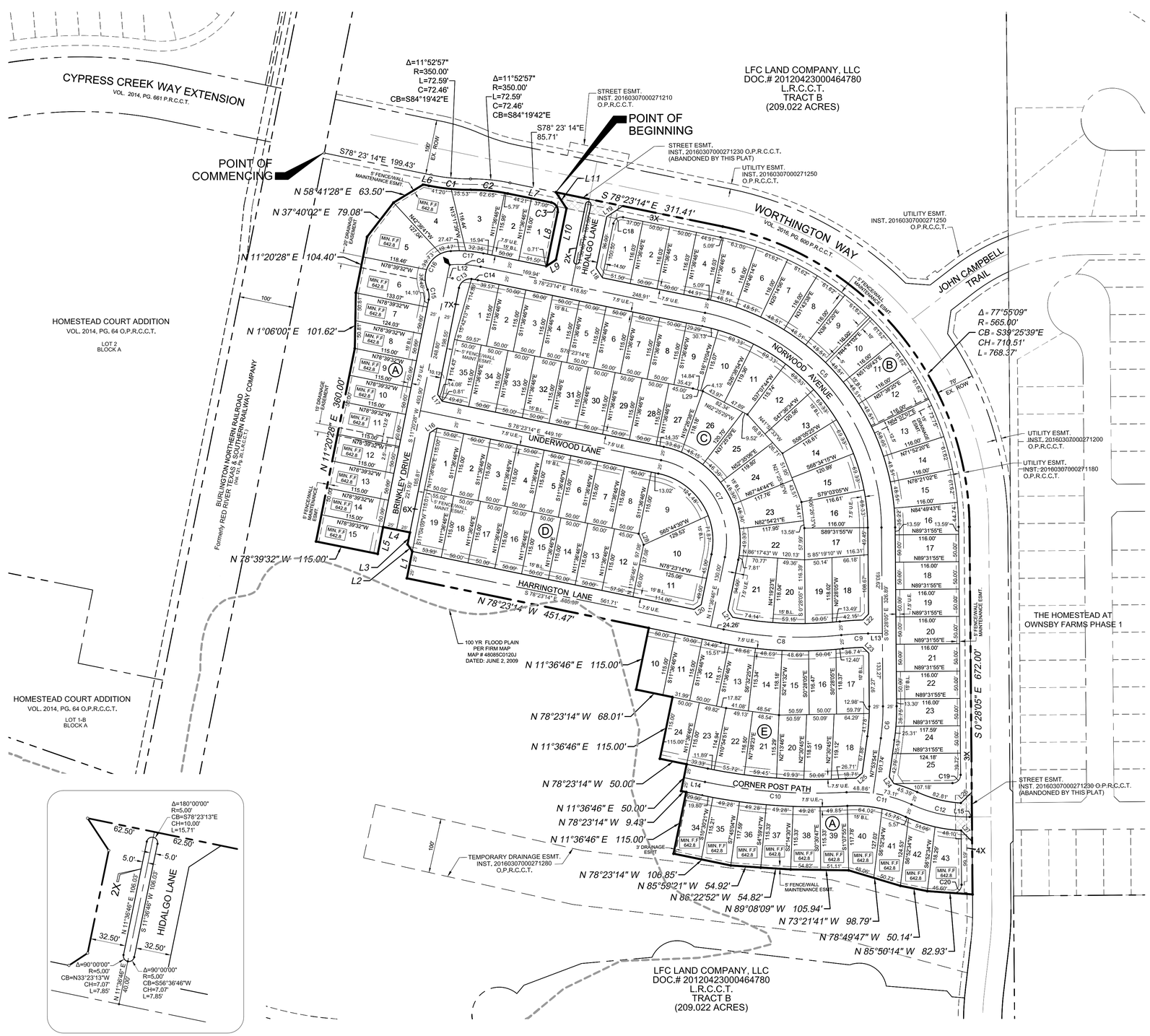
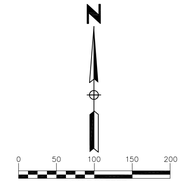
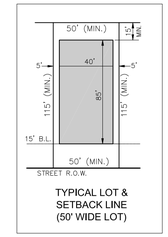


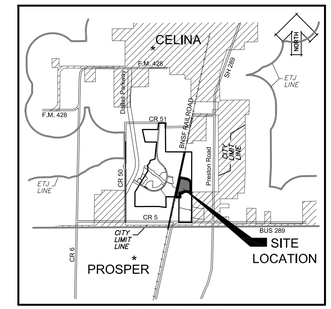
DETAIL OF COMMON AREA 2X
(SCALE: 1"=50')



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)



TYPICAL LOT & SETBACK LINE (50' WIDE LOT)



VICINITY MAP

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 CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, 3X, 4X, 5X, 6X, 7X & 8X IS THE RESPONSIBILITY OF THE H.O.A.

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

4. THE TEMPORARY DRAINAGE EASEMENT RECORDED IN DOCUMENT No. 20160307000271290 L.R.C.C.T. IS ABANDONED BY THIS PLAT.

LEGEND

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
L.R.C.C.T.	— LAND RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	— PLAT RECORDS, COLLIN COUNTY, TEXAS

CURVE TABLE

CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	11°52'57"	370.00'	S 84°19'42" E	76.60'	76.73'
C2	11°52'57"	330.00'	S 84°19'42" E	68.32'	68.44'
C3	90°00'00"	15.00'	S 33°23'14" E	21.21'	23.56'

CURVE TABLE

CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C4	16°17'25"	200.00'	N 86°31'56" W	56.67'	56.86'
C5	77°55'09"	404.00'	S 39°25'39" W	508.05'	549.42'
C6	8°21'59"	400.00'	S 3°42'55" E	58.36'	58.41'
C7	90°00'00"	150.00'	S 33°23'14" W	212.13'	235.62'
C8	17°42'17"	700.00'	N 87°14'22" E	215.44'	216.30'
C9	5°37'25"	500.00'	S 86°43'13" W	49.06'	49.08'
C10	14°54'45"	1000.00'	N 85°50'36" E	259.54'	260.27'
C11	27°57'14"	250.00'	N 79°19'21" W	120.77'	121.97'
C12	25°07'28"	250.00'	S 77°54'28" E	108.75'	109.63'
C13	86°24'15"	20.50'	N 54°32'35" E	28.07'	30.91'
C14	3°52'03"	175.00'	S 80°19'15" E	11.81'	11.81'
C15	35°39'33"	30.00'	N 6°29'19" W	18.37'	18.67'
C16	110°41'39"	50.00'	N 31°01'45" E	82.26'	96.60'
C17	15°14'12"	225.00'	S 86°00'20" E	59.66'	59.83'
C18	90°00'00"	15.00'	N 56°36'46" E	21.21'	23.56'
C19	90°00'00"	15.00'	S 44°31'55" W	21.21'	23.56'
C20	94°37'51"	15.00'	N 46°50'51" E	22.05'	24.77'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 11°20'28" E	50.00'
L2	N 33°31'24" W	15.59'
L3	N 11°20'28" E	22.19'
L4	N 78°39'32" W	50.00'
L5	S 11°20'28" W	50.00'
L6	S 78°23'14" E	10.63'
L7	S 78°23'14" E	81.21'
L8	S 11°36'46" W	100.50'
L9	N 56°36'46" E	20.51'
L10	N 11°36'46" E	96.00'
L11	N 33°23'14" W	35.36'

LINE TABLE

LINE	BEARING	LENGTH
L12	S 78°39'32" E	10.00'
L13	S 89°31'55" W	26.12'
L14	S 78°23'14" E	39.33'
L15	N 89°31'48" E	4.15'

LINE TABLE

LINE	BEARING	LENGTH
L16	N 56°28'37" E	15.52'
L17	N 33°31'23" W	14.88'
L18	S 33°23'14" E	21.21'
L19	S 56°36'47" W	35.36'
L20	S 56°36'46" W	15.56'
L21	N 33°39'11" W	15.48'
L22	S 44°18'23" W	14.91'
L23	S 45°43'56" E	15.48'
L24	S 33°58'22" E	14.89'
L25	S 49°46'11" W	14.89'
L26	N 45°19'56" E	27.89'
L27	S 44°49'18" E	28.61'
L28	S 24°15'30" E	22.12'
L29	S 74°54'05" E	18.97'

FINAL PLAT

LIGHT FARMS

THE EASTLAND NEIGHBORHOOD - PHASE I

CONTAINING

119 RESIDENTIAL LOTS, 5 OPEN SPACES
TOTALING 23.31 ACRES

SITUATED IN THE

COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

OWNER

LFC DEVCO EC, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411

PREPARED BY:

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

OCTOBER, 2016 SHEET 1 OF 2

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CITY PROJECT NUMBER: P-201512-01

PROJECT NUMBER: R01-3905-58

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

Whereas LFC DEVCO EC, LLC is the owner a tract of land in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of the Eastland Tract as described in instrument to LFC DEVCO EC, LLC as recorded in Document No. 20160309000282310 of the Land Records of Collin County, Texas (L.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said LFC DEVCO, LLC tract, said point being the intersection of the easterly right-of-way line (100' right-of-way) of the Burlington Northern Railroad (formerly Red River Texas & Southern Railway Co.) as recorded in Volume 121, Page 20 (L.R.C.C.T.) with the southerly right of way line of Worthington Way (a variable width right of way) as recorded in Volume 2016, Page 600 of the Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE, along the southerly right of way line of said Worthington Way the following;

South 78 degrees 23 minutes 14 seconds East, a distance of 199.43 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears South 84 degrees 19 minutes 42 seconds East;

Along said curve to the left an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears South 84 degrees 19 minutes 42 seconds East;

Along said curve to the right an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 78 degrees 23 minutes 14 seconds East, a distance of 85.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the POINT OF BEGINNING;

THENCE, along the southerly and westerly right of way line of said Worthington Way the following;

South 78 degrees 23 minutes 14 seconds East, a distance of 311.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 77 degrees 55 minutes 09 seconds, a radius of 565.00 feet, subtended by a 710.51 foot chord which bears South 39 degrees 25 minutes 39 seconds East,

Along said curve to the right-left an arc distance of 768.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 00 degrees 28 minutes 05 seconds East, a distance of 672.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 50 minutes 14 seconds West, departing the westerly right of way line of Worthington Way a distance of 82.93 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 49 minutes 47 seconds West, a distance of 50.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 73 degrees 21 minutes 41 seconds West, a distance of 98.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 08 minutes 09 seconds West, a distance of 105.94 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 86 degrees 22 minutes 52 seconds West, a distance of 54.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 59 minutes 21 seconds West, a distance of 54.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 106.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 9.43 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 68.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 451.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 20 minutes 28 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 33 degrees 31 minutes 24 seconds West, a distance of 15.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 20 minutes 28 seconds East, a distance of 20.19 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 39 minutes 32 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 11 degrees 20 minutes 28 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 39 minutes 32 seconds West, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 20 minutes 28 seconds East, a distance of 360.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 01 degrees 06 minutes 00 seconds East, a distance of 101.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 20 minutes 28 seconds East, a distance of 104.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 37 degrees 40 minutes 02 seconds East, a distance of 79.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 58 degrees 41 minutes 28 seconds East, a distance of 63.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 78 degrees 23 minutes 14 seconds East, a distance of 10.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 370.00 feet, subtended by a 76.60 foot chord which bears South 84 degrees 19 minutes 42 seconds East;

THENCE, along said curve to the right-left an arc distance of 76.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 330.00 feet, subtended by a 68.32 foot chord which bears South 84 degrees 19 minutes 42 seconds East,

THENCE, along said curve to the right-left an arc distance of 68.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 78 degrees 23 minutes 14 seconds East, a distance of 81.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 15.00 feet, subtended by a 21.21 foot chord which bears South 33 degrees 23 minutes 14 seconds East;

THENCE, along said curve to the right-left an arc distance of 23.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 11 degrees 36 minutes 46 seconds West, a distance of 100.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 56 degrees 36 minutes 46 seconds East, a distance of 20.51 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 96.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 33 degrees 23 minutes 14 seconds West, a distance of 35.36 feet to the POINT OF BEGINNING and containing 23.31 Acres of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DEVCO EC, 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 EASTLAND NEIGHBORHOOD Phase I**, 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 _____ , 2016.

DEVCO EC, 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 GM, 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 _____ , 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 2016
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 _____ , 2016.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

PREPARER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
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 Eric J. Yahoudy, 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 _____, 2016.

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 EASTLAND NEIGHBORHOOD - PHASE I

CONTAINING
119 RESIDENTIAL LOTS, 5 OPEN SPACES
TOTALING 23.31 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO EC, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411

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

OCTOBER, 2016 SHEET 2 OF 2

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COUNTY RECORDING INFORMATION
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