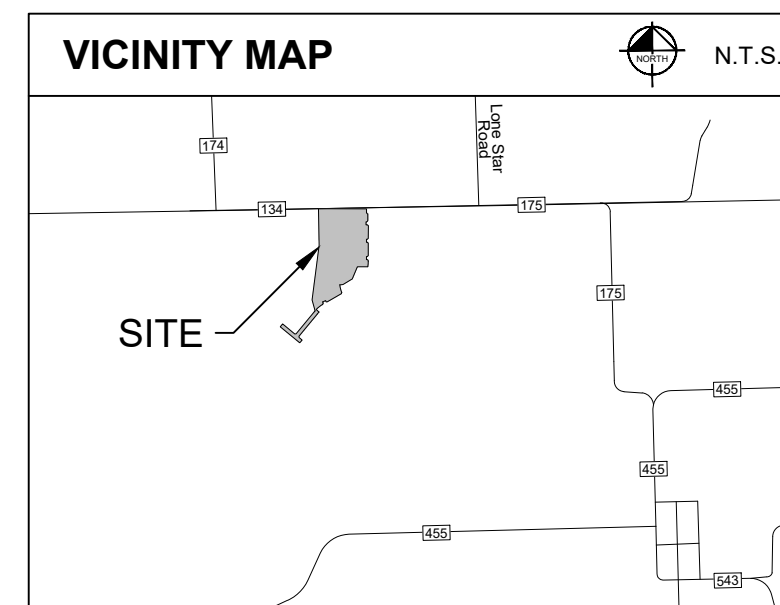
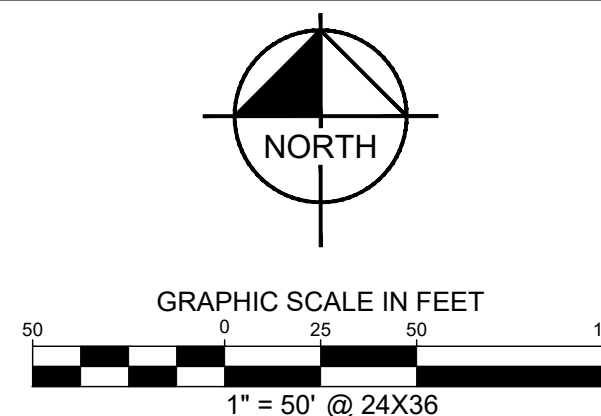
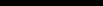




LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	RIGHT-OF-WAY LINE

LOT TABLE

NUMBER OF LOTS	128
SMALLEST	4,600 SQ.FT.
LARGEST	12,719 SQ.FT.
AVERAGE	5,960 SQ.FT.
HOA AND OPEN AREAS	63,506 SQ.FT.

LEGEND

P.O.B.	POINT OF BEGINNING
IRSC	IRON ROD SET WITH CAP STAMPED "KHA"
MNS	MAG NAIL SET WITH WASHER STAMPED "KHA"
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
C.R.S.	COUNTY ROAD

NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 (NAD 83, 2011 realization) based on observations made on October, 30, 2024 with an applied combined scale factor of 1.000152710.
2. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
3. All corners are a 5/8" iron rod with red plastic cap stamped "KHA" unless otherwise noted.
4. All cluster mailbox systems shall be maintained by the Home Owner's Association.
5. Future County Road 174 will be a 120' right-of-way with the remaining 60' being dedicated within a later phase.

FINAL PLAT
WAGON CREEK - PHASE 2

BLOCK F: LOTS 9-20
BLOCK J: LOT 1-X, LOTS 2-37; BLOCK K: LOTS 1-27
BLOCK L: LOTS 1-30; BLOCK M: LOTS 1-22
BEING 25.217 ACRES SITUATED IN THE
ELIZABETH LEDBETTER SURVEY
ABSTRACT NO. 535
COLLIN COUNTY, TEXAS

Kimley»»Horn

110 W. Interstate 20 Frontage Road, Suite 140 Tel. No. (817) 335-651
Weatherford, Texas 76086 FIRM # 10194040 www.kimley-horn.com

<u>Scale</u> 1" = 50'	<u>Drawn by</u> BSG	<u>Checked by</u> SMP	<u>Date</u> 04/17/2026	<u>Project No.</u> 063451072	<u>Sheet No.</u> 1 OF 3
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OWNER:
DRP SOLARIS TX 1, LLC
251 Little Falls Drive
Wilmington, DE 19808
Contact: Dan Kimmel

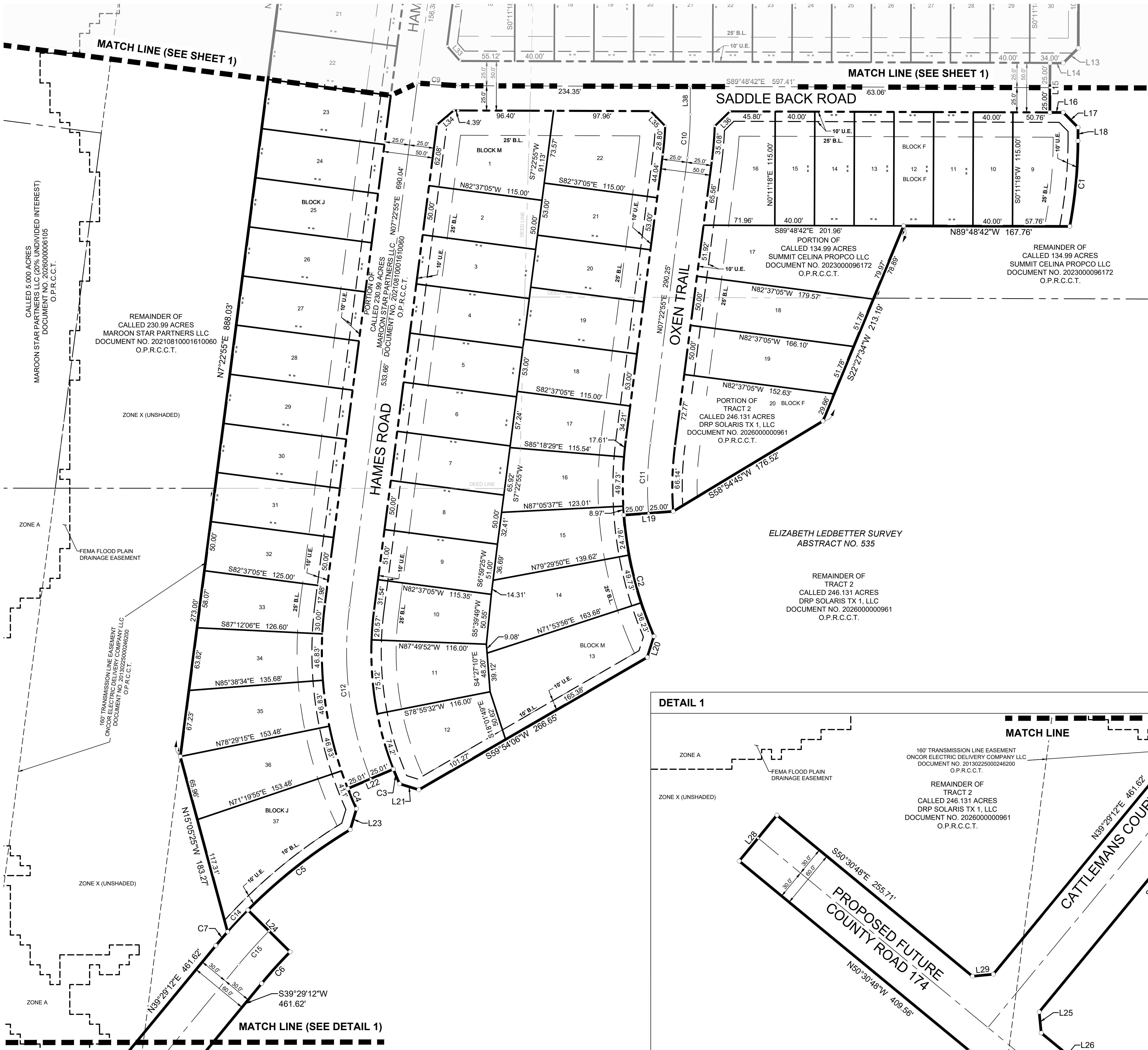
OWNER:
SUMMIT CELINA PROPCO LLO
1721 McMaster Lane
Prosper, TX 75078
Contact: Srikanth Gali

OWNER:
MAROON STAR PARTNERS LLC
6643 County Road 134
Celina, TX 75009
Contact: Seth McGinnis

SURVEYOR:
Kimley-Horn and Associates, Inc.
110 W. Interstate 20 Frontage Road Suite 140
Weatherford, Texas 76086
Ph. 817-335-6511
Contact: Shaun Piepkorn

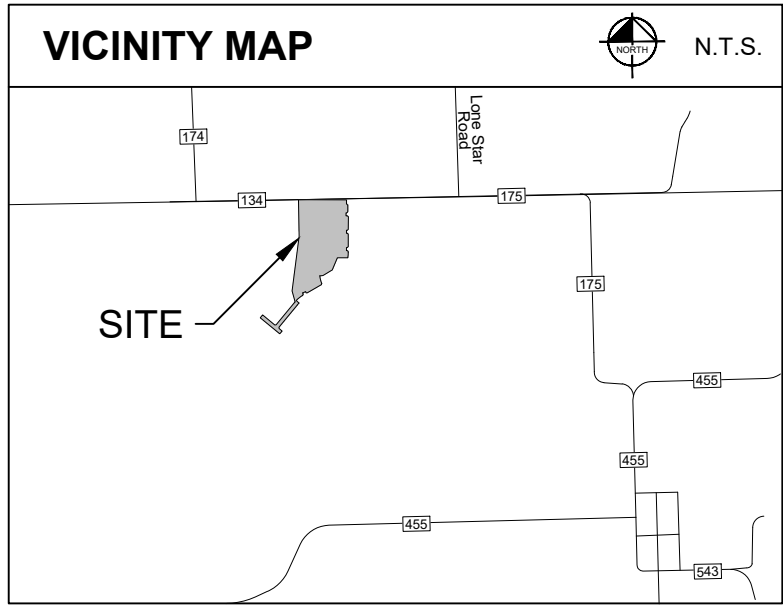
DEVELOPER:
Lennar Homes of Texas
Land and Construction, Ltd.
1231 Greenway Drive, Suite 880
Irving, Texas 75038
Ph. 817-335-6511
Contact: Annie Hepner

SEE SHEET 3 FOR LOT AREA TABLES



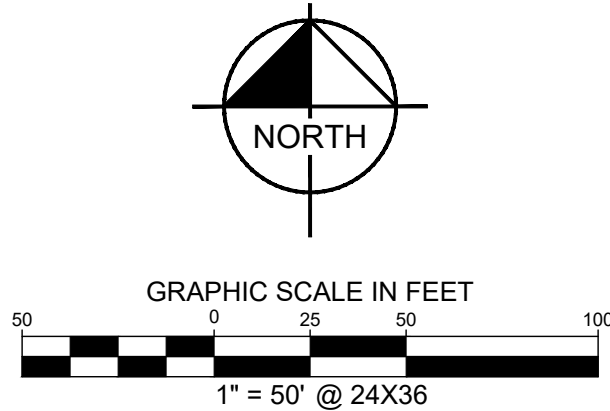
LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°11'18"W	65.00'
L2	S44°48'42"E	29.34'
L3	S44°13'02"W	20.86'
L4	N89°48'42"W	13.90'
L5	S00°11'18"W	50.00'
L6	S89°48'42"E	23.90'
L7	S44°48'42"E	21.21'
L8	S45°11'18"W	21.21'
L9	N89°48'42"W	13.50'
L10	S00°11'18"W	50.00'
L11	S89°48'42"E	13.50'
L12	S44°48'42"E	21.21'
L13	S45°11'18"W	21.21'
L14	N89°48'42"W	13.50'
L15	S00°11'18"W	50.00'
L16	S89°48'42"E	13.50'
L17	S44°48'42"E	21.21'
L18	S00°11'18"W	13.61'
L19	S85°43'21"W	50.00'
L20	S17°39'39"W	22.25'
L21	N72°44'43"W	20.39'
L22	S66°54'15"W	50.02'
L23	S16°41'58"W	22.02'
L24	S45°17'01"E	60.00'
L25	S05°30'48"E	21.21'
L26	S50°30'48"E	63.86'
L27	S39°29'12"W	60.00'
L28	N39°29'12"E	60.00'
L29	N84°29'12"E	21.21'
L30	S45°11'18"W	21.21'
L31	S44°48'42"E	21.21'
L32	N45°11'18"E	21.21'
L33	N41°12'54"W	19.84'
L34	S49°44'35"W	22.26'
L35	S44°23'07"E	21.06'
L36	N45°33'10"E	21.35'
L37	N44°48'42"W	28.28'
L38	N00°11'18"E	28.00'

CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	470.00'	10°35'28"	S05°29'02"W	86.76'
C2	375.00'	19°21'34"	S13°57'26"E	126.11'
C3	325.00'	2°49'38"	N22°44'47"W	16.04'
C4	375.00'	3°24'59"	S23°15'40"E	22.16'
C5	530.00'	14°14'14"	S51°50'05"W	131.36'
C6	470.00'	5°13'47"	S42°06'05"W	42.88'
C7	523.88'	2°00'10"	N40°28'35"E	18.31'
C8	350.00'	7°11'37"	N03°47'06"E	43.91'
C9	350.00'	6°46'08"	S86°25'38"E	41.32'
C10	350.00'	7°11'37"	N03°47'06"E	43.91'
C11	350.00'	11°39'34"	N01°33'08"E	71.10'
C12	350.00'	28°50'27"	S07°02'18"E	174.32'
C13	50.00'	141°41'02"	S45°11'18"W	94.46'
C14	530.00'	3°15'00"	S43°05'29"W	30.06'
C15	529.98'	4°56'02"	S42°06'05"W	45.62'



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- LEGEND**
- P.O.B. IRSC MNS U.E. W.E. O.P.R.C.C.T. C.R.S.
- POINT OF BEGINNING
IRON ROD SET WITH CAP STAMPED "KHA"
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Contact: Annie Hepner

