

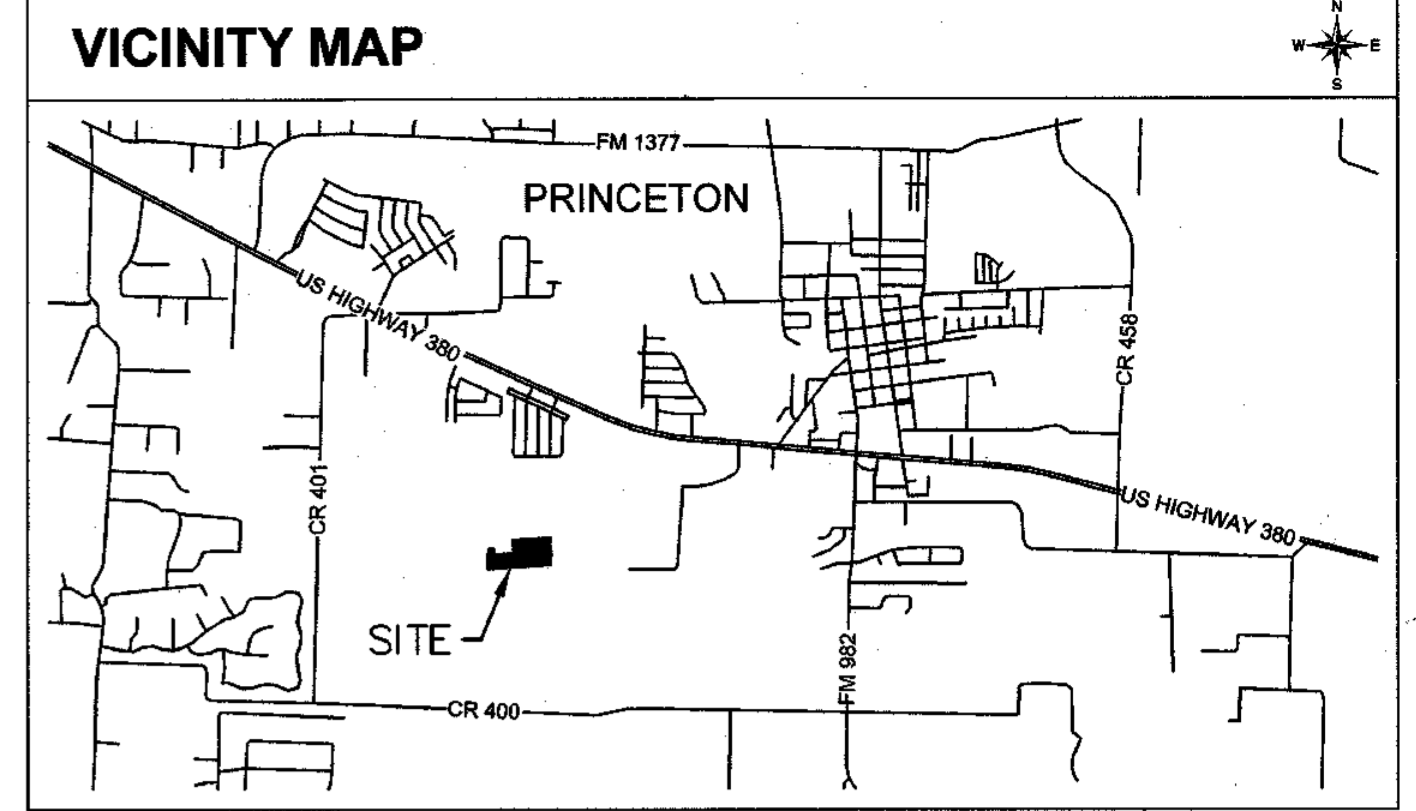
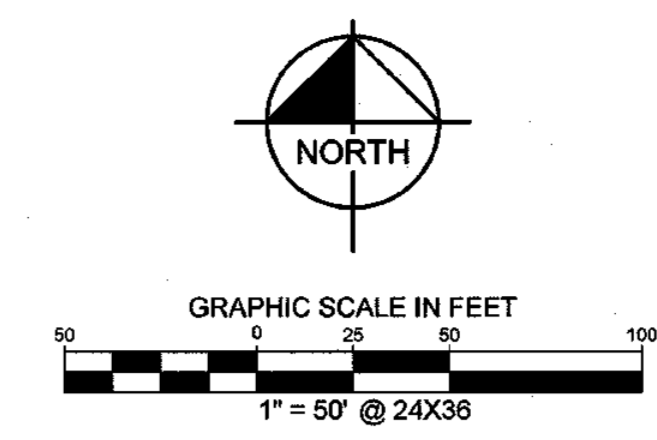
NOTES:

1. 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.
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. Sealing a portion of this addition by means and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
5. All Open Spaces and Drainage Easements to be maintained by the HOA.

LEGEND	
P.O.B. POINT OF BEGINNING	IRSC 5/8" IRON ROD W/ 10MM 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	U.E. UTILITY EASEMENT
	W.M.E. WALL MAINTENANCE EASEMENT
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE

**FROM
R-6957-002-0600-1 / 13.015 AC
FOR 2022**

LINE TABLE					LINE TABLE					CURVE TABLE							
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N51°02'18"E	27.87	L10	N85°45'22"E	10.73	C1	3°26'46"	1165.00	70.07	S02°58'05"W	70.06	C6	1°15'00"	1000.00	21.82	S88°22'52"W	21.82
L2	S38°10'45"E	14.16	L11	S48°37'08"E	13.99	C2	4°28'11"	1325.00	102.60	S04°18'07"W	102.57	C7	115°50'31"	50.02	101.13	N82°10'45"W	84.77
L3	N85°45'51"E	13.08	L12	S42°00'22"W	14.14	C3	1°17'54"	292.01	6.62	N00°33'21"E	6.62						
L4	N04°14'38"W	50.00	L13	S87°00'22"W	8.79	C4	0°50'19"	1300.00	19.03	S01°39'52"W	19.03						
L5	S85°45'22"W	11.10	L14	S02°59'38"E	50.00	C5	6°29'20"	500.00	47.90	S01°29'58"E	47.88						
L6	N47°42'41"W	13.76	L15	S46°22'58"E	13.29												
L7	S42°09'09"W	14.48	L16	N49°14'38"W	14.14												
L8	S85°45'22"W	12.36	L17	S40°45'22"W	14.14												
L9	S04°14'38"E	50.00															



**FINAL PLAT
ARCADIA FARMS PHASE 7**
72 RESIDENTIAL LOTS
1 OPEN SPACE LOTS

BEING
13.015 ACRES

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

S12410



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.		
1X-HOA	0.892	38,863	BLOCK I LOT 40	0.157	6,850	BLOCK S LOT 16	0.133	5,775	BLOCK U LOT 6	0.135	5,886	BLOCK W LOT 1	0.157	6,850	BLOCK W LOT 11	0.130	5,675		
BLOCK I LOT 31	0.132	5,750	BLOCK S LOT 7	0.169	7,370	BLOCK S LOT 17	0.133	5,775	BLOCK U LOT 7	0.135	5,886	BLOCK W LOT 2	0.132	5,750	BLOCK W LOT 12	0.133	5,807		
BLOCK I LOT 32	0.132	5,750	BLOCK S LOT 8	0.133	5,775	BLOCK S LOT 18	0.133	5,775	BLOCK U LOT 8	0.135	5,886	BLOCK W LOT 3	0.132	5,750	BLOCK W LOT 13	0.159	6,935		
BLOCK I LOT 33	0.134	5,832	BLOCK S LOT 9	0.133	5,775	BLOCK S LOT 19	0.133	5,775	BLOCK U LOT 9	0.135	5,886	BLOCK W LOT 4	0.132	5,750					
BLOCK I LOT 34	0.132	5,750	BLOCK S LOT 10	0.133	5,775	BLOCK S LOT 20	0.172	7,480	BLOCK U LOT 10	0.135	5,886	BLOCK W LOT 5	0.132	5,750					
BLOCK I LOT 35	0.132	5,750	BLOCK S LOT 11	0.133	5,775	BLOCK S LOT 21	0.152	6,634	BLOCK U LOT 11	0.135	5,886	BLOCK W LOT 6	0.132	5,750					
BLOCK I LOT 36	0.132	5,750	BLOCK S LOT 12	0.133	5,775	BLOCK S LOT 2	0.135	5,886	BLOCK U LOT 12	0.135	5,886	BLOCK W LOT 7	0.132	5,750					
BLOCK I LOT 37	0.132	5,750	BLOCK S LOT 13	0.133	5,775	BLOCK S LOT 3	0.135	5,886	BLOCK U LOT 13	0.135	5,886	BLOCK W LOT 8	0.132	5,750					
BLOCK I LOT 38	0.132	5,750	BLOCK S LOT 14	0.133	5,775	BLOCK S LOT 4	0.135	5,886	BLOCK U LOT 14	0.135	5,886	BLOCK W LOT 9	0.132	5,750					
BLOCK I LOT 39	0.132	5,750	BLOCK S LOT 15	0.133	5,775	BLOCK S LOT 5	0.135	5,886	BLOCK U LOT 15	0.159	6,927	BLOCK W LOT 10	0.131	5,720					

Kimley»Horn
SURVEYOR & ENGINEER
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale: 1" = 50'
Drawn by: CDS
Checked by: KHA
Date: FEB. 2021
Project No: 063451807
Sheet No: 1 OF 2

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
2021070710002480 2021-402

APPLICANT: Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Two Galleria Office Tower
Dallas, TX 75251
PH: (972) 778-1154
Contact: Jeremy Pitts
Email: jerry.pitts@kimley-horn.com

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 (288.35 acres) conveyed to TYF Partnership, Ltd., as evidenced in a Special Warranty Deed recorded in Volume 4853, Page 2630 of said Land Records, 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 North 85°45'22" East, along the southerly line of said 102.429 acre tract and the northerly line of said 100 acre tract, a distance of 55.25 feet to the POINT OF BEGINNING.

THENCE departing the southerly line of said 102.429 acre tract and the northerly line of said 100 acre tract, the following courses:

North 01°14'42" East, a distance of 327.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 3°26'46", a radius of 1165.00 feet, a chord bearing and distance of North 2°58'05" East, 70.08 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 70.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 51°02'16" East, a distance of 27.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 83°05'42" East, passing the southwest corner of Arcadia Farms Phase 6, an addition to the City of Princeton, according to the Final Plat, recorded in Volume 2021, Page 252 of the Map Records of Collin County, Texas, continuing along the southerly line of said Arcadia Farms Phase 6, a distance of 93.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE in an easterly direction, continuing along the southerly lines of said Arcadia Farms Phase 6, the following courses:

South 38°10'45" East, a distance of 14.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 4°26'11", a radius of 1325.00 feet, a chord bearing and distance of South 4°18'07" West, 102.57 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 102.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°54'58" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°45'22" East, a distance of 338.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 04°14'38" West, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°45'51" East, a distance of 13.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 04°14'38" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°45'22" West, a distance of 11.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 47°42'41" West, a distance of 13.76 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 1°17'54", a radius of 292.01 feet, a chord bearing and distance of North 0°33'21" East, 6.62 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 6.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°12'18" East, a distance of 93.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°45'22" East, a distance of 745.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°12'25" East, a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the easterly, southeast corner of said Arcadia Farms Phase 6, same being on the westerly line of Arcadia Farms Phase 6, an addition to the City of Princeton, according to the Final Plat, recorded in Volume 2019, Page 789 of the Map Records of Collin County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 3°05'13", a radius of 1823.00 feet, a chord bearing and distance of South 0°14'59" West, 98.21 feet;

THENCE in a southerly direction, continuing along the westerly lines of said Arcadia Farms Phase 4, the following courses:

In a southwesterly direction, with said curve to the left, an arc distance of 98.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°09'09" West, a distance of 14.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°45'22" West, a distance of 12.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°14'38" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°45'22" East, a distance of 10.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 48°37'08" East, a distance of 13.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°59'38" East, a distance of 203.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°00'22" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°00'22" West, a distance of 8.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°59'38" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°59'38" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Arcadia Farms Phase 4, same being on the southerly line of said 102.429 acre tract, same also being on the northerly line of a tract of a called 90.74 acre tract of land conveyed to Lucile M. Griffin as evidenced in a deed recorded in Volume 282, Page 481 of the Land Records of Collin County, Texas;

THENCE South 87°00'22" West, along the southerly line of said 102.429 acre tract and the northerly line of said 90.74 acre tract a distance of 117.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner from which a 1/2" iron rod with plastic cap stamped "DAA" bears South 09°10' East, a distance of 0.43 feet;

THENCE South 85°45'22" West, continuing along the southerly line of said 102.429 acre tract, the northerly line of said 90.74 acre tract and the northerly line of said 100 acre tract, a distance of 1149.30 feet to the POINT OF BEGINNING and containing 13.015 acres (566.924 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

The LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., does hereby adopt this plat designating the hereinbefore described property as ARCADIA FARMS PHASE 7, 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

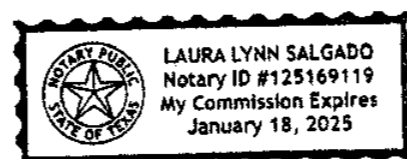
Signature of Jennifer Allen, Authorized Agent

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 Allen 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 21st day of May, 2021.

Signature of Laura Lynn Salgado



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: 6-30-21

"Approved"

Signature of Blaine Chacon, Mayor, City of Princeton, Texas. Date: 7-2-21

CERTIFICATE OF COMPLETION

"Accepted"

Signature of Blaine Chacon, Mayor, City of Princeton, Texas. Date: 7-2-21

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 7 to the City of Princeton was submitted to the City Council on the 08 day of June, 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 2 day of July, A.D. 2021

Signature of City Secretary, City of Princeton, Texas



FINAL PLAT ARCADIA FARMS PHASE 7

S12410

72 RESIDENTIAL LOTS
1 OPEN SPACE LOTS

BEING 13.015 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: 5/14/21

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

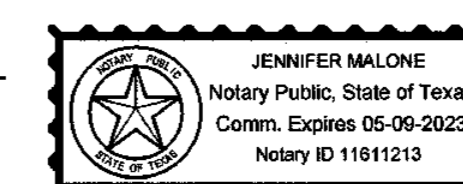


STATE OF TEXAS COUNTY OF COLLIN

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 14th DAY OF May, 2021.

Signature of Notary Public in and for the State of Texas



Kimley Horn logo and contact information: 6160 Warren Pkwy., Suite 210, Frisco, Texas 75034, FIRM # 10193622, Tel. No. (972) 335-3580, Fax No. (972) 335-3779. Includes project details for Arcadia Farms Phase 7.