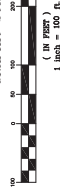
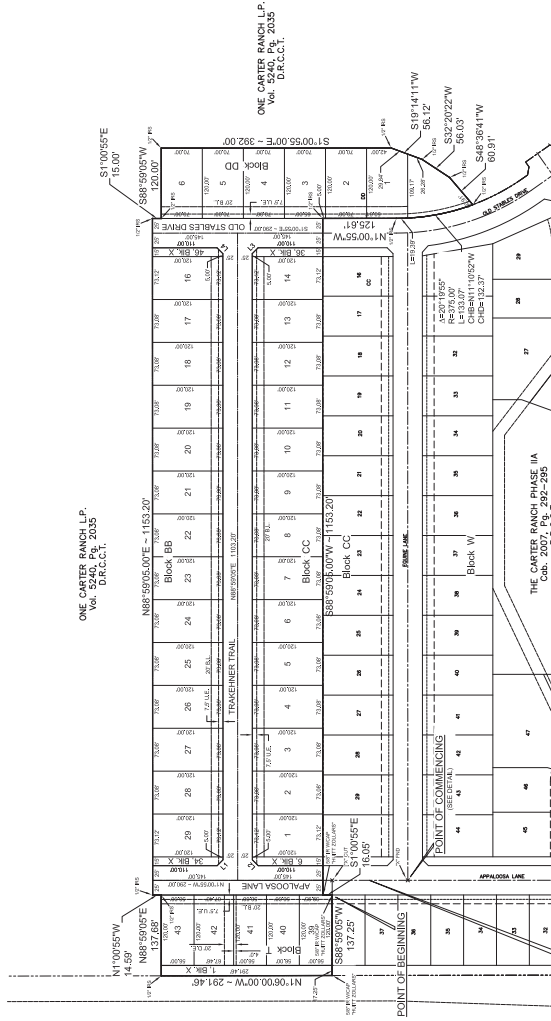




GRAPHIC SCALE

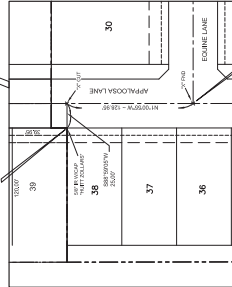


SH 289 INVESTMENT PARTNERS, LTD.
Vol. 09, P. 3584
D.R.C.C.T.



Line #	Length	Bearing
L1	14.14'	S89°00'00\"E
L2	14.14'	N83°00'00\"E
L3	14.14'	S43°00'00\"E

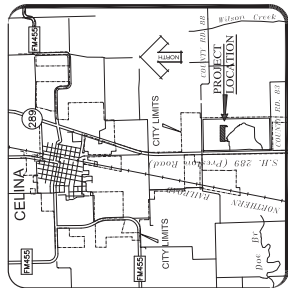
POINT OF BEGINNING



SYMBOL	DESCRIPTION
S.S.C.	Lot Area Surveyed
U.E.	Utility Easement (By This Plat)
W.E.	Water/Easement (By This Plat)
S.E.	Sanitary Sewer Easement (By This Plat)
B.L.	Minimum Building Setback Line
M.H.F.F.	Minimum Floor Floor
IRS	Iron Rod Set
IRF	Iron Rod Found
SET 'x'	'x' Culf In Concrete Pavement
FND 'x'	'x' Found In Concrete Pavement
D.R.C.C.T.	Deed Record, Collin County, Texas
P.R.C.C.T.	Plat Record, Collin County, Texas

Street Right-of-Way	Lot Area (S.F.)	Lot Area (Acres)
Open Space/Common Area	15,932.68 S.F. (0.36 Acres)	
Gross Area	432,184.15 S.F. (9.92 Acres)	

AREA TABLE



VICINITY MAP
(Not To Scale)

FINAL PLAT

THE CARTER RANCH PHASE IIB
39 RESIDENTIAL LOTS
6 OPEN SPACE COMMON AREA LOTS
SITUATED IN THE
SHELBY GLASS SURVEY ABSTRACT NO. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS

USA PROFESSIONAL SERVICES GROUP, INC.
1400 GILBERT DRIVE
DALLAS, TEXAS 75235
(214) 634-3300 FAX (214) 634-3338

APRIL 28, 2011 SHEET 1 OF 2
2009016.01
CITY FILE NO. PP - 2 - 1 - 1

Developer/Owner:
ONE CARTER RANCH, L.P.
1221 NORTH INTERSTATE 35, SUITE 200
CARROLLTON, TEXAS 75006
Phone (409)925-2300 Fax (409)925-2301