GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Block AA	
Lot	Area
15	8774 s.f.
16	8770 s.f.
17	8770 s.f.
18	8770 s.f.
19	8770 s.f.
20	8770 s.f.
21	8770 s.f.
22	8770 s.f.
23	8770 s.f.
24	8770 s.f.
25	8770 s.f.
26	8770 s.f.
27	8770 s.f.
28	8774 s.f.

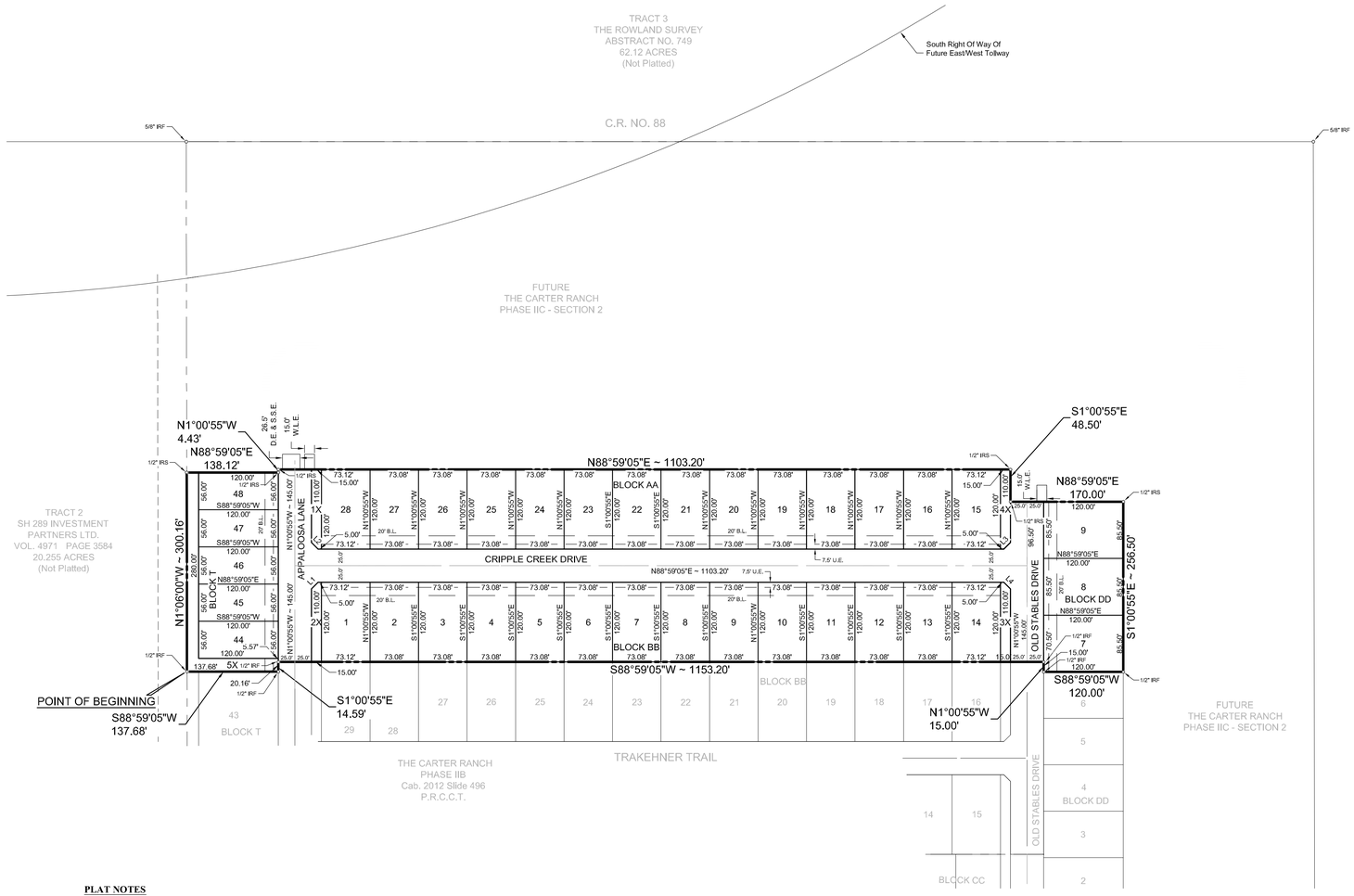
Block BB	
Lot	Area
1	8774 s.f.
2	8770 s.f.
3	8770 s.f.
4	8770 s.f.
5	8770 s.f.
6	8770 s.f.
7	8770 s.f.
8	8770 s.f.
9	8770 s.f.
10	8770 s.f.
11	8770 s.f.
12	8770 s.f.
13	8770 s.f.
14	8774 s.f.

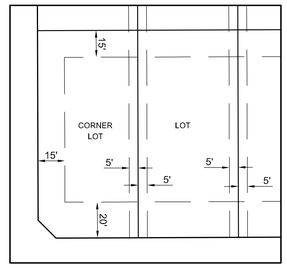
Block DD	
Lot	Area
7	10260 s.f.
8	10260 s.f.
9	10260 s.f.

Block T	
Lot	Area
44	6720 s.f.
45	6720 s.f.
46	6720 s.f.
47	6720 s.f.
48	6720 s.f.

HOA	
Lot	Area
1X	1750 s.f.
2X	1750 s.f.
3X	1750 s.f.
4X	1750 s.f.
5X	7792 s.f.

Line Table		
Line #	Length	Direction
L1	14.14'	N43°59'05"E
L2	14.14'	S46°00'55"E
L3	14.14'	S43°59'05"W
L4	14.14'	S46°00'55"E





TYPICAL SETBACK LINES
NOT TO SCALE

AREA TABLE	
Street Right-of-Way	79,434.9 S.F. / 1.82 Acres
Lots	317,739.2 S.F. / 7.29 Acres
HOA Lots	7,000.0 S.F. / 0.16 Acres
Gross Area	404,174.1 S.F. / 9.279 Acres

PLAT NOTES

1. All open space / common area 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

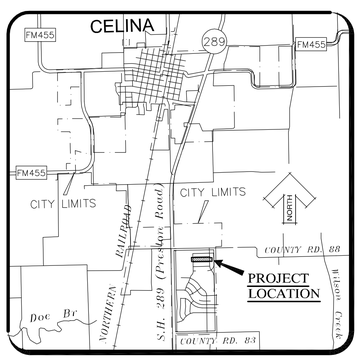
3. The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalk).

4. A fence may be constructed along lot lines within a surface drainage easement provided the fence does not obstruct surface drainage.

5. All lot corners and boundary corners will be set upon completion of construction with 1/2 inch x 18 inch iron rods with red plastic caps stamped "USA INC." The centerline of the street right-of-way will be monumented with a scribed "x" in concrete at the p.c.'s, p.t.'s and intersection points.

6. All water, sanitary sewer and drainage easements to be dedicated to the City of Celina and maintained by the HOA.

7. Except as shown, 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. 48085C0120J, revised June 2, 2009.



VICINITY MAP
(Not To Scale)

LEGEND	
SYMBOL	DESCRIPTION
S.F.	Lot Area (Square Feet)
U.E.	Utility Easement (By This Plat)
D.E.	Drainage Easement (By This Plat)
W.L.E.	Water Line Easement (By This Plat)
S.S.E.	Sanitary Sewer Easement (By This Plat)
B.L.	Minimum Building Setback Line
Min. F.F.	Minimum Finish Floor
IRS	Iron Rod Set
5/8" IRF	Iron Rod Found with Cap Stamped "Huitt-Zollars"
1/2" IRF	Iron Rod Found with Cap Stamped "USA INC"
SET "x"	"x" Cut In Concrete Pavement
FND "x"	"x" Found In Concrete Pavement
D.R.C.C.T.	Deed Records, Collin County, Texas
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas

Developer/Owner:
CTMGT CR2C FL-2 LLC.
1221 NORTH INTERSTATE 35, SUITE 200
CARROLLTON, TEXAS 75006
Phone (469)892-7200 Fax (469)892-7201

FINAL PLAT

THE CARTER RANCH
PHASE IIC - SECTION 1
36 RESIDENTIAL LOTS
5 HOA LOTS
9.279 ACRES
SITUATED IN THE
SHELBY GLASS SURVEY ABSTRACT No. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS

USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTERED ENGINEERING FIRM F-1845
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS REGISTERED FIRM 101074-00
1525 VICEROY DRIVE
DALLAS, TEXAS 75235
(214) 634-3300 FAX (214) 634-3338

MAY 2014 2009016.03
SHEET 1 OF 2

CITY CASE NO. _____

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P-201311-01

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STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S DEDICATION

WHEREAS, CTMGT CR2C FL-2 LLC. is the owner of a **9.279** acre tract of land out of the Shelby Glass Survey, Abstract No. 346, in the City of Celina, Collin County, Texas and being part of part of Tract 2 and Tract 3 as described in a deed to 19 FM, Ltd., as recorded in Document No. 20130829001223660 of the Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "USA INC." said rod being the Northwest corner of The Carter Ranch Phase IIB as recorded in Cabinet 2012 Slide 496 of the Plat Records, Collin County, Texas and being more particularly described as follows:

THENCE North 01 degree 06 minutes 00 seconds West, departing the Northwest corner of said The Carter Ranch Phase IIB and along the West line of said One Carter Ranch L.P. Tract 2 and Tract 3 and along the East line of said SH 289 Investment Partners LTD Tract, a distance of 300.16 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner.

THENCE North 88 degrees 59 minutes 05 seconds East, departing the West line of said One Carter Ranch L.P. Tract 2 and Tract 3 and the East line of said SH 289 Investment Partners LTD Tract, a distance of 138.12 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner.

THENCE North 01 degree 00 minutes 55 seconds West, a distance of 4.43 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner.

THENCE North 88 degrees 59 minutes 05 seconds East, a distance of 1,103.20 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner.

THENCE South 01 degree 00 minutes 55 seconds East, a distance of 48.50 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner.

THENCE North 88 degrees 59 minutes 05 seconds East, a distance of 170.00 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner.

THENCE South 01 degree 00 minutes 55 seconds East, a distance of 256.50 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for the Northeast corner of Lot 6 Block DD of said The Carter Ranch Phase IIB.

THENCE South 88 degrees 59 minutes 05 seconds West, along the North line of said Lot 6 Block DD and the North line of said The Carter Ranch Phase IIB, a distance of 120.00 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for the Northwest corner of said Lot 6 Block DD and being on the East right of way of Old Stables Drive (a 50 foot right of way).

THENCE North 01 degree 00 minutes 55 seconds West departing the Northwest corner of said Lot 6 Block DD and along the East right of way of old Stables Drive, a distance of 15.00 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner.

THENCE South 88 degrees 59 minutes 05 seconds West along the North line of said The Carter Ranch Phase IIB, a distance of 1,153.20 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner said rod being on the West right of way of Appaloosa Lane (a 50 foot right of way).

THENCE South 01 degree 00 minutes 55 seconds East along the West right of way of Appaloosa Lane, a distance of 14.59 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for the Northeast corner of Lot 43 Block T .

THENCE South 88 degrees 59 minutes 05 seconds West departing the Northeast corner of Lot 43 Block T and the West right of way of Appaloosa Lane a distance of 137.68 feet to the **POINT OF BEGINNING** and containing **9.279** acres or **404,174** square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **CTMGT CR2C FL-2 LLC.**, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **The Carter Ranch Phase IIC - Section 1** an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, 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 on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also 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 and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas

WITNESS, my hand, this the _____ day of _____, 2014.

By:

_____
Authorized Signature of Owner

_____
Printed Name and Title

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this_____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Gary Romatz, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Celina, Texas.

_____
Gary Romatz, Registered Professional Land Surveyor

_____
Texas Registration No.

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Gary Romatz**, Registered Professional Land Surveyor, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day _____, 2014.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

Final Plat

Approved by the City of Celina for filing at the office of the County Clerk of Collin County, Texas

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

_____ _____
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

PROPERTY LOCATION STATEMENT

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

STANDARD NOTES

1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fine and withholding of utilities and building permits.

2. The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements Is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lanes, No Parking". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

3. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises

4. The areas or areas shown on the plat as "VAM" (Visibility, Access and Maintenance)
Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitations any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easements, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privilege set forth herein.

Developer/Owner:
CTMGT CR2C FL-2 LLC.
1221 NORTH INTERSTATE 35, SUITE 200
CARROLLTON, TEXAS 75006
Phone (469)892-7200 Fax (469)892-7201

FINAL PLAT

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MAY 2014 2009016.03
SHEET 2 OF 2

CITY CASE NO. _____

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