

- NOTES:**
- According to Map No. 48085C0285 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.

CURVE TABLE					LINE TABLE					LINE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
C1	2°33'38"	1165.00'	52.06'	N10°23'56"E	52.06'	L1	N83°05'42"W	52.00'	L11	N83°20'19"E	11.13'	L18	S47°20'19"E	14.01'
C2	1°11'03"	475.00'	9.82'	N82°54'52"E	9.82'	L2	N37°13'40"W	27.87'	L19	N44°11'39"E	14.64'	L19	N44°11'39"E	14.64'
C3	2°04'28"	275.00'	9.95'	S00°25'22"E	9.95'	L3	S87°08'35"W	10.00'	L20	N42°08'35"E	14.14'	L20	N42°08'35"E	14.14'
C4	2°17'20"	325.00'	12.98'	N00°31'49"W	12.98'	L4	S02°51'25"E	50.00'	L21	S47°51'25"E	14.14'	L21	S47°51'25"E	14.14'
C5	1°17'54"	292.01'	6.62'	S00°33'21"W	6.62'	L5	S47°37'25"E	14.08'	L22	S53°08'50"W	14.45'	L22	S53°08'50"W	14.45'
C6	9°26'06"	1300.00'	214.07'	S08°48'05"W	213.83'	L6	S89°23'09"E	50.00'	L23	N42°13'41"W	12.71'	L23	N42°13'41"W	12.71'
C7	11°08'56"	300.00'	58.38'	S88°40'10"E	58.28'	L7	N42°20'31"E	14.19'	L24	N47°23'34"E	15.41'	L24	N47°23'34"E	15.41'
C8	10°16'28"	1300.00'	233.11'	N06°22'55"E	232.79'	L8	S47°42'41"E	13.78'	L25	S42°03'19"W	14.48'	L25	S42°03'19"W	14.48'
C9	4°06'07"	300.00'	21.48'	N00°48'21"W	21.47'	L9	N85°45'22"E	11.10'						
C10	3°38'11"	500.00'	31.73'	S85°19'29"W	31.73'	L10	N38°10'45"W	14.16'						
C11	5°29'20"	300.00'	28.74'	S01°29'58"E	28.73'	L11	N02°51'25"W	42.22'						
C12	4°08'07"	300.00'	21.48'	N00°48'21"W	21.47'	L12	S45°48'21"E	27.32'						
C13	4°01'41"	2072.00'	145.67'	S08°54'08"W	145.94'	L13	N43°30'02"E	29.74'						
C14	8°18'06"	300.00'	43.47'	N04°45'54"E	43.43'	L14	N44°33'40"W	26.23'						
C15	13°14'07"	50.00'	115.00'	N45°42'20"E	91.26'	L15	S45°40'53"W	15.30'						
C16	147°10'22"	50.00'	126.43'	S46°29'58"E	85.92'	L16	S46°29'58"E	13.45'						
C17	137°34'55"	50.00'	120.08'	S44°11'39"W	93.23'	L17	S42°35'08"W	14.25'						

# S12365

FINAL PLAT  
ARCADIA FARMS PHASE 6

92 RESIDENTIAL LOTS  
2 OPEN SPACE LOTS

BEING  
18.620 ACRES

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

## Kimley»Horn

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

Scale: 1" = 60'  
Drawn by: MTC  
Checked by: MBM  
Date: FEB. 2021  
Project No: 083451806  
Sheet No: 1 OF 2

OWNER: Lennar Homes of Texas Land and Construction, Ltd.  
1707 Market Place Boulevard, Suite 100  
Irving, Texas 75039  
PH: (409) 387-5300  
Contact: Justin Christ

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
04/30/2021 11:35:36 AM  
\$41.00 NPRECELLO  
28210430010001550

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

**LEGEND**

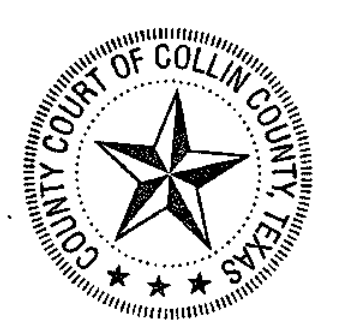
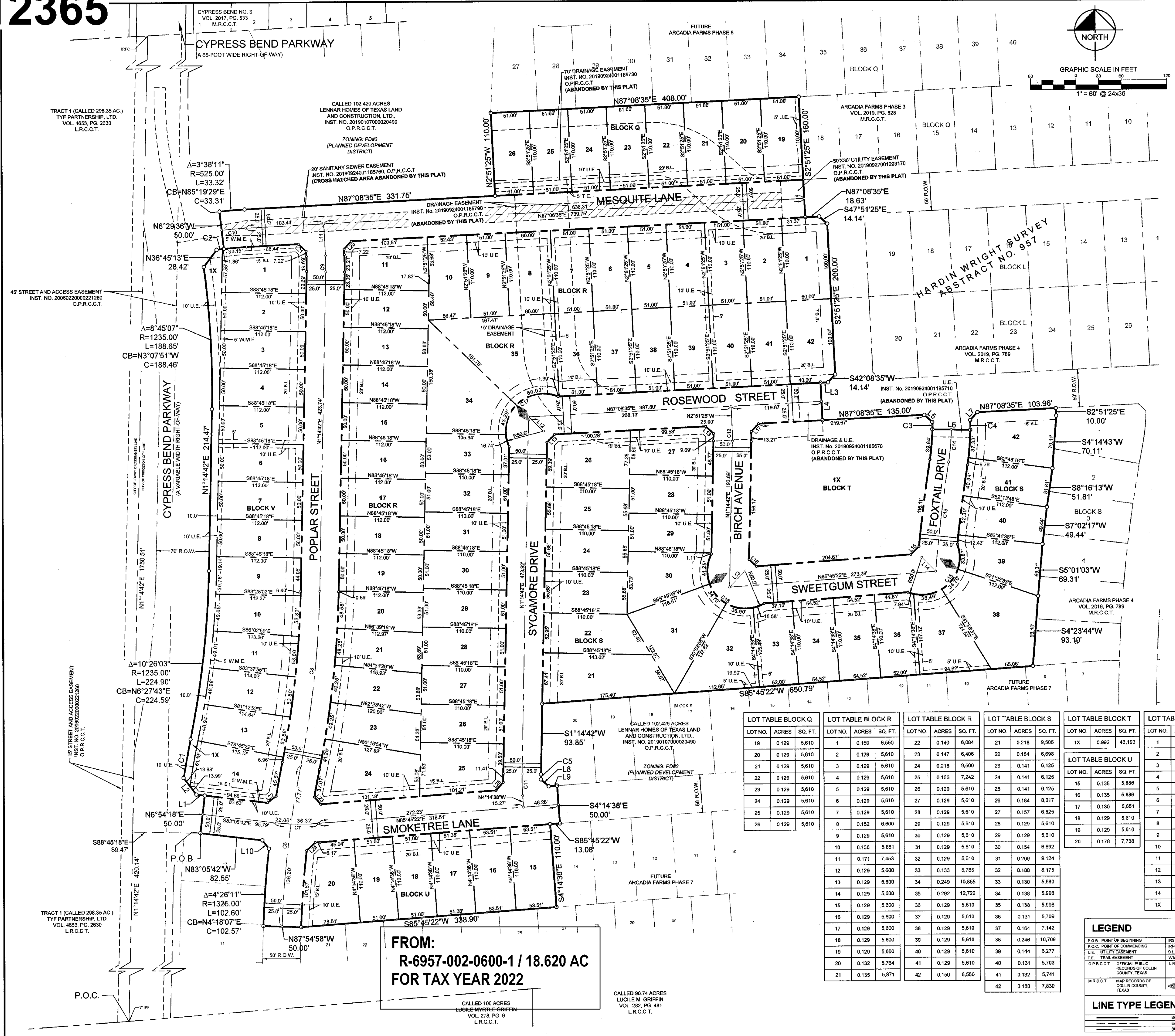
P.O.B. POINT OF BEGINNING	IRC 5/8" IRON ROD W/ "KHA" CAP SET
P.O.C. POINT OF COMMENCING	IRC IRON ROD WITH CAP FOUND
U.E. UTILITY EASEMENT	B.L. BUILDING LINE
T.E. TRAIL EASEMENT	W.M.E. WALL MAINTENANCE EASEMENT
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. MAP RECORDS OF COLLIN COUNTY, TEXAS	DENOTED STREET NAME CHANGE

**LINE TYPE LEGEND**

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE

LOT TABLE BLOCK Q				LOT TABLE BLOCK R				LOT TABLE BLOCK R				LOT TABLE BLOCK S				LOT TABLE BLOCK T				LOT TABLE BLOCK V							
LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.	
19	0.129	5,610		1	0.150	6,550		22	0.140	6,084		21	0.218	9,505		1X	0.992	43,193		1	0.159	6,928		2	0.129	5,600	
20	0.129	5,610		2	0.129	5,610		23	0.147	6,408		22	0.154	6,698		2	0.129	5,600		3	0.129	5,600		3	0.129	5,600	
21	0.129	5,610		3	0.129	5,610		24	0.218	9,500		23	0.141	6,125		4	0.129	5,600		4	0.129	5,600		4	0.129	5,600	
22	0.129	5,610		4	0.129	5,610		25	0.166	7,242		24	0.141	6,125		5	0.129	5,600		5	0.129	5,600		5	0.129	5,600	
23	0.129	5,610		5	0.129	5,610		26	0.129	5,610		25	0.141	6,125		6	0.129	5,600		6	0.129	5,600		6	0.129	5,600	
24	0.129	5,610		6	0.129	5,610		27	0.129	5,610		26	0.184	8,017		7	0.129	5,600		7	0.129	5,600		7	0.129	5,600	
25	0.129	5,610		7	0.129	5,610		28	0.129	5,610		27	0.157	6,825		8	0.129	5,610		8	0.129	5,610		8	0.129	5,610	
26	0.129	5,610		8	0.129	5,610		29	0.129	5,610		28	0.129	5,610		9	0.129	5,610		9	0.129	5,610		9	0.129	5,610	
				9	0.129	5,610		30	0.129	5,610		29	0.129	5,610		10	0.133	5,881		10	0.133	5,801		10	0.133	5,801	
				10	0.171	7,453		31	0.129	5,610		30	0.154	6,692		11	0.134	5,842		11	0.134	5,842		11	0.134	5,842	
				11	0.129	5,600		32	0.129	5,610		31	0.209	9,124		12	0.135	5,876		12	0.135	5,876		12	0.135	5,876	
				12	0.129	5,600		33	0.133	5,785		32	0.188	8,175		13	0.136	5,905		13	0.136	5,905		13	0.136	5,905	
				13	0.129	5,600		34	0.249	10,855		33	0.130	5,680		14	0.174	7,599		14	0.174	7,599		14	0.174	7,599	
				14	0.129	5,600		35	0.292	12,722		34	0.138	5,998		15	0.129	5,600		15	0.129	5,600		15	0.129	5,600	
				15	0.129	5,600		36	0.129	5,610		35	0.138	5,998		16	0.129	5,600		16	0.129	5,600		16	0.129	5,600	
				16	0.129	5,600		37	0.129	5,610		36	0.131	5,709		17	0.129	5,600		17	0.129	5,600		17	0.129	5,600	
				17	0.129	5,600		38	0.129	5,610		37	0.184	7,142		18	0.129	5,600		18	0.129	5,600		18	0.129	5,600	
				18	0.129	5,600		39	0.129	5,610		38	0.246	10,709		19	0.129	5,600		19	0.129	5,600		19	0.129	5,600	
				19	0.129	5,600		40	0.129	5,610		39	0.144	6,277		20	0.132	5,764		20	0.132	5,764		20	0.132	5,764	
				20	0.132	5,764		41	0.129	5,610		40	0.131	5,703		21	0.135	5,871		21	0.135	5,871		21	0.135	5,871	
				21	0.135	5,871		42	0.150	6,550		41	0.132	5,741													

FROM:  
R-6957-002-0600-1 / 18.620 AC  
FOR TAX YEAR 2022



GERMANE, BRAD 455221 11:25 AM LAST SAVED 3/25/2021 3:45 PM

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 1-inch iron pipe found for the southwest corner of said 102.429 acre tract, same being the southeast corner of a called Tract 1 (298.35 acres) conveyed to TYF Partnership, Ltd., as evidenced in a Special Warranty Deed recorded in Volume 4653, Page 2630 of the Land Records of Collin County, Texas, same also being on the northerly line of a called 100 acre tract of land conveyed to Lucile Myrtle Griffin as evidenced in a deed recorded in Volume 278, Page 9 of said Land Records;

THENCE along the westerly line of said 102.429 acre tract and the easterly line of said Tract 1 (298.35 acres), North 01°14'42" East, a distance of 420.14 feet to a point from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the northwesterly corner of said 102.429 acre tract bears North 01°14'42" East, a distance of 1750.51 feet;

THENCE departing said westerly line of the 102.429 acre tract and said easterly line of Tract 1 (298.35 acres), South 88°45'18" East, a distance of 89.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the POINT OF BEGINNING;

THENCE the following courses and distances:

North 6°54'18" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 83°05'42" West, a distance of 11.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 37°13'40" West, a distance of 27.87 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 2°33'38", a radius of 1165.00 feet, a chord bearing and distance of North 10°23'56" East, 52.06 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 52.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 10°28'03", a radius of 1235.00 feet, a chord bearing and distance of North 6°27'43" East, 224.59 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 224.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 1°14'42" East, a distance of 214.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 8°45'07", a radius of 1235.00 feet, a chord bearing and distance of North 3°07'51" West, 188.46 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 188.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 36°45'13" East, a distance of 28.42 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 1°11'03", a radius of 475.00 feet, a chord bearing and distance of North 82°54'52" East, 9.82 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 9.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 6°29'36" 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 3°39'11", a radius of 525.00 feet, a chord bearing and distance of North 85°19'29" East, 33.31 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 33.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 87°08'35" East, a distance of 331.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 2°51'25" West, a distance of 110.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 87°08'35" East, a distance of 408.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 2°51'25" East, 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 18.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 47°51'25" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 2°51'25" East, a distance of 200.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 42°08'35" 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 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 2°51'25" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 87°08'35" East, a distance of 135.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 47°37'25" East, a distance of 14.08 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 2°04'26", a radius of 275.00 feet, a chord bearing and distance of South 0°25'22" East, 9.95 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 9.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 89°23'09" East, 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 left having a central angle of 2°17'20", a radius of 325.00 feet, a chord bearing and distance of North 0°31'49" West, 12.98 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 12.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 42°20'31" East, a distance of 14.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 87°08'35" East, a distance of 103.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 2°51'25" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 4°14'43" West, a distance of 70.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 8°16'13" West, a distance of 51.81 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 7°02'17" West, a distance of 49.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 5°01'03" West, a distance of 69.31 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 4°23'44" West, a distance of 93.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 85°45'22" West, a distance of 650.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 1°14'42" West, a distance of 93.85 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 1°17'54", a radius of 292.01 feet, a chord bearing and distance of South 0°33'21" West, 6.62 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 6.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 47°42'41" East, a distance of 13.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 85°45'22" East, a distance of 11.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 4°14'38" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 85°45'22" West, a distance of 13.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 4°14'38" East, a distance of 110.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 85°45'22" West, a distance of 338.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 87°54'58" East, 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 4°26'11", a radius of 1325.00 feet, a chord bearing and distance of North 4°18'07" East, 102.57 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 102.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 38°10'45" West, a distance of 14.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 83°05'42" West, a distance of 82.55 feet to the POINT OF BEGINNING and containing 18.620 acres or 811,093 square feet of land.

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

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 6, 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. Homes Corporation, a Delaware corporation, Its General Partner

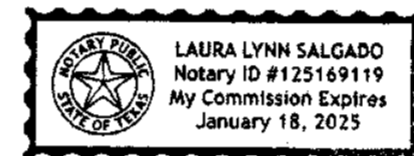
Signature of Jennifer Ellen, Authorized Agent

STATE OF TEXAS
COUNTY OF DOWSON

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Jennifer Ellen of Lennar Texas Holding Company, a Texas 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 31st day of March, 2021.

Signature of Laura Lynn Salgado, Notary Public



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, City of Princeton, Texas

Date: 4-28-21

"Approved"

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

Date: 4-28-21

CERTIFICATE OF COMPLETION

"Accepted"

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

Date: 4-28-21

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 6 to the City of Princeton was submitted to the City Council on the 26th day of April, 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 28th day of April, A.D. 2021



Signature of City Secretary, City of Princeton, Texas

S12365

FINAL PLAT
ARCADIA FARMS PHASE 6

92 RESIDENTIAL LOTS
2 OPEN SPACE LOTS

BEING
18.620 ACRES

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

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 3/26/21

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

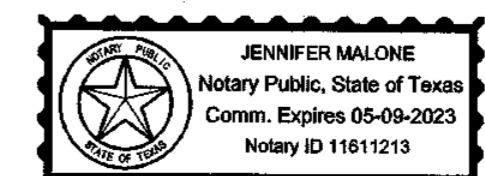


STATE OF TEXAS
COUNTY OF COLLIN

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 26th DAY OF March, 2021.

Signature of 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 for Scale, Drawn by, Checked by, Date, Project No., and Sheet No.