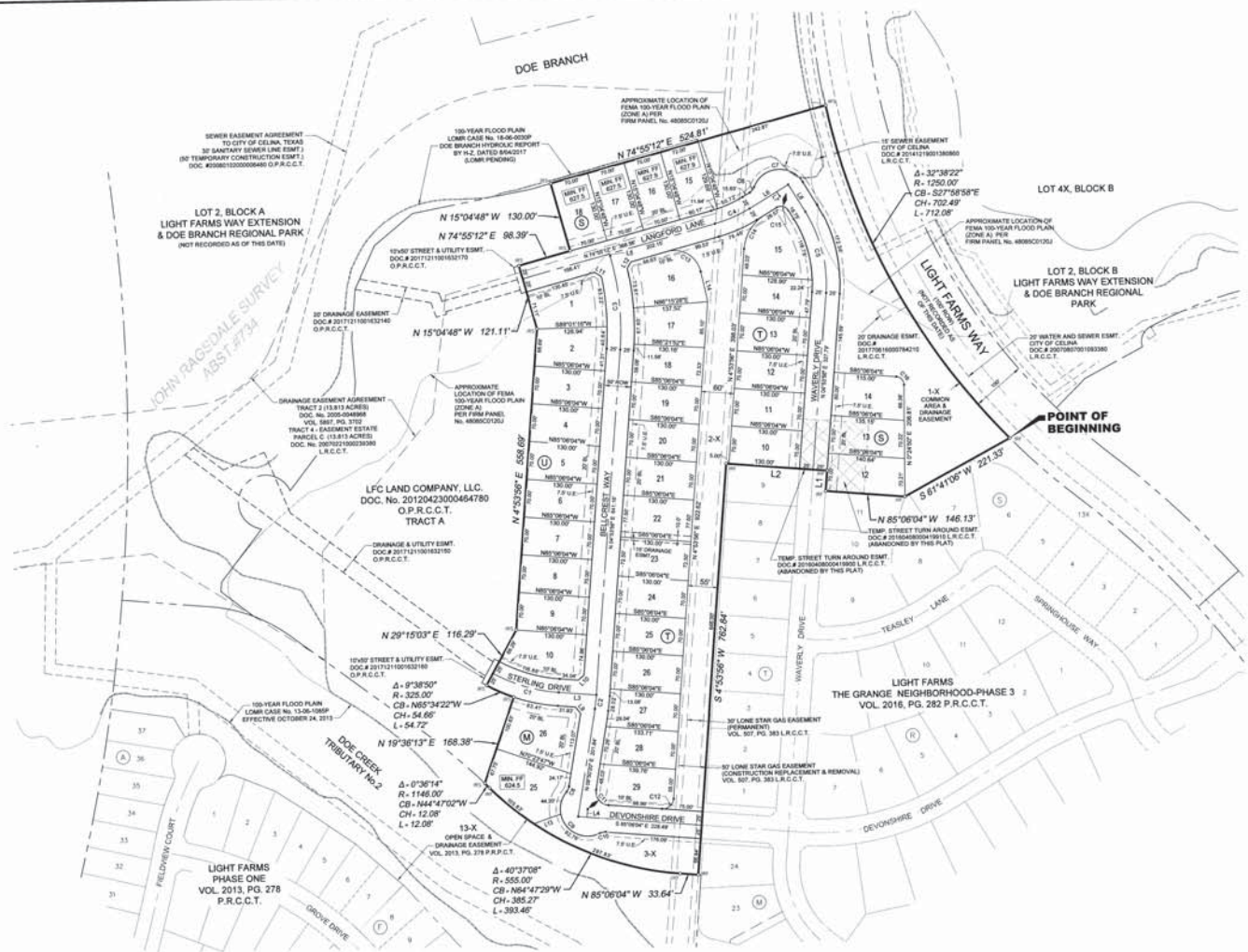
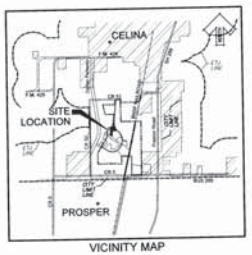


BASIS OF BEARINGS:
THE BEARINGS SHOWN ARE BASED ON N.A.D. 1983, TIED TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL TEXAS ZONE (4202).



VICINITY MAP

NOTE:

1. COMMON AREA LOT 1-X IS DESIGNATED AS A DRAINAGE 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 15 THROUGH 18, BLOCK S & LOT 1, BLOCK U.

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
W.M.E.	WALL MAINTENANCE EASEMENT
U.E.	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
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
	ESMT. ABANDONED BY THIS PLAT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 04°53'56" E	37.79'
L2	N 85°06'04" W	185.00'
L3	S 85°06'04" E	68.94'
L4	N 04°53'56" E	15.00'
L5	N 15°04'48" W	3.96'
L6	N 58°59'20" E	83.93'
L7	S 31°00'40" E	10.00'
L8	N 31°00'40" W	59.25'
L9	S 37°37'52" E	14.69'
L10	S 49°53'56" W	14.00'
L11	S 57°47'59" E	14.59'
L12	N 31°51'29" E	13.51'
L13	S 71°12'39" W	52.69'
L14	S 12°04'45" E	56.67'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	24°21'06"	300.00'	S 72°55'30" E	126.55'	127.51'
C2	4°56'23"	300.00'	N 7°22'08" E	25.86'	25.86'
C3	19°58'45"	500.00'	N 5°05'26" W	173.47'	174.35'
C4	15°55'52"	250.00'	N 66°57'16" E	69.29'	69.51'
C5	35°54'36"	250.00'	N 13°03'22" W	154.14'	156.69'
C6	36°12'48"	20.00'	N 39°52'56" E	13.09'	13.34'
C7	128°12'48"	50.00'	N 84°52'56" E	89.96'	111.89'
C8	31°00'10"	20.00'	N 25°20'25" E	10.69'	10.82'
C9	156°56'43"	50.00'	S 37°37'52" E	97.98'	136.96'
C10	31°00'10"	20.00'	S 79°23'51" W	10.69'	10.82'
C11	94°56'23"	25.00'	N 37°37'52" W	36.85'	41.43'
C12	90°00'00"	20.00'	N 49°53'56" E	28.28'	31.42'
C13	93°00'03"	50.00'	S 58°34'47" E	72.54'	81.16'
C14	54°05'24"	80.00'	N 31°56'38" E	72.75'	75.52'
C15	90°00'00"	15.50'	S 76°00'40" E	21.92'	24.35'
C16	85°31'03"	15.00'	N 42°20'41" W	20.37'	22.39'

NOTES:

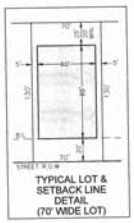
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. THE OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, & 3-X, 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 POINTS OF CURVATURE, POINTS OF TANGENCY 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.



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

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/29/2018 08:57:57 AM
$41.00 SFOSTER
20180129000245

2018-70

FINAL PLAT

LIGHT FARMS

THE GRANGE NEIGHBORHOOD - PHASE 4

39 RESIDENTIAL LOTS, & 3 OPEN SPACES
TOTALING 15.73 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

GUARANTOR:
LFC DEVCO GRANGE IV, 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. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0737

DECEMBER, 2017 SHEET 1 OF 2

PROJECT NUMBER: R01-3905-64

DWG: I:\proj\93390001-93399451_GRANGE 4-FINAL PLAT\GRANGE 4-FINAL PLAT.dwg USER: tam
DATE: Dec 12, 2017 12:41pm XREFS: GRANGE 4_LXSETUP FT_LABELS FOOTER_GRANGE 4_BASE

COUNTY RECORDING INFORMATION
CAD FILE PATH: I:\proj\93390001-93399451_GRANGE 4-FINAL PLAT\GRANGE 4-FINAL PLAT.dwg