

W.H. RATTON SURVEY - ABSTRACT NO. 753

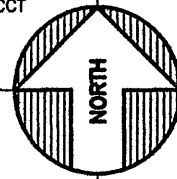
(83.113 AC.)  
CELINA I.S.D.  
CCF# 2007455450 RPRCCT

GUNTER WATER SUPPLY  
VOL. 2647, PG. 703 RPRCCT

COUNTY ROAD 134

FND. 1/2" I.R.

FND. 1/2" I.R.



**STATE HIGHWAY 289**  
(VOL. 661, PG.158) (140 FOOT R.O.W.)

L8

L9

LOCATION OF 60'  
ROADWAY EASEMENT  
VOL. 3199 PG. 704 RPRCCT

0 200' 400' 800'



GRAPHIC SCALE: 1"=400'

W.H. RATTON SURVEY ABSTRACT NO. 753  
L.M. BOYD SURVEY ABSTRACT NO. 48

L.M. BOYD SURVEY  
ABSTRACT NO. 48

(46.885 AC.)  
PHILLIP M. LITTELL  
VOL. 2869, PG. 535 RPRCCT

96.5905 ACRES COMPOSITE

FND. 1/2" I.R.

FND. 1/2" I.R.

28.3407 ACRES

(28.345 AC.)

WESTGATE CELINA

INVESTORS, L.P.

V. 5857 P. 335 RPRCCT

68.2497 ACRES

(63.34 AC.)

WESTGATE CELINA

INVESTORS, L.P.

CCF# 2006497280 RPRCCT

FND. 1/2" I.R.

FND. 1/2" I.R.

(46.903 AC.)  
PHILLIP M. LITTELL  
VOL. 2869, PG. 526 RPRCCT

28.3407 AC.

68.2497 AC.

SEC. W.H. RATTON SURVEY

SW/4 L.M. BOYD SURVEY

FND. 1/2" I.R.

L12

FND. 1/2" I.R.

L11

FND. 3/8" I.R.

L.M. BOYD SURVEY ABSTRACT NO. 48

GEORGE JOY SURVEY ABSTRACT NO. 488

COUNTY ROAD 100

(50.487 AC.)  
PRESTON ACERAGE, L.P.  
VOL. 5239 PG. 1060 RPRCCT

(450.71 AC.)  
CENTRAL FRISCO, LTD.  
CCF# 2008268700 RPRCCT

JNO. M. HERRON SURVEY  
ABSTRACT NO. 377

GEORGE JOY SURVEY  
ABSTRACT NO. 488

MAP PREPARED  
DATE: JULY 23, 2010  
FROM SURVEY MADE ON THE GROUND.

BY:

*David Petree*

DAVID PETREE  
REGISTERED PROFESSIONAL LAND  
SURVEYOR NO. 1890  
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SHEET 1 OF 2

W.H. RATTON SURVEY  
ABSTRACT NO. 753

L1

L10

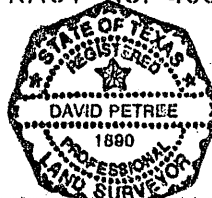
ZONING EXHIBIT

96.5905 ACRES OF LAND

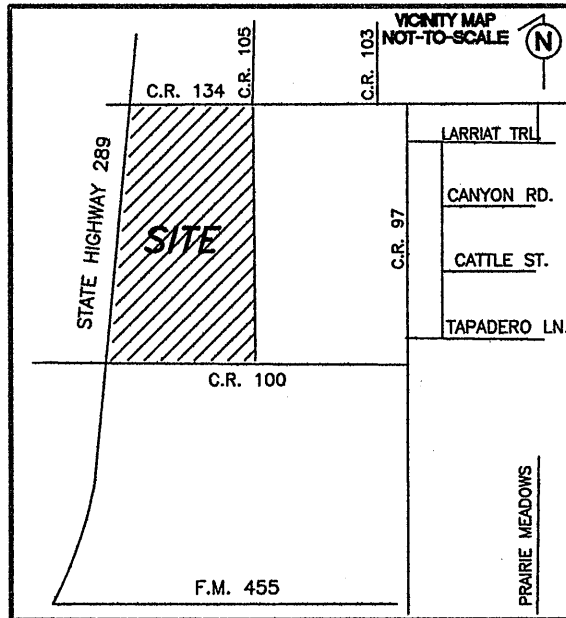
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CITY OF CELINA, COLLIN COUNTY, TEXAS



~ VICINITY MAP ~



~ LINE TABLE ~

NUMBER	DIRECTION	DISTANCE
L1	N 06°41'51" E	18.98'
L2	N 41°53'09" W	39.69'
L3	N 06°41'51" E	707.91'
L4	N 12°24'51" E	100.50'
L5	N 06°41'51" E	300.00'
L6	N 00°58'51" E	100.50'
L7	N 06°41'51" E	1363.98'
L8	N 89°08'24" E	305.90'
L9	N 88°46'49" E	1144.50'
L10	S 00°45'16" E	2601.12'
L11	S 88°52'43" W	1142.32'
L12	S 89°13'03" W	617.99'

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 96.5905 ACRES OF LAND  
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 GEORGE JOY SURVEY ABSTRACT NO. 488  
 CITY OF CELINA, COLLIN COUNTY, TEXAS