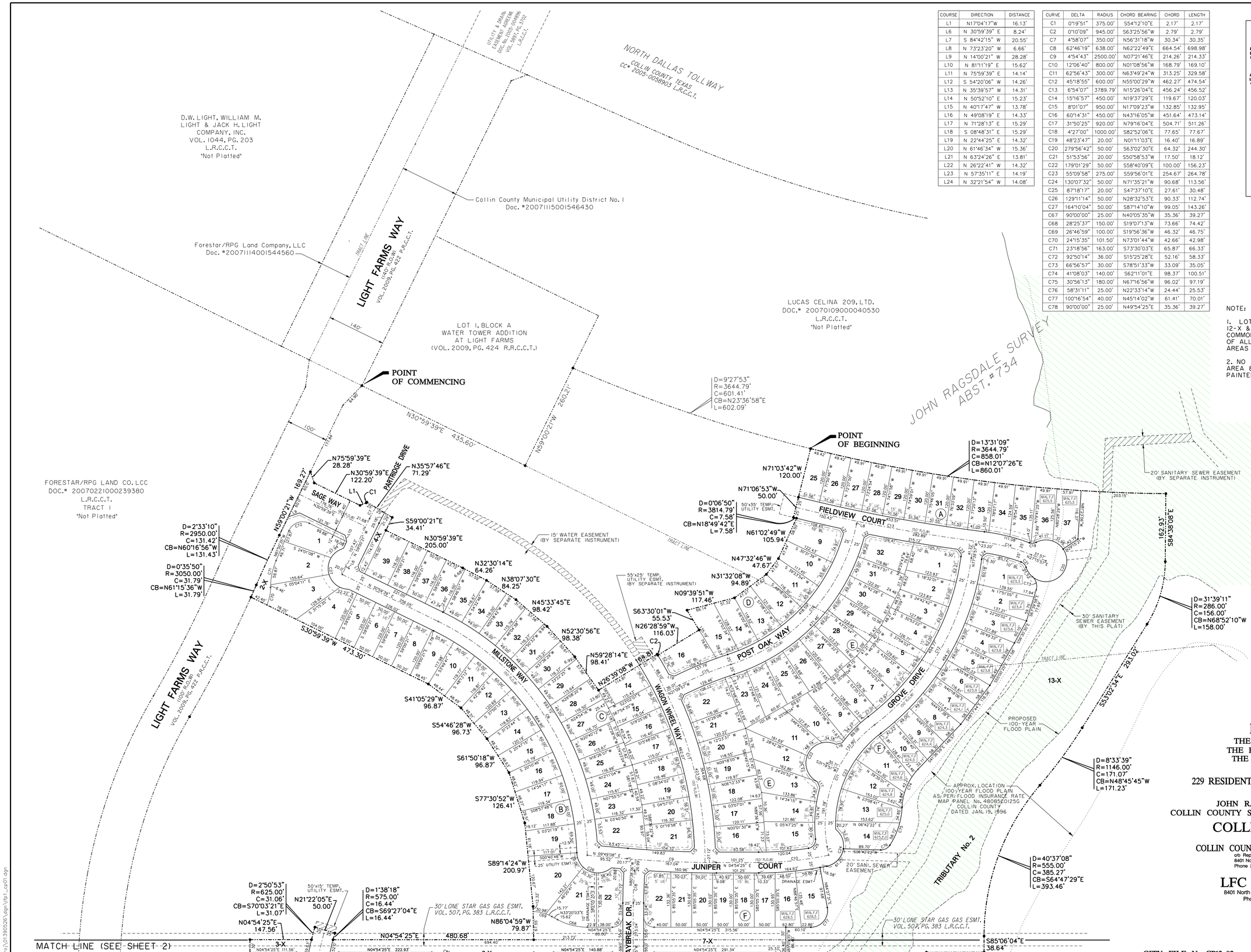
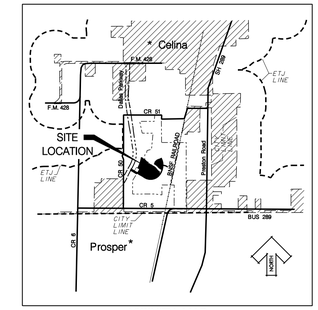


COURSE	DIRECTION	DISTANCE
L1	N17°04'17"W	16.13'
L6	N 30°59'39" E	8.24'
L7	S 84°42'15" W	20.55'
L8	N 73°23'20" W	6.66'
L9	N 14°00'21" W	28.28'
L10	N 81°11'19" E	15.62'
L11	N 75°59'39" E	14.14'
L12	S 54°20'06" W	14.26'
L13	N 35°39'57" W	14.31'
L14	N 50°52'10" E	15.23'
L15	N 40°17'47" W	13.78'
L16	N 49°08'19" E	14.33'
L17	N 71°28'13" E	15.29'
L18	S 08°48'31" E	15.29'
L19	N 22°44'25" E	14.32'
L20	N 61°46'34" W	15.36'
L21	N 63°24'26" E	13.81'
L22	N 26°22'41" W	14.32'
L23	N 57°35'11" E	14.19'
L24	N 32°21'54" W	14.08'

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
C1	0°19'51"	375.00'	S54°12'10"E	2.17'	2.17'
C2	0°10'09"	945.00'	S63°25'56"W	2.79'	2.79'
C7	4°58'07"	350.00'	N56°31'18"W	30.34'	30.35'
C8	62°46'19"	638.00'	N62°22'49"E	664.54'	698.98'
C9	4°54'43"	2500.00'	N07°21'46"E	214.26'	214.33'
C10	12°06'40"	800.00'	N01°08'56"W	168.79'	169.10'
C11	62°56'43"	300.00'	N63°49'24"W	313.25'	329.58'
C12	45°18'55"	600.00'	N55°00'29"W	462.27'	474.54'
C13	6°54'07"	3789.79'	N15°26'04"E	456.24'	456.52'
C14	15°16'57"	450.00'	N19°37'29"E	119.67'	120.03'
C15	8°01'07"	950.00'	N17°09'23"W	132.85'	132.95'
C16	60°14'31"	450.00'	N43°16'05"W	451.64'	473.14'
C17	31°50'25"	920.00'	N79°16'04"E	504.71'	511.26'
C18	4°27'00"	1000.00'	S82°52'06"E	77.65'	77.67'
C19	48°23'47"	20.00'	N01°11'03"E	16.40'	16.89'
C20	279°56'42"	50.00'	S63°02'30"E	64.32'	244.30'
C21	51°53'56"	20.00'	S50°58'53"W	17.50'	18.12'
C22	179°01'29"	50.00'	S58°40'09"E	100.00'	156.23'
C23	55°09'58"	275.00'	S59°56'01"E	254.67'	264.78'
C24	130°07'32"	50.00'	N71°35'21"W	90.68'	113.56'
C25	87°18'17"	20.00'	S47°37'10"E	27.61'	30.48'
C26	129°11'14"	50.00'	N28°32'53"E	90.33'	112.74'
C27	164°10'04"	50.00'	S87°14'10"W	99.05'	143.26'
C67	90°00'00"	25.00'	N40°05'35"W	35.36'	39.27'
C68	28°25'37"	150.00'	S19°07'13"W	73.66'	74.42'
C69	26°46'59"	100.00'	S19°56'36"W	46.32'	46.75'
C70	24°15'35"	101.50'	N73°01'44"W	42.66'	42.98'
C71	23°18'56"	163.00'	S73°30'03"E	65.87'	66.33'
C72	92°50'14"	36.00'	S15°25'28"E	52.16'	58.33'
C73	66°56'57"	30.00'	S78°51'33"W	33.09'	35.05'
C74	41°08'03"	140.00'	S62°11'01"E	98.37'	100.51'
C75	30°56'13"	180.00'	N67°16'56"W	96.02'	97.19'
C76	58°31'11"	25.00'	N22°33'14"W	24.44'	25.53'
C77	100°16'54"	40.00'	N45°14'02"W	61.41'	70.01'
C78	90°00'00"	25.00'	N49°54'25"E	35.36'	39.27'



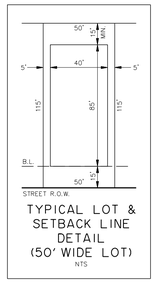
VICINITY MAP
NTS

SCALE: 1" = 100'

NOTE:

1. LOTS 2-X, 3-X, 4-X, 6-X, 7-X, 8-X, 9-X, 10-X, 11-X, 12-X & 13-X ARE GENERAL OPEN SPACE AND/ OR COMMON AREAS. THE CARE AND MAINTENANCE OF ALL GENERAL OPEN SPACE AND/ OR COMMON AREAS IS THE RESPONSIBILITY OF THE H.O.A.

2. NO STREET PARKING ALONG THE CURB OF COMMON AREA 8-X. NO PARKING TO BE DESIGNATED BY PAINTED CURB.



TYPICAL LOT & SETBACK LINE DETAIL (50' WIDE LOT)
NTS

FINAL PLAT
PHASE ONE

LIGHT FARMS

THE INDIGO NEIGHBORHOOD
THE BLUESTEM NEIGHBORHOOD
THE GRANGE NEIGHBORHOOD

CONTAINING
229 RESIDENTIAL LOTS TOTALING 74.17 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

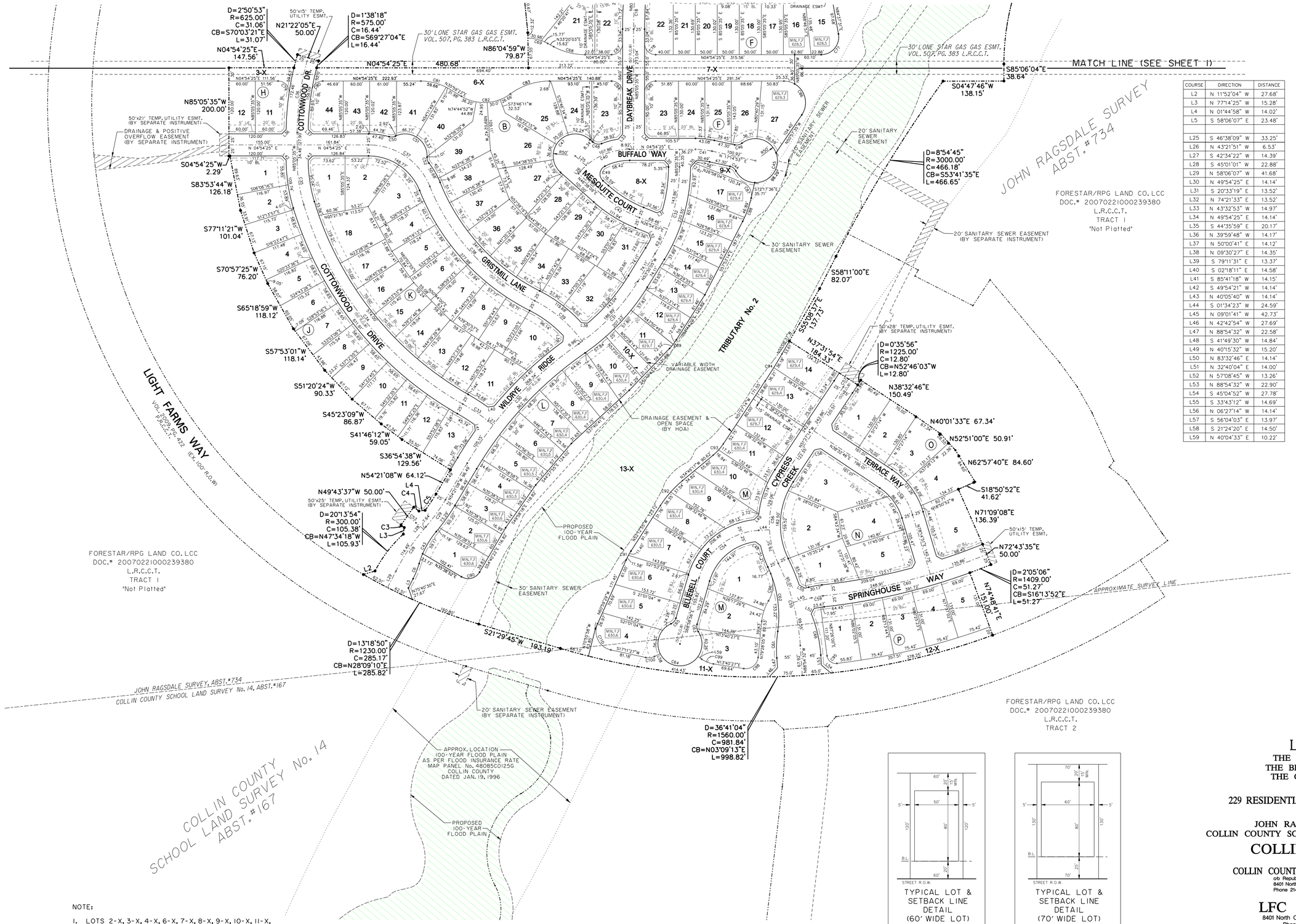
COLLIN COUNTY, TEXAS

PREPARED FOR:
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No.1
c/o Republic Property Group
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

DEVELOPER
LFC Land Company, LLC
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
1717 McKinney Ave., Ste. 1400 Dallas,Texas 75202
Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No. CP12-02 JANUARY, 2013 SHEET 1 of 4



COURSE	DIRECTION	DISTANCE
L2	N 11°52'04" W	27.68'
L3	N 77°14'25" W	15.28'
L4	N 01°44'58" W	14.02'
L5	S 58°06'07" E	23.48'
L25	S 46°38'09" W	33.25'
L26	N 43°21'51" W	6.53'
L27	S 42°34'22" W	14.39'
L28	S 45°01'01" W	22.88'
L29	N 58°06'07" W	41.68'
L30	N 49°54'25" E	14.14'
L31	S 20°33'19" E	13.52'
L32	N 74°21'33" E	13.52'
L33	N 43°32'53" W	14.97'
L34	N 49°54'25" E	14.14'
L35	S 44°35'59" E	20.17'
L36	N 39°59'48" W	14.17'
L37	N 50°00'41" E	14.12'
L38	N 09°30'27" E	14.35'
L39	S 79°11'31" E	13.37'
L40	S 02°18'11" E	14.58'
L41	S 85°41'18" W	14.15'
L42	S 49°54'21" W	14.14'
L43	N 40°05'40" W	14.14'
L44	S 01°34'23" W	24.59'
L45	N 09°01'41" W	42.73'
L46	N 42°42'54" W	27.69'
L47	N 88°54'32" W	22.58'
L48	S 41°49'30" W	14.84'
L49	N 40°15'32" W	15.20'
L50	N 83°32'46" E	14.14'
L51	N 32°40'04" E	14.00'
L52	N 57°08'45" W	13.26'
L53	N 88°54'32" W	22.90'
L54	S 45°04'52" W	27.78'
L55	S 33°43'12" W	14.69'
L56	N 06°27'14" W	14.14'
L57	S 56°04'03" E	13.97'
L58	S 21°24'20" E	14.50'
L59	N 40°04'33" E	10.22'

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
C3	1°54'25"	275.00'	S41°13'35"W	9.15'	9.15'
C4	2°36'02"	325.00'	N41°34'24"E	14.75'	14.75'
C5	6°22'54"	400.00'	N51°09'40"W	44.53'	44.55'
C6	10°40'03"	200.00'	S63°26'08"E	37.18'	37.24'
C28	13°59'41"	500.00'	S51°06'16"E	121.82'	122.13'
C29	10°14'42"	425.00'	N49°13'47"W	75.89'	75.99'
C30	24°35'50"	870.00'	S42°03'13"E	370.63'	373.49'
C31	23°44'47"	475.00'	N41°37'41"W	195.46'	196.87'
C32	31°35'30"	375.00'	N69°17'50"W	204.16'	206.77'
C33	7°57'38"	500.00'	N38°35'33"E	69.41'	69.47'
C34	43°26'41"	782.00'	N56°20'04"E	578.85'	592.95'
C35	16°51'01"	350.00'	N86°28'54"E	102.56'	102.93'
C36	16°27'41"	600.00'	S76°51'45"E	171.79'	172.38'
C37	68°11'20"	150.00'	S39°00'05"W	168.17'	178.52'
C38	41°24'30"	498.00'	N52°23'30"E	352.13'	359.91'
C39	27°23'20"	300.00'	S45°22'55"W	142.05'	143.41'
C40	48°16'15"	150.00'	S19°13'43"E	122.67'	126.37'
C41	12°20'28"	175.00'	S11°04'39"W	37.62'	37.69'
C42	19°44'02"	300.00'	N36°46'08"E	102.82'	103.33'
C43	23°44'57"	200.00'	S56°53'41"E	82.31'	82.90'
C44	49°59'41"	20.00'	S42°14'43"W	16.90'	17.45'
C45	279°59'23"	50.00'	N72°45'07"W	64.29'	244.34'
C46	49°59'41"	20.00'	N07°44'58"W	16.90'	17.45'
C47	180°00'00"	50.00'	S43°21'51"E	100.00'	157.08'
C48	63°01'08"	20.00'	N15°07'35"E	20.91'	22.00'
C49	111°29'35"	20.00'	S77°37'03"E	33.06'	38.92'
C50	41°34'05"	20.00'	N00°21'26"W	14.19'	14.51'
C51	119°12'39"	50.00'	S38°27'51"W	86.26'	104.03'
C52	41°34'05"	20.00'	N77°17'08"E	14.19'	14.51'
C53	4°44'38"	300.00'	S42°38'42"W	24.83'	24.84'
C54	70°33'18"	150.00'	S33°42'16"E	173.26'	184.71'
C55	22°17'42"	500.00'	S79°56'37"W	193.34'	194.56'
C56	59°45'00"	200.00'	S81°19'44"E	199.24'	208.57'
C57	1°00'52"	1200.00'	N51°57'40"W	21.25'	21.25'
C58	39°42'04"	150.00'	S58°23'49"W	101.87'	103.94'
C59	7°41'00"	200.00'	S05°11'11"E	26.80'	26.82'
C60	15°55'44"	1384.00'	N09°18'33"W	383.53'	384.77'
C61	11°34'03"	300.00'	S83°07'30"E	60.46'	60.57'
C62	33°03'12"	260.00'	S86°07'55"W	147.92'	149.99'
C63	49°59'41"	20.00'	N86°01'14"E	16.90'	17.45'
C64	279°59'23"	50.00'	N21°01'04"E	64.29'	244.34'
C65	49°59'41"	20.00'	N43°59'05"W	16.90'	17.45'
C66	18°26'22"	300.00'	S81°52'17"W	96.13'	96.55'
C79	98°08'46"	25.00'	S53°58'48"W	37.78'	42.82'
C80	80°21'35"	25.00'	S35°16'23"E	32.26'	35.06'
C81	31°04'58"	125.00'	S20°26'54"W	66.98'	67.81'
C82	67°29'50"	100.00'	N02°14'28"E	111.11'	117.81'
C83	36°24'54"	150.00'	S13°18'01"E	93.74'	95.33'
C84	90°00'00"	25.00'	S49°54'25"W	35.36'	39.27'
C85	90°00'00"	25.00'	S40°05'35"E	35.36'	39.27'
C86	124°08'00"	49.00'	S66°58'25"W	86.58'	106.16'
C87	80°44'26"	30.00'	S67°20'17"W	38.86'	42.28'
C88	14°24'21"	224.84'	N65°05'25"W	56.38'	56.53'
C89	11°33'37"	124.00'	N46°57'32"W	24.98'	25.02'
C90	90°19'15"	30.00'	N09°30'45"W	42.55'	47.29'
C91	8°46'34"	150.00'	S56°36'12"E	22.95'	22.98'
C92	17°23'37"	250.00'	S43°31'06"E	75.60'	75.89'
C93	16°37'56"	118.00'	N43°08'15"W	34.13'	34.25'
C94	3°41'24"	1124.00'	N53°17'55"W	72.37'	72.39'
C95	89°19'17"	20.00'	N42°46'21"E	28.12'	31.18'
C96	52°37'24"	69.50'	N80°23'14"W	61.61'	63.83'
C97	25°22'36"	111.50'	S66°45'50"E	48.98'	49.38'
C98	93°01'43"	28.50'	N32°52'29"W	41.36'	46.27'
C99	26°26'10"	63.00'	N26°51'28"E	28.81'	29.07'
C100	38°35'47"	30.00'	N02°06'26"W	19.83'	20.21'
C101	101°49'04"	43.00'	N68°05'59"E	66.75'	76.41'

NOTE:

1. LOTS 2-X, 3-X, 4-X, 6-X, 7-X, 8-X, 9-X, 10-X, 11-X, 12-X & 13-X ARE GENERAL OPEN SPACE AND/ OR COMMON AREAS. THE CARE AND MAINTENANCE OF ALL GENERAL OPEN SPACE AND/ OR COMMON AREAS IS THE RESPONSIBILITY OF THE H.O.A.

2. NO STREET PARKING ALONG THE CURB OF COMMON AREA 8-X. NO PARKING TO BE DESIGNATED BY PAINTED CURB.

TYPICAL LOT & SETBACK LINE DETAIL (60' WIDE LOT)
NTS

INDIGO NEIGHBORHOOD

TYPICAL LOT & SETBACK LINE DETAIL (70' WIDE LOT)
NTS

GRANGE NEIGHBORHOOD

FINAL PLAT
PHASE ONE

LIGHT FARMS

THE INDIGO NEIGHBORHOOD
THE BLUESTEM NEIGHBORHOOD
THE GRANGE NEIGHBORHOOD

CONTAINING

229 RESIDENTIAL LOTS TOTALING 74.17 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

PREPARED FOR:

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1
c/o Republic Property Group
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

DEVELOPER

LFC Land Company, LLC
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

HUITT-ZOLLARS
Huitt-Zollars, Inc.
1717 McKinney Ave., Ste. 1400 Dallas, Texas 75202
Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No. CP12-02 JANUARY, 2013 SHEET 2 of 4

I:\proj\013909526\dgn\fp1_dp02.dgn