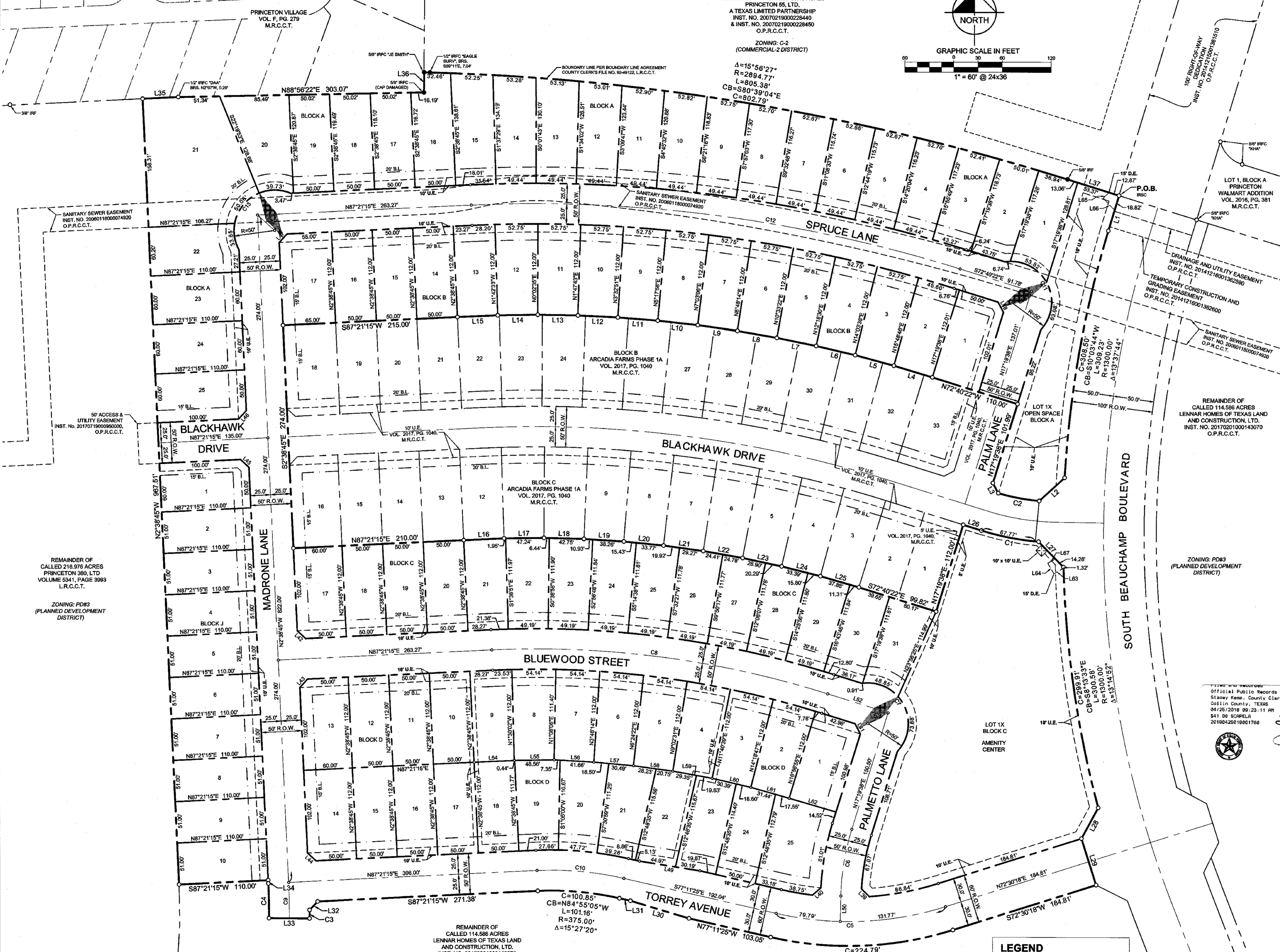
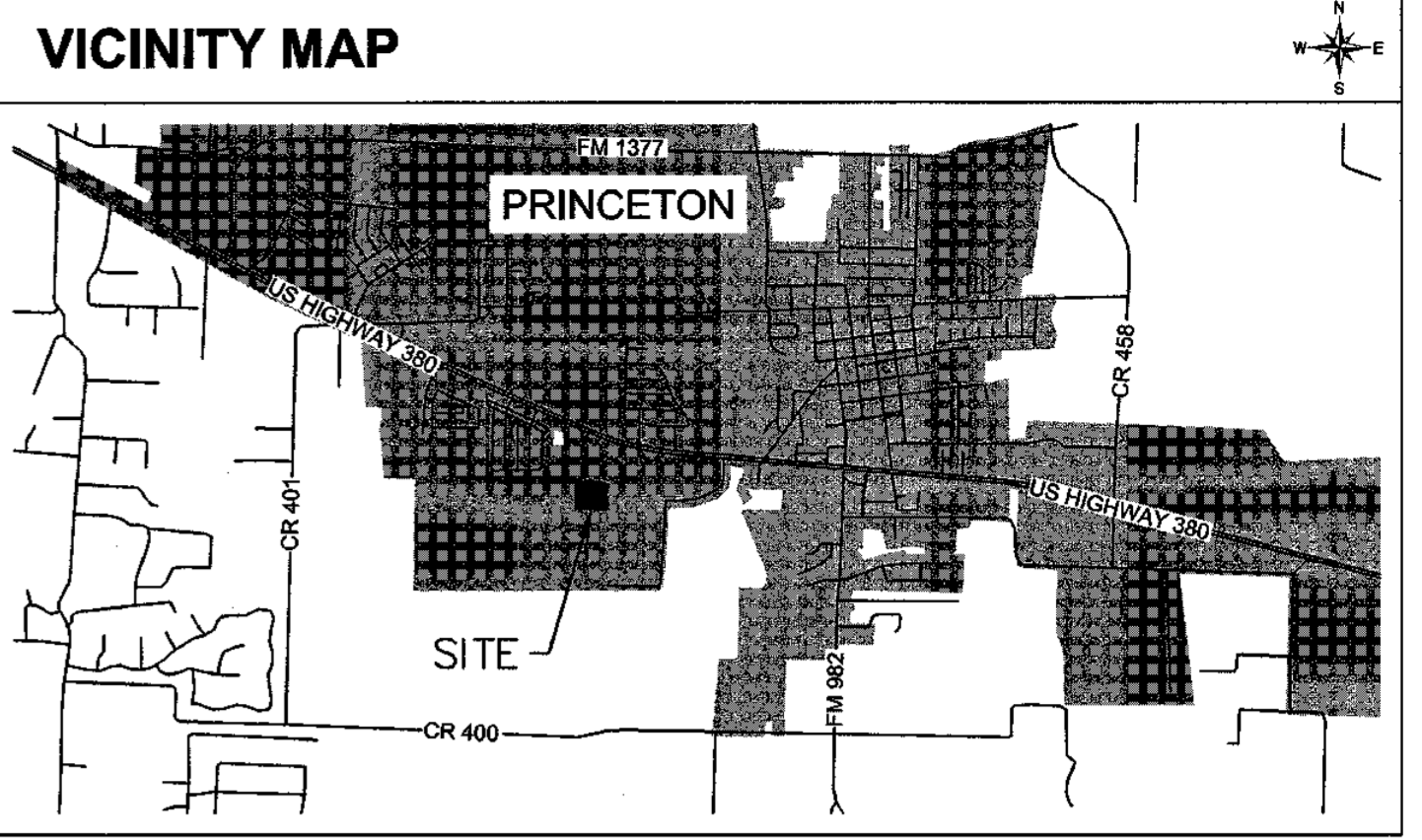
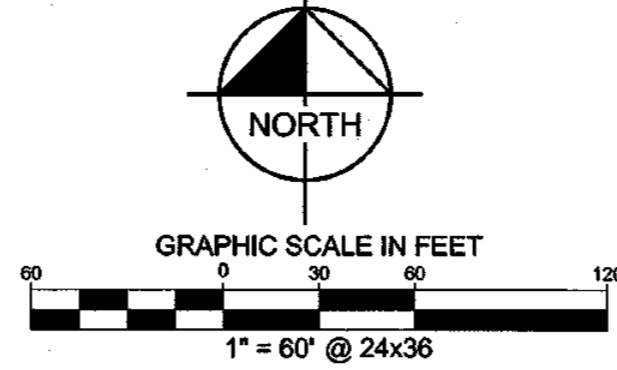


11531

20180425010001760 04/25/2018 09:23:11 AM PL 1/2

REMAINDER OF A CALLED 55.46 ACRES PRINCETON 55, LTD. A TEXAS LIMITED PARTNERSHIP INST. NO. 20070219000228440 & INST. NO. 20070219000228490 O.P.R.C.C.T.



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S16°52'36"W	45.36'	L21	S82°15'32"E	49.19'	L41	N27°40'22"W	14.14'	L61	S74°22'09"E	48.99'
L2	S47°31'21"W	42.48'	L22	S80°09'14"E	49.19'	L42	S47°38'45"E	14.14'	L62	N73°40'05"W	60.01'
L3	N27°52'02"W	14.09'	L23	S78°02'56"E	49.19'	L43	S42°21'15"W	14.14'	L63	N59°28'43"E	13.58'
L4	N73°18'40"W	49.42'	L24	S75°56'38"E	49.19'	L44	S47°38'45"E	14.14'	L64	S30°31'17"E	15.00'
L5	N75°03'48"W	49.33'	L25	S73°50'20"E	49.19'	L45	N47°38'45"W	14.14'	L65	S46°52'36"W	9.95'
L6	N78°48'56"W	49.33'	L26	S72°40'22"E	23.52'	L46	N42°21'15"E	14.14'	L66	S43°07'24"E	20.67'
L7	N78°34'04"W	49.33'	L27	S44°22'05"E	43.61'	L47	S42°21'15"W	14.14'	L67	S59°28'43"E	10.80'
L8	N80°19'12"W	49.33'	L28	S28°29'15"W	43.17'	L48	N27°40'22"W	14.14'			
L9	N82°04'20"W	49.33'	L29	S17°29'42"E	60.00'	L49	S81°00'15"E	75.17'			
L10	N83°49'28"W	49.33'	L30	N73°22'34"W	75.17'	L50	S01°22'40"W	31.40'			
L11	N85°34'35"W	49.33'	L31	N77°11'25"W	13.99'	L51	S82°19'38"W	28.28'			
L12	N87°19'43"W	49.33'	L32	S43°23'25"W	14.41'	L52	S72°40'22"E	77.96'			
L13	N89°04'51"W	49.33'	L33	N89°29'40"W	50.00'	L53	S62°19'38"W	28.28'			
L14	S89°10'01"W	49.33'	L34	N02°38'45"W	4.00'	L54	N87°36'00"E	49.68'			
L15	S87°36'10"W	49.64'	L35	N87°09'47"E	43.49'	L55	N89°07'12"E	49.00'			
L16	N87°33'04"E	49.65'	L36	N00°41'24"E	24.84'	L56	S86°51'00"E	49.00'			
L17	N89°19'17"E	49.19'	L37	S72°40'51"E	66.43'	L57	S84°54'42"E	49.99'			
L18	S88°34'25"E	49.19'	L38	S47°38'45"E	28.28'	L58	S82°16'34"E	49.99'			
L19	S86°28'07"E	49.19'	L39	S45°28'12"E	13.48'	L59	S79°38'25"E	48.99'			
L20	S84°21'50"E	49.19'	L40	N49°09'14"E	13.69'	L60	S77°00'17"E	48.99'			

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	12°38'41"	325.00'	71.72'	S78°59'42"E
C2	10°40'37"	275.00'	51.25'	N79°16'58"W
C3	0°43'12"	825.00'	10.37'	S00°08'44"W
C4	3°09'05"	775.00'	42.63'	N01°04'13"W
C5	30°16'17"	400.00'	215.57'	N87°36'27"E
C6	15°56'57"	300.00'	83.51'	S09°21'09"W
C7	141°41'02"	50.00'	123.64'	N27°40'22"W
C8	19°56'23"	1202.00'	419.01'	N82°39'34"W
C9	3°09'05"	800.00'	44.00'	N01°04'13"W
C10	15°27'20"	400.00'	107.90'	N84°55'05"W
C11	141°41'02"	50.00'	123.64'	N27°40'22"W
C12	19°56'23"	1750.00'	610.04'	N82°39'34"W
C13	141°41'02"	50.00'	123.64'	S42°21'15"W



2018-273
[Signature]

FINAL PLAT ARCADIA FARMS PHASE 1B

92 RESIDENTIAL LOTS
1 OPEN SPACE LOT
1 AMENITY CENTER LOT

BEING
20.135 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
MARCH, 2018

Kimley»Horn

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

Scale: 1" = 60'
Drawn by: JM/H
Checked by: KHA
Date: MAR. 2018
Project No: 063451801
Sheet No: 1 OF 2

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

APPLICANT: Kimley-Horn and Associates, Inc.
13455 Noel Road - Two Galleries Tower,
Suite 700
Dallas, TX 75225
Ph: (972) 776-1784
Contact: Mark Harris, PE
Email: mark.harris@kimley-horn.com

S11531

- NOTES:**
- 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.
 - All corners set are monumented with a 5/8-inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. 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.
 - 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.
 - All Open Spaces and Drainage Easements to be maintained by the HOA.

LEGEND

- IRFC 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC IRON ROD WITH CAP FOUND
- MNS MAGNAL SET
- IRFC IRON ROD FOUND
- IRFC IRON ROD FOUND
- XS "X" CUT IN CONCRETE SET
- IS "I" CUT IN CONCRETE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- BL BUILDING LINE
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT
- L.R.C.C.T. LAND RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court
Suite 200
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS
Email: michael.marx@kimley-horn.com

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. 2017021000143070, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING 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°52'38" West, a distance of 45.36 feet to an iron rod set 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, 308.50 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 309.23 feet to an iron rod set for 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 easternmost northeast corner of Arcadia Farms Phase 1A, an Addition to the City of Princeton, Collin County, Texas, according to the plat thereof recorded in Volume 2017, Page 1040, Map Records, Collin County, Texas, same being the beginning of a non-tangent curve to the right having a central angle of 10°40'37", a radius of 275.00 feet, a chord bearing and distance of North 79°16'56" West, 51.17 feet;

THENCE along the northerly, westerly, and southerly lines of said Arcadia Farms Phase 1A, and continuing across said 114.586-acre tract, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 51.25 feet to an iron rod set for the end of said curve to the right;

North 27°52'02" West, a distance of 14.09 feet to an iron rod set for corner;

North 17°19'38" East, a distance of 101.99 feet to an iron rod set for corner;

North 72°40'22" West, a distance of 110.00 feet to an iron rod set for corner;

North 73°18'40" West, a distance of 49.42 feet to an iron rod set for corner;

North 75°03'48" West, a distance of 49.33 feet to an iron rod set for corner;

North 76°48'56" West, a distance of 49.33 feet to an iron rod set for corner;

North 78°34'04" West, a distance of 49.33 feet to an iron rod set for corner;

North 80°19'12" West, a distance of 49.33 feet to an iron rod set for corner;

North 82°04'20" West, a distance of 49.33 feet to an iron rod set for corner;

North 83°49'28" West, a distance of 49.33 feet to an iron rod set for corner;

North 85°34'35" West, a distance of 49.33 feet to an iron rod set for corner;

North 87°19'43" West, a distance of 49.33 feet to an iron rod set for corner;

North 89°04'51" West, a distance of 49.33 feet to an iron rod set for corner;

South 89°10'01" West, a distance of 49.33 feet to an iron rod set for corner;

South 87°36'10" West, a distance of 49.64 feet to an iron rod set for corner;

South 87°21'15" West, a distance of 215.00 feet to an iron rod set for corner;

South 2°38'45" East, a distance of 274.00 feet to an iron rod set for corner;

North 87°21'15" East, a distance of 210.00 feet to an iron rod set for corner;

North 87°33'04" East, a distance of 49.65 feet to an iron rod set for corner;

North 89°19'17" East, a distance of 49.19 feet to an iron rod set for corner;

South 88°34'25" East, a distance of 49.19 feet to an iron rod set for corner;

South 86°28'07" East, a distance of 49.19 feet to an iron rod set for corner;

South 84°21'50" East, a distance of 49.19 feet to an iron rod set for corner;

South 82°15'32" East, a distance of 49.19 feet to an iron rod set for corner;

South 80°09'14" East, a distance of 49.19 feet to an iron rod set for corner;

South 78°02'56" East, a distance of 49.19 feet to an iron rod set for corner;

South 75°56'38" East, a distance of 49.19 feet to an iron rod set for corner;

South 73°50'20" East, a distance of 49.19 feet to an iron rod set for corner;

South 72°40'22" East, a distance of 99.82 feet to an iron rod set for corner;

North 17°19'38" East, a distance of 112.00 feet to an iron rod set for corner;

South 72°40'22" East, a distance of 23.52 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 12°38'41", a radius of 325.00 feet, a chord bearing and distance of South 78°59'42" East, 71.58 feet;

In a southeasterly direction, with said curve to the left, passing at an arc distance of 67.77 feet the easternmost southeast corner of said Arcadia Farms Phase 1A, and continuing for a total arc distance of 71.72 feet to an iron rod set for corner;

THENCE continuing across said 114.586-acre tract, the following courses and distances:

South 44°22'05" East, a distance of 43.61 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 13°14'52", a radius of 1300.00 feet, a chord bearing and distance of South 8°13'33" East, 299.91 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 300.58 feet to an iron rod set for the end of said curve to the left;

South 28°29'15" West, a distance of 43.17 feet to an iron rod set for corner;

South 17°29'42" East, a distance of 60.00 feet to an iron rod set for corner;

South 72°30'18" West, a distance of 184.81 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 30°18'17", a radius of 430.00 feet, a chord bearing and distance of South 87°39'27" West, 224.79 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 227.43 feet to an iron rod set for the end of said curve to the right;

North 77°11'25" West, a distance of 103.05 feet to an iron rod set for corner;

North 73°22'34" West, a distance of 75.17 feet to an iron rod set for corner;

North 77°11'25" West, a distance of 13.99 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 15°27'20", a radius of 375.00 feet, a chord bearing and distance of North 84°55'05" West, 100.85 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 101.16 feet to an iron rod set for the end of said curve to the left;

South 87°21'15" West, a distance of 271.38 feet to an iron rod set for corner;

South 43°23'25" West, a distance of 14.41 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 0°43'12", a radius of 825.00 feet, a chord bearing and distance of South 0°08'44" West, 10.37 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 10.37 feet to an iron rod set for the end of said curve to the right;

North 89°29'40" West, a distance of 50.00 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 3°09'05", a radius of 775.00 feet, a chord bearing and distance of North 1°04'13" West, 42.62 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 42.63 feet to an iron rod set for the end of said curve to the left;

North 2°38'45" West, a distance of 4.00 feet to an iron rod set for corner;

South 87°21'15" West, a distance of 110.00 feet to an iron rod set for corner on the westerly line of said 114.586-acre tract;

THENCE North 2°38'45" West, along the westerly line of said 114.586-acre tract, a distance of 967.51 feet to an iron rod set for westernmost northwest corner of said 114.586-acre tract, same being on the southerly line of Princeton Village, an Addition to the City of Princeton, according to the plat thereof recorded in Volume F, Page 279, said Map Records;

THENCE North 87°09'47" East, along the common line of said 114.586-acre tract and said Princeton Village, a distance of 43.49 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "DAA" found bears North 2°07' West, 0.29 feet;

THENCE North 88°56'22" East, continuing along said common line, a distance of 303.07 feet to a 5/8-inch iron rod with plastic cap "CAP DAMAGED" found for corner;

THENCE North 0°41'24" East, continuing along said common line, a distance of 24.84 feet to 5/8-inch iron rod with plastic cap stamped "JE SMITH" found for the northernmost northwest corner of said 114.586-acre tract, from which a 1/2-inch iron rod with plastic cap stamped "EAGLE SURV" found bears South 89°11' East, 7.04 feet, same being the beginning of a non-tangent curve to the right having a central angle of 15°56'27", a radius of 2894.77 feet, a chord bearing and distance of South 80°39'04" East, 802.79 feet;

THENCE in a southeasterly direction, departing said common line and along the northerly line of said 114.586-acre tract and with said curve to the right, an arc distance of 805.38 feet to a 5/8-inch iron rod found for corner;

THENCE South 72°40'51" East, continuing along the northerly line of said 114.586-acre tract, a distance of 66.43 feet to the **POINT OF BEGINNING** and containing 20.135 acres (877,074 sq. ft.) of land, more or less.

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.

Michael B. Marx 4/18/18
 Signature Date

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



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 1B**, 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

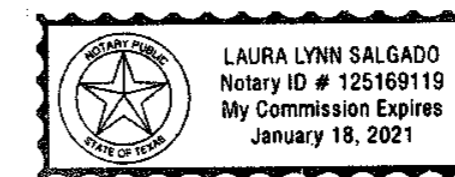
BY: *Jennifer Allen*
 Signature
Jennifer Allen Authorized Agent
 Name and Title

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 *Jennifer Allen* 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 18th day of April, 2018.

Laura Lynn Salgado
 Notary Public in and for the State of Texas



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"
John Laska
 Chairman, Planning & Zoning Commission
 City of Princeton, Texas
 Date: 4-24-18

"Approved"
David Hall
 Mayor, City of Princeton, Texas
 Date: 4-24-18

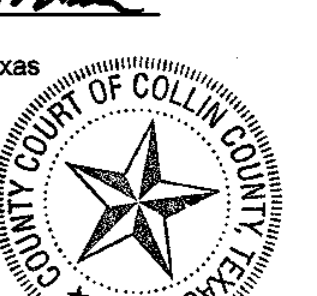
CERTIFICATE OF COMPLETION

"Approved"
David Hall
 Mayor, City of Princeton, Texas
 Date: 4-24-18

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 1B to the City of Princeton was submitted to the City Council on the 23rd day of April, 2018, 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 24 day of April, A.D. 2018.

James L. ...
 City Secretary
 City of Princeton, Texas



FINAL PLAT ARCADIA FARMS PHASE 1B

92 RESIDENTIAL LOTS
 1 OPEN SPACE LOT
 1 AMENITY CENTER LOT

BEING
 20.135 ACRES

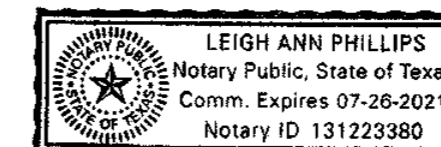
OUT OF THE
 HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
 CITY OF PRINCETON, COLLIN COUNTY, TEXAS
 MARCH, 2018

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 18th DAY OF April, 2018.

Michael B. Marx
 Notary Public in and for the State of Texas



SURVEYOR:
 Kimley-Horn and Associates, Inc.
 5750 Genesis Court
 Suite 200
 Frisco, TX 75034
 Ph: (972) 335-3580
 Contact: Michael Marx, RPLS
 Email: mmarx@kimley-horn.com

SURVEYOR: ENGINEER	Kimley-Horn		5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779
	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	-	JMH	KHA	MAR. 2018	063451801	2 OF 2
OWNER: Lennar Homes of Texas Land and Construction, Ltd. 1707 Market Place Boulevard, Suite 100 Irving, Texas 75063 Ph: (489) 587-6300 Contact: David Aughinbaugh						
APPLICANT: Kimley-Horn and Associates, Inc. 13405 Noel Road - Two Galleria Tower, Suite 700 Dallas, TX 75251 Ph: (972) 778-1764 Contact: Mark Harris, PE Email: markharris@kimley-horn.com						
S11531						