

- 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, 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.
 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. 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.
 5. All Open Spaces and Drainage Easements to be maintained by the HOA.

LEGEND

- IRBC 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC IRON ROD WITH CAP FOUND
- MMS MAG NAIL SET
- PKF PK NAIL FOUND
- RF IRON ROD FOUND
- XS "X" CUT IN CONCRETE SET
- XF "X" CUT IN CONCRETE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT

L.R.C.C.T. LAND RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

FROM:
R-6957-002-3660-1 / 0.0172 AC
R-6957-004-0720-1 / 21.9998 AC
FOR TAX YEAR 2020

**FINAL PLAT
ARCADIA FARMS PHASE 9**

95 RESIDENTIAL LOTS
1 OPEN SPACE LOT
BEING
22.002 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
MAY - 2019



148 PRINCETON, LLC
INST. NO. 20170321000362410,
O.P.R.C.C.T.

CALLED 1.557 ACRES
CITY OF PRINCETON, TEXAS
INST. NO. 2015070700830480
O.P.R.C.C.T.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N44°35'10"W	14.14	L12	N44°52'41"E	14.43
L2	N45°14'43"E	14.12	L13	S43°43'05"W	14.14
L3	S45°35'33"E	13.97	L14	N46°16'55"W	14.14
L4	S44°33'58"W	14.35	L15	S45°28'02"E	13.93
L5	S36°56'26"W	14.17	L16	N80°53'46"E	25.27
L6	S54°17'39"E	14.39	L17	S44°52'41"W	28.87
L7	N43°43'05"E	14.14	L18	N45°07'19"W	27.73
L8	S48°16'55"E	14.14	L19	N44°32'58"E	28.71
L9	N45°07'19"W	13.85	L20	N62°19'09"E	43.11
L10	N44°52'41"E	14.43	L21	S27°40'51"E	15.00
L11	N45°07'19"W	13.85	L22	S62°19'09"W	38.01

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°28'42"	1430.00'	38.90'	S20°22'25"E	36.90'
C2	20°02'55"	1455.00'	509.12'	N09°36'37"W	506.53'
C3	1°41'45"	1000.00'	29.60'	N89°33'58"E	29.60'
C4	7°49'20"	300.00'	40.96'	S84°48'26"W	40.92'
C5	130°21'50"	50.00'	121.62'	N44°52'41"E	93.78'
C6	144°00'14"	50.00'	125.67'	N45°07'19"W	95.11'
C7	143°22'47"	50.00'	125.12'	S45°28'02"E	94.94'

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: JMW
Checked by: KHA
Date: MAY, 2019
Project No.: 063451801
Sheet No.: 1 OF 2

OWNER:
Lentur Homes of Texas Land and Construction, LLC
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph: (469) 587-5300
Contact: Justin Christ
2019062710002750

APPLICANT:
Kimley-Horn and Associates, Inc.
13456 Noel Road - Two Galleria
Office Tower, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Bryan Moody, PE
Email: bryan.moody@kimley-horn.com

2019-445

APPROVED: [Signature]

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 114.586-acre tract of land described in Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 20170201000143070, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2-inch iron pipe found for the southeast corner of said 114.586-acre tract, common with an angle point in the westerly line of a tract of land described in Special Warranty Deed with Vendor's Lien to 146 PRINCETON, LLC, recorded in Instrument No. 20170321000362410, said Official Public Records;

THENCE South 88°43'05" West, along the common line of said 114.586-acre tract and said Princeton tract, a distance of 1082.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the southeast corner of Lot 1X, Block C, South Beauchamp Boulevard, an Addition to the City of Princeton, Texas, according to the plat thereof recorded in Volume 2018, Page 272, Map Records, Collin County, Texas;

THENCE departing said common line and along the easterly line of said South Beauchamp Boulevard addition the following courses and distances:

- North 00°24'50" East, a distance of 378.89 feet to an iron rod set for corner;
North 45°24'50" East, a distance of 21.21 feet to an iron rod set for corner;
North 00°24'45" East, a distance of 50.00 feet to an iron rod set for corner;
North 44°57'19" West, a distance of 21.23 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 20°47'45", a radius of 1315.00 feet, a chord bearing and distance of North 10°42'54" West, 474.67 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 477.29 feet to an iron rod set for corner;
North 21°06'47" West, a distance of 57.68 feet to an iron rod set for corner at the southwest corner of Arcadia Farms Phase 8, an addition to the City of Princeton, Texas, according to the Final Plat, recorded in Volume 2019, Page 336 of the Map Records of Collin County, Texas;
THENCE departing the easterly line of said South Beauchamp Boulevard addition and along the southerly lines of said Arcadia Farms Phase 8, the following courses and distances:
North 68°53'13" East, a distance of 115.00 feet to an iron rod set for corner;
South 21°06'47" East, a distance of 57.68 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 01°28'42", a radius of 1430.00 feet, a chord bearing and distance of South 20°22'25" East, 36.90 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 36.90 feet to an iron rod set for corner;
North 70°21'56" East, a distance of 50.00 feet to an iron rod set for corner;
North 70°21'47" East, a distance of 56.72 feet to an iron rod set for corner;
North 85°58'30" East, a distance of 43.92 feet to an iron rod set for corner;
South 78°33'55" East, a distance of 44.59 feet to an iron rod set for corner;
South 72°40'51" East, a distance of 160.00 feet to an iron rod set for corner;
South 17°19'09" West, a distance of 74.20 feet to an iron rod set for corner;
South 01°16'55" East, a distance of 15.54 feet to an iron rod set for corner;
North 88°43'05" East, a distance of 743.17 feet to an iron rod set for southeast corner of said Arcadia Farms Phase 8 and being a corner on the common line of aforesaid 114.586-acre tract and the aforementioned Princeton tract;
THENCE South 01°02'17" West, along said common line, a distance of 820.67 feet to the POINT OF BEGINNING and containing 22.002 acres (958,416 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 9, 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

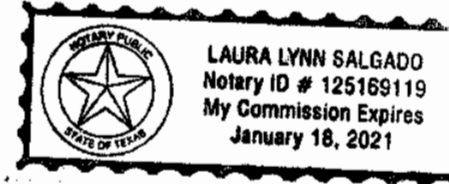
BY: Lennar Texas Holding Company, a Texas corporation, its General Partner

BY: Jennifer Ellen, Authorized Agent

STATE OF Texas §
COUNTY OF Collin §

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 purposes and consideration therein expressed.

Given under my hand and seal of office this the 19th day of June, 2019.



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" Date: 6-25-19

"Accepted" Date: 6-25-19

CERTIFICATE OF COMPLETION

"Accepted" Date: 6-25-19

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 9 to the City of Princeton was submitted to the City Council on the 24 day of June, 2019 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 25 day of June, A.D. 2019. City Secretary, City of Princeton, Texas



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: Michael B. Marx Date: 6/17/19

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

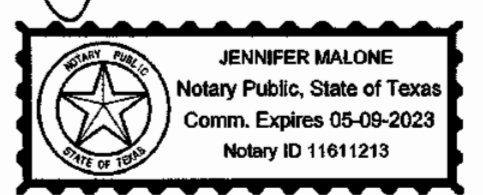


STATE OF TEXAS §
COUNTY OF COLLIN §

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 17th DAY OF JUNE, 2019.

Notary Public in and for the State of Texas



FINAL PLAT
ARCADIA FARMS PHASE 9

95 RESIDENTIAL LOTS
1 OPEN SPACE LOT

BEING
22.002 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
MAY - 2019



Kimley-Horn logo and contact information: 6160 Warren Parkway, Suite 210 Frisco, Texas 75034. Tel. No. (972) 335-3580. Fax No. (972) 335-3779.