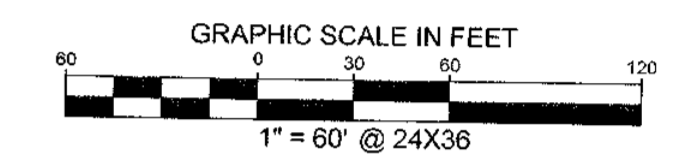
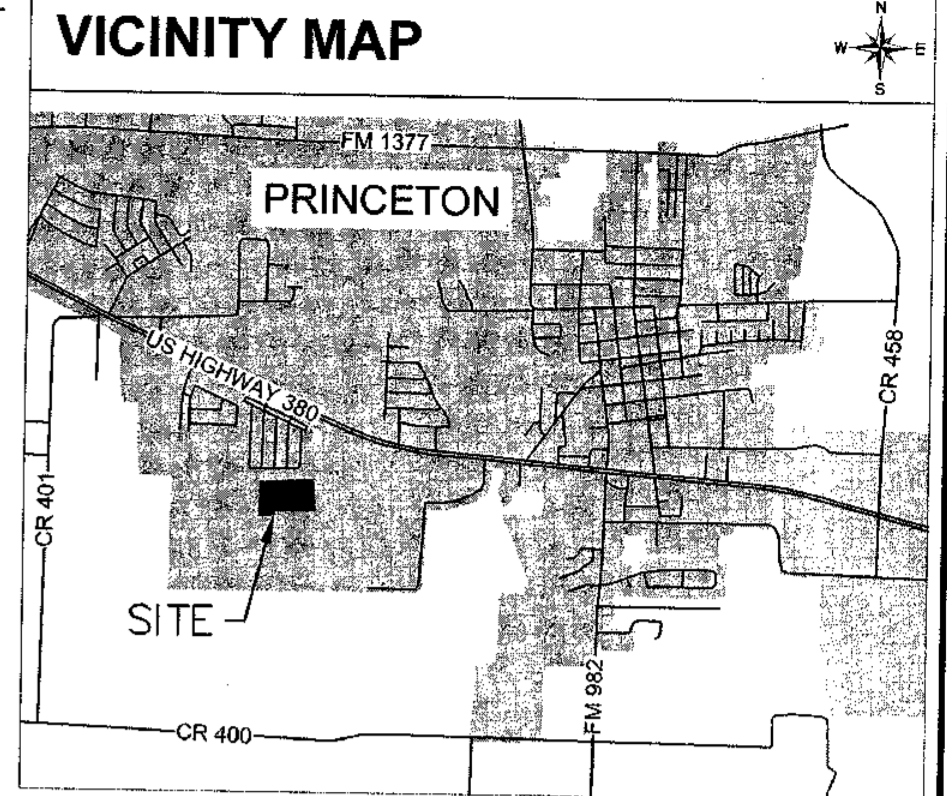
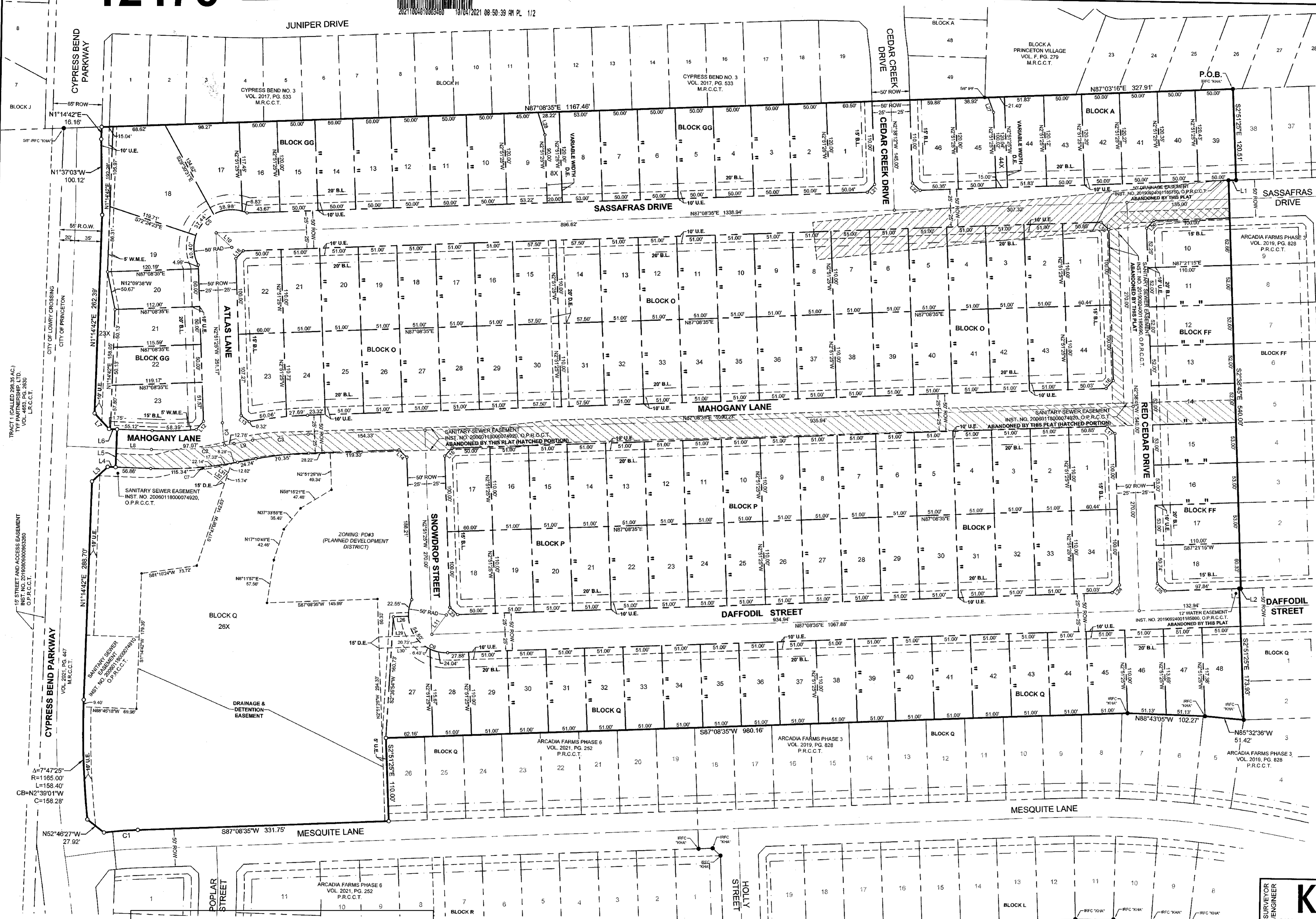


12476

20210804 10:08:30 10/04/2021 08:50:39 AM PL 1/2



- NOTES:**
- According to Map No. 48085C0295 J, dated February 3, 2020, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, no floodplain exists on this tract.
 - 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.
 - 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.
 - 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

P.O.B. POINT OF BEGINNING	IRFC 5/8" IRON ROD W/ "KHA" CAP SET
P.O.C. POINT OF COMMENCING	IRFC IRON ROD W/ 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	U.E. UTILITY EASEMENT
	W.M.E. WALL MAINTENANCE EASEMENT
	D.E. DRAINAGE EASEMENT

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE

FINAL PLAT
ARCADIA FARMS PHASE 5
 140 RESIDENTIAL LOTS
 BEING
 29.414 ACRES
 OUT OF THE
 HARDIN WRIGHT SURVEY,
 ABSTRACT NO. 957
 CITY OF PRINCETON
 COLLIN COUNTY, TEXAS
 AUGUST, 2021

FROM
R-6957-002-0600-1 / 29.414 AC
FOR 2022

SEE SHEET No. 2 FOR LINE & CURVE TABLES AND LOT AREA TABLE

S12476



Kimley»Horn
 8160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale 1" = 60'	Drawn by MLB	Checked by KHA	Date AUG 2021	Project No. 063451805	Sheet No. 1 OF 2
-------------------	-----------------	-------------------	------------------	--------------------------	---------------------

OWNER: Luster Homes of Texas Land and Construction, Ltd
 1707 Market Place Boulevard, Suite 100 Irving, Texas 75063
 Ph: (469) 587-5300
 Contact: Justin Christ

APPLICANT: Kimley-Horn and Associates, Inc.
 13455 Noel Road - Two Gallia Tower, Suite 700 Dallas, TX 75251
 Ph: (872) 776-1764
 Contact: Mark Harris, PE
 Email: mark.harris@kimley-horn.com

2021-551

12476-2

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 a Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 2019010700020490, 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" found for the northernmost northwest corner of Arcadia Farms Phase 3, an Addition to the City of Princeton, according to the plat thereof recorded in Volume 2019, Page 828, Map Records, Collin County, Texas, 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 in a southerly and westerly direction, departing the southerly line of said Princeton Village and along the westerly and northerly lines of said Arcadia Farms Phase 3, the following courses and distances:

- South 2°51'25" East, a distance of 120.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
South 87°08'35" West, a distance of 9.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
South 2°38'45" East, a distance of 540.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
South 87°08'35" West, a distance of 2.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
South 2°51'25" East, a distance of 173.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 85°32'36" West, a distance of 51.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 88°43'05" West, a distance of 102.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 87°08'35" West, continuing along the northerly line of said Arcadia Farms Phase 3, passing the north common corner of said Arcadia Farms Phase 3 and Arcadia Farms Phase 6, an Addition to the City of Princeton, according to the plat thereof recorded in Volume 2021, Page 252, Map Records, Collin County, Texas, continuing along the northerly line of said Arcadia Farms Phase 6, a distance of 980.16 feet to a point for corner;

THENCE South 2°51'25" East, continuing along the northerly line of said Arcadia Farms Phase 6, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the northerly right of way line of Mesquite Lane, a 50' wide right of way as dedicated in said Arcadia Farms Phase 6;

THENCE South 87°08'35" West, along the northerly right of way line of said Mesquite Lane, a distance of 331.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 4°53'57", a radius of 525.00 feet, a chord bearing and distance of South 84°41'38" West, 44.88 feet;

THENCE In a southwesterly direction, along the northerly right of way line of said Mesquite Lane and as dedicated in Cypress Bend Parkway, an Addition to the City of Princeton, according to the plat thereof recorded in Volume 2021, Page 447, Map Records, Collin County, Texas, with said curve to the left, an arc distance of 44.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left, same being the easterly corner of a visibility clip at the intersection of the northerly right of way line of said Mesquite Lane and the easterly right of way line of Cypress Bend Parkway, a variable width right of way as dedicated in said Volume 2021, Page 447;

THENCE in a northerly direction, along the easterly right of way line of said Cypress Bend Parkway, the following courses and distances:

- North 52°46'27" West, a distance of 27.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 7°47'25", a radius of 1165.00 feet, a chord bearing and distance of North 2°39'01" West, 158.28 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 158.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;
North 1°14'42" East, a distance of 288.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 46°14'42" East, a distance of 28.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 88°45'18" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 1°14'42" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 88°45'18" West, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 43°45'18" West, a distance of 28.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 1°14'42" East, a distance of 262.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 1°37'03" West, a distance of 100.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 1°14'42" East, a distance of 16.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of Cypress Bend No. 3, an Addition to the City of Princeton, according to the plat thereof recorded in Volume 2017, Page 533, said Map Records;

THENCE North 87°08'35" East, along the southerly line of said Cypress Bend No. 3, a distance of 1167.46 feet to a 5/8-inch iron pipe found for the southeast corner of said Cypress Bend No. 3, common to the southwest corner of the aforementioned Princeton Village;

THENCE North 87°03'16" East, along the southerly line of said Princeton Village, a distance of 327.91 feet to the POINT OF BEGINNING and containing 29.414 acres (1,281,287 sq. ft.) of land, more or less.

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

Table with columns: NO., BEARING, LENGTH. Rows L1 through L16.

Table with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C1 through C7.

Multiple LOT TABLE grids with columns: LOT NO., ACRES, SQ. FT. for various blocks (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z).

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 5, 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.

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 Eller, 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 Eller, 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 the 12th day of August, 2021.

Signature of Laura Lynn Salgado, Notary Public

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, Registered Professional Land Surveyor #5181

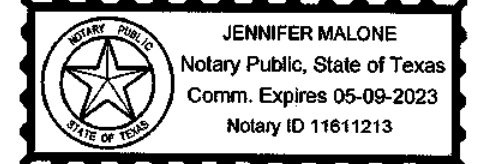


STATE OF TEXAS
COUNTY OF COLLIN

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 11th DAY OF AUGUST, 2021.

Notary Public 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"

Signature of Chairman Planning & Zoning Commission

"Approved"

Signature of Brian Chaco, Mayor, City of Princeton, Texas

CERTIFICATE OF COMPLETION

"Accepted"

Signature of Brian Chaco, 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 5 to the City of Princeton was submitted to the City Council on the 27th day of September, 2021, 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 1st day of October, A.D. 2021

Signature of Andrew Anderson, City Secretary



S12476

FINAL PLAT
ARCADIA FARMS PHASE 5

140 RESIDENTIAL LOTS
BEING
29.414 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
AUGUST, 2021



Kimley Horn logo and contact information: 6180 Warren Parkway, Suite 210, Frisco, Texas 75034. Includes scale, drawing, checked by, date, project no, sheet no.

Vertical text on the right edge: DWG NAME: K:\P\12476\12476-2.dwg... PLOTTED BY: M.B. MARX, MICHAEL B. MARX, 10/24/2021 10:04 AM LAST SAVED: 8/11/2021 10:01 AM