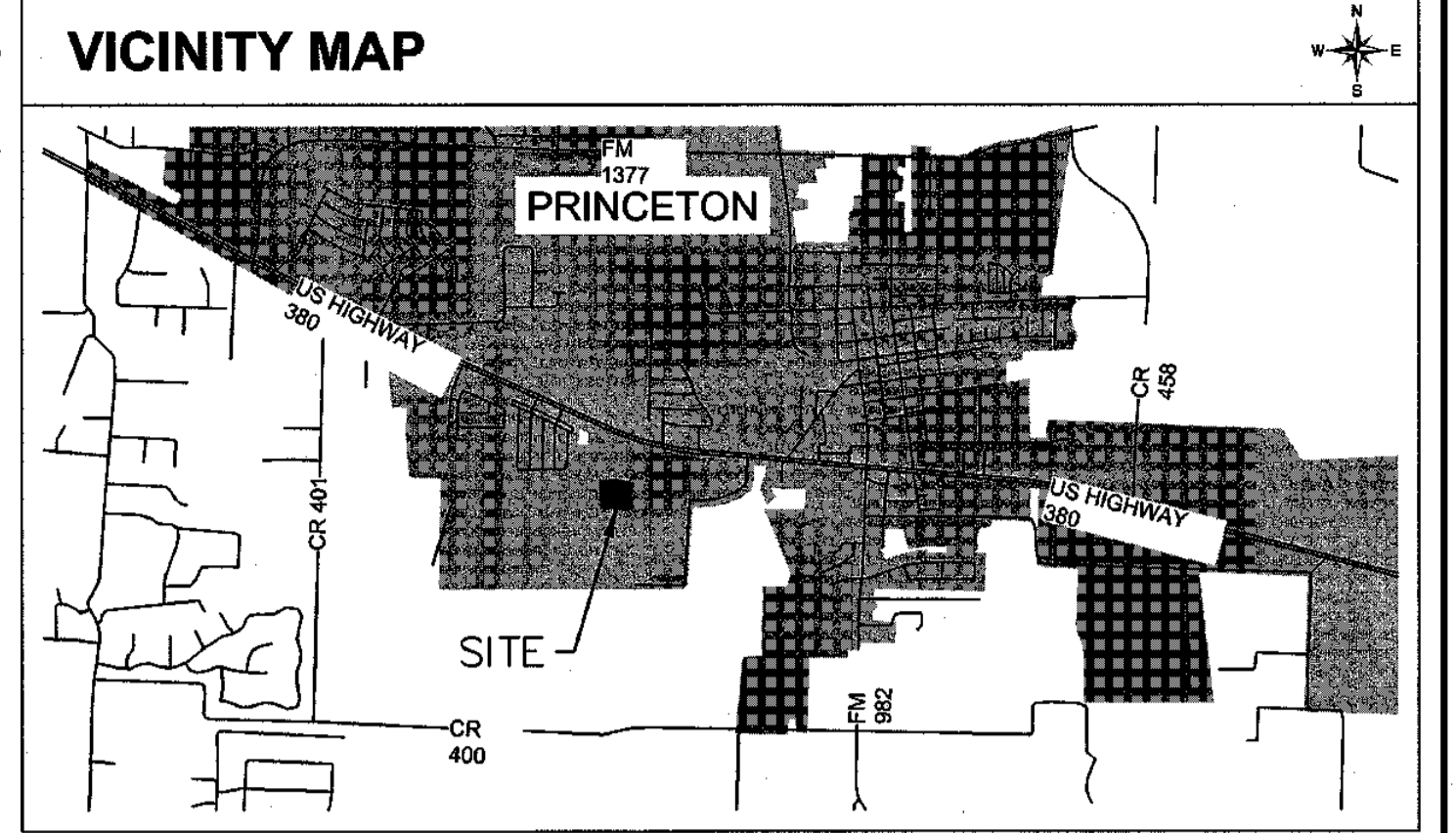
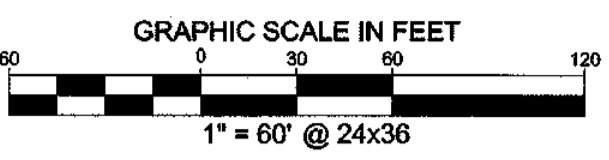
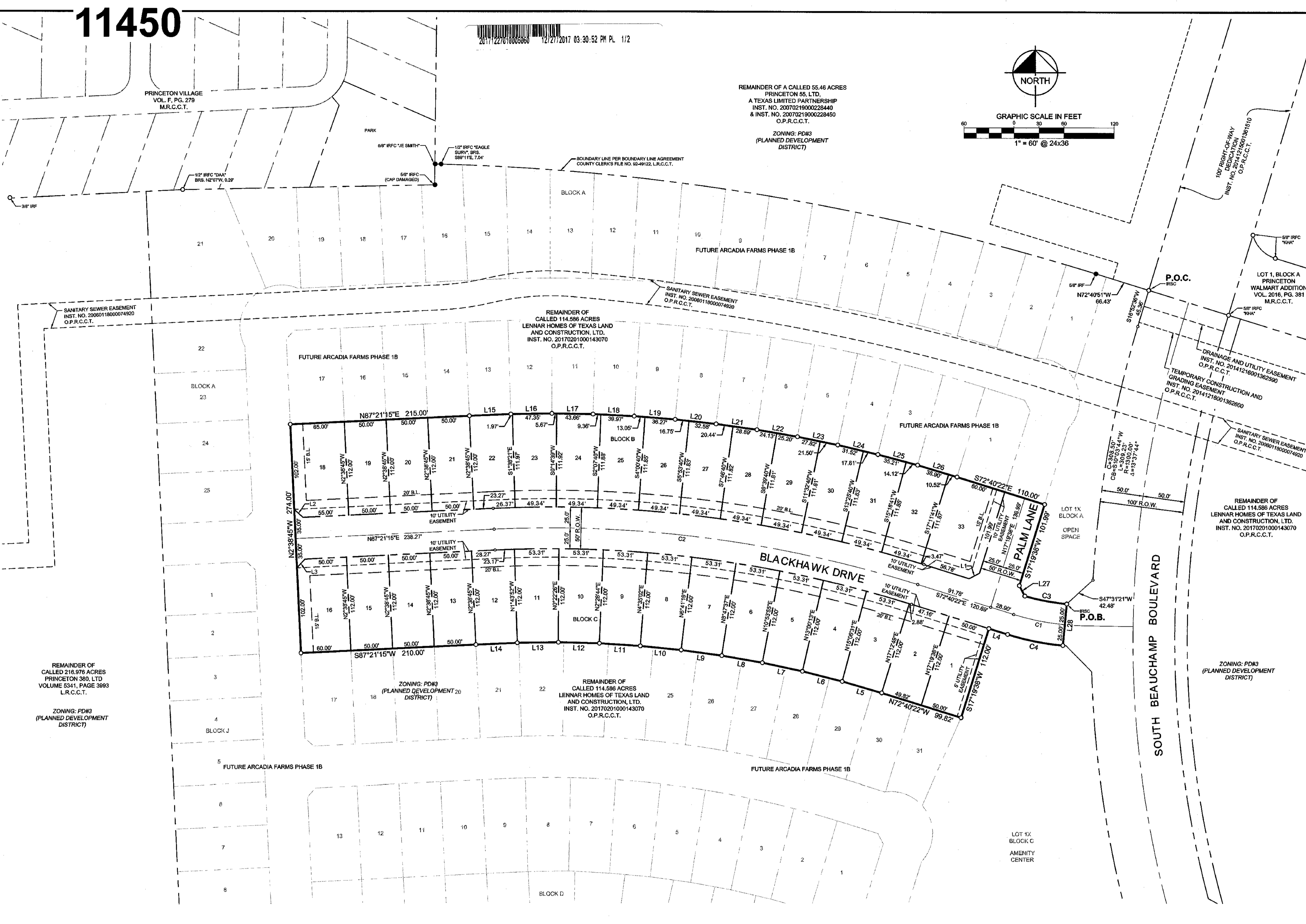


# 11450

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- NOTES:**
1. According to Map No. 48085C0295 J, dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. This flood statement shall not create liability on the part of the surveyor.
  2. All corners set are monumented with a 5/8-inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
  3. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4222. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999851477. Vertical Datum NAVD 88.
  4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
  5. All Open Spaces and Drainage Easements to be maintained by the HOA.



# S11450

FINAL PLAT  
ARCADIA FARMS PHASE 1A

32 RESIDENTIAL LOTS

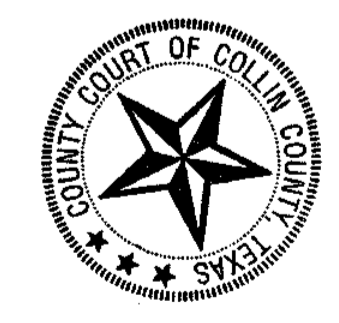
BEING  
5.497 ACRES

OUT OF THE  
HARDIN WRIGHT SURVEY,  
ABSTRACT NO. 957  
CITY OF PRINCETON  
COLLIN COUNTY, TEXAS  
NOVEMBER, 2017

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N82°19'38"E	14.14'	L14	S87°33'04"W	49.65'	L27	S27°52'02"E	14.00'
L2	S47°38'45"E	14.14'	L15	N87°36'10"E	49.64'	L28	S05°22'46"W	50.00'
L3	N42°21'15"E	14.14'	L16	N89°10'01"E	49.33'			
L4	N72°40'22"W	23.52'	L17	S89°04'51"E	49.33'			
L5	N73°50'20"W	49.19'	L18	S87°19'43"E	49.33'			
L6	N75°58'38"W	49.19'	L19	S85°34'35"E	49.33'			
L7	N78°02'56"W	49.19'	L20	S83°49'28"E	49.33'			
L8	N80°09'14"W	49.19'	L21	S82°04'20"E	49.33'			
L9	N82°15'32"W	49.19'	L22	S80°19'12"E	49.33'			
L10	N84°21'50"W	49.19'	L23	S78°34'04"E	49.33'			
L11	N86°28'07"W	49.19'	L24	S76°48'56"E	49.33'			
L12	N88°34'25"W	49.19'	L25	S75°03'48"E	49.33'			
L13	S89°19'17"W	49.19'	L26	S73°18'40"E	49.42'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°56'52"	300.00'	62.56'	S78°38'48"E	62.45'
C2	19°58'23"	1476.00'	514.53'	N82°39'34"W	511.93'
C3	10°40'37"	275.00'	51.25'	S79°16'56"E	51.17'
C4	11°56'52"	325.00'	67.77'	N78°38'48"W	67.65'

FROM:  
R-6957-002-3620-1 / 1.0577 AC  
R-6957-004-0720-1 / 4.4393 AC  
FOR TAX YEAR 2018



**LEGEND**

P.O.B. POINT OF BEGINNING	RSC 5/8" IRON ROD W/ "NOM" CAP SET
P.O.C. POINT OF COMMENCEMENT	RFC IRON ROD WITH CAP FOUND
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. MAP RECORDS OF COLLIN COUNTY, TEXAS	

**LINE TYPE LEGEND**

BOUNDARY LINE	-----
EASEMENT LINE	-----
BUILDING LINE	-----

**Kimley»Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale: 1" = 60' Drawn by: JMH Checked by: KHA Date: NOV. 2017 Project No.: 063451801 Sheet No.: 1 OF 2

OWNER: Lennar Homes of Texas Land and Construction, Ltd.  
1707 Market Plaza Boulevard, Suite 100  
Irving, Texas 75038  
Ph: (469) 587-5300  
Contact: David Aughinbaugh

APPLICANT: Kimley-Horn and Associates, Inc.  
13455 Noel Road - Two Galleria Tower,  
Suite 700  
Dallas, TX 75251  
Ph: (972) 776-1764  
Email: mark.harris@kimley-horn.com

2017-1040

DWG NAME: C:\P\F\11450\11450.DWG PLOTTED BY: AMAX, MICHAEL, 12/21/2017 6:59 AM LAST SAVED: 12/21/2017 6:28 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF PRINCETON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following described tract of land:
BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being a portion of a called 114.586-acre tract of land described in Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 20170201000143070, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the southwest corner of a 100-foot wide right-of-way dedication to the City of Princeton, Texas, as recorded in Instrument No. 20141215001361510, said Official Public Records, same being on the southerly line of a called 55.46-acre tract of land described in deed to Princeton 55, Ltd., recorded in Instrument No. 20070219000228440 and 20070219000228450, said Official Public Records, and on the northerly line of said 114.586-acre tract;
THENCE departing the common line of said 55.46-acre tract and said 114.586-acre tract, and crossing said 114.586-acre tract the following courses and distances:
South 16°52'36" West, a distance of 45.36 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°37'44", a radius of 1300.00 feet, a chord bearing and distance of South 10°03'44" West, 306.50 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 309.23 feet to a point at the end of said curve to the left;
South 47°31'21" West, a distance of 42.48 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract of land;
THENCE continuing across said 114.586-acre tract the following courses and distances:
South 5°22'46" West, a distance of 50.00 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 11°56'52", a radius of 325.00 feet, a chord bearing and distance of North 78°38'48" West, 67.65 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 67.77 feet to an iron rod set for corner at the end of said curve to the right;
North 72°40'22" West, a distance of 23.52 feet to an iron rod set for corner;
South 17°19'38" West, a distance of 112.00 feet to an iron rod set for corner;
North 72°40'22" West, a distance of 99.82 feet to an iron rod set for corner;
North 73°50'20" West, a distance of 49.19 feet to an iron rod set for corner;
North 75°56'38" West, a distance of 49.19 feet to an iron rod set for corner;
North 78°02'56" West, a distance of 49.19 feet to an iron rod set for corner;
North 80°09'14" West, a distance of 49.19 feet to an iron rod set for corner;
North 82°15'32" West, a distance of 49.19 feet to an iron rod set for corner;
North 84°21'50" West, a distance of 49.19 feet to an iron rod set for corner;
North 86°28'07" West, a distance of 49.19 feet to an iron rod set for corner;
North 88°34'25" West, a distance of 49.19 feet to an iron rod set for corner;
South 89°19'17" West, a distance of 49.19 feet to an iron rod set for corner;
South 87°33'04" West, a distance of 49.65 feet to an iron rod set for corner;
South 87°21'15" West, a distance of 210.00 feet to an iron rod set for corner;
North 2°38'45" West, a distance of 274.00 feet to an iron rod set for corner;
North 87°21'15" East, a distance of 215.00 feet to an iron rod set for corner;
North 87°36'10" East, a distance of 49.64 feet to an iron rod set for corner;
North 89°10'01" East, a distance of 49.33 feet to an iron rod set for corner;
South 89°04'51" East, a distance of 49.33 feet to an iron rod set for corner;
South 87°19'43" East, a distance of 49.33 feet to an iron rod set for corner;
South 85°34'35" East, a distance of 49.33 feet to an iron rod set for corner;
South 83°49'28" East, a distance of 49.33 feet to an iron rod set for corner;
South 82°04'20" East, a distance of 49.33 feet to an iron rod set for corner;
South 80°19'12" East, a distance of 49.33 feet to an iron rod set for corner;
South 78°34'04" East, a distance of 49.33 feet to an iron rod set for corner;
South 76°48'56" East, a distance of 49.33 feet to an iron rod set for corner;
South 75°03'48" East, a distance of 49.33 feet to an iron rod set for corner;
South 73°18'40" East, a distance of 49.42 feet to an iron rod set for corner;
South 72°40'22" East, a distance of 110.00 feet to an iron rod set for corner;
South 17°19'38" West, a distance of 101.99 feet to an iron rod set for corner;
South 27°52'02" East, a distance of 14.09 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 10°40'37", a radius of 275.00 feet, a chord bearing and distance of South 79°16'56" East, 51.17 feet;
In a southeasterly direction with said curve to the left, an arc distance of 51.25 feet to the POINT OF BEGINNING and containing 5.497 acres (239,438 sq. ft.) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., does hereby adopt this plat designating the hereinbefore described property as ARCADIA FARMS PHASE 1A, an Addition to the City of Princeton, Collin County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Princeton, Texas.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

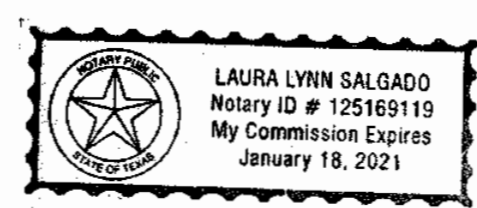
BY: Lennar Texas Holding Company, a Texas corporation, its General Partner

Signature: Alicia Schwarze, Authorized Agent

STATE OF Texas §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Alicia Schwarze of Lennar Texas Holding Company, a Texas corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, 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 consideration therein expressed.

Given under my hand and seal of office this the 21st day of December, 2017.



Signature: Laura Lynn Salgado

NOTICE

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

"Recommended for Approval"
Chairman, Planning & Zoning Commission
City of Princeton, Texas
Date: 12-22-17

"Approved"
Mayor, City of Princeton, Texas
Date: 12-22-17

CERTIFICATE OF COMPLETION

"Approved"
Mayor, City of Princeton, Texas
Date: 12-22-17

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 1A to the City of Princeton was submitted to the City Council on the 22nd day of December, 2017 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 22nd day of December, A.D. 2017



Signature: John V. ...
City Secretary
City of Princeton, Texas

FINAL PLAT
ARCADIA FARMS PHASE 1A

S11450

32 RESIDENTIAL LOTS

BEING
5.497 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
NOVEMBER, 2017

SURVEYOR'S CERTIFICATE

I, Michael B. Marx, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Signature: Michael B. Marx
Date: 12/21/17

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580

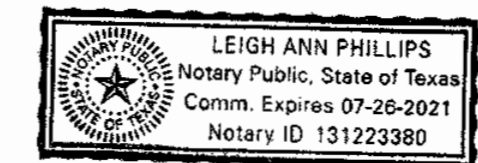


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF Dec 2017

Signature: Leigh Ann Phillips
Notary Public in and for the State of Texas



Kimley-Horn logo and contact information: 5750 Genesis Court, Suite 200, Frisco, Texas 75034. Includes a table with columns for Scale, Drawn by, Checked by, Date, Project No., and Sheet No.