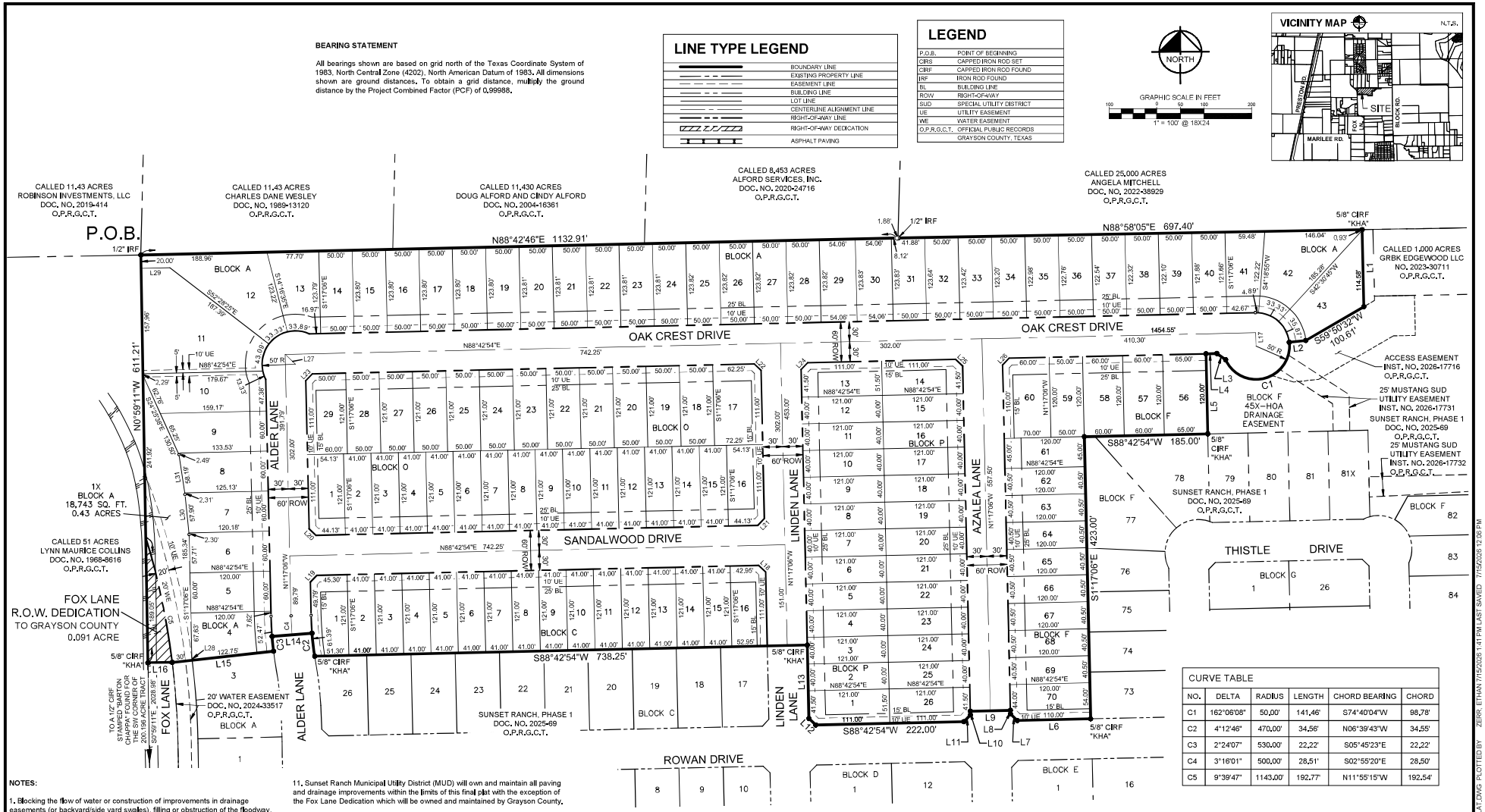

NOTES:

1. Blocking the flow of water or construction of improvements in drainage easements (or backyard/side yard swales), filling or obstruction of the floodway, interfering with a drainage pattern or natural flow of surface water is prohibited.

2. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.

3. Grayson County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion.

4. Grayson County will not be responsible for any damage, personal injury or loss of life or property occassioned by flooding or flooding conditions.

5. The owner agrees to comply with all state or federal regulations relating to subdivisions of this type.

6. There will be no lot sales until the final plat has been approved by Grayson County and filed in Grayson County plat records.

7. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" set unless otherwise noted.

8. This property lies within Un-Shaded Zone X, areas determined to be outside the 0.2% annual chance floodplain according to FEMA Map Number 48181C0525F, dated September 29, 2010.

9. Mustang Special Utility District is the provider for water and sewer services. Mustang Special Utility District will own and maintain public water and sewer improvements.

10. Grayson County will not be responsible for maintenance on paving or drainage within the limits of this final plat except for the area within the Fox Lane right of way dedication.

11. Sunset Ranch Municipal Utility District (MUD) will own and maintain all paving and drainage improvements within the limits of this final plat with the exception of the Fox Lane Dedication which will be owned and maintained by Grayson County.

12. All paving and drainage within the limits of this final plat are designed to Grayson County standards.

13. All water and sewer within the limits of this final plat are designed to Mustang Special Utility District and Texas Commission on Environmental Quality (TCEQ) standards.

14. All electric utilities will be provided by Grayson-Collin Electric Company (GCEC).

15. Utility easement size and location are to be provided as coordinated with GCEC.

16. All Common Area Lots will be owned and maintained by the HOA/POA/MUD.

17. The land use within the limits of this final plat is to be single family residential including necessary and appropriate ancillary uses.

18. A homeowners association shall be formed. The association will have assessment authority. Membership in the association shall be required for each property owner.

19. Deeds shall contain a notice to each grantee that the streets/roads are public, the MUD is liable for maintenance and that the quality of streets/roads may affect access by emergency services.

20. Developer's obligation to comply with Grayson County Subdivision Regulation 4.4.3 shall be contingent upon the final exhaustion of all appeals and the finality of judgment in Cause No. CV-25-1128; GRBK Edgewood LLC vs. Grayson County, Grayson County Commissioners Court, et al., 397th Judicial District Court of Grayson County, Texas. If the judgment is reversed, modified, or otherwise altered on appeal, Developer's obligations shall be adjusted accordingly to reflect the final judicial determination

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S01°16'01"E	115.51'	L12	N46°17'06"W	14.14'	L23	N43°42'54"E	14.14'
L2	S83°37'00"W	25.00'	L13	N01°17'06"W	110.00'	L24	S43°42'54"W	14.14'
L3	N54°57'12"W	16.09'	L14	S85°26'40"W	60.00'	L25	S46°17'06"E	14.14'
L4	S88°42'54"W	16.31'	L15	S83°40'01"W	152.75'	L26	N43°42'54"E	14.14'
L5	S01°17'06"E	120.00'	L16	S89°00'49"W	36.52'	L27	N46°17'06"W	21.21'
L6	S88°42'54"W	110.00'	L17	S01°17'06"E	20.00'	L28	N07°08'52"W	3.19'
L7	N46°17'06"W	14.14'	L18	S46°17'06"E	14.14'	L29	N88°42'46"E	43.03'
L8	N01°17'06"W	5.50'	L19	S43°42'54"W	14.14'	L30	S05°53'36"E	60.19'
L9	S88°42'54"W	60.00'	L20	S46°17'06"E	14.14'	L31	S08°36'32"E	60.49'
L10	S01°17'06"E	5.50'	L21	N43°42'54"E	14.14'			
L11	S43°42'54"W	14.14'	L22	S46°17'06"E	14.14'			

AREA TABLE	
GROSS TOTAL ACREAGE	22.960 ACRES
R.O.W. TOTAL ACREAGE	4.969 ACRES
FOX LANE TOTAL ACREAGE	0.091 ACRES
NET TOTAL ACREAGE	17.900 ACRES

FINAL PLAT
SUNSET RANCH, PHASE 2A

22.960 ACRES

BLOCK A, LOTS 1X, 4-43; BLOCK C, 1-16; BLOCK F, LOTS 56-70; BLOCK O, LOTS 1-29; BLOCK P, LOTS 1-26

126 RESIDENTIAL LOTS
1 COMMON AREA LOT

JOHN GRIMES SURVEY, ABSTRACT NO. 455
GRAYSON COUNTY, TEXAS

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OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 Headquarters Drive, Suite 300W
Plano, Texas 75024
Phone: 469-573-6721
Contact : Brian Hunnicutt

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : William Dorough, RPLS

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Stephanie White, P.E.

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10115500
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	EMZ	DRA	JUNE 2026	064537583	1 OF 3

DWG NAME: K:\CEL_SURVEY\064537583-SUNSET RANCH - CENTER TX\DWG\064537583-SR-2A FINAL PLAT.DWG PLOTTED BY: ZERR, ETHAN 7/15/2026 1:41 PM LAST SAVED: 7/15/2026 12:58 PM

LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
A	4	0.182	7,909
A	5	0.165	7,200
A	6	0.165	7,200
A	7	0.169	7,356
A	8	0.178	7,740
A	9	0.202	8,781
A	10	0.236	10,288
A	11	0.482	21,016
A	12	0.326	14,201
A	13	0.177	7,728
A	14	0.142	6,190
A	15	0.142	6,190
A	16	0.142	6,190
A	17	0.142	6,190
A	18	0.142	6,190
A	19	0.142	6,190
A	20	0.142	6,190
A	21	0.142	6,190
A	22	0.142	6,191
A	23	0.142	6,191
A	24	0.142	6,191
A	25	0.142	6,191
A	26	0.142	6,191
A	27	0.142	6,191
A	28	0.142	6,191
A	29	0.154	6,694
A	30	0.154	6,694
A	31	0.142	6,188
A	32	0.142	6,177
A	33	0.142	6,166
A	34	0.141	6,155
A	35	0.141	6,144
A	36	0.141	6,133
A	37	0.141	6,122
A	38	0.140	6,110
A	39	0.140	6,099
A	40	0.140	6,088
A	41	0.149	6,506
A	42	0.270	11,762
A	43	0.228	9,950

LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
C	1	0.151	6,560
C	2	0.114	4,961
C	3	0.114	4,961
C	4	0.114	4,961
C	5	0.114	4,961
C	6	0.114	4,961
C	7	0.114	4,961
C	8	0.114	4,961
C	9	0.114	4,961
C	10	0.114	4,961
C	11	0.114	4,961
C	12	0.114	4,961
C	13	0.114	4,961
C	14	0.114	4,961
C	15	0.114	4,961
C	16	0.146	6,357

LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
F	56	0.179	7,800
F	57	0.165	7,200
F	58	0.165	7,200
F	59	0.138	6,000
F	60	0.192	8,350
F	61	0.124	5,400
F	62	0.112	4,860
F	63	0.112	4,860
F	64	0.112	4,860
F	65	0.112	4,860
F	66	0.112	4,860
F	67	0.112	4,860
F	68	0.112	4,860
F	69	0.112	4,860
F	70	0.148	6,430

LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
O	1	0.149	6,499
O	2	0.114	4,961
O	3	0.114	4,961
O	4	0.114	4,961
O	5	0.114	4,961
O	6	0.114	4,961
O	7	0.114	4,961
O	8	0.114	4,961
O	9	0.114	4,961
O	10	0.114	4,961
O	11	0.114	4,961
O	12	0.114	4,961
O	13	0.114	4,961
O	14	0.114	4,961
O	15	0.114	4,961
O	16	0.149	6,499
O	17	0.200	8,692
O	18	0.139	6,050
O	19	0.139	6,050
O	20	0.139	6,050
O	21	0.139	6,050
O	22	0.139	6,050
O	23	0.139	6,050
O	24	0.139	6,050
O	25	0.139	6,050
O	26	0.139	6,050
O	27	0.139	6,050
O	28	0.139	6,050
O	29	0.166	7,210

LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
P	1	0.142	6,182
P	2	0.111	4,840
P	3	0.111	4,840
P	4	0.111	4,840
P	5	0.111	4,840
P	6	0.111	4,840
P	7	0.111	4,840
P	8	0.111	4,840
P	9	0.111	4,840
P	10	0.111	4,840
P	11	0.111	4,840
P	12	0.111	4,840
P	13	0.142	6,181
P	14	0.142	6,181
P	15	0.111	4,840
P	16	0.111	4,840
P	17	0.111	4,840
P	18	0.111	4,840
P	19	0.111	4,840
P	20	0.111	4,840
P	21	0.111	4,840
P	22	0.111	4,840
P	23	0.111	4,840
P	24	0.111	4,840
P	25	0.111	4,840
P	26	0.142	6,182

FINAL PLAT
SUNSET RANCH, PHASE 2A

22.960 ACRES

BLOCK A, LOTS 1X, 4-43; BLOCK C, 1-16; BLOCK F, LOTS 56-70;
BLOCK O, LOTS 1-29; BLOCK P, LOTS 1-26

126 RESIDENTIAL LOTS
1 COMMON AREA LOT

JOHN GRIMES SURVEY, ABSTRACT NO. 455
GRAYSON COUNTY, TEXAS

OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 Headquarters Drive, Suite 300W
Plano, Texas 75024
Phone: 469-573-6721
Contact : Brian Hunnicutt

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : William Dorough, RPLS

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Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	WBD	KHA	JUNE 2026	064537583	2 OF 3

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DWG NAME: K:\CEL_SURVEY\064537583-SUNSET RANCH - GUNTER, TX\02\VG\064537583-SR-2A FINAL PLAT.DWG PLOTTED BY: DOROUGH, BILL 5/8/2026 3:38 PM LAST SAVED: 5/8/2026 3:37 PM

PROPERTY DESCRIPTION
22.960 ACRES

WHEREAS GRBK Edgewood LLC is the owner a tract of land situated in the John Grimes Survey, Abstract No. 455, Grayson County, Texas and being a part of that called 200.196 acre tract of land described in deed to GRBK Edgewood LLC as recorded in Document Number 2023-30712, Official Public Records of Grayson County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 200.196 acre tract, same being the northeast corner of a called 51 acre tract of land described in deed to Lynn Maurice Collins as recorded in Document Number 1968-8616, Official Public Records of Grayson County, Texas, same being the southeast corner of a called 11.43 acre tract of land described in deed to Robinson Investments, LLC as recorded in Document Number 2019-414, Official Public Records of Grayson County, Texas, same being the southwest corner of a called 11.43 acre tract of land described in deed to Charles Dane Wesley as recorded in Document Number 1989-13120, Official Public Records of Grayson County, Texas;

THENCE with the north line of said 200.196 acre tract as follows:

North 88°42'46" East, 1,132.91 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

North 88°58'05" East, at 1.88 feet passing a 1/2 inch iron rod found at the southeast corner of a called 8.453 acre tract of land described in deed to Alford Services, Inc., as recorded in Document Number 2020-24716, Official Public Records of Grayson County, Texas, same being the southwest corner of a called 25.00 acre tract of land described in deed to Angela Mitchell as recorded in Document Number 2022-38929, Official Public Records of Grayson County, Texas, in all a total distance of 697.40 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner in the west line of Lot 45X-HOA, Block F, Sunset Ranch, Phase 1, an addition to Grayson County as recorded in Document Number 2025-69, Official Public Records of Grayson County, Texas;

THENCE with the common line of said Sunset Ranch, Phase 1 as follows:

South 01°16'01" East, 115.51 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 59°50'32" West, 100.61 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 83°37'00" West, 25.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner, the beginning of a non-tangent curve to the right with a radius of 50.00 feet, a central angle of 162°06'08", and a chord bearing and distance of South 74°40'04" West, 98.78 feet;

Along said non-tangent curve to the right, 141.46 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

North 54°57'12" West, 16.09 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 88°42'54" West, 16.31 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 01°17'06" East, 120.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 88°42'54" West, 185.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 01°17'06" East, 423.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 88°42'54" West, 110.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

North 46°17'06" West, 14.14 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

North 01°17'06" West, 5.50 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 88°42'54" West, 60.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 01°17'06" East, 5.50 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 43°42'54" West, 14.14 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 88°42'54" West, 222.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

North 46°17'06" West, 14.14 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

North 01°17'06" West, 110.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 88°42'54" West, 738.25 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner, the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 04°12'46", and a chord bearing and distance of North 06°39'43" West, 34.55 feet;

Along said non-tangent curve to the right, 34.56 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 85°26'40" West, 60.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner, the beginning of a non-tangent curve to the left with a radius of 530.00 feet, a central angle of 02°24'07", and a chord bearing and distance of South 05°45'23" East, 22.22 feet;

Along said non-tangent curve to the left, 22.22 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 83°40'01" West, 152.75 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 89°00'49" West, 36.52 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner in the west line of said 200.196 acre tract, same being the east line of said 51 acre tract, from which a 1/2 inch iron rod with cap stamped "BARTON CHAPPA" found for the southwest corner of said 200.196 acre tract bears, South 00°59'11" East, 2,028.98 feet;

THENCE North 00°59'11" West, 611.21 feet along the west line of said 200.196 acre tract and along the east line of said 51 acre tract to the **POINT OF BEGINNING** and containing 1,000,155 square feet or 22.960 acres of land.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **GRBK Edgewood LLC** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **Sunset Ranch, Phase 2A**, an addition to Grayson County, Texas. The owner(s) of the property described above and wish to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled Sunset Ranch, Phase 2A to Grayson County, Texas as our legal subdivision of same and do hereby dedicate to the owners of the lots in said subdivision, public utilities serving said subdivision, emergency services providers with jurisdiction and public service agencies, the use of all the streets and other easements shown hereon and do hereby grant an express easement across said public streets shown hereon for the use, benefit and accommodation of the County for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement and for the mutual benefit, use and accommodation of all public utility entities. All streets shown hereon are public streets and rights-of-way. The sale of the lot(s) shown on this plat shall be made subject to the restrictions and conditions recorded in the Official Public Records of Grayson County. By filing this plat of record, owner(s) and all future owners by purchasing lots with reference to this plat acknowledge and covenant that Grayson County is not accepting the Subdivision Roadways for maintenance and shall have no obligation to maintain or repair the Roadways in this Subdivision. That Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities. That the public utilities 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. That the Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. That the owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association or Sunset Ranch Municipal Utility District of Grayson County will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction. That Grayson County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto. Grayson County shall have the full right of ingress and egress to or from a drainage easement if necessary for emergency repair if the drainage system in that easement is causing flooding or damage downstream. Membership to the homeowner's association is mandatory for each lot owner. Sunset Ranch Municipal Utility District of Grayson County shall be responsible for maintenance of the drainage and paving improvements within this Subdivision. Roads will be maintained to such a standard that will allow access by police, fire, and emergency service agencies. This, at a minimum, requires a travelable causeway with an all weather surface capable of supporting 75,000 pounds.

WITNESS, my hand, this the 8th day of June, 2026.

GRBK Edgewood LLC, a Texas limited liability company

BY: _____

Brian Hunnicutt
Name

Authorized Signer
Title

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of June 2026

_____
Notary Public, State of Texas

LISA M. RIAZI
MY COMMISSION EXPIRES
02/17/2027
NOTARY ID: 134208301

My commission expires: 02.17.27

DEDICATION STATEMENT FOR FOX LANE RIGHT OF WAY - 0.091 ACRES
The undersigned owner of the above described property states and acknowledges that the land designated Fox Lane ROW Dedication to Grayson County (0.0912 acres) is public right of way dedicated to Grayson County, Texas for the benefit of the public and that the roads constructed within said right of way are public roads of which all buyers or transferees of adjoining property are hereby notified and should take notice.

GRBK Edgewood LLC, a Texas limited liability company

BY: _____

Brian Hunnicutt
Name

Authorized Signer
Title

CERTIFICATE OF ACCEPTANCE (INCLUDING FOX LANE RIGHT OF WAY - 0.091 ACRES)
This is to certify that the interest and real property conveyed by this dedication instrument the _____ day of _____, 2026, from GRBK Edgewood LLC to Grayson County, Texas, has been duly accepted subject to all terms and conditions contained therein, and the Commissioners Court of Grayson County, Texas, has consented to recordation of such dedication instrument to its duly authorized officer.

Witness my hand on this _____ day of _____, 2026.

_____
Grayson County Judge

ATTEST:

_____
Grayson County Clerk

COUNTY CLERK'S APPROVAL

Certificate of Compliance

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the _____ day of _____, 2026, the Grayson County Commissioners Court by appropriate minute order did find that this final plat of _____ is in compliance with applicable state and county subdivision regulations and did approve the same for filing in the plat records of Grayson County, Texas. Certified this _____ day of _____, 2026

_____
County Clerk
Grayson County, Texas

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

I, William Dorough, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual and accurate survey of the property made under my supervision on the ground.

_____
William Dorough
Registered Professional Land Surveyor No. 7255
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200

STATE OF TEXAS
REGISTERED
WILLIAM DOROUGH
7255
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared William Dorough, 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8th day of June, 2026.

_____
Notary Public, State of Texas

LISA M. RIAZI
MY COMMISSION EXPIRES
02/17/2027
NOTARY ID: 134208301

COUNTY COMMISSIONERS APPROVAL

STATE OF TEXAS §

COUNTY OF GRAYSON §

KNOW ALL MEN BY THESE PRESENTS:

I, Bruce Dawsey, County Judge of Grayson County, Texas do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County, Texas and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

_____
Bruce Dawsey, County Judge — Date
Grayson County, Texas

DEDICATION STATEMENT FOR INTERNAL RIGHT OF WAY - 4.969 ACRES
The undersigned owner of the above described property states and acknowledges that the 60 - foot wide strip of land designated as as ROW/Streets/Roads are public access easements to be dedicated to Sunset Ranch Municipal Utility District of Grayson County for the benefit of the public and that the roads on said rights of way are public roads of which all buyers or transferees of adjoining property are hereby notified and should take notice.

GRBK Edgewood LLC, a Texas limited liability company

BY: _____

Brian Hunnicutt
Name

Authorized Signer
Title

CERTIFICATE OF ACCEPTANCE - INTERNAL RIGHT OF WAY (4.969 ACRES)
This is to certify that the interest and real property conveyed by this dedication instrument the 8th day of June, 2026, from GRBK Edgewood LLC to Sunset Ranch Municipal Utility District of Grayson County (MUD), has been duly accepted subject to all terms and conditions contained therein, and the MUD has consented to recordation of such dedication instrument to its duly authorized officer.

Witness my hand on this 8th day of June, 2026.

_____
Sunset Ranch Municipal Utility District
of Grayson County

FINAL PLAT
SUNSET RANCH, PHASE 2A

22.960 ACRES

BLOCK A, LOTS 1X, 4-43; BLOCK C, 1-16; BLOCK F, LOTS 56-70; BLOCK O, LOTS 1-29; BLOCK P, LOTS 1-26

126 RESIDENTIAL LOTS
1 COMMON AREA LOT

JOHN GRIMES SURVEY, ABSTRACT NO. 455
GRAYSON COUNTY, TEXAS

OWNER/DEVELOPER:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	WBD	KHA	JUNE 2026	064537583	3 OF 3

DWG NAME: K:\CEL_SURVEY\064537583-SUNSET RANCH - GUNTER, TX\DWG\064537583-SR 2A FINAL PLAT.DWG PLOTTED BY: DOROUGH, BILL 6/8/2026 3:58 PM LAST SAVED 6/8/2026 3:57 PM