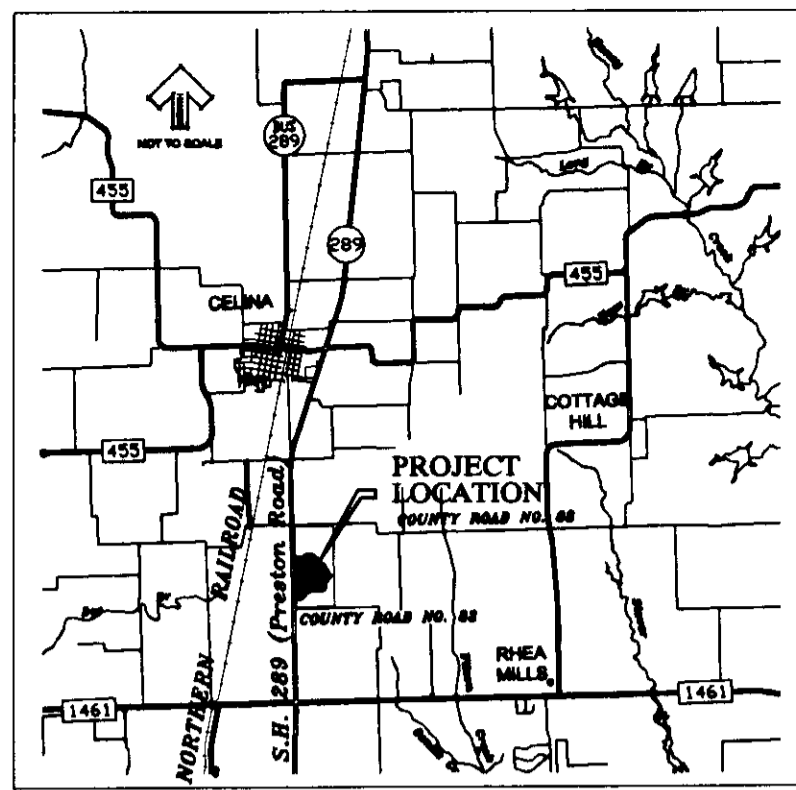
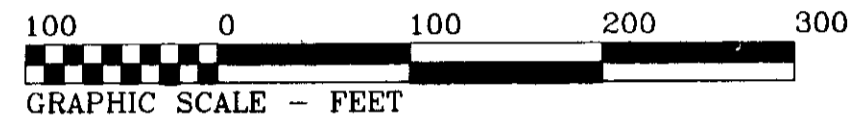
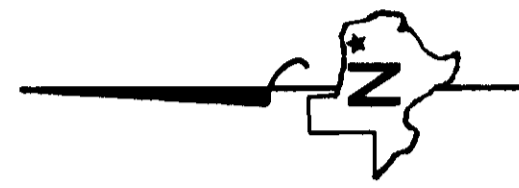


8383



VICINITY MAP
NOT TO SCALE



LOT COUNT
293 RESIDENTIAL
14 OPEN SPACE
2 COMMERCIAL / RETAIL

3/1

SHELBY GLASS SURVEY
ABSTRACT No. 346

JOHN CAHILL SURVEY
ABSTRACT No. 171

ONE CARTER RANCH, L.P.
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D.R.C.C.T.

FINAL PLAT THE CARTER RANCH-PHASE I

93.223 ACRES OF LAND
SITUATED IN THE SHELBY GLASS SURVEY
ABSTRACT No. 346 AND
THE JOHN CAHILL SURVEY
ABSTRACT No. 171
CITY OF CELINA
COLLIN COUNTY, TEXAS

PREPARED FOR:
ONE CARTER RANCH, L.P.
3901 AIRPORT FREEWAY, SUITE 600
BEDFORD, TEXAS 76201

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
3131 McKinney Avenue, Suite 600
Dallas, Texas 75204-2489
Phone (214) 871-3311 Fax (214) 871-0757

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NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR
FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP
FOR COLLIN COUNTY, TEXAS. MAP NO. 48085C0125 G DATED
JANUARY 19, 1996.

1. ALL OPEN SPACE LOTS ARE TO BE DEDICATED TO THE HOA AND THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF SAID LOTS.
2. SIDEWALKS MUST BE INSTALLED BY THE DEVELOPER ALONG ALL OPEN SPACE AND COMMON AREA LOTS.
3. THE CITY OF CELINA WILL NOT EXCLUDE OTHER UTILITIES FROM DEDICATED WATER & SEWER EASEMENTS BUT RESERVES THE RIGHT TO ASSIGN THE LOCATION OF OTHER UTILITIES IN AVAILABLE PORTIONS OF SAID EASEMENTS.
4. A FENCE MAY BE CONSTRUCTED ALONG LOT LINES WITHIN A SURFACE DRAINAGE EASEMENT PROVIDED THE FENCE DOES NOT OBSTRUCT SURFACE DRAINAGE.
5. FOR ADDITIONAL SIDE AND REAR YARD SETBACKS, REFER TO PD ZONING AND APPROVED DEVELOPMENT PLAN.

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• 5/8 inch iron rod set with Huitt-Zollars cap

SEE SHEETS 2, 3, & 4 FOR DIMENSIONS, EASEMENTS,
AND ADDITIONAL INFORMATION.

FROM: 6246-000-0050 21.523A
FROM: 6171-000-0030 71.7000A
FROM: YEAR: 2004

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SEE SLIDE 8383-1-1 FOR 2007

ROW TO STATE OF TEXAS
Vol. 687, Pg. 566 &
Vol. 683, Pg. 739
D.R.C.C.T.

STATE HIGHWAY No. 289 / PRESTON ROAD

FILED FOR RECORD IN COLLIN COUNTY, TEXAS
ON DECEMBER 22, 2003 11:36 AM
RECORDING TYPE PL 61.00
P 372
RECEIPT# 5018