





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 102.429 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. 2019010700020490, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap found at the southeast corner of Block A, Princeton Village, an addition to the City of Princeton, Texas according to the plat thereof recorded in Volume F, Page 279, Map Records of Collin County, Texas;

THENCE with said north line, South 88°56'22" West, a distance of 303.07 feet and South 87°09'47" West, a distance of 43.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northwest corner of said 114.586 acre tract for the POINT OF BEGINNING;

THENCE departing said north line, with the west line of Arcadia Farms Phase 1A, an addition to the City of Princeton, Texas recorded in Volume 2017, Page 1040, Official Public Records of Collin County, Texas, the west line of Arcadia Farms Phase 1B, an addition to the City of Princeton, Texas recorded in Volume 2018, Page 273, Official Public Records of Collin County, Texas and the west line of Arcadia Farms Phase 2B, an addition to the City of Princeton, Texas recorded in Volume 2018, Page 275, Official Public Records of Collin County, Texas, the following courses and distances:

South 2°38'45" East, a distance of 967.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 0°53'21" East, a distance of 48.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 3°17'36" West, a distance of 48.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 7°28'33" West, a distance of 48.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 11°39'30" West, a distance of 48.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 15°50'27" West, a distance of 48.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 20°32'48" West, a distance of 48.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 22°06'52" West, a distance of 52.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 23°39'09" West, a distance of 71.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 14°18'41" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the westerly terminus of Rosewood Street (a 50-foot wide right-of-way);

THENCE departing said west line of Arcadia Farms Phase 2B, the following courses and distances:

North 75°41'19" West, a distance of 99.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 59°11'06" West, a distance of 14.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 0°29'10", a radius of 1225.00 feet, a chord bearing and distance of South 13°34'54" West, 10.39 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 10.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 76°39'41" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 0°30'19", a radius of 1275.00 feet, a chord bearing and distance of North 13°35'28" East, 11.24 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 11.24 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 30°48'37" West, a distance of 14.17 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 75°41'19" West, a distance of 10.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 14°18'41" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 75°41'19" East, a distance of 11.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 60°32'18" East, a distance of 14.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 4°30'44", a radius of 1275.00 feet, a chord bearing and distance of North 19°14'48" East, 100.38 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 100.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 75°41'19" West, a distance of 210.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 75°53'50" West, a distance of 49.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 77°58'31" West, a distance of 50.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 80°30'15" West, a distance of 50.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 83°02'00" West, a distance of 50.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 85°33'44" West, a distance of 50.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 88°05'29" West, a distance of 50.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 89°22'47" West, a distance of 50.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 87°09'47" West, a distance of 465.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 2°51'25" West, a distance of 100.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 47°51'25" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 47°09'35" West, a distance of 18.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 2°51'25" West, a distance of 180.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 87°08'35" East, a distance of 572.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 88°43'05" East, a distance of 102.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 85°32'36" East, a distance of 51.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 2°51'25" West, a distance of 173.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 87°08'35" East, a distance of 2.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 2°38'45" West, a distance of 540.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 87°08'35" East, a distance of 9.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 2°51'25" West, a distance of 120.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the north line of said 102.429 acre tract;

THENCE with said north line, the following courses and distances:

North 87°03'16" East, a distance of 179.23 feet to a point for corner, from which a 1/2" iron rod with plastic cap stamped "DAA" found bears
North 59°18' East, a distance of 0.55 feet;
North 87°09'47" East, a distance of 351.36 feet to the POINT OF BEGINNING and containing 19.7894 acres or 862,028 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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 3, 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: U. S. Home Corporation, a Delaware corporation, its General Partner

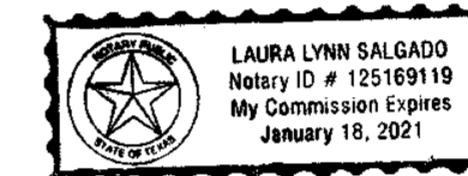
BY: Jennifer Ells, Authorized Agent, Name and Title

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 Ells, U. S. Home Corporation, a Delaware 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 10th day of November, 2019.

L. Saegob, Signature



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: [Signature], Chairman, Planning & Zoning Commission, City of Princeton, Texas

Date: 12-9-19

Approved: [Signature], Mayor, City of Princeton, Texas

Date: 12-9-19

CERTIFICATE OF COMPLETION

Accepted: [Signature], Mayor, City of Princeton, Texas

Date: 12-9-19

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 3 to the City of Princeton was submitted to the City Council on the 09 day of December, 2019, 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 09 day of December, A.D. 2019

[Signature], City Secretary, City of Princeton, Texas



FINAL PLAT
ARCADIA FARMS PHASE 3

107 RESIDENTIAL LOTS

BEING
19.7894 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
SEPTEMBER 2019

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], Date

Michael B. Marx, Registered Professional Land Surveyor #5181, Kimley-Horn and Associates, Inc., 6160 Warren Parkway, Suite 210, Frisco, Texas 75034, (972) 335-3580

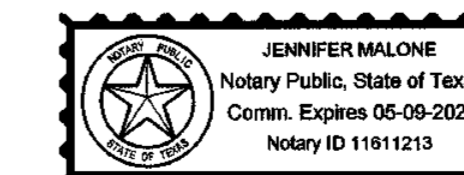


STATE OF TEXAS
COUNTY OF COLLIN

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 OCTOBER, 2019.

[Signature], Notary Public in and for the State of Texas



Kimley Horn logo and contact information: 6160 Warren Parkway, Suite 210, Frisco, Texas 75034, FIRM # 10193822, Tel. No. (972) 335-3580, Fax No. (972) 335-3779. Includes a table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.

FILED VALUE: 2.00L SURVEYOR: MICHAEL B. MARX, REGISTERED PROFESSIONAL LAND SURVEYOR #5181, PLOTTED BY: MARX, MICHAEL, 10/30/2019 11:52 AM, LAST SAVED: 10/30/2019 11:52 AM