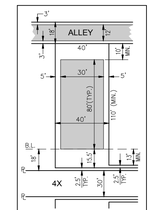
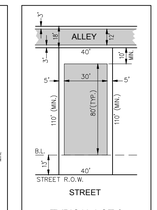
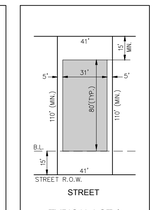
CURVE TABLE					
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
C45	11°17'12"	500.50'	N 72°44'37" W	98.43'	98.59'
C46	82°41'31"	40.00'	S 29°43'59" E	52.85'	57.73'
C47	95°14'56"	40.00'	N 59°14'15" E	59.10'	66.50'
C48	90°00'00"	40.00'	S 33°23'14" E	56.57'	62.83'
C49	90°00'00"	40.00'	N 56°36'46" E	56.57'	62.83'
C50	8°06'51"	650.00'	N 50°20'15" W	91.98'	92.05'



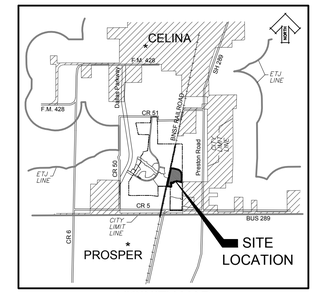
TYPICAL LOT & SETBACK LINE DETAIL (LOTS WITH FRONTAGE TO LOT 4X)



TYPICAL LOT & SETBACK LINE DETAIL (40' WIDE LOT)



TYPICAL LOT & SETBACK LINE DETAIL (41' WIDE LOT)



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L46	S 89°59'37" E	15.65'
L47	S 31°11'00" E	13.44'
L48	N 30°02'52" E	15.81'
L49	S 06°49'19" E	15.81'
L50	S 57°47'51" W	13.68'
L51	N 27°00'40" W	12.99'
L52	N 59°57'08" W	15.92'
L53	N 78°45'17" E	16.12'
L54	S 86°43'32" E	15.91'
L55	S 47°47'47" E	15.91'
L56	N 85°43'15" W	28.45'
L57	N 32°26'42" E	21.46'
L58	S 59°57'08" E	15.81'
L59	N 16°38'02" E	45.83'

BASIS OF BEARING: BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (4202) NORTH AMERICAN DATUM 1983 (2011).

LEGEND

- IRF — IRON ROD FOUND
- IRF (HZ) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET WITH "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

NOTE:

1. COMMON AREA LOT 1-X IS DESIGNATED AS A DRAINAGE & FLOODWAY EASEMENT.

2. BUILDING PERMITS WILL NOT BE ISSUED FOR LOTS LOCATED WITHIN THE 100-YEAR FLOODPLAIN UNTIL THE LETTER OF MAP REVISION (LOMR) HAS BEEN APPROVED. THIS APPLIES TO LOTS:
13 THROUGH 17 (BLOCK A)
1 THROUGH 7, 9 THROUGH 19 (BLOCK B)
8 THROUGH 28 (BLOCK C)

3. LOTS 30 THROUGH 34 AND 5X (BLOCK A) WILL HAVE AN EAST CHENEY ADDRESS; LOTS 24 THROUGH 29 (BLOCK A) WILL HAVE A WEST CHENEY ADDRESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 52°18'16" W	52.95'
L2	N 85°43'15" W	44.61'
L3	S 32°26'42" W	5.45'
L4	S 32°02'25" E	14.45'
L5	S 85°00'08" W	10.00'
L6	N 79°50'18" E	54.42'
L7	N 32°32'13" E	35.90'
L8	S 78°23'14" E	1.84'
L9	N 32°26'42" E	21.46'
L10	S 78°23'14" E	37.37'
L11	S 71°04'45" E	43.12'
L12	S 78°23'14" E	96.37'
L13	N 85°00'08" E	78.09'
L15	N 79°35'15" E	47.36'
L16	N 10°24'45" W	56.81'
L17	N 22°44'21" E	52.08'
L18	N 10°28'00" E	48.69'
L19	S 56°36'46" W	14.14'
L20	N 14°26'02" W	13.56'
L21	S 74°50'17" W	14.62'
L22	N 47°29'52" W	16.82'
L23	S 13°26'14" W	15.81'
L24	S 23°25'58" E	15.81'
L25	N 31°00'44" E	14.88'
L26	N 50°18'57" W	15.38'
L27	N 71°15'00" E	19.08'
L28	S 07°45'07" E	20.35'
L29	S 75°50'33" W	36.46'
L30	S 10°46'24" E	36.31'
L31	N 33°23'14" W	35.36'
L32	N 56°36'46" E	17.54'
L33	S 56°36'46" W	35.36'
L34	S 33°23'14" E	17.54'
L35	N 39°07'13" W	16.10'
L36	N 76°56'46" W	15.57'
L37	N 83°10'41" E	15.81'
L38	N 59°57'08" W	15.81'
L39	S 33°23'14" E	14.00'
L40	S 83°10'41" W	15.81'
L41	N 59°57'08" W	15.81'
L42	S 30°25'26" W	15.85'
L43	S 06°49'19" E	15.81'
L44	S 83°10'41" W	15.81'
L45	N 56°44'20" W	15.65'

CURVE TABLE					
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
C1	16°43'22"	398.50'	S 60°39'57" W	115.90'	116.31'
C2	11°52'57"	350.00'	N 72°26'45" W	72.46'	72.59'
C3	11°52'57"	350.00'	N 72°26'45" W	72.46'	72.59'
C4	18°27'46"	275.00'	N 23°12'48" E	88.23'	88.62'
C5	20°49'55"	250.00'	N 67°58'16" W	90.40'	90.90'
C6	32°26'34"	275.00'	S 73°46'35" E	153.64'	155.71'
C7	21°56'25"	250.00'	S 67°25'01" E	95.15'	95.73'
C8	21°56'25"	79.00'	S 67°25'01" E	30.07'	30.25'
C9	7°18'29"	300.00'	S 74°43'59" E	38.24'	38.26'
C10	16°36'38"	200.00'	S 86°41'33" E	57.78'	57.98'
C11	20°49'55"	106.00'	N 22°01'44" E	38.33'	38.54'
C12	21°46'28"	250.00'	S 89°16'28" E	94.44'	95.01'
C13	22°01'31"	49.00'	S 89°23'59" E	18.72'	18.84'
C14	10°13'52"	517.00'	S 73°00'43" E	92.20'	92.32'
C15	10°29'27"	500.00'	S 73°08'30" E	91.42'	91.55'
C16	21°56'25"	800.00'	S 67°25'01" E	304.48'	306.34'
C17	5°01'15"	500.00'	N 14°07'24" E	43.80'	43.82'
C18	20°49'55"	250.00'	N 22°01'44" E	90.40'	90.90'
C19	33°09'06"	175.00'	N 6°09'48" E	99.85'	101.26'
C20	20°52'45"	150.00'	N 0°01'38" E	54.36'	54.66'
C21	12°14'31"	350.00'	S 38°39'28" W	74.64'	74.78'
C22	45°14'55"	275.00'	N 22°09'16" E	211.58'	217.18'
C23	18°35'13"	250.00'	N 9°45'48" W	80.75'	81.10'
C24	14°03'32"	250.00'	N 12°01'38" W	61.19'	61.34'
C25	134°16'42"	50.00'	S 10°48'19" E	92.15'	117.18'
C26	44°43'16"	30.00'	N 33°58'24" E	22.83'	23.42'
C27	38°14'41"	20.00'	N 7°30'34" W	13.10'	13.35'
C28	165°50'58"	50.00'	S 56°17'35" W	99.24'	144.73'
C29	37°36'17"	20.00'	S 59°35'05" E	12.89'	13.13'
C30	120°39'33"	50.00'	N 29°40'06" W	86.89'	105.29'
C31	35°39'33"	30.00'	S 12°49'54" W	18.37'	18.67'
C32	90°00'00"	40.00'	N 33°23'14" W	56.57'	62.83'
C33	108°39'24"	40.00'	S 65°56'28" W	64.99'	75.86'
C34	104°39'48"	40.00'	N 49°16'53" E	63.32'	73.07'
C35	78°00'52"	40.00'	N 39°22'48" W	50.35'	54.46'
C36	90°00'00"	15.00'	S 77°26'42" W	21.21'	23.56'
C37	90°00'00"	15.00'	N 12°33'18" W	21.21'	23.56'
C38	90°00'00"	15.00'	S 49°59'52" E	21.21'	23.56'
C39	88°52'02"	15.00'	S 73°38'52" W	21.00'	23.27'
C40	90°00'00"	15.00'	N 33°23'14" W	21.21'	23.56'
C41	90°00'00"	15.00'	N 56°36'46" E	21.21'	23.56'
C42	89°43'42"	60.00'	N 33°31'23" W	84.65'	93.96'
C43	90°00'00"	15.00'	N 56°36'46" E	21.21'	23.56'
C44	11°17'12"	378.50'	N 72°44'37" W	74.44'	74.56'

FINAL PLAT

LIGHT FARMS
THE BRENHAM NEIGHBORHOOD

CONTAINING
127 RESIDENTIAL LOTS, 7 OPEN SPACES
TOTALING 26.15 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO BRENHAM, 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

MARCH, 2018 SHEET 1 OF 2

COUNTY RECORDING INFORMATION

CITY PROJECT NUMBER: P-201703-03 PROJECT NUMBER: R013905.65

DWG: I:\proj\R013905.65 - Light Farms - Brenham Residential Dev\10 CADD & BIM\10.1 AutoCAD\FINAL PLAT\LF-BREHAM_FINAL PLAT.dwg USER: tam
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STATE OF TEXAS

COUNTY OF COLLIN

OWNER'S CERTIFICATE

WHEREAS, LFC DEVCO BRENHAM, LLC ("Company") is the owner of a tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas and being all of that tract of land as described in instrument to LFC DEVCO BRENHAM, LLC (BRENHAM) as recorded in Document No. 20170426000530030 of the Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped “Huitt-Zollars” on the north right-of-way line of Worthington Way, (a variable width right-of-way as shown on plat recorded under County Clerk's File No. 2016-600 of the Plat Records of Collin County, Texas), at the intersection with the easterly right-of-way line (100' right-of-way) of the Burlington Northern Santa Fe Railway Company (formerly Red River Texas & Southern Railway Co.) as recorded in Volume 121, Page 20, O.P.R.C.C.T.;

THENCE, North 11 degree 20 minutes 28 seconds East along easterly right-of-way line of Burlington Northern Santa Fe Railway Company, a distance of 1,037.73 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars” for a corner;

THENCE, North 84 degrees 14 minutes 18 seconds East departing said easterly right-of-way line of Burlington Northern Santa Fe Railway Company, a distance of 116.33 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars” for the beginning of a curve to the right having a central angle of 38 degrees 12 minutes 23 seconds, a radius of 276.40 feet and being subtended by a 180.92 foot chord which bears South 76 degrees 39 minutes 30 seconds East;

THENCE easterly along said curve to the right, an arc distance of 184.31 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars” at the end of said curve;

THENCE, South 57 degrees 33 minutes 18 seconds East a distance of 418.79 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars” at an angle point;

THENCE, South 74 degrees 41 minutes 43 seconds East a distance of 41.62 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars” at an angle point;

THENCE, South 57 degrees 33 minutes 18 seconds East a distance of 70.01 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars” at an angle point;

THENCE, South 44 degrees 12 minutes 31 seconds East a distance of 257.53 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars” at an angle point;

THENCE, North 85 degrees 00 minutes 08 seconds East a distance of 96.66 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars” on the east line of the aforementioned Brenham tract, also being on the west line of a 113.548 acre tract of land described in instrument to CADG Ownsby Farms, LLC. (Ownsby) as recorded under the Document No. 20150306000243010, O.P.R.C.C.T.;

THENCE, South 0 degrees 28 minutes 05 seconds East along the east line of said Brenham tract and west line of said 113.548 acre tract (Ownsby), a distance of 788.29 feet to a 5/8 inch iron rod found with plastic cap stamped “Huitt-Zollars” on the northerly right-of-way line of John Campbell Trail (60 foot right-of-way as shown on the aforementioned plat of Worthington Way), said point also being on a non-tangent curve to the left having central angle of 16 degrees 43 minutes 22 seconds, a radius of 398.50 feet and being subtended by a 115.90 foot chord which bears South 60 degrees 39 minutes 57 seconds West;

THENCE southwesterly along said northerly right-of-way line of John Campbell Trail and curve to the left, an arc distance of 116.31 feet to a 5/8 inch iron rod found with plastic cap stamped “Huitt-Zollars” at the end of said curve;

THENCE, South 52 degrees 18 minutes 16 seconds West continuing along the northerly line of said John Campbell Trail, a distance of 52.95 feet to a 5/8 inch iron rod found with plastic cap stamped “Huitt-Zollars” for a corner;

THENCE, North 85 degrees 43 minutes 15 seconds West continuing along a northerly right-of-way corner clip at the intersection with the aforementioned Worthington Way, a distance of 44.61 feet to a 5/8 inch iron rod found with plastic cap stamped “Huitt-Zollars” for a corner, said point being on the northerly right-of-way line of Worthington Way (70 foot right-of-way at this point) and the beginning of a non-tangent curve to the left having a central angle of 33 degrees 17 minutes 14 seconds, a radius of 635.00 feet and being subtended by a 363.75 foot chord which bears North 61 degrees 44 minutes 37 seconds West;

THENCE continuing westerly along the northerly right-of-way line of Worthington Way the following:

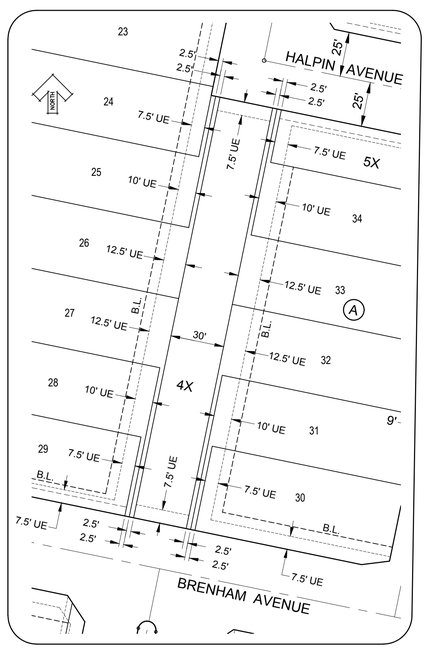
Along said curve to the left, an arc distance of 368.92 feet to a 5/8 inch iron rod found with plastic cap stamped “Huitt-Zollars” at the end of said curve;

North 78 degrees 23 minutes 14 seconds West a distance of 397.12 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 central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet and being subtended by a 72.46 foot chord which bears North 72 degrees 26 minutes 45 seconds West;

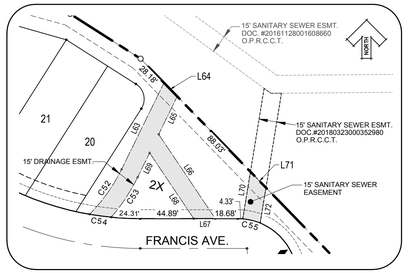
Along said curve to the right, an arc distance of 72.59 feet to a 5/8 inch iron rod found with plastic cap stamped “Huitt-Zollars” at the point of reverse curvature of a curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet and being subtended by a 72.46 foot chord which bears North 72 degrees 26 minutes 45 seconds West;

Along said curve to the left, an arc distance of 72.59 feet to a 5/8 inch iron rod found with plastic cap stamped “Huitt-Zollars” at the end of said curve (a 100 foot right-of-way at this point);

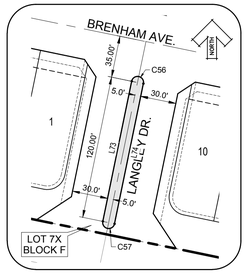
North 78 degrees 23 minutes 14 seconds West a distance of 199.91 feet to the POINT OF BEGINNING and containing 26.15 acres of land, more or less.



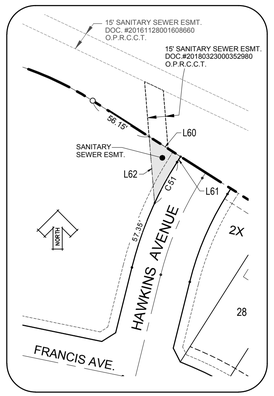
DETAIL 'C' (UTILITY ESMT)
SCALE: 1"=40'



DETAIL 'B'
SCALE: 1"=60'



DETAIL 'D'
SCALE: 1"=60'



DETAIL 'A'
SCALE: 1"=60'

LINE TABLE		
LINE	BEARING	LENGTH
L60	S 57°33'18" E	31.24'
L61	S 32°26'42" W	5.45'
L62	N 04°41'19" W	56.02'
L63	N 26°07'04" E	80.72'
L64	S 44°12'31" E	15.93'
L65	S 26°07'04" W	35.33'
L66	S 33°52'56" E	85.12'
L67	N 89°59'52" W	18.07'
L68	N 33°52'56" W	66.39'
L69	S 26°07'04" W	22.71'
L70	N 09°19'06" E	40.01'
L71	S 44°12'31" E	18.65'
L72	S 09°19'06" W	30.05'
L73	N 11°36'46" E	120.00'
L74	S 11°36'46" W	120.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
C51	7°30'35"	300.00'	S 28°41'24" W	39.29'	39.32'
C52	18°41'36"	142.50'	N 35°27'52" E	46.29'	46.49'
C53	14°39'53"	157.50'	S 33°27'00" W	40.20'	40.31'
C54	4°12'05"	250.00'	N 82°19'31" W	18.33'	18.33'
C55	17°18'10"	50.00'	N 76°23'19" W	15.04'	15.10'
C56	180°00'00"	5.00'	S 78°23'14" E	10.00'	15.71'
C57	180°00'00"	5.00'	N 78°23'13" W	10.00'	15.71'

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 1X, 2X, 3X, 4X, 5X, 6X & 7X IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO BRENHAM, LLC ("Company"), 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 BRENHAM 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 BRENHAM, 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

.....
Tony Ruggeri, Co-CEO

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 Tony Ruggeri, 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

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
THE BRENHAM NEIGHBORHOOD

CONTAINING
127 RESIDENTIAL LOTS, 7 OPEN SPACES
TOTALING 26.15 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO BRENHAM, 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

MARCH, 2018 SHEET 2 OF 2

CITY PROJECT NUMBER: P-201703-03 PROJECT NUMBER: R013905.65

DWG: I:\proj\R013905.65 - Light Farms - Brenham Residential Dev\10 CADD & BIM\10.1 AutoCAD\FINAL PLAT\LF-BRENHAM_FINAL PLAT.dwg USER: tam
DATE: Mar 26, 2018 10:28am XREFS: BRENHAM_FP BORDER LF-BRENHAM-BASE
COUNTY RECORDING INFORMATION
CAD FILE PATH: I:\proj\R013905.65 - Light Farms - Brenham Residential Dev\10 CADD & BIM\10.1 AutoCAD\FINAL PLAT\LF-BRENHAM_FINAL PLAT.dwg