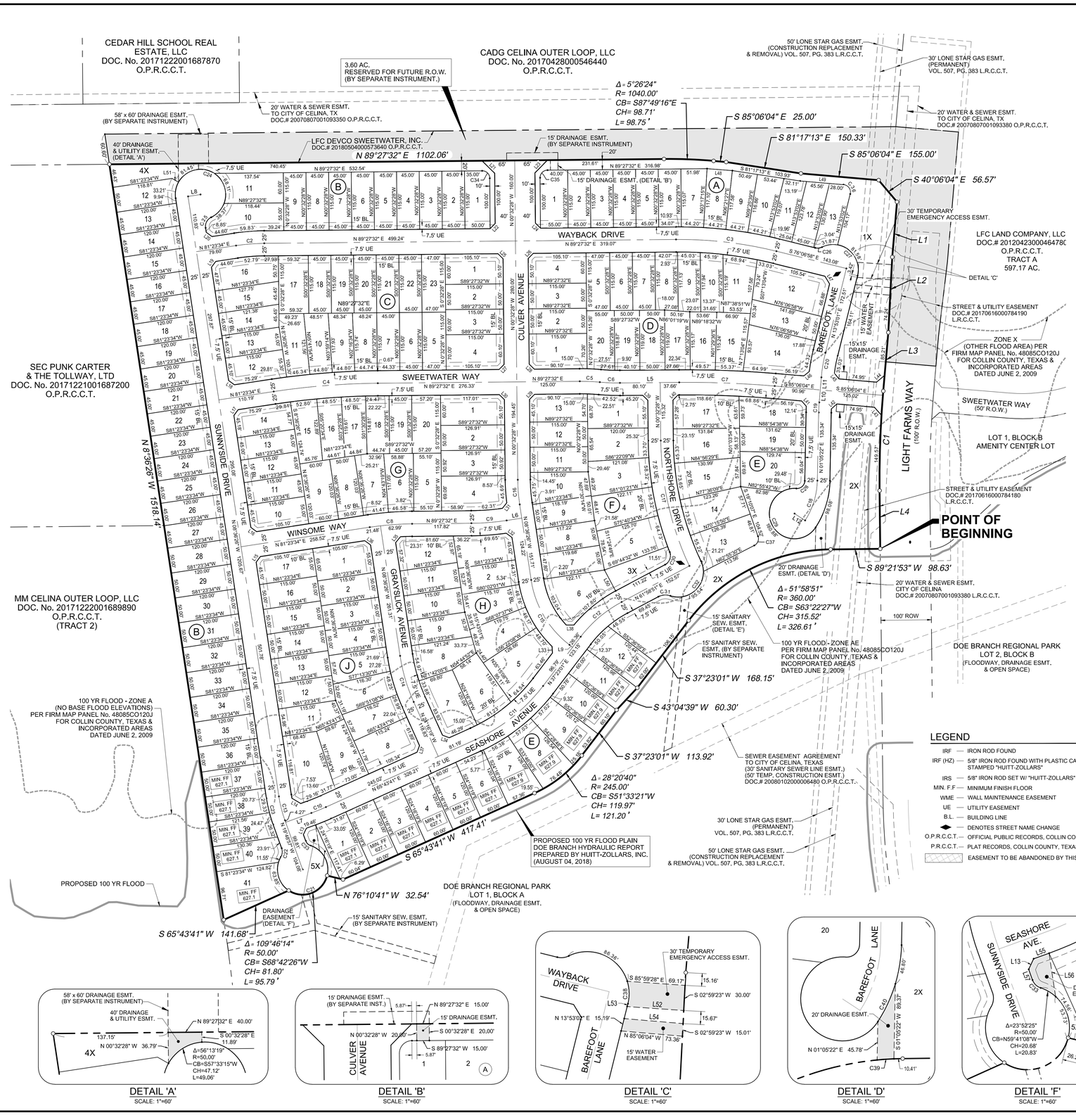
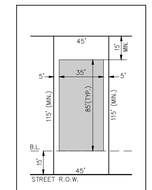
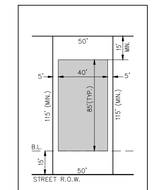
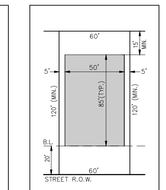


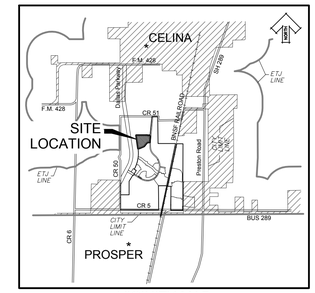

TYPICAL LOT & SETBACK LINE DETAIL (45' WIDE LOT)




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




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




VICINITY MAP

N

0 50 100 150 200

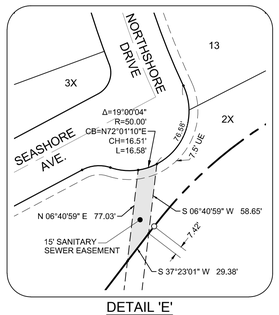
SCALE IN FEET

BASIS OF BEARING: THE BEARINGS SHOWN ARE ON N.A.D. 1983, TIED TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202)

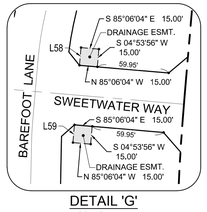
| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S 04°53'56" W | 110.00' |
| L2 | S 02°59'23" W | 150.08' |
| L3 | S 04°53'56" W | 116.75' |
| L4 | S 00°38'07" E | 115.68' |
| L5 | N 89°27'32" E | 117.76' |
| L6 | N 81°23'34" E | 30.48' |
| L7 | N 70°11'03" E | 54.36' |
| L8 | N 81°23'34" E | 25.00' |
| L9 | N 52°36'59" W | 7.76' |
| L10 | N 04°53'56" E | 25.00' |
| L11 | N 04°53'56" E | 25.00' |
| L12 | S 56°48'01" E | 25.00' |
| L13 | S 25°11'03" W | 14.00' |
| L14 | N 59°12'42" W | 20.17' |
| L15 | N 36°23'34" E | 14.00' |
| L16 | N 53°36'26" W | 14.00' |
| L17 | N 36°23'34" E | 14.00' |
| L18 | S 53°36'26" E | 14.00' |
| L19 | N 36°23'34" E | 14.14' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L20 | S 53°36'26" E | 14.14' |
| L21 | S 45°32'28" E | 35.36' |
| L22 | N 44°27'32" E | 14.14' |
| L23 | N 44°27'32" E | 35.36' |
| L24 | S 45°32'28" E | 14.14' |
| L25 | S 45°32'28" E | 14.00' |
| L26 | N 44°27'32" E | 14.00' |
| L27 | N 44°27'32" E | 14.00' |
| L28 | N 45°32'28" W | 14.00' |
| L29 | N 44°27'32" E | 14.00' |
| L30 | S 45°32'28" E | 14.00' |
| L31 | S 37°57'59" W | 13.91' |
| L32 | S 53°04'33" E | 13.90' |
| L33 | S 03°42'15" E | 13.03' |
| L34 | N 69°16'19" W | 14.00' |
| L35 | N 39°34'21" E | 14.85' |
| L36 | S 53°36'26" E | 14.14' |
| L37 | S 20°43'42" W | 14.00' |
| L38 | S 89°55'49" W | 15.11' |
| L39 | S 45°32'28" E | 14.00' |
| L40 | N 44°30'01" E | 14.00' |
| L41 | S 41°24'20" E | 13.71' |
| L42 | N 48°11'13" E | 14.39' |
| L43 | S 41°09'41" E | 21.60' |
| L44 | N 49°51'56" E | 21.20' |
| L45 | S 38°23'20" E | 14.39' |
| L46 | S 51°12'13" W | 13.71' |
| L47 | S 31°06'58" E | 17.73' |
| L48 | S 85°43'28" E | 50.49' |
| L49 | S 85°06'04" E | 86.75' |
| L50 | N 28°01'09" W | 47.14' |
| L51 | N 60°33'24" W | 15.00' |
| L52 | N 85°59'28" W | 67.66' |
| L53 | N 13°53'02" E | 3.42' |
| L54 | S 85°06'04" E | 70.49' |
| L55 | N 70°11'03" E | 19.46' |
| L56 | S 08°36'26" E | 52.39' |
| L57 | N 19°48'57" W | 13.44' |
| L58 | N 04°53'56" E | 15.00' |
| L59 | N 04°53'56" E | 15.00' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | CH BEARING | CHORD | LENGTH |
| C1 | 5°32'04" | 2050.00' | S 2°07'55" W | 197.94' | 198.01' |
| C2 | 8°03'58" | 400.00' | N 85°25'33" E | 56.27' | 56.31' |
| C3 | 14°25'30" | 800.00' | S 83°19'43" E | 200.88' | 201.41' |
| C4 | 8°03'58" | 1475.00' | N 85°25'33" E | 207.48' | 207.65' |
| C5 | 5°43'55" | 400.00' | S 87°40'30" E | 40.00' | 40.02' |
| C6 | 5°43'55" | 400.00' | S 87°40'31" E | 40.00' | 40.02' |
| C7 | 5°26'24" | 2000.00' | S 87°49'16" E | 189.82' | 189.90' |
| C8 | 8°03'58" | 600.00' | N 85°25'33" E | 84.40' | 84.47' |
| C9 | 8°03'58" | 500.00' | N 85°25'33" E | 70.33' | 70.39' |
| C10 | 4°27'21" | 400.00' | N 67°57'22" E | 31.10' | 31.11' |
| C11 | 28°20'40" | 350.00' | N 51°33'21" E | 171.39' | 173.15' |
| C12 | 24°35'49" | 250.00' | N 49°40'56" E | 106.50' | 107.32' |
| C13 | 11°12'31" | 250.00' | N 14°12'42" W | 48.83' | 48.91' |
| C14 | 15°39'53" | 350.00' | N 16°26'22" W | 95.39' | 95.69' |
| C15 | 44°00'33" | 200.00' | N 30°36'42" W | 149.87' | 153.62' |
| C16 | 8°03'58" | 350.00' | N 4°34'27" W | 49.23' | 49.27' |
| C17 | 24°34'52" | 600.00' | N 12°49'54" W | 255.44' | 257.41' |
| C18 | 32°06'38" | 150.00' | N 17°08'41" E | 82.97' | 84.07' |
| C19 | 3°48'35" | 300.00' | N 2°59'39" E | 19.94' | 19.95' |
| C20 | 9°28'57" | 300.00' | N 9°38'25" E | 49.59' | 49.65' |
| C21 | 281°36'41" | 50.00' | N 69°11'00" E | 63.20' | 245.75' |
| C22 | 49°48'18" | 20.50' | N 5°05'12" E | 17.26' | 17.82' |
| C23 | 11°12'31" | 275.00' | S 14°12'42" E | 53.71' | 53.80' |
| C24 | 253°23'54" | 50.00' | N 61°54'29" W | 80.18' | 221.13' |
| C25 | 73°23'54" | 20.00' | S 28°05'31" W | 23.90' | 25.62' |
| C26 | 40°00'22" | 20.00' | N 83°52'51" E | 13.68' | 13.96' |
| C27 | 130°00'22" | 50.00' | N 51°07'09" W | 90.63' | 113.45' |
| C28 | 93°10'12" | 15.50' | N 47°40'27" E | 22.52' | 25.20' |
| C29 | 241°03'34" | 50.00' | S 26°16'14" E | 86.14' | 210.36' |
| C30 | 83°17'37" | 20.00' | S 20°20'02" W | 26.58' | 29.07' |
| C31 | 46°34'03" | 30.00' | S 85°15'52" W | 23.72' | 24.38' |
| C32 | 133°47'11" | 50.00' | N 41°39'18" E | 91.98' | 116.75' |
| C33 | 51°48'23" | 15.50' | S 45°43'09" E | 13.54' | 14.01' |
| C34 | 90°00'00" | 15.00' | S 45°32'28" E | 21.21' | 23.56' |
| C35 | 90°00'00" | 15.00' | N 44°27'32" E | 21.21' | 23.56' |
| C36 | 98°59'05" | 15.00' | S 35°36'31" E | 22.81' | 25.91' |
| C37 | 82°05'37" | 15.00' | N 21°52'41" E | 19.70' | 21.49' |
| C38 | 31°02'31" | 50.00' | N 1°38'14" W | 26.76' | 27.09' |
| C39 | 3°11'44" | 360.00' | S 86°06'31" W | 20.08' | 20.08' |
| C40 | 16°16'42" | 175.00' | N 24°53'37" E | 49.55' | 49.72' |




DETAIL 'E'
SCALE: 1"=60'




DETAIL 'G'
SCALE: 1"=60'

FINAL PLAT

# LIGHT FARMS

## SWEETWATER NEIGHBORHOOD

CONTAINING

179 RESIDENTIAL LOTS, 5 OPEN SPACES

TOTALING 38.40 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. No. 734

COLLIN COUNTY, TEXAS

IRF — IRON ROD FOUND
IRF (HZ) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
MIN. F.F — MINIMUM FINISH FLOOR
WME — WALL MAINTENANCE EASEMENT
UE — UTILITY EASEMENT
B.L. — BUILDING LINE
◆ — DENOTES STREET NAME CHANGE
O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
EASEMENT TO BE ABANDONED BY THIS PLAT




DETAIL 'A'
SCALE: 1"=60'



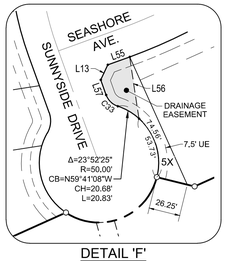

DETAIL 'B'
SCALE: 1"=60'




DETAIL 'C'
SCALE: 1"=60'




DETAIL 'D'
SCALE: 1"=60'




DETAIL 'F'
SCALE: 1"=60'

OWNER

LFC DEVCO SWEETWATER, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411
CONTACT: TONY RUGGERI

PREPARED BY:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

APRIL, 2018 SHEET 1 OF 2

COUNTY RECORDING INFORMATION

CITY PROJECT NUMBER: P-201708-01

PROJECT NUMBER: R013905.74

DWG: I:\proj\R013905.74 - Light Farms Harrow\10 CADD & BIM\dwg\FINAL PLAT\SWEETWATER_FINAL PLAT.dwg USER: tam
DATE: Apr 03, 2018 1:07pm XREFS: LF-MASTER-BASE SWEETWATER-BASE SWEETWATER_FP-BD

CAD FILE PATH: I:\proj\R013905.74 - Light Farms Harrow\10 CADD & BIM\dwg\FINAL PLAT\SWEETWATER_FINAL PLAT.dwg

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC DEVCO SWEETWATER, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a 42 acre tract of land described in instrument to LFC DEVCO SWEETWATER, LLC as recorded under Document Number 20170504000573640 of the Official Public Records of Collin County, Texas, and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northeast corner of Lot 2, Block A of Light Farms, Light Farms Way Extension & Doe Branch Regional Park, an addition within the extra-territorial jurisdiction of the City of Celina, Collin County, Texas as recorded under Document No._____of the Plat Records, Collin County, Texas, said point also being on the westerly right-of-way line of Light Farms Way (100 foot right-of-way);

THENCE continuing along the northerly lines of said Lot 2, Block A of Light Farms, Light Farms Way Extension & Doe Branch Regional Park the following courses:

THENCE South 89 degrees 21 minutes 53 seconds West a distance of 98.63 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" to the beginning of a curve to the left having a delta angle of 51 degrees 58 minutes 51 seconds, a radius of 360.00 feet and being subtended by a chord which bears South 63 degrees 22 minutes 27 seconds West a distance of 315.52 feet;

THENCE southwesterly along said curve to the left an arc distance of 326.61 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 37 degrees 23 minutes 01 second West a distance of 168.15 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE South 43 degrees 04 minutes 39 seconds West a distance of 60.30 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE South 37 degrees 23 minutes 01 second West a distance of 113.92 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 28 degrees 20 minutes 40 seconds, a radius of 245.00 feet and being subtended by a chord which bears South 51 degrees 33 minutes 21 seconds West a distance of 119.97 feet;

THENCE southwesterly along said curve to the right an arc distance of 121.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 65 degrees 43 minutes 41 seconds West a distance of 417.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE North 76 degrees 10 minutes 41 seconds West a distance of 32.54 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a delta angle of 109 degrees 46 minutes 14 seconds, a radius of 50.00 feet and being subtended by a chord which bears South 68 degrees 42 minutes 26 seconds West a distance of 81.80 feet;

THENCE southwesterly along said curve to the right an arc distance of 95.79 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 65 degrees 43 minutes 41 seconds West a distance of 141.68 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the westerly line of the aforementioned 40 acre tract;

THENCE North 08 degrees 36 minutes 26 seconds West, continuing along the westerly line of said 40 acre tract, a distance of 1,518.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner from which a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said 40 acre tract bears North 08 degrees 36 minutes 26 seconds West at a distance of 60.60 feet;

THENCE North 89 degrees 27 minutes 32 seconds East, departing said westerly line of 40 acre tract, a distance of 1,102.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 5 degrees 26 minutes 24 seconds, a radius of 1,040.00 feet and being subtended by a chord which bears South 87 degrees 49 minutes 16 seconds East a distance of 98.71 feet;

THENCE continuing easterly along said curve to the right an arc distance of 98.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 85 degrees 06 minutes 04 seconds East a distance of 25.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 81 degrees 17 minutes 13 seconds East a distance of 150.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 85 degrees 06 minutes 04 seconds East a distance of 155.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 40 degrees 06 minutes 04 seconds East a distance of 56.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 04 degrees 53 minutes 56 seconds West a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 02 degrees 59 minutes 23 seconds West a distance of 150.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";
THENCE South 04 degrees 53 minutes 56 seconds West, passing a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northwest corner of Light Farms Way (100 foot right-of-way) as shown on plat recorded under Document No. _____, at a distance of 58.54 feet and continuing along the westerly right-of-way line of said Light Farms Way a total distance of 116.75 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a delta angle of 5 degrees 32 minutes 04 seconds, a radius of 2,050.00 feet and being subtended by a chord which bears South 02 degrees 07 minutes 55 seconds West a distance of 197.94 feet;

THENCE southerly along said curve to the left an arc distance of 198.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 00 degrees 38 minutes 07 seconds East a distance of 115.68 feet to the Point of Beginning and containing 38.40 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO SWEETWATER, LLC, acting herein by and through their respective duly authorized officer(s), do hereby adopt this plat designating the herein described property as **LIGHT FARMS**, **THE SWEETWATER NEIGHBORHOOD**, an addition to Collin County, Texas within the extra-territorial jurisdiction of the City of Celina, Texas. Company does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way, and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way, and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's, District's and City of Celina's use thereof. The City of Celina, District and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said rights-of- way and easements. The City of Celina, District and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the ..... day of ....., 2018.

LFC DEVCO SWEETWATER, LLC, a Texas limited liability company

By: RJM/Celina III, L.P., a Texas limited partnerhip, Manager

By: RJM/Celina III GP, Inc., a Texas corporation, General Partner

Authorized Signature of LFC Devco, LLC, Owner

.....
Clint Yeager, Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Clint Yeager, 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 considerations therein expressed.

Given under my hand and seal of office, this ..... day of ....., 2018.

Notary Public in and for the State of Texas .....

My Commission Expires On: .....

CERTIFICATE OF APPROVAL

Approved this ..... day of ..... 2018
by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

.....
Keller W. Webster President Collin County Municipal Utility District No. 1

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller W. Webster, 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 considerations therein expressed.

Given under my hand and seal of office, this ..... day of ....., 2018.

Notary Public in and for the State of Texas .....

My Commission Expires On: .....

PREPARER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Mitchell S. Pillar 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 personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

.....
Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025600

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mitchell S. Pillar, 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 considerations therein expressed.

Given under my hand and seal of office, this ..... day of ..... , 2018.

Notary Public in and for the State of Texas .....

My Commission Expires On: .....

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

..... .....
Signature of Mayor Date of approval

ATTEST:

..... .....
City Secretary Date

NOTES:

1. 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.

2. THE OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, 3-X, 4-X & 5-X IS THE RESPONSIBILITY OF THE H.O.A.

3. FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.

4. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.'S, P.T.'S AND INTERSECTION POINTS.

5. THE HOMEOWNER'S ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. HOMEOWNER'S ASSOCIATION SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO , STORM WATER OVERFLOW, EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

..... .....
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

..... .....
Signature of Mayor Date of Approval

ATTEST:

.....
City Secretary

FINAL PLAT

# LIGHT FARMS

## SWEETWATER NEIGHBORHOOD

CONTAINING
179 RESIDENTIAL LOTS, 5 OPEN SPACES
TOTALING 38.40 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO SWEETWATER, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411
CONTACT: TONY RUGGERI

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

APRIL, 2018 SHEET 2 OF 2

CITY PROJECT NUMBER: P-201708-01 PROJECT NUMBER: R013905.74

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DATE: Apr 11, 2018 9:29am XREFS: LF-MASTER-BASE SWEETWATER-BASE SWEETWATER_FP-BD
COUNTY RECORDING INFORMATION
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