

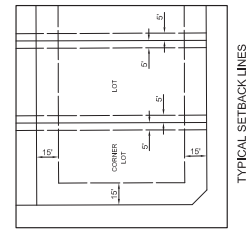
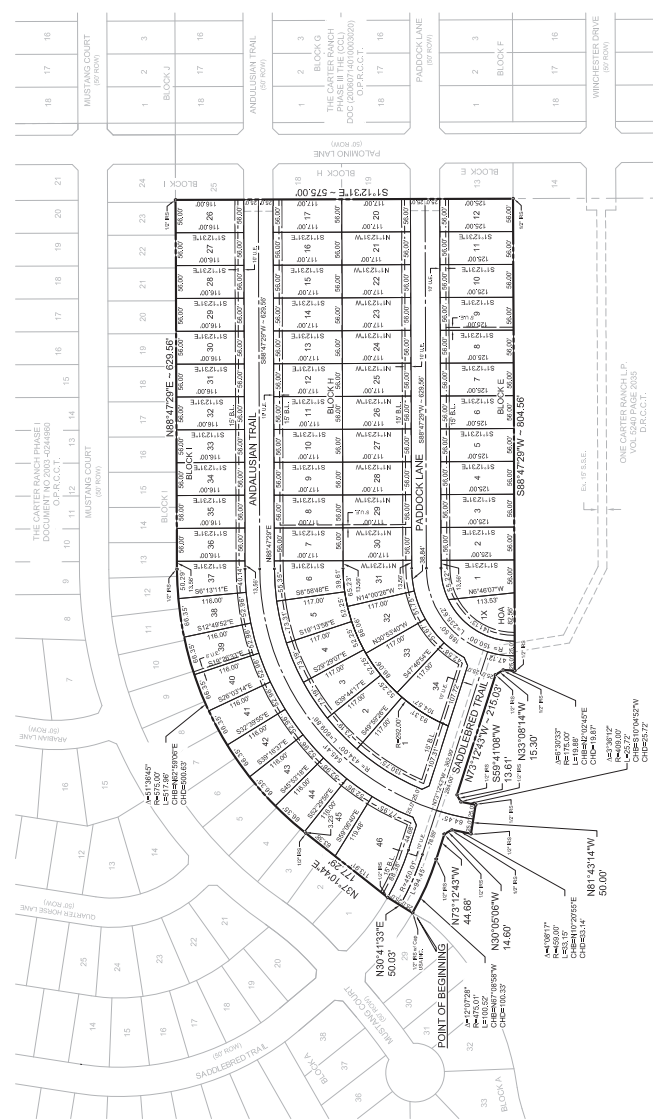


GRAPHIC SCALE

(1 IN. REPRESENTS 100 FT.)

1 inch = 100 ft.

Block E	Block H	Block I	Block J	Block K
Lot Area	Lot Area	Lot Area	Lot Area	Lot Area
1 17483.4	1 17483.4	1 17483.4	1 17483.4	1 17483.4
2 17483.4	2 17483.4	2 17483.4	2 17483.4	2 17483.4
3 17483.4	3 17483.4	3 17483.4	3 17483.4	3 17483.4
4 17483.4	4 17483.4	4 17483.4	4 17483.4	4 17483.4
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9 17483.4	9 17483.4	9 17483.4	9 17483.4	9 17483.4
10 17483.4	10 17483.4	10 17483.4	10 17483.4	10 17483.4
11 17483.4	11 17483.4	11 17483.4	11 17483.4	11 17483.4
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16 17483.4	16 17483.4	16 17483.4	16 17483.4	16 17483.4
17 17483.4	17 17483.4	17 17483.4	17 17483.4	17 17483.4



FINAL PLAT

THE CARTER RANCH - PHASE VA
 65 RESIDENTIAL LOTS
 1 OPEN SPACE/COMMON AREA LOTS
 SUTHERLAND TR.

JOHN CARILL SURVEY ABSTRACT No. 171
 CITY OF CELINA, COLLIN COUNTY, TEXAS

USA PROFESSIONAL SERVICES GROUP, INC.
 ONE BRIDGEMAN - 3500
 1525 VICEEROY DRIVE
 DALLAS, TEXAS 75235
 (214) 654-3300 FAX (214) 654-3338

Developer/Owner:
D.R. HORTON - TEXAS, LTD.
 406 MILLER ROAD
 ROCKWELL, TEXAS 78788
 Phone (214) 607-4244

SHEET 1 OF 2
 2009016.02
 CITY CASE NO. _____
 Recording Information: Cabinet _____ Page _____

AREA TABLE

Street Right-of-Way	Area
124,380.28 S.F. = 2.82 Acres	
438,848.20 S.F. = 10.03 Acres	
6,427.58 S.F. = 0.15 Acres	
988,800.00 S.F. = 22.69 Acres	

LEGEND

SYMBOL	DESCRIPTION
S.F.	Lot Area (Square Feet)
AC	Acres
HOA	Home Owners Association
IR	Iron Rod Stake
IRP	Iron Rod Stake
B.L.	Minimum Building Setback Line
D.S.C.C.T.	Deed Records, Collin County, Texas
O.P.P.C.C.T.	Official Public Records, Collin County, Texas

PLAT NOTES

- 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.
- Setbacks must be installed by the Developer along all open space and common area lots.
- 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 easement (outside of setbacks).
- A fence may be constructed along all lines within a surface drainage easement provided the fence does not obstruct surface drainage.
- All lot corners and boundary corners will be set upon completion of construction with 1/2" x 1/8" iron rods with yellow plastic caps and intersection points. The center of the corner signpost will be maintained with a method "A" in accordance with the I.C.C., P.L.S. and intersection points.
- All water, sanitary sewer and drainage easements to be dedicated to the City of Celina and maintained by the HOA.
- Discussed herein, in portion of this plat, is based on the 100-year floodplain as shown on The Flood Insurance Rate Map for Collin County, Texas, Map No. 48085C0201, revised June 2, 2009.

