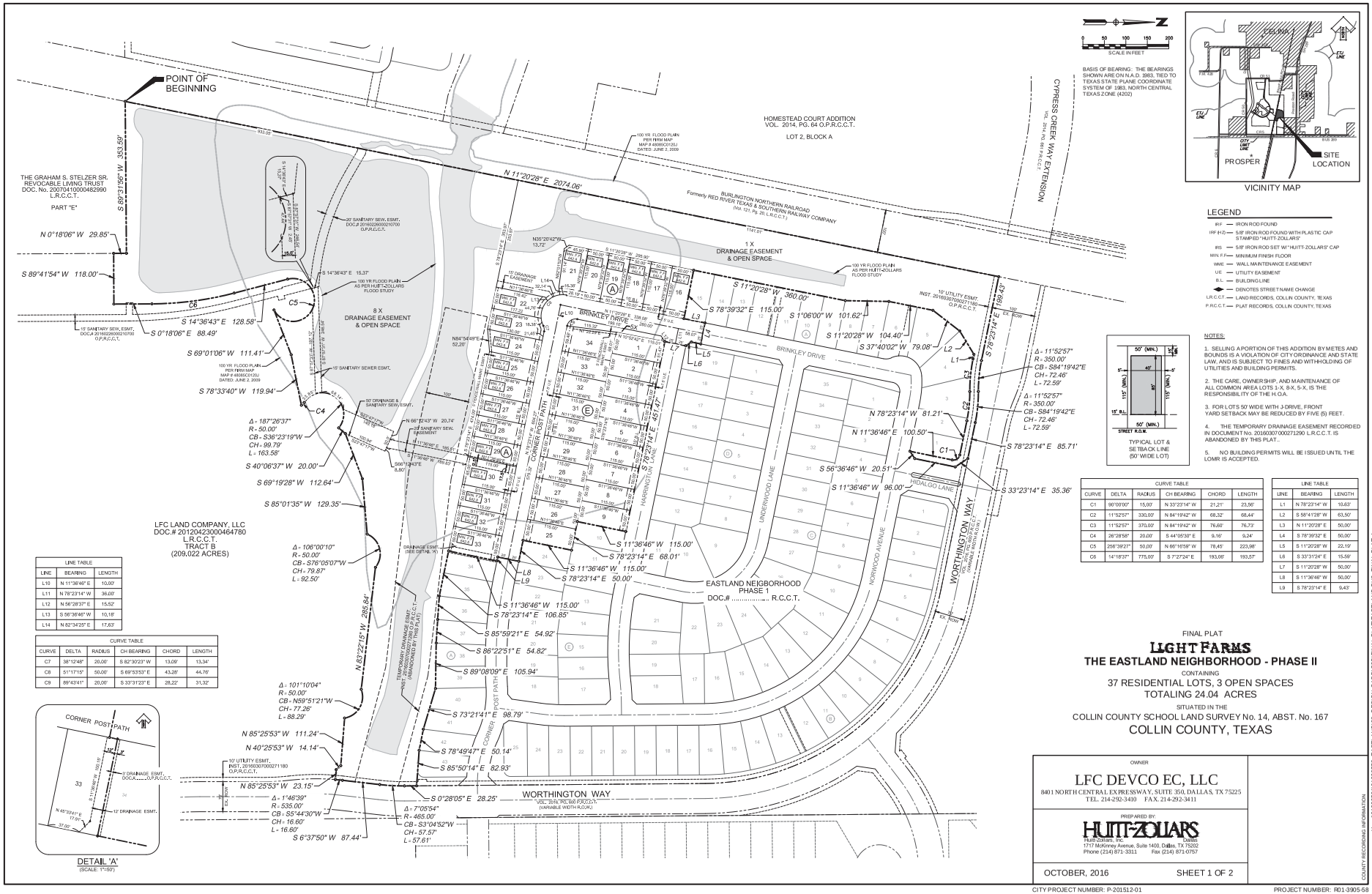

NOTES:

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, 8-X, 5-X, 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..

5. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE LOMR IS ACCEPTED.

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	90°00'00"	15.00'	N 33°23'14" W	21.21'	23.56'
C2	11°52'57"	330.00'	N 84°19'42" W	68.32'	68.44'
C3	11°52'57"	370.00'	N 84°19'42" W	76.60'	76.73'
C4	26°28'58"	20.00'	S 44°05'30" E	9.16'	9.24'
C5	256°39'27"	50.00'	N 66°16'59" W	78.45'	223.98'
C6	14°18'37"	775.00'	S 7°27'24" E	193.06'	193.57'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 78°23'14" W	10.63'
L2	S 58°41'28" W	63.50'
L3	N 11°20'28" E	50.00'
L4	S 78°39'32" E	50.00'
L5	S 11°20'28" W	22.19'
L6	S 33°31'24" E	15.59'
L7	S 11°20'28" W	50.00'
L8	S 11°36'46" W	50.00'
L9	S 78°23'14" E	9.43'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N 11°36'46" E	10.00'
L11	N 78°23'14" W	36.00'
L12	N 56°28'37" E	15.52'
L13	S 56°36'46" W	10.18'
L14	N 82°34'25" E	17.63'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C7	38°12'48"	20.00'	S 82°30'23" W	13.09'	13.34'
C8	51°17'15"	50.00'	S 69°53'53" E	43.28'	44.76'
C9	89°43'41"	20.00'	S 33°31'23" E	28.22'	31.32'

FINAL PLAT

LIGHT FARMS

THE EASTLAND NEIGHBORHOOD - PHASE II

CONTAINING

37 RESIDENTIAL LOTS, 3 OPEN SPACES

TOTALING 24.04 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

CITY PROJECT NUMBER: P-201512-01

PROJECT NUMBER: R01-3905-58

DWG: t:\proj\01390501\01390558_EASTLAND\08_DESIGN-CADD\CSD\FINAL PLAT\EASTLAND PH2_FINAL PLAT.dwg USER: mdelson
DATE: Nov 07, 2016 9:11am XREFS: EASTLAND PH2_BASE EASTLAND PH2_EXISTING EASTLAND PH2_BORDER

COUNTY RECORDING INFORMATION

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