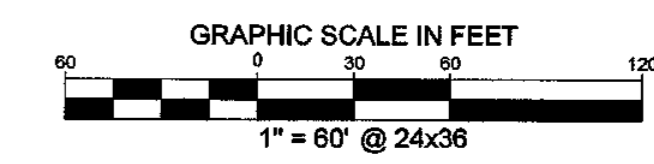
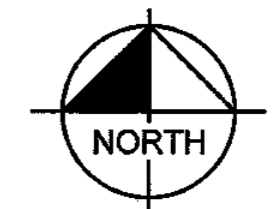
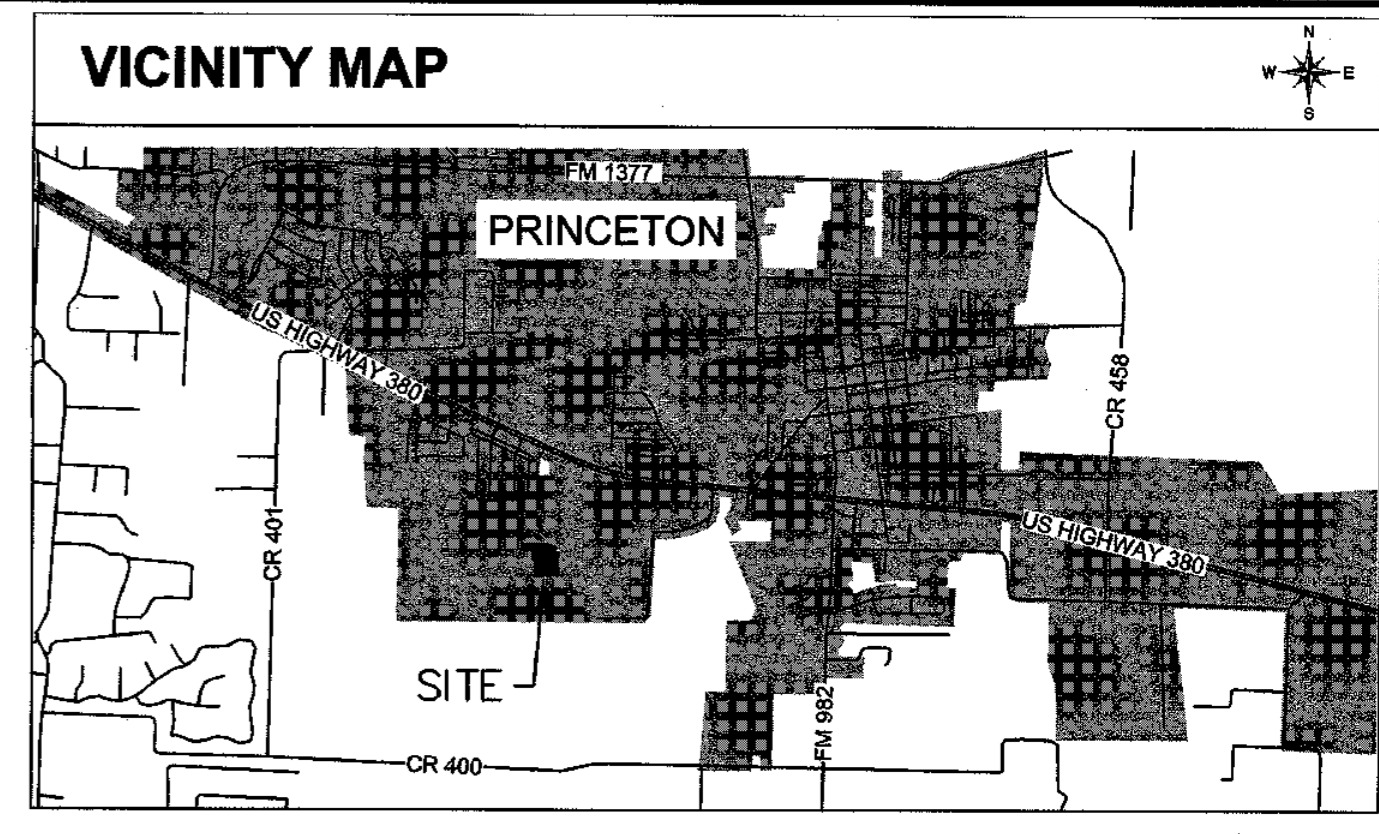


CALLER 102.429 ACRES  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
INST. NO. 201902400118570  
O.P.R.C.C.T.

CALLER 102.429 ACRES  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
INST. NO. 201902400118570  
O.P.R.C.C.T.



**LEGEND**

P.O.B. POINT OF BEGINNING	IRSC 5/8" IRON ROD W/ "X" CAP SET
F.O.C. POINT OF COMMENCING	IRSC 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	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°05'13"	1823.00'	98.22'	N00°14'59"E	98.21'
C2	2°17'20"	325.00'	12.98'	S00°31'49"E	12.98'
C3	2°04'26"	275.00'	9.95'	N00°25'22"W	9.95'
C4	4°30'44"	1275.00'	100.41'	S19°14'46"W	100.38'
C5	0°30'19"	1275.00'	11.24'	S13°35'28"W	11.24'
C6	0°29'00"	1232.02'	10.39'	N13°34'51"E	10.39'
C9	14°14'02"	60.00'	123.64'	N42°00'22"E	94.46'
C10	17°10'06"	1200.00'	359.57'	N84°16'22"W	358.23'
C11	12°07'16"	300.00'	63.47'	N04°44'41"E	63.35'
C12	14°49'53"	1524.00'	394.50'	S04°25'19"W	393.40'
C13	13°47'57"	1798.00'	433.04'	S03°54'21"W	431.99'
C14	16°19'57"	1250.00'	358.32'	S05°10'21"W	355.11'
C15	3°28'16"	300.00'	18.18'	N01°07'17"W	18.17'

**LINE TABLE**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N87°00'22"E	8.79'	L26	S80°30'15"E	50.00'	L51	S47°51'25"E	14.14'
L2	N42°00'22"E	14.14'	L27	S77°58'31"E	50.00'	L52	N02°36'22"W	53.77'
L3	N48°37'08"W	13.99'	L28	S75°53'50"E	49.64'	L53	N00°52'17"W	53.52'
L4	S85°45'22"W	10.73'	L29	S80°32'18"W	14.44'	L54	S00°58'29"W	53.52'
L5	N04°14'38"W	50.00'	L30	N75°41'19"E	11.42'	L55	S02°49'16"W	53.52'
L6	N85°45'22"E	12.36'	L31	S14°18'41"W	50.00'	L56	S04°40'02"W	53.52'
L7	N42°08'06"E	14.48'	L32	S75°41'19"E	10.45'	L57	S09°30'49"W	53.52'
L8	N88°12'28"W	20.00'	L33	S30°48'37"E	14.17'	L58	S08°21'35"W	53.52'
L9	N05°01'03"E	89.31'	L34	S76°39'41"E	50.00'	L59	S10°07'04"W	51.12'
L10	N07°02'17"E	48.44'	L35	N59°11'08"E	14.11'	L60	S09°24'06"W	78.98'
L11	N08°16'13"E	51.81'	L36	S12°04'06"W	88.31'	L61	S02°02'04"E	51.71'
L12	N04°14'43"E	70.11'	L37	S09°29'37"W	50.10'	L62	S00°05'53"W	51.67'
L13	N02°51'25"W	10.00'	L38	S06°55'09"W	50.10'	L63	S02°13'57"W	51.67'
L14	S87°08'35"W	103.98'	L39	S04°20'40"W	50.10'	L64	S04°22'01"W	51.67'
L15	S42°20'31"W	14.19'	L40	S02°15'42"W	67.82'	L65	S08°30'05"W	51.67'
L16	N89°23'09"W	60.00'	L41	S47°59'38"E	14.14'	L66	S08°38'09"W	51.67'
L17	N47°37'25"W	14.08'	L42	N42°00'22"E	14.14'	L67	S10°46'47"W	52.12'
L18	N02°51'25"W	50.00'	L43	S47°59'38"E	14.14'	L68	S12°08'52"W	58.05'
L19	N87°08'35"E	10.00'	L44	N42°00'22"E	14.14'	L69	N47°59'38"W	28.28'
L20	N42°08'35"E	14.14'	L45	S42°10'12"W	14.18'	L70	N85°45'22"E	48.39'
L21	N87°19'53"E	49.66'	L46	S46°25'35"E	13.75'	L71	N11°50'15"E	89.34'
L22	N89°22'47"E	50.00'	L47	S67°34'08"W	13.98'	L72	N01°18'57"W	24.85'
L23	S88°05'28"E	60.00'	L48	N33°53'38"W	13.98'	L73	N02°51'25"W	28.29'
L24	S85°33'44"E	50.00'	L49	S44°31'55"W	14.16'			
L25	S83°02'00"E	50.00'	L50	N46°28'25"W	13.80'			

CALLER 102.429 ACRES  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
INST. NO. 201902400118570  
O.P.R.C.C.T.

CALLER 90.74 ACRES  
LUCILE M. GRIFFIN  
VOL. 292 PG. 481  
L.R.C.C.T.

D.E. INST. No. 201902400118570  
O.P.R.C.C.T.

FROM:  
R-6957-002-0600-1 / 18.130 AC  
FOR TAX YEAR 2020

- 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, 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.

**CERTIFICATE OF COMPLETION**

"Accepted" *[Signature]* Date: 11/14/19  
Mayor, City of Princeton, Texas

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 4 to the City of Princeton was submitted to the City Council on the 12 day of November 2019, and the Council, by formal action, then and there accepted the designation 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 and seal this 12 day of November, A.D. 2019  
*[Signature]*  
City Secretary  
City of Princeton, 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" *[Signature]* Date: 11-14-19  
Chairman, Planning & Zoning Commission  
City of Princeton, Texas

"Approved" *[Signature]* Date: 11/14/19  
Mayor, City of Princeton, Texas

# S11978

## FINAL PLAT ARCADIA FARMS PHASE 4

96 RESIDENTIAL LOTS

BEING 18.130 ACRES OUT OF THE  
HARDIN WRIGHT SURVEY, ABSTRACT No. 957  
CITY OF PRINCETON, COLLIN COUNTY, TEXAS  
SEPTEMBER 2019

**Kimley»Horn**

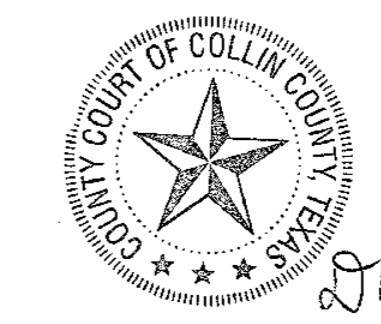
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	SEPT. 2019	083451801	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: Justin Chest  
841 90 BARNETT  
2019112201005110

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

Filed and Recorded  
Official Public Records  
Collin County, Texas  
11/22/2019 08:54:56 AM  
2019-789



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 described in Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 20190107000020490, 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 Arcadia Farms Phase 2B, recorded in Volume 2018, Page 275, Official Records, Collin County, Texas, same being the southeast corner of said 102.429-acre tract, common with the northerly line of a called 90.74-acre tract of land described in deed to Lucile M. Griffin, recorded in Volume 282, Page 481, Land Records, Collin County, Texas;

THENCE South 87°00'22" West, along the common line of said 102.429-acre tract and said 90.74-acre tract, a distance of 726.79 feet to an iron rod set for corner;

THENCE departing said common line and crossing said 102.429-acre tract the following courses and distances:

North 2°59'38" West, a distance of 165.00 feet to an iron rod set for corner;
North 87°00'22" East, a distance of 8.79 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 203.06 feet to an iron rod set for corner;
North 48°37'08" West, a distance of 13.99 feet to an iron rod set for corner;
South 85°45'22" West, a distance of 10.73 feet to an iron rod set for corner;
North 4°14'38" West, a distance of 50.00 feet to an iron rod set for corner;
North 85°45'22" East, a distance of 12.36 feet to an iron rod set for corner;
North 42°09'09" East, a distance of 14.48 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 3°05'13", a radius of 1823.00 feet, a chord bearing and distance of North 0°14'59" East, 98.21 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 98.22 feet to an iron rod set for the end of said curve to the right;
North 88°12'25" West, a distance of 20.00 feet to an iron rod set for corner;
South 85°45'22" West, a distance of 94.65 feet to an iron rod set for corner;
North 4°23'44" East, a distance of 93.10 feet to an iron rod set for corner;
North 5°01'03" East, a distance of 69.31 feet to an iron rod set for corner;
North 7°02'17" East, a distance of 49.44 feet to an iron rod set for corner;
North 8°16'13" East, a distance of 51.81 feet to an iron rod set for corner;
North 4°14'43" East, a distance of 70.11 feet to an iron rod set for corner;
North 2°51'25" West, a distance of 10.00 feet to an iron rod set for corner;
South 87°08'35" West, a distance of 103.96 feet to an iron rod set for corner;
South 42°20'31" West, a distance of 14.19 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 2°17'20", a radius of 325.00 feet, a chord bearing and distance of South 0°31'49" East, 12.98 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 12.98 feet to an iron rod set for the end of said curve to the right;
North 89°23'09" 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 2°04'26", a radius of 275.00 feet, a chord bearing and distance of North 0°25'22" West, 9.95 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 9.95 feet to an iron rod set for the end of said curve to the left;
North 47°37'25" West, a distance of 14.08 feet to an iron rod set for corner;
South 87°08'35" West, a distance of 135.00 feet to an iron rod set for corner;
North 2°51'25" West, a distance of 50.00 feet to an iron rod set for corner;
North 87°08'35" East, a distance of 10.00 feet to an iron rod set for corner;
North 42°08'35" East, a distance of 14.14 feet to an iron rod set for corner;
North 2°51'25" West, a distance of 100.00 feet to an iron rod set for corner;
North 87°08'35" East, a distance of 416.00 feet to an iron rod set for corner;
North 87°19'53" East, a distance of 49.66 feet to an iron rod set for corner;
North 89°22'47" East, a distance of 50.09 feet to an iron rod set for corner;
South 88°05'29" East, a distance of 50.09 feet to an iron rod set for corner;
South 85°33'44" East, a distance of 50.09 feet to an iron rod set for corner;
South 83°02'00" East, a distance of 50.09 feet to an iron rod set for corner;
South 80°30'15" East, a distance of 50.09 feet to an iron rod set for corner;
South 77°58'31" East, a distance of 50.09 feet to an iron rod set for corner;
South 75°53'50" East, a distance of 49.64 feet to an iron rod set for corner;
South 75°41'19" East, a distance of 210.46 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 4°30'44", a radius of 1275.00 feet, a chord bearing and distance of South 19°14'46" West, 100.38 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 100.41 feet to an iron rod set for the end of said curve to the left;
South 60°32'18" West, a distance of 14.44 feet to an iron rod set for corner;
North 75°41'19" West, a distance of 11.42 feet to an iron rod set for corner;
South 14°18'41" West, a distance of 50.00 feet to an iron rod set for corner;
North 75°41'19" East, a distance of 10.45 feet to an iron rod set for corner;
South 30°48'37" East, a distance of 14.17 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 0°30'19", a radius of 1275.00 feet, a chord bearing and distance of South 13°35'28" West, 11.24 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 11.24 feet to an iron rod set for the end of said curve to the left;
South 76°39'41" East, 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 0°29'00", a radius of 1232.02 feet, a chord bearing and distance of North 13°34'51" East, 10.39 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 10.39 feet to an iron rod set for the end of said curve to the right;
North 59°11'08" East, a distance of 14.11 feet to an iron rod set for corner;
South 75°41'19" East, a distance of 99.44 feet to an iron rod set for an angle point in the westerly line of said Arcadia Farms Phase 2B at the southwest corner of the westerly terminus of Rosewood Street (a 50-foot wide right-of-way);

THENCE along the westerly line of said Arcadia Farms Phase 2B the following courses and distances:

South 12°04'06" West, a distance of 68.31 feet to an iron rod set for corner;
South 9°29'37" West, a distance of 50.10 feet to an iron rod set for corner;
South 6°55'09" West, a distance of 50.10 feet to an iron rod set for corner;
South 4°20'40" West, a distance of 50.10 feet to an iron rod set for corner;
South 2°15'42" West, a distance of 67.82 feet to an iron rod set for corner;
South 2°59'38" East, a distance of 444.00 feet to the POINT OF BEGINNING and containing 18.130 acres (789,735 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 4, 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 or within 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

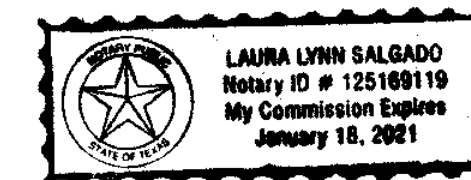
Signature of Jennifer Ellen, Authorized Agent

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 Jennifer Ellen of 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 5th day of November, 2019.

Signature of Laura Lynn Salgado

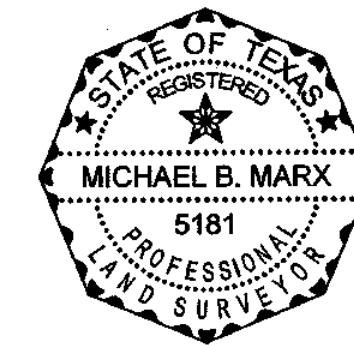


SURVEYOR'S CERTIFICATE

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 of Michael B. Marx, Date 10/31/19

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

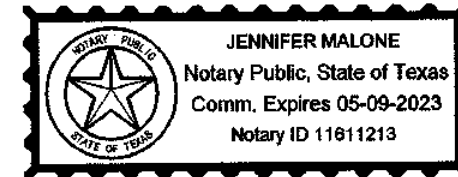


STATE OF TEXAS
COUNTY OF COLLIN

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 31st DAY OF OCTOBER, 2019.

Signature of Notary Public in and for the State of Texas

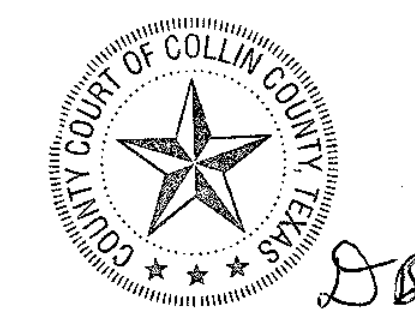


FINAL PLAT
ARCADIA FARMS PHASE 4

96 RESIDENTIAL LOTS

BEING 18.130 ACRES OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT No. 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
SEPTEMBER 2019

Kimley Horn logo and contact information, including address, phone numbers, and project details.



Vertical text on the right edge: DWG NAME: K:\P\19\190319\1911\PRINCETON\GIS\GIS\DWG\ARCADIA FARMS PHASE 4\FD.DWG PLOTTED BY: MARX, MICHAEL 10/31/2019 11:27 AM LAST SAVED: 10/31/2019 10:11 AM