E	124.61'
C8	115.73'	500.00'	13°15'41"	S 06°33'39" W	115.47'
C9	57.86'	250.00'	13°15'41"	S 06°33'39" W	57.74'
C10	115.73'	500.00'	13°15'41"	S 06°42'02" E	115.47'
C11	57.86'	250.00'	13°15'41"	S 06°42'02" E	57.74'
C12	294.14'	60.00'	280°52'45"	S 00°04'11" E	76.43'
C13	268.90'	60.00'	256°46'48"	N 46°07'30" E	94.06'
C14	82.76'	250.00'	18°48'05"	N 09°33'14" W	82.39'
C15	556.52'	400.00'	79°42'55"	N 20°49'11" E	512.71'
C16	122.39'	250.00'	28°02'55"	N 46°39'12" E	121.17'
C17	182.69'	320.00'	32°42'37"	N 16°16'25" E	180.22'
C18	216.94'	380.00'	32°42'37"	N 16°16'25" E	214.01'
C19	272.73'	60.00'	260°26'23"	S 40°18'05" E	91.63'
C20	294.14'	60.00'	280°52'45"	N 00°04'42" W	76.43'
C21	268.90'	60.00'	256°46'48"	S 38°10'14" W	248.22'
C22	725.37'	1415.00'	9°22'17"	S 23°37'48" W	717.45'
C23	49.85'	325.00'	8°47'18"	S 04°18'46" W	49.80'

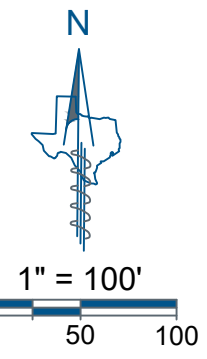
MATTHEW AND CYNTHIA ABERNATHY
CALLED 25.245 ACRES
VOLUME 4616, PAGE 2721
O.P.R.C.C.T.

NON-SHADED ZONE "X"



BENJAMIN HAILE SURVEY,
ABSTRACT NO. 398

GEORGE MCPHERSON SURVEY,
ABSTRACT NO. 574



1/2" CIRF
"RPLS 4701"

N 89°51'38" E 375.61'

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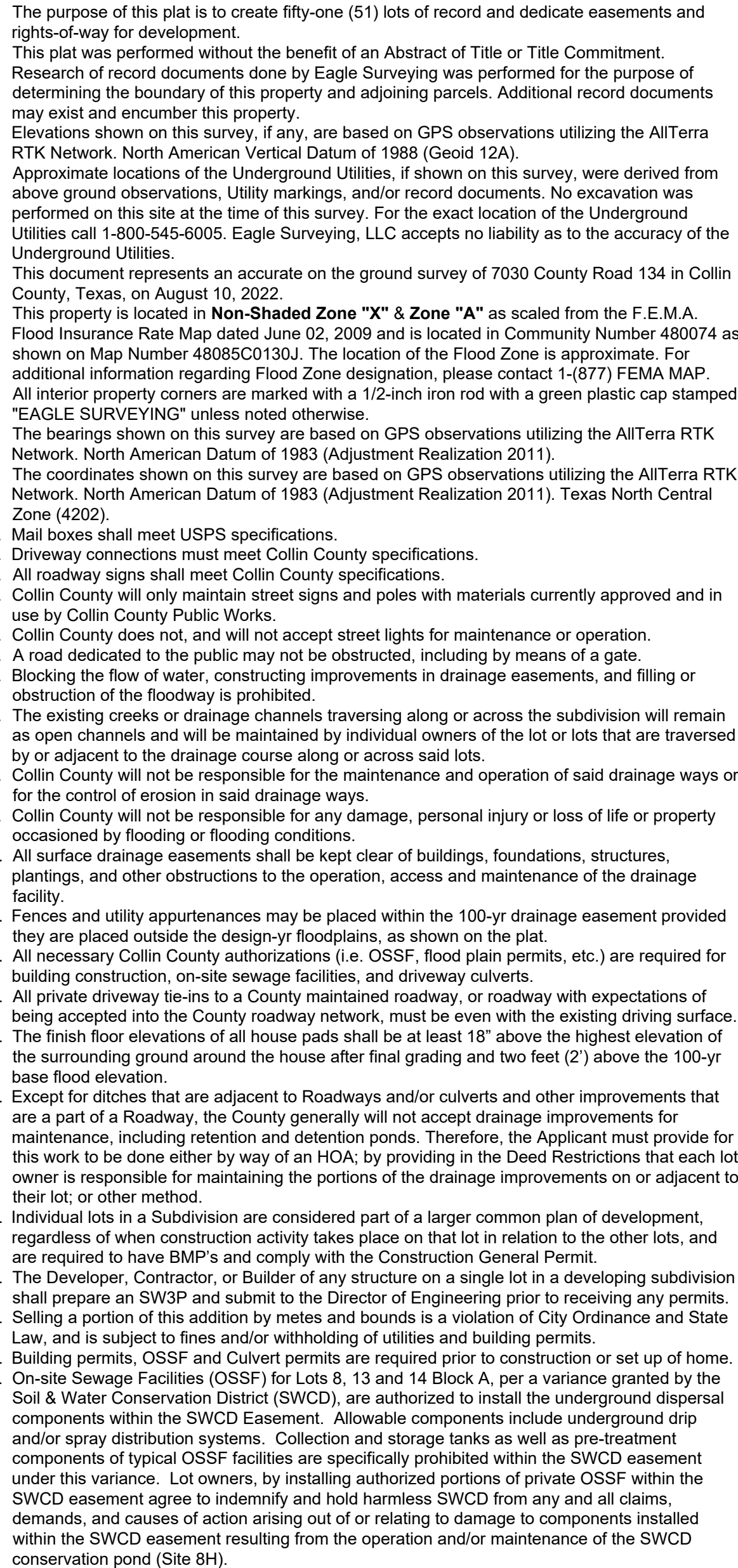
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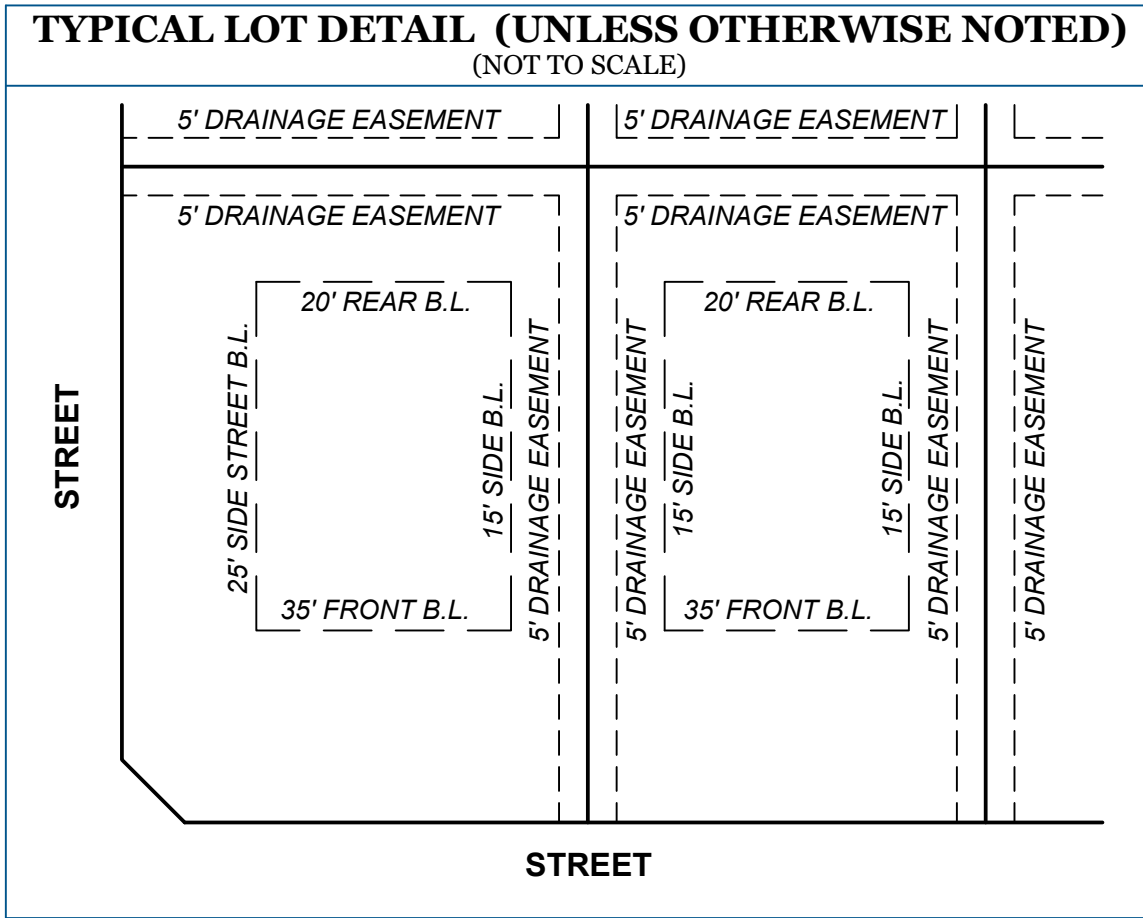
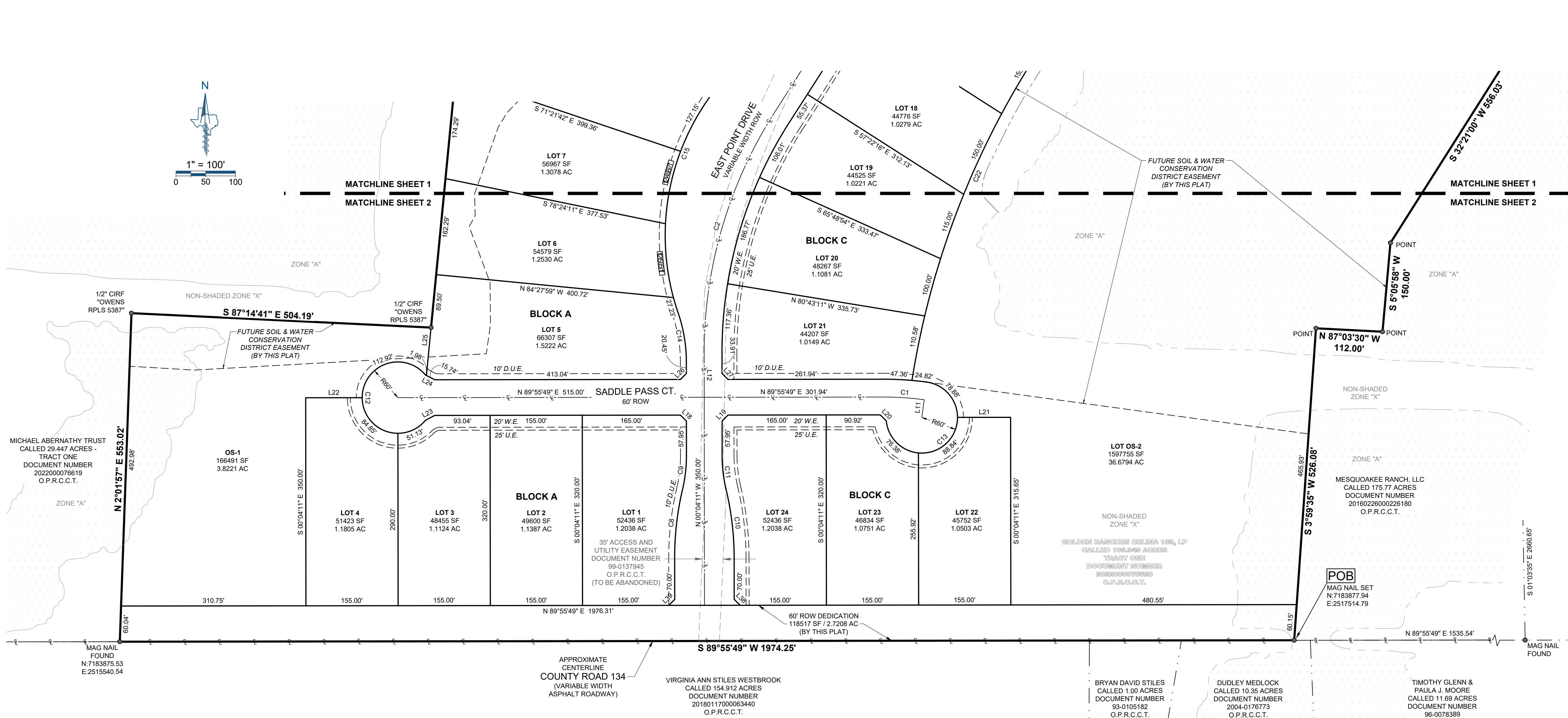


UTILITY PROVIDERS	
<u>Water Provider:</u> Mustang SUD 7985 FM 2931 Aubrey, TX 76227 (940) 440-9561	<u>Electric Provider:</u> Grayson County Electric Cooperative 14568 FM 121 Van Alstyne, TX 75495 (903) 482-7100

<u>SURVEYOR</u>	<u>ENGINEER</u>
Eagle Surveying, LLC	Redinger Group, LLC
S. Elm Street, Suite: 200	250 Miron Drive
Denton, TX 76201	Southlake, TX 76092
(940) 222-3009	(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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°50'10"E	138.23'
L2	S 87°30'52"E	93.58'
L3	N 88°32'31"E	193.31'
L4	S 88°20'01"E	84.24'
L5	N 87°52'50"E	45.30'
L6	S 88°49'45"E	80.59'
L7	S 89°55'39"E	133.64'
L8	S 89°50'46"E	99.41'
L9	S 89°44'41"E	96.81'
L10	S 89°23'14"E	99.17'
L11	S 87°44'06"E	30.00'
L12	N 00°00'41"E	73.00'
L13	N 00°04'53"E	80.00'
L14	N 00°04'53"E	80.00'
L15	S 89°55'18"E	92.29'
L16	S 89°20'02"E	91.04'
L17	N 82°46'39"E	98.94'
L18	N 45°04'41"E	14.14'
L19	S 44°59'49"E	14.14'
L20	N 45°20'20"E	14.14'
L21	S 89°56'49"E	95.23'
L22	S 89°55'49"E	89.00'
L23	S 69°10'13"E	81.00'
L24	N 62°27'36"E	77.82'
L25	S 05°32'01"E	10.79'
L26	N 44°55'49"E	14.14'
L27	S 44°54'11"E	14.14'
L28	N 44°56'07"E	14.14'
L29	N 45°04'53"E	14.14'
L30	S 44°59'22"E	14.14'
L31	N 44°58'18"E	14.14'
L32	S 45°04'42"E	14.14'
L33	N 44°58'18"E	14.14'
L34	S 45°02'08"E	14.14'
L35	S 66°18'43"E	17.22'
L36	S 00°04'53"E	25.00'
L37	N 47°18'31"E	14.14'
L38	S 45°04'11"E	14.14'
L39	S 44°55'49"E	14.14'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	81.71	500.00	S 88°10'03" E	68.08	
C2	428.03	750.00	S 32°41'55" E	N 16°16'46" E	422.24
C3	139.92	350.00	32°42'37"	N 16°16'25" E	197.11
C4	549.76	350.00	89°59'48"	N 44°55'13" E	494.96
C5	124.69	1000.00	N 86°20'00" E	N 86°20'00" E	124.69
C6	248.38	1000.00	14°17'19"	N 89°55'18" E	248.74
C7	124.69	1000.00	7°08'39"	S 86°30'22" E	124.69
C8	115.73	500.00	S 13°54'41" E	S 13°54'41" E	115.73
C9	57.86	250.00	13°15'41"	S 06°33'39" W	57.74
C10	115.73	500.00	13°15'41"	S 06°42'02" E	115.47
C11	57.86	250.00	13°15'41"	S 06°42'02" E	57.74
C12	284.14	60.00	N 00°04'42" E	N 00°04'42" E	284.14
C13	268.90	60.00	256°46.48"	N 06°30'31" E	92.06
C14	82.76	25.00	N 18°50'05"	N 07°33'14" W	84.39
C15	565.15	400.00	N 20°49'00" E	N 20°49'00" E	565.15
C16	122.39	250.00	28°02'55"	N 46°39'12" E	122.17
C17	182.69	320.00	32°42'37"	N 16°16'25" E	181.21
C18	216.94	380.00	32°42'37"	N 16°16'25" E	214.01
C19	27.6	60.00	280°25.48"	N 00°04'42" E	27.61
C20	294.14	60.00	280°25.48"	N 00°04'42" W	76.43
C21	250.23	570.00	25°09'10"	S 38°10'14" W	238.22
C22	723.21	1415.00	8°47'18"	S 38°10'14" W	711.91
C23	48.95	325.00	8°47'18"	S 04°18'46" W	49.80

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
OF
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

LEGEND	
F.M.	Farm-to-Market
ROW	Right-of-Way
B.L.	Building Line (By this plat)
U.E.	Utility Easement (By this plat)
W.E.	Water Easement (By this plat)
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
O.P.R.C.T.T.	Official Public Records, Collin County, Texas
	Centerline
	
	Street Name Change

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, GOLDEN RANCHES 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 County, Texas, and 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 the Official Public 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 Mesquaquee Ranch, LLC by deed of record 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 at the Southeast 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 found at the Southeast 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, and being 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 a called 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) courses and distances:

- N02°01'57"E, a distance of 553.02 feet to a 1/2" iron rod with plastic cap stamped "OWENS RPLS 5387" found;
- S87°14'41"E, a distance of 504.19 feet to a 1/2" iron rod with plastic cap stamped "OWENS RPLS 5387" found;
- N05°32'01"E, a distance of 1005.93 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found;
- N89°55'07"E, a distance of 476.34 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4701" found;
- 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 1/2" iron rod with 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 Document Number 20211203002461630, of said Official Public Records, being the Northwest corner of said 106.949 acre tract;

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 tract of land conveyed 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) courses and distances:

- N89°51'38"E, a distance of 375.61 feet to a point;
- N89°26'15"E, a distance of 138.33 feet to a point;
- S87°30'52"E, a distance of 93.58 feet to a point;
- N88°33'21"E, a distance of 193.31 feet to a point;
- S88°26'01"E, a distance of 64.54 feet to a point;
- N87°20'50"E, a distance of 45.08 feet to a point;
- S88°49'45"E, a distance of 80.29 feet to a point;
- S89°55'39"E, a distance of 133.44 feet to a point;
- S89°20'46"E, a distance of 54.06 feet to a point;
- S89°44'41"E, a distance of 99.61 feet to a point;
- S89°23'14"E, a distance of 99.17 feet to a 1/2" iron rod found;
- N89°53'18"E, a distance of 404.06 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 rod found at the Northeast corner of said 175.77 acre 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:

- S16°11'41"W, a distance of 1585.65 feet to a point;
- S32°21'00"W, a distance of 556.03 feet to a point;
- S05°05'58"W, a distance of 150.00 feet to a point;
- N87°03'30"W, a distance of 112.00 feet to a point;
- 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.

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 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:

- The street and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 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.
- 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.
- Utility easements may be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
- The public utilities shall have the right to remove and keep removed all or parts of any building, fence, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
- The public utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of constructions, reconstruction, maintenance, inspection, patrolling, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- 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.
- Collin County will not be responsible for maintenance or repair of the 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 to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of that roadway.
- 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.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

OWNER: GOLDEN RANCHES CELINA 169, LP

BY: _____
Signature Owner / Authorized Agent Date

BY: _____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY
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

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
OF
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 3 OF 3

JOB NUMBER
2207.072-03

DATE
09/05/2025

REVISION
-

DRAWN BY
BE/DJJ



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Southlake, TX 76092
(817) 253-8727

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