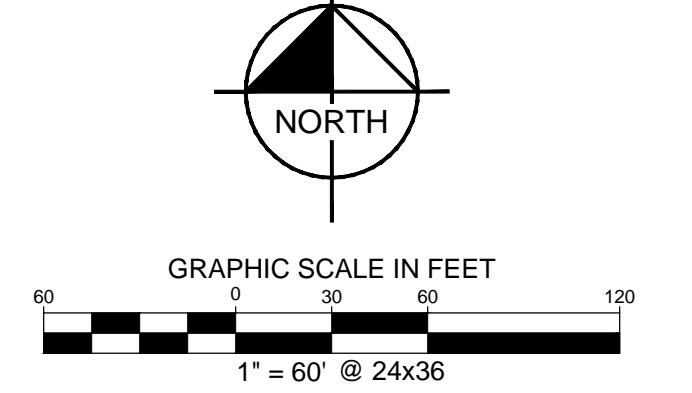


- NOTES:**
- According to Map No. 48085C0295 J, dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone X (unshaded) and is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The floodplain shown is an approximate location as depicted from the maps listed, and is not the result of a flood study performed by the surveyor or KHA.
  - 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	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
P.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	EASEMENT LINE
BUILDING LINE	

**FINAL PLAT**  
**ARCADIA FARMS PHASE 2**  
 110 RESIDENTIAL LOTS  
 2 OPEN SPACE LOTS  
 1 SCHOOL LOT

BEING  
 35.450 ACRES  
 OUT OF THE  
**HARDIN WRIGHT SURVEY,**  
**ABSTRACT NO. 957**  
 CITY OF PRINCETON  
 COLLIN COUNTY, TEXAS  
 DECEMBER 2016

**Kimley»Horn**

7570 Genesis Court, Suite 200  
 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'	SG/APS	KHA	05/04/2017	063451801	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: Ashley Williams, PE

**APPLICANT:**  
 Kimley-Horn and Associates, Inc.  
 12750 Merit Drive, Suite 1000  
 Dallas, TX 75251  
 Ph: (972) 776-1764  
 Contact: Ashley Williams, PE  
 Email: ashley.williams@kimley-horn.com

REMAINDER OF CALLED 216.976 ACRES PRINCETON 360, LTD VOLUME 5341, PAGE 3993 L.R.C.C.T.

REMAINDER OF CALLED 114.586 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. INST. NO. 20170201000143070 O.P.R.C.C.T.

PORTION OF CALLED 114.586 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. INST. NO. 20170201000143070 O.P.R.C.C.T.

CALLED 90.74 ACRES LUCILE M. GRIFFIN VOL. 282, PG. 481 L.R.C.C.T.

DWG NAME: KCFPR\_SURVEY063451801-PRINCETON\_CROSSING063451801-ARCADIA FARMS PH2.TPDWG PLOTTED BY: PFINSTER, BLOCK:11/03/2017 11:43 AM LAST SAVED: 5/4/2017 9:38 AM

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 conveyed to Lennar Homes of Texas Land And Construction, Ltd., as evidenced in a Special Warranty Deed recorded in Instrument No. 20170201000143070 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northeast corner of a called 90.74 acre tract of land described in a deed to Lucile M. Griffin, as recorded in Volume 282, Page 481 of the Land Records of Collin County, Texas, being on the southerly line of said 114.586 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "DAA" found for witness bears South 06°39' East, 0.32 foot;

THENCE South 87°00'22" West, along the southerly line of said 114.586 acre tract and the northerly line of said 90.74 acre tract, a distance 50.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the POINT OF BEGINNING of the herein described tract;

THENCE South 87°00'22" West, continuing along the southerly line of said 114.586 acre tract and the northerly line of said 90.74 acre tract, a distance of 1455.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 114.586 acre tract;

THENCE departing the northerly line of said 90.74 acre tract, and along the westerly line of said 114.586 acre tract, the following courses:

North 2°59'38" West, a distance of 444.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 2°15'42" East, a distance of 67.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 4°20'40" East, a distance of 50.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 6°55'09" East, a distance of 50.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 9°29'37" East, a distance of 50.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 12°04'06" East, a distance of 68.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 14°18'41" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°39'09" East, a distance of 71.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 22°06'52" East, a distance of 52.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°32'48" East, a distance of 48.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 15°50'27" East, a distance of 48.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°39'30" East, a distance of 48.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 7°28'33" East, a distance of 48.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 3°17'36" East, a distance of 48.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 0°53'21" West, a distance of 48.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE in an easterly direction, departing the westerly line of said 114.586 acre tract and crossing said 114.586 acre tract, the following courses:

North 87°21'15" East, a distance of 110.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 2°38'45" East, a distance of 4.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 3°09'05", a radius of 775.00 feet, a chord bearing and distance of South 1°04'13" East, 42.62 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 42.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°29'40" East, a distance of 50.00 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 0°43'12", a radius of 825.00 feet, a chord bearing and distance of North 0°08'44" East, 10.37 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 10.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°23'25" East, a distance of 14.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°21'15" East, a distance of 271.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 15°27'20", a radius of 375.00 feet, a chord bearing and distance of South 84°55'05" East, 100.85 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 101.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°11'25" East, a distance of 13.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°22'34" East, a distance of 75.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°11'25" East, a distance of 103.05 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 30°18'17", a radius of 430.00 feet, a chord bearing and distance of North 87°39'27" East, 224.79 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 227.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°30'18" East, a distance of 184.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°28'39" East, a distance of 43.17 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 0°58'21", a radius of 1300.00 feet, a chord bearing and distance of South 20°37'36" East, 22.07 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 22.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°06'47" East, a distance of 219.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 19°45'59", a radius of 1200.00 feet, a chord bearing and distance of South 11°13'47" East, 411.94 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 413.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°53'15" West, a distance of 41.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°31'05" West, a distance of 60.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°35'10" East, a distance of 42.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°24'50" West, a distance of 329.37 feet to the POINT OF BEGINNING and containing 35.450 acres (1,544,212 square feet) of land, more or less.

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S02°38'45"E	4.00'	L12	N42°00'22"E	14.14'	L23	N77°59'38"W	15.00'	L34	N89°35'10"W	15.00'
L2	S89°29'40"E	50.00'	L13	S47°59'38"E	14.14'	L24	N12°00'22"E	17.11'	L35	N00°24'50"E	8.22'
L3	N43°23'25"E	14.41'	L14	N47°59'38"W	14.14'	L25	N87°00'22"E	101.44'			
L4	S77°11'25"E	13.99'	L15	N47°14'25"E	13.01'	L26	N87°00'22"E	113.42'			
L5	S33°52'34"W	25.00'	L16	S41°34'56"E	13.68'	L27	S02°59'38"E	5.00'			
L6	N42°00'22"E	28.28'	L17	N53°43'15"E	13.32'	L28	S87°00'22"W	10.00'			
L7	N06°52'20"E	27.99'	L18	N47°59'38"W	14.14'	L29	S02°59'38"E	5.00'			
L8	N46°17'24"W	27.48'	L19	S47°59'38"E	14.14'	L30	S87°00'22"W	10.00'			
L9	N59°20'20"E	14.19'	L20	N42°00'22"E	14.14'	L31	S02°59'38"E	20.00'			
L10	S34°00'27"E	13.25'	L21	N43°42'36"E	14.56'	L32	S87°00'22"W	10.00'			
L11	S47°59'38"E	14.14'	L22	S12°00'22"W	19.08'	L33	S00°24'50"W	6.88'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°09'05"	775.00'	42.63'	S01°04'13"E	42.62'
C2	0°43'12"	825.00'	10.37'	N00°08'44"E	10.37'
C3	23°05'33"	800.00'	322.43'	N12°03'07"E	320.26'
C4	12°23'43"	590.00'	108.17'	S17°24'02"W	107.98'
C5	17°18'19"	500.00'	151.02'	S84°20'29"E	150.44'
C6	16°42'32"	350.00'	102.07'	N84°38'22"W	101.71'
C7	12°11'53"	350.00'	74.51'	S82°23'03"E	74.37'
C8	6°27'30"	300.00'	33.62'	S03°38'35"W	33.80'
C9	141°41'02"	50.00'	123.64'	N47°59'38"W	94.46'
C10	141°41'02"	50.00'	123.64'	S47°59'38"E	94.46'
C11	138°16'34"	50.00'	120.67'	N43°42'36"E	93.44'
C12	11°59'26"	275.00'	57.55'	N86°59'55"W	57.45'
C13	11°59'26"	275.00'	57.55'	S86°59'55"E	57.45'

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 2, 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: \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Name and Title

STATE OF \_\_\_\_\_ §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_ 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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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: \_\_\_\_\_  
 Chairman, Planning & Zoning Commission  
 City of Princeton, Texas

\*Approved\*

\_\_\_\_\_  
 Date: \_\_\_\_\_  
 Mayor, City of Princeton, Texas

CERTIFICATE OF COMPLETION

\*Approved\*

\_\_\_\_\_  
 Date: \_\_\_\_\_  
 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 2 to the City of Princeton was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_,  
 A.D. 20\_\_\_\_\_

\_\_\_\_\_  
 City Secretary  
 City of Princeton, Texas

FINAL PLAT  
 ARCADIA FARMS PHASE 2

110 RESIDENTIAL LOTS  
 2 OPEN SPACE LOTS  
 1 SCHOOL LOT

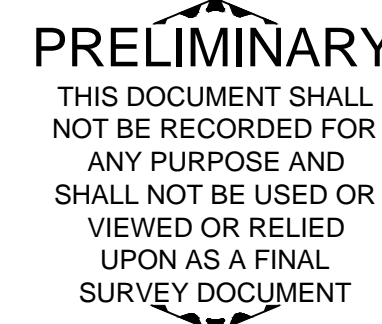
BEING  
 35.450 ACRES  
 OUT OF THE  
 HARDIN WRIGHT SURVEY,  
 ABSTRACT NO. 957  
 CITY OF PRINCETON  
 COLLIN COUNTY, TEXAS  
 DECEMBER 2016

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 \_\_\_\_\_ Date \_\_\_\_\_

Michael B. Marx  
 Registered Professional Land Surveyor #5181  
 Kimley-Horn and Associates, Inc.  
 5750 Genesis Court, Suite 200  
 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

SURVEYOR / ENGINEER	<b>Kimley»Horn</b>				
	5750 Genesis Court, Suite 200 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.
N/A	SG/APS	KHA	05/04/2017	063451801	2 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:			APPLICANT: Kimley-Horn and Associates, Inc. 12750 Merit Drive, Suite 1000 Dallas, TX 75251 Ph: (972) 776-1764 Contact: Ashley Williams, PE Email: ashley.williams@kimley-horn.com		

DWG NAME: K:\P\FR\_SURVEY\063451801-PRINCETON\_CROSSING\DWG\063451801-ARCADIA FARMS PH2.TPDWG PLOTTED BY: PRISTER, BROCK 11/26/2017 11:44 AM LAST SAVED: 5/23/2017 9:38 AM