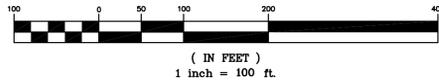
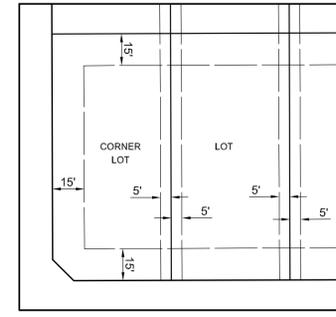
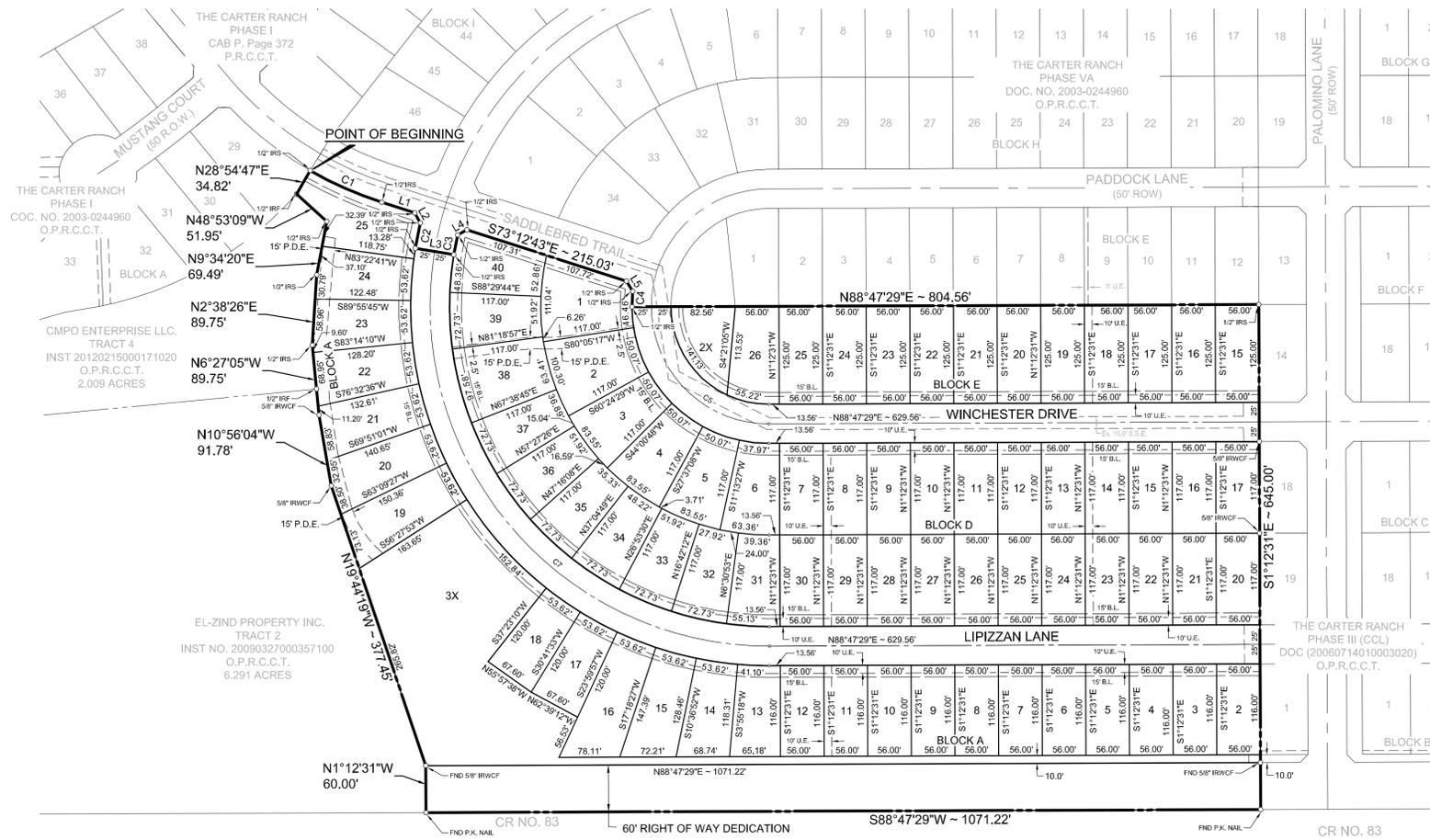


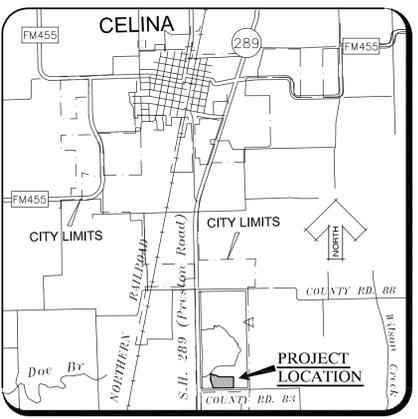
GRAPHIC SCALE



Block A		Block D		Block D		Block E		HOA		
Blk/Lot	Area	Lot	Area	Lot	Area	Blk/Lot	Area	Lot	Blk	Area
2	6496 s.f.	1	9751 s.f.	23	6552 s.f.	15	7000 s.f.	2X	E	6423 s.f.
3	6496 s.f.	2	9384 s.f.	24	6552 s.f.	16	7000 s.f.	3X	A	63882 s.f.
4	6496 s.f.	3	7817 s.f.	25	6552 s.f.	17	7000 s.f.			
5	6496 s.f.	4	7817 s.f.	26	6552 s.f.	18	7000 s.f.			
6	6496 s.f.	5	7817 s.f.	27	6552 s.f.	19	7000 s.f.			
7	6496 s.f.	6	7514 s.f.	28	6552 s.f.	20	7000 s.f.			
8	6496 s.f.	7	6552 s.f.	29	6552 s.f.	21	7000 s.f.			
9	6496 s.f.	8	6552 s.f.	30	6552 s.f.	22	7000 s.f.			
10	6496 s.f.	9	6552 s.f.	31	7114 s.f.	23	7000 s.f.			
11	6496 s.f.	10	6552 s.f.	32	7292 s.f.	24	7000 s.f.			
12	6496 s.f.	11	6552 s.f.	33	7292 s.f.	25	7000 s.f.			
13	6982 s.f.	12	6552 s.f.	34	7292 s.f.	26	7544 s.f.			
14	7458 s.f.	13	6552 s.f.	35	7292 s.f.					
15	8454 s.f.	14	6552 s.f.	36	7292 s.f.					
16	10152 s.f.	15	6552 s.f.	37	7292 s.f.					
17	7231 s.f.	16	6552 s.f.	38	9784 s.f.					
18	7231 s.f.	17	6552 s.f.	39	7292 s.f.					
19	9805 s.f.	18	6552 s.f.	40	7961 s.f.					
20	9085 s.f.	19	6552 s.f.							
21	8394 s.f.	20	6552 s.f.							
22	7939 s.f.	21	6552 s.f.							
23	7637 s.f.	22	6552 s.f.							
24	7341 s.f.									
25	9675 s.f.									



Line Table			Curve Table					
Line #	Length	Direction	Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
L1	44.68'	S73°12'43"E	C1	12°07'28"	475.01'	100.52'	S67°08'58"E	100.33'
L2	14.60'	S30°05'06"E	C2	4°08'17"	459.00'	33.15'	S10°20'55"W	33.14'
L3	50.00'	S81°43'14"E	C3	3°36'12"	409.00'	25.72'	N10°04'52"E	25.72'
L4	13.61'	N59°41'09"E	C4	6°30'33"	175.00'	19.88'	S2°02'45"W	19.87'
L5	15.30'	S33°08'14"E	C5	90°00'00"	150.00'	235.62'	S46°12'31"E	212.13'
			C7	99°29'17"	434.00'	753.60'	S41°27'52"E	662.43'



- 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.
 - Sidewalks 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 right-of-way (outside of sidewalk).
 - A fence may be constructed along lot 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 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.
 - All water, sanitary sewer and drainage easements to be dedicated to the City of Celina and maintained by the HOA.
 - 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. 48085C01201, revised June 2, 2009.

LEGEND	
SYMBOL	DESCRIPTION
S.F.	Lot Area (Square Feet)
U.E.	Utility Easement (By This Plat)
W.E.	Waterline Easement (By This Plat)
S.E.	Sanitary Sewer Easement (By This Plat)
P.D.E.	Public Drainage Easement (By This Plat)
B.L.	Minimum Building Setback Line
Min. F.F.	Minimum Finish Floor
IRS	Iron Rod Set
IRF	Iron Rod Found
IRWCF	Iron Rod With Cap Found
SET "x"	"x" Cut In Concrete Pavement
FND "x"	"x" Found In Concrete Pavement
D.R.C.C.T.	Deed Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas

AREA TABLE	
Street Right-of-Way	176,690 S.F. / 4.06 Acres
Lots	533,533 S.F. / 12.25 Acres
Open Space/Common Areas	70,305 S.F. / 1.61 Acres
Gross Area	780,528 S.F. / 17.92 Acres

FINAL PLAT
THE CARTER RANCH - PHASE VB
 74 RESIDENTIAL LOTS
 2 OPEN SPACE/Common Area LOTS
 17.918 ACRES
 SITUATED IN THE
 JOHN CAHILL SURVEY TRACT 3, ABSTRACT No. 171
 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

Developer/Owner:
19 FM LTD.
 1221 NORTH INTERSTATE 35, SUITE 200
 CARROLLTON, TEXAS 75006
 Phone (469)892-7200 Fax (469)892-7201

MAY 2014 SHEET 1 OF 2 2009016.04

CITY CASE NO. _____
 Recording Information: Cabinet _____ Page _____

P:\Siddhant\2009016.04\dwg\plat\2009016_04.dwg, 5/14/2014 10:46:02 AM, Jimmie Gandola

STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S DEDICATION

WHEREAS 19 FM LTD, is the owner of a tract of land situated in the John Cahill Survey, Abstract No. 171, City of Celina, Collin County, Texas and being a part of Tract 1 as described in a deed to 19 FM, Ltd., as recorded in Document No. 20070606000766060 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" set for corner (hereinafter called 1/2 inch iron rod set), said rod being the most Easterly corner of lot 29, Block A, of Carter Ranch Phase 1 as recorded in Document No. 2003-0244960 of the Official Public Records, Collin County, Texas and being on the most Southwesterly Right of Way of Saddlebred Trail (a 50 foot Right-of-Way) and the beginning of a curve to the left having a radius of 475.01 feet, a central angle of 12 degrees 07 minutes 28 seconds a chord which bears South 67 degrees 08 minutes 58 seconds East and a chord distance of 100.33 feet.

THENCE along said curve an arc distance of 100.52 feet to a 1/2 inch iron rod set for corner.

THENCE South 73 degrees 12 minutes 43 seconds East, a distance of 44.68 feet to a 1/2 inch iron rod set for corner.

THENCE South 30 degrees 05 minutes 06 seconds East, a distance of 14.60 feet to a 1/2 inch iron rod set for corner and the beginning of a curve to the left having a radius of 459.00 feet, a central angle of 04 degrees 08 minutes 17 seconds, a chord which bears South 10 degrees 20 minutes 55 seconds West and a chord distance of 33.14 feet.

THENCE along said curve an arc distance of 33.15 feet to a 1/2 inch iron rod set for corner.

THENCE South 81 degrees 43 minutes 14 seconds East for a distance of 50.00 feet to a 1/2 inch iron rod set for corner and the beginning of a curve to the right having a radius of 409.00 feet, a central angle of 03 degrees 36 minutes 12 seconds, a chord which bears North 10 degrees 04 minutes 52 seconds East and a chord distance of 25.72 feet.

THENCE along said curve an arc distance of 25.72 feet to a 1/2 inch iron rod set for corner.

THENCE North 59 degrees 41 minutes 09 seconds East, a distance of 13.61 feet to a 1/2 inch iron rod set for corner.

THENCE South 73 degrees 12 minutes 43 seconds East for a distance of 215.03 feet to a 1/2 inch iron rod set for corner.

THENCE South 33 degrees 08 minutes 14 seconds East, a distance of 15.30 feet to a 1/2 inch iron rod set for corner and the beginning of a curve to the left having a radius of 175.00 feet, a central angle of 06 degrees 30 minutes 33 seconds, a chord which bears South 02 degrees 02 minutes 45 seconds West and a chord distance of 19.87 feet.

THENCE along said curve an arc distance of 19.88 feet to a 1/2 inch iron rod set for corner.

THENCE North 88 degrees 47 minutes 29 seconds East for a distance of 804.56 feet to a 1/2 inch iron rod set for corner, said rod being the Southwest corner of lot 13 Block E. and Northwest corner of lot 14 Block E. of Carter Ranch Phase III as recorded in Document No. 20060714010003020 of the Official Public Records, Collin County, Texas.

THENCE South 01 degrees 12 minutes 31 seconds East along the West line of Carter Ranch Phase III a distance of 645.00 feet to a pk nail in the approximate centerline of County Road No. 83, found for corner.

THENCE South 88 degrees 47 minutes 29 seconds West along the approximate centerline of County Road No. 83 a distance of 1,071.22 feet to a pk nail found in the approximate centerline of County Road No. 83 found for corner.

THENCE North 01 degrees 12 minutes 31 seconds West departing the approximate centerline of County Road No. 83 a distance of 60.00 feet to a 5/8 inch iron with cap stamped "Hult Zollars" found for corner.

THENCE North 19 degrees 44 minutes 19 seconds West a distance of 377.45 feet to a 5/8 inch iron with cap stamped "Hult Zollars" found for corner.

THENCE North 10 degrees 56 minutes 04 seconds West for a distance of 91.78 feet to a 1/2 inch iron rod set for corner.

THENCE North 06 degrees 27 minutes 05 seconds West passing a 1/2 inch iron rod found at 20.80 feet and continuing for a total distance of 89.75 feet to a 1/2 inch iron rod set for corner.

THENCE North 02 degrees 38 minutes 26 seconds East a distance of 89.75 feet to a 1/2 inch iron rod set for corner.

THENCE North 09 degrees 34 minutes 20 seconds East a distance of 69.49 feet to a 1/2 inch iron rod set for corner.

THENCE North 48 degrees 53 minutes 09 seconds West a distance of 51.95 feet to a 1/2 inch iron rod found for corner.

THENCE North 28 degrees 54 minutes 47 seconds East along the Southeasterly line of said lot 29 Block A for a distance of 34.82 feet to the POINT OF BEGINNING and containing 17.918 acres or 780,528 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 19 FM LTD., acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as an THE CARTER RANCH Phase VB, 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

- 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.
- 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.
- 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
- 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 privileges set forth herein.

FINAL PLAT

THE CARTER RANCH - PHASE VB
74 RESIDENTIAL LOTS
2 OPEN SPACE/Common Area Lots
17.918 ACRES
SITUATED IN THE
JOHN CAHILL SURVEY TRACT 3, ABSTRACT No. 171
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

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CITY CASE NO. _____

Recording Information: Cabinet _____ Page _____

Developer/Owner:
19 FM LTD.
1221 NORTH INTERSTATE 35, SUITE 200
CARROLLTON, TEXAS 75006
Phone (469)892-7200 Fax (469)892-7201