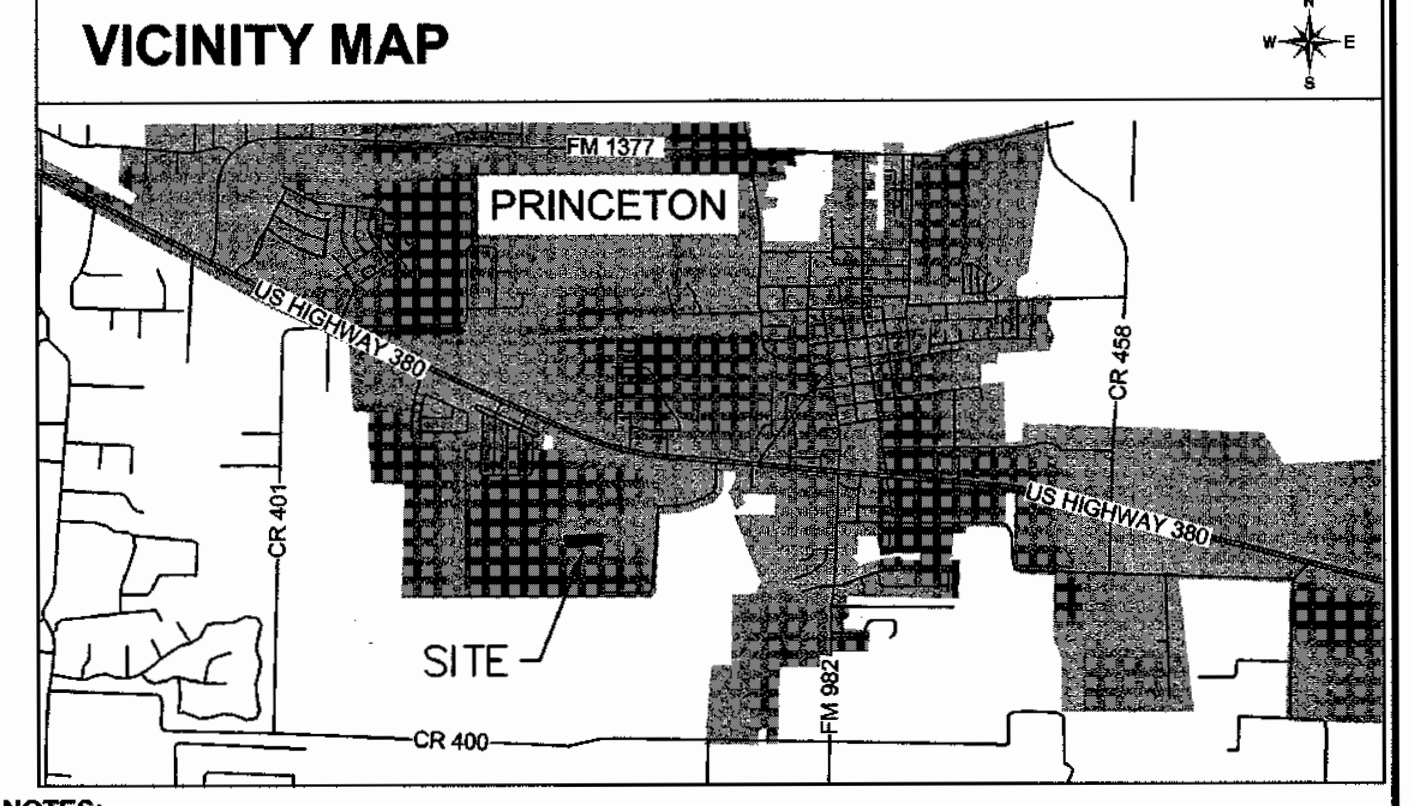
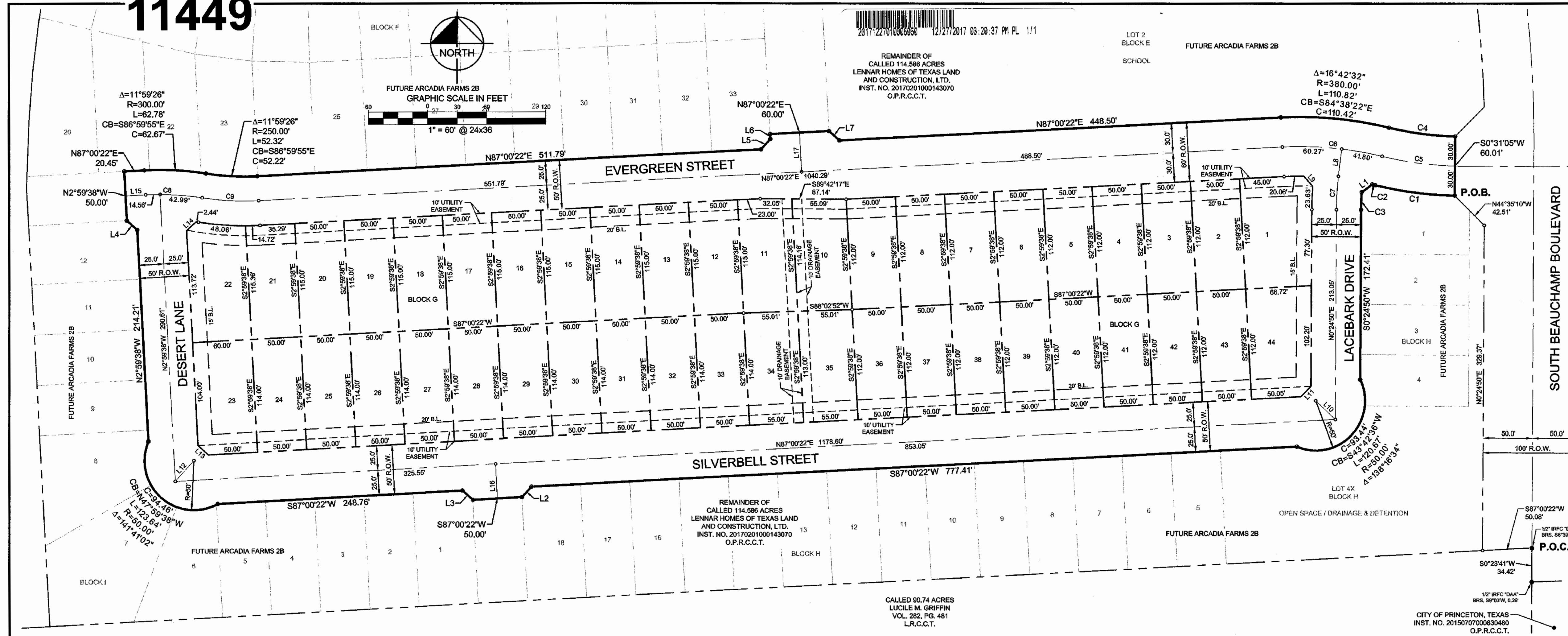


11449



- 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 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. 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.

LINE TABLE with columns: NO., BEARING, LENGTH. Includes tables for LINE TYPE LEGEND and CURVE TABLE.

LEGEND and CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD.

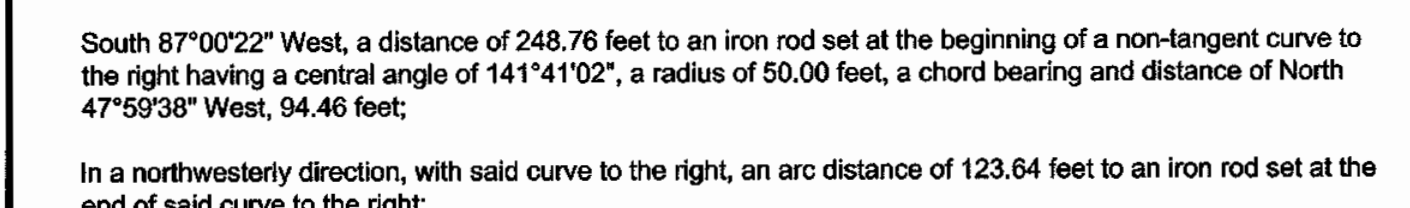
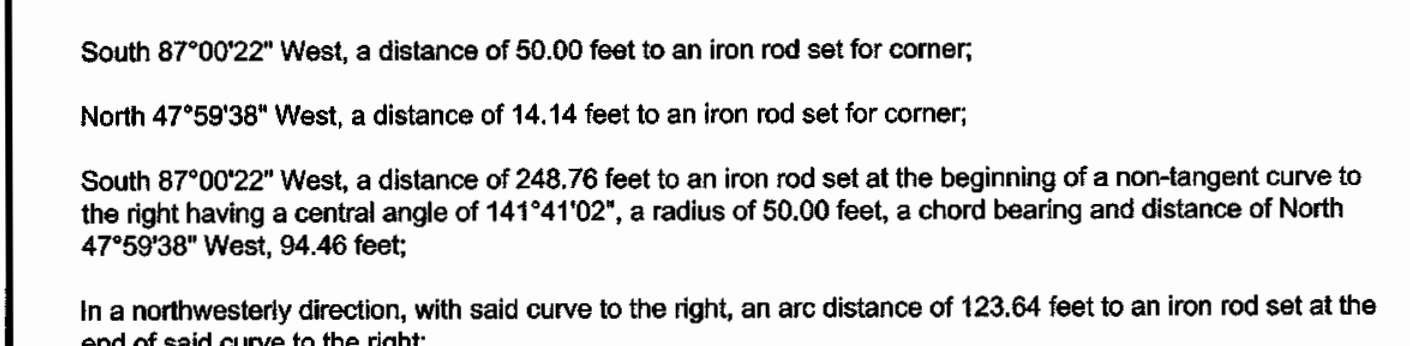
OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PRINCETON
WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following described tract of land:
BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, and being a portion of a called 114.586-acre tract of land conveyed to Lennar Homes of Texas Land and Construction, Ltd., as evidenced in a Special Warranty Deed recorded in Instrument No. 20170201000143070 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at a point for the northeast corner of a called 90.74-acre tract of land described in a deed to Lucile M. Griffin, as recorded in Volume 282, Page 481 of the Land Records of Collin County, Texas, being on the southerly line of said 114.586-acre tract, from which, a 1/2-inch iron rod with plastic cap stamped "DAA" found for witness bears South 06°39' East, 0.32 feet;
THENCE South 87°00'22" West, along the southerly line of said 114.586-acre tract and the northerly line of said 90.74-acre tract, a distance 50.08 feet to point;
THENCE departing the southerly line of said 114.586-acre tract and the northerly line of said 90.74-acre tract, and crossing said 114.586-acre tract the following courses and distances:
North 0°24'50" East, a distance of 329.37 feet to a point;
North 44°35'10" West, a distance of 42.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the POINT OF BEGINNING of the herein described tract, same being the beginning of a non-tangent curve to the right having a central angle of 12°16'37", a radius of 380.00 feet, a chord bearing and distance of North 82°25'25" West, 81.27 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 81.42 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 0°33'29", a radius of 320.00 feet, a chord bearing and distance of North 76°33'51" West, 3.12 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 3.12 feet to an iron rod set at the end of said curve to the left;
South 53°43'15" West, a distance of 13.32 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 3°44'22", a radius of 275.00 feet, a chord bearing and distance of South 2°17'01" West, 17.94 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 17.95 feet to an iron rod set at the end of said curve to the left;
South 0°24'50" West, a distance of 172.41 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 138°16'34", a radius of 50.00 feet, a chord bearing and distance of South 43°42'36" West, 93.44 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 120.67 feet to an iron rod set at the end of said curve to the right;
South 87°00'22" West, a distance of 0.7724 feet to an iron rod set for corner;
South 42°00'22" West, a distance of 14.14 feet to an iron rod set for corner;
South 87°00'22" West, a distance of 50.00 feet to an iron rod set for corner;
North 47°59'38" West, a distance of 14.14 feet to an iron rod set for corner;
South 87°00'22" West, a distance of 248.76 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 141°41'02", a radius of 50.00 feet, a chord bearing and distance of North 47°59'38" West, 94.46 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 123.64 feet to an iron rod set at the end of said curve to the right;

OWNER'S DEDICATION
North 2°59'38" West, a distance of 214.21 feet to an iron rod set for corner;
North 47°59'38" West, a distance of 14.14 feet to an iron rod set for corner;
North 2°59'38" West, a distance of 50.00 feet to an iron rod set for corner;
North 87°00'22" East, a distance of 20.45 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 11°59'26", a radius of 300.00 feet, a chord bearing and distance of South 86°59'55" East, 62.67 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 62.78 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 11°59'26", a radius of 250.00 feet, a chord bearing and distance of South 86°59'55" East, 52.22 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 52.32 feet to an iron rod set at the end of said curve to the left;
North 87°00'22" East, a distance of 511.79 feet to an iron rod set for corner;
North 42°00'22" East, a distance of 14.14 feet to an iron rod set for corner;
North 2°59'38" West, a distance of 5.00 feet to an iron rod set for corner;
North 87°00'22" East, a distance of 60.00 feet to an iron rod set for corner;
South 47°59'38" East, a distance of 14.14 feet to an iron rod set for corner;
North 87°00'22" East, a distance of 448.50 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 16°42'32", a radius of 380.00 feet, a chord bearing and distance of South 84°38'22" East, 110.42 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 110.82 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 12°06'16", a radius of 320.00 feet, a chord bearing and distance of South 82°20'14" East, 67.48 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 67.60 feet to an iron rod set at the end of said curve to the left;
South 0°31'05" West, a distance of 60.01 feet to the POINT OF BEGINNING and containing 9.606 acres (418,448 sq. ft.) of land, more or less.

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 2A, 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 hereon. 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: Olivia [Signature]
Name and Title
FROM: R-6957-002-3620-1 / 9.606 AC FOR TAX YEAR 2018
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF December, 2017.

CITY OF PRINCETON, TEXAS
INSTR. NO. 20150707000630480
O.P.R.C.C.T.
APPROVED: [Signature] Mayor, City of Princeton, Texas
Date: 12-22-17
CERTIFICATE OF COMPLETION
The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 2A to the City of Princeton was submitted to the City Council on the 21st 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 22 day of December, A.D. 2017
[Signature] City Secretary
City of Princeton, Texas
FILED AND RECORDED
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/27/2017 09:20:37 PM
\$31.00 SCHEPULA
20171227010006060

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] 12/22/17
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



Kimley-Horn logo and contact information: 5750 Genesis Court, Suite 200, Frisco, Texas 75034. Tel. No. (972) 335-3580, Fax No. (972) 335-3779. FIRM # 10193822. Project No. 063451801. Sheet No. 1 OF 1. Also includes 'S11449' and 'NOVEMBER 2017'.