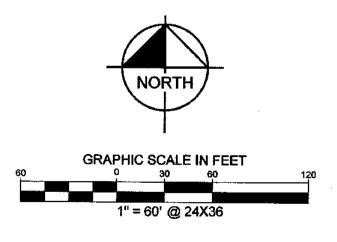
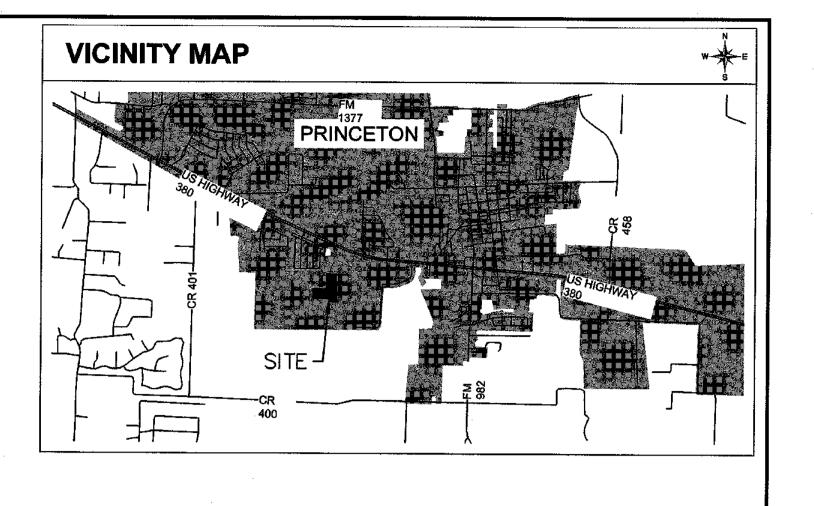


CURVE TABLE C5 25°18'47" 600.00' 265.08' N10°00'38"E





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, a portion of this property is this property is located in Zone X (unshaded) and is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The floodplain shown is an approximate location as depicted from the maps listed, and is not the result of a flood study performed by the surveyor or KHA.
- 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. The surveyor relied solely upon the Title Commitment, GF. No. 14701-16-01338, with an effective date of July 4, 2016 and an issue date of July 19, 2016, provided by Chicago Title Insurance Company. The surveyor did not perform a title abstract.
- 5. 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.
- 6. All Open Spaces and Drainage Easements to be maintained by the HOA.

S11997

FINAL PLAT ARCADIA FARMS PHASE 3

107 RESIDENTIAL LOTS

BEING 19.7894 ACRES



Contact: Mark Harris, PE

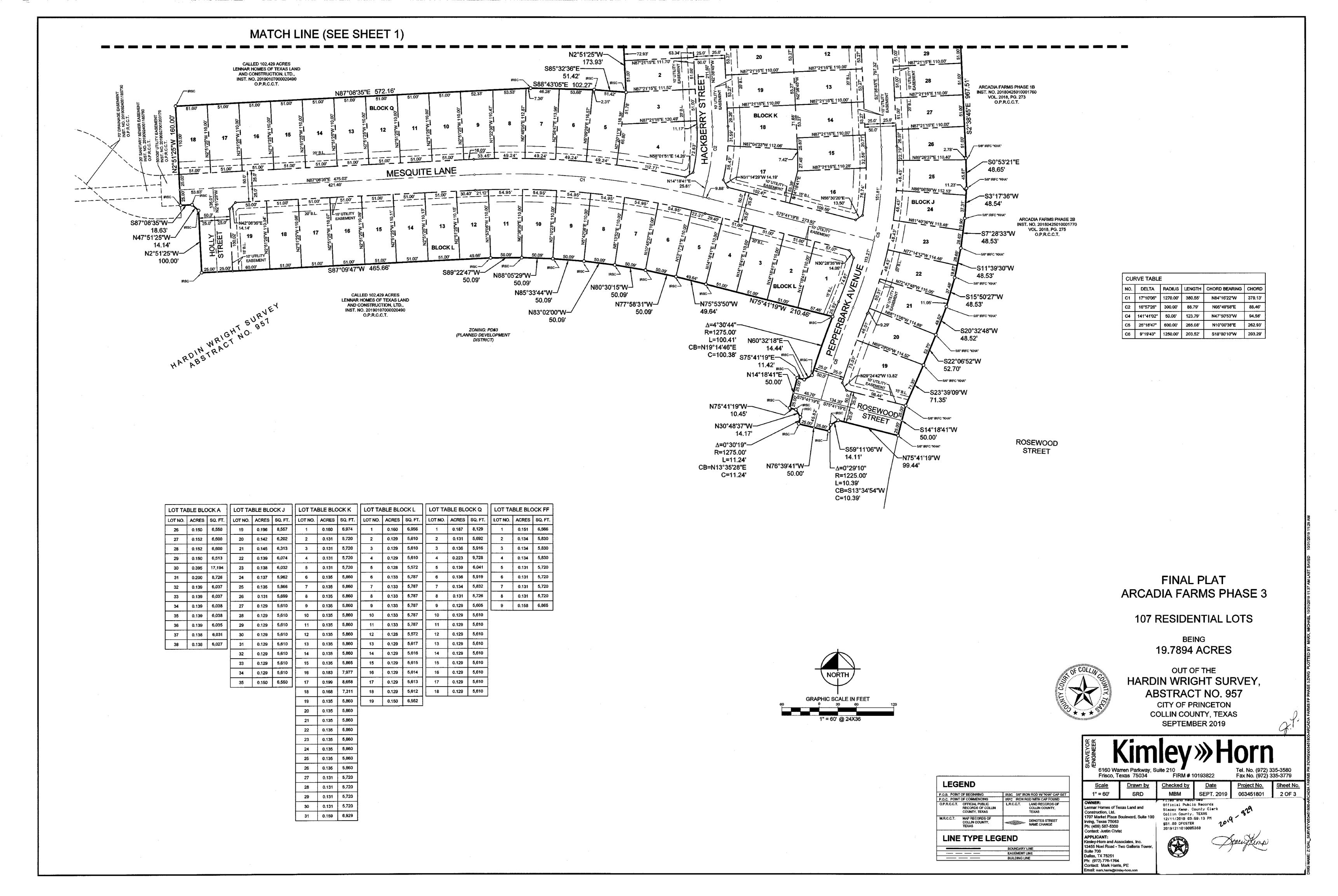
OUT OF THE HARDIN WRIGHT SURVEY, **ABSTRACT NO. 957**

CITY OF PRINCETON COLLIN COUNTY, TEXAS SEPTEMBER 2019

LEG	END		
P.O.B. POINT OF BEGINNING		IRSC 5/8" IR	ON ROD W/ "KHA" CAP SET
P.O.C. POINT OF COMMENCING		IRFC 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	-3. A & Tou-	DENOTES STREET NAME CHANGE

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L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS		OWN! Lenna Const
-3.7 Tro-	DENOTES STREET NAME CHANGE		1707 (Irving, Ph: (4
ENID			Conta APPI I

WO Warren Parkway, Suite 210 Frisco, Texas 75034 Kimley Horn Tel. No. (972) 335-3580 Fax No. (972) 335-3779							
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No.		
1" = 60'	SRD	MBM	SEPT. 2019	063451801	1 OF 3		
OWNER: Lennar Homes of Texas Land and Construction, Ltd. 1707 Market Place Boulevard, Suite 100 Irving, Texas 75063 Ph: (469) 587-5300 Contact: Justin Christ		Official Public Records Stacey Kemp: County Clerk Collin County, TEXAS 12/11/2019 03:59:13 PM \$51.00 DFOSTER 201912110100005360					
APPLICANT: Kimley-Horn and Ass 13455 Noel Road - T Suite 700 Dallas, TX 75251 Ph: (972) 776-1764	wo Galleria Tower,			Spacytimp			



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. 20190107000020490, 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; South 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°14'46" 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 87°08'35" 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 160.00 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

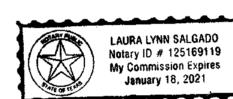
That LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., does hereby adopt this plat designating the hereinbefore described property as ARCADIA FARMS PHASE 3, an Addition to the City of Princeton, Collin County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys 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

STATE OFLEX (1) COUNTY OF Dollar

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared by the Ellevof 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.



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

Date: 12-9-19

City of Princeton, Texas

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 3 to the City of Princeton was submitted to the City 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.

City of Princeton, Texas

Mun (hum

FINAL PLAT **ARCADIA FARMS PHASE 3**

107 RESIDENTIAL LOTS

19.7894 ACRES



OUT OF THE HARDIN WRIGHT SURVEY, **ABSTRACT NO. 957**

CITY OF PRINCETON COLLIN COUNTY, TEXAS SEPTEMBER 2019



FIRM # 10193822

Fax No. (972) 335-3779 Frisco, Texas 75034 Drawn by Sheet No. <u>Scale</u> MBM SEPT. 2019 063451801 3 OF 3

Official Public Records

Lennar Homes of Texas Land and Construction, Ltd. 1707 Market Place Boulevard, Suit Irving, Texas 75063 Ph: (469) 587-5300 Contact: Justin Christ APPLICANT: Kimley-Horn and Associates, Inc.

13455 Noel Road - Two Galleria Tow

Dallas, TX 75251 Ph: (972) 776-1764 Contact: Mark Harris, PE Email: mark harris@kimlev-hom.e

Stacey Kemp, County Clerk Collin County, TEXAS 12/11/2019 03:59:13 PM \$51.00 DF0STER 20191211010005360

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

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

STATE OF TEXAS COUNTY OF COLLIN

(972) 335-3580

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 3/61 DAY OF OUT OF BL2019.

Notary Public in and for the State of Texas

JENNIFER MALONE Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 11611213