

LINE	DIRECTION	LENGTH
L1	N85°38'49"W	44.40'
L2	S89°43'55"W	48.80'
L3	S85°06'38"W	48.80'
L4	S80°27'50"W	48.80'
L5	S76°22'05"W	49.37'
L6	S76°31'45"W	54.84'
L7	S81°36'23"W	57.24'
L8	S85°19'00"W	57.23'
L9	S89°26'21"W	57.23'
L10	N86°26'45"W	55.95'
L11	N84°36'35"W	50.00'
L12	N85°06'04"W	45.00'
L13	N40°06'04"W	21.21'
L14	N49°53'56"E	14.14'
L15	N89°01'47"W	50.12'

LINE	DIRECTION	LENGTH
L16	N04°53'56"E	55.00'
L17	N88°47'54"E	50.00'
L18	N01°06'07"W	50.00'
L19	N76°22'05"E	46.69'
L20	N04°53'56"E	36.16'
L21	S45°09'07"E	12.84'
L22	N01°51'01"W	47.96'
L23	S48°13'31"E	13.80'
L24	S44°31'29"W	13.80'
L25	S36°04'16"E	20.40'
L26	N56°04'09"E	21.21'
L27	N11°04'09"E	52.29'
L28	S43°53'55"W	28.28'
L29	N88°53'53"E	80.85'
L30	N75°51'39"W	47.87'

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
C1	12°10'16"	375.00'	79.66'	79.51'	N85°00'59"W
C2	3°28'52"	725.00'	44.05'	44.04'	N80°40'17"W
C3	10°45'16"	275.00'	51.62'	51.54'	S87°26'16"W
C4	02°23'33"	625.00'	26.10'	26.10'	S 07°36'22" W
C5	12°10'16"	250.00'	53.11'	53.01'	S 04°59'01"W
C6	6°33'46"	325.00'	37.23'	37.21'	S 87°49'14" E
C7	12°10'16"	350.00'	74.35'	74.21'	N85°00'59"W
C8	24°42'04"	750.00'	323.34'	320.84'	S88°43'07"W
C9	18°31'52"	650.00'	210.23'	209.31'	S85°38'01"W
C10	12°50'19"	300.00'	67.22'	67.08'	S88°28'47"W
C11	12°50'19"	300.00'	67.22'	67.08'	S88°28'47"W
C12	10°39'10"	650.00'	120.85'	120.68'	S03°28'34"W

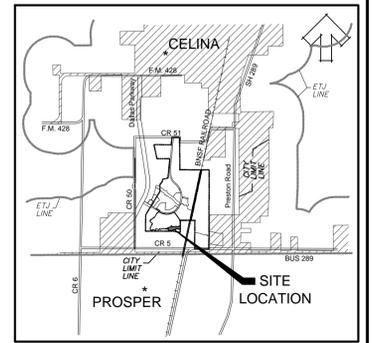
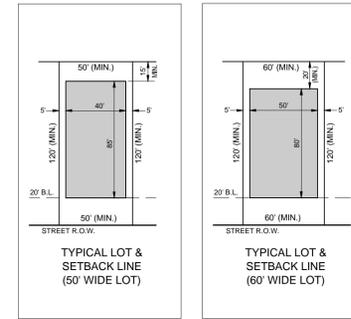
LEGEND

- IRF — IRON ROD FOUND
- IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- BL — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS

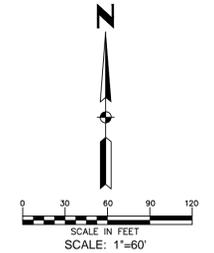
NOTES:

- 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.
- THE CARE, OWNERSHIP, AND MAINTENANCE OF COMMON AREA LOTS 16X IS THE RESPONSIBILITY OF THE H.O.A.
- FOR LOTS 40', 50' OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.

PROPOSED 100 YEAR FLOOD ELEVATIONS ARE PER HUITT-ZOLLARS, INC. DRAINAGE REPORT FOR TRIBUTARY "C" DATED 3-30-2015



VICINITY MAP



SCALE: 1"=60'
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)

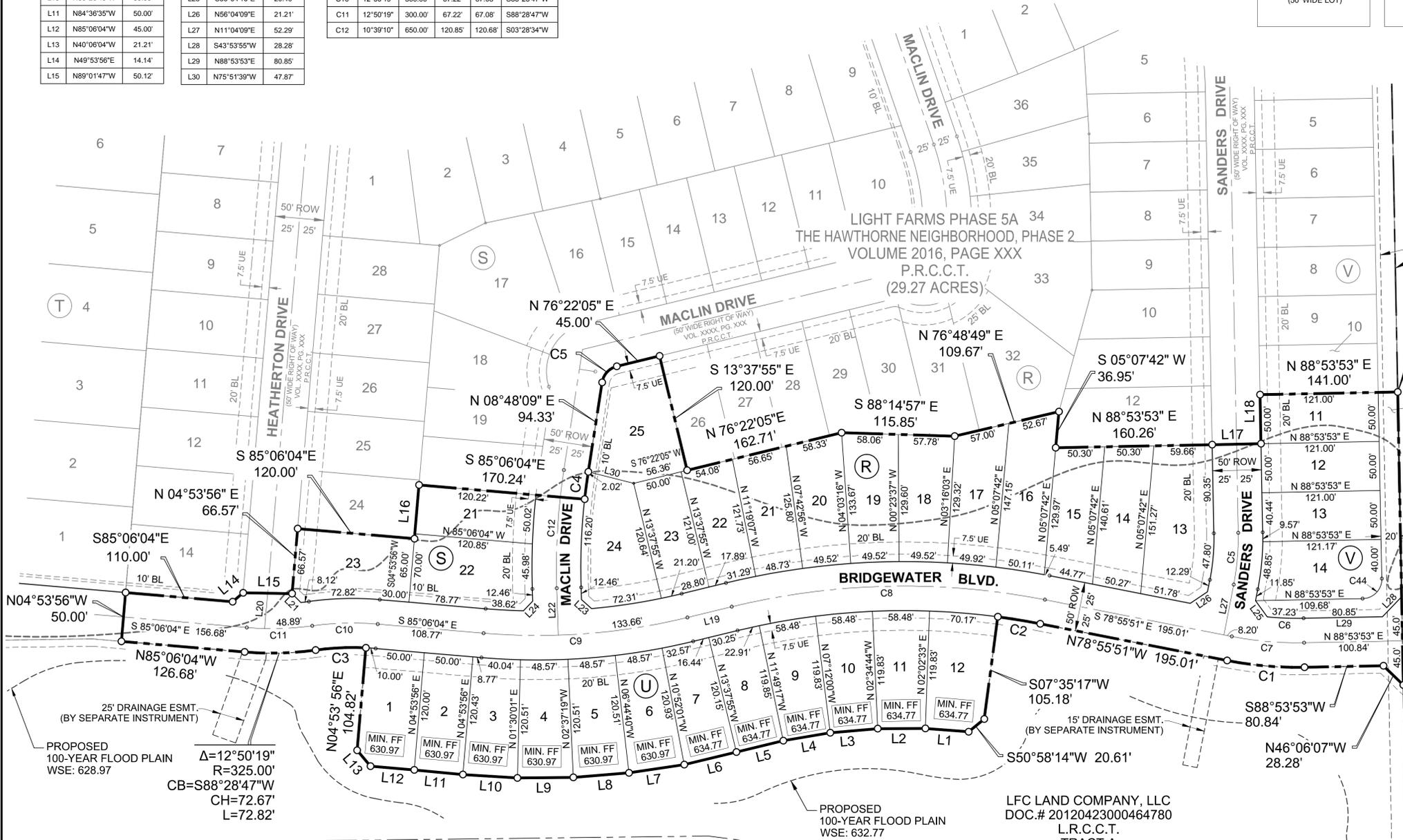
KIRK ANDREWS & LAURIE ANDREWS
DOC.# 20130328000416390
O.P.R.C.C.T.

EASEMENT & RIGHT OF WAY TO ONCOR ELECTRIC DELIVERY COMPANY, LLC
DOC.#20090923001185360 L.R.C.C.T.

POINT OF BEGINNING

PRairie CROSSING
(UNDEFINED WIDTH)
NO DEED OF RECORD FOUND

100-YEAR FLOOD PLAIN (ZONE A)
AS PER FIRM MAP PANEL No. 48085C0120J
& IN INCORPORATED AREAS
DATED JUNE 2, 2009



PROPOSED 100-YEAR FLOOD PLAIN
WSE: 628.97

$\Delta = 12^\circ 50' 19''$
 $R = 325.00'$
 $CB = S88^\circ 28' 47'' W$
 $CH = 72.67'$
 $L = 72.82'$

PROPOSED 100-YEAR FLOOD PLAIN
WSE: 632.77

LFC LAND COMPANY II, LLC
DOC.# 20140107000015410
L.R.C.C.T.
(161.51 Acres)

LFC LAND COMPANY, LLC
DOC.# 20120423000464780
L.R.C.C.T.
TRACT A

FINAL PLAT
LIGHT FARMS
PHASE 5A
THE HAWTHORNE NEIGHBORHOOD, PHASE 2
CONTAINING
32 RESIDENTIAL LOTS, 1 OPEN SPACE
TOTALING 7.16 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 671-3311 Fax (214) 874-0757

USER: mmaedrid
 DWG: J:\Survey\390546\FINAL PLAT\DWG\01390546_FINAL PLAT_HAWTHORNE II.dwg
 DATE: Mar 17, 2016 8:05am XREFS: 01390546_FINAL PLAT_HAWTHORNE II.BD

**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN**

BEING a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a tract of land as described in instrument to LFC DEVCO HLH, LLC as recorded under Document No. 20150528000625930 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 "Huit-Zollars" at the southeast corner of the final plat of Light Farms Phase 5A The Hawthorne Neighborhood, Phase 2, an addition to the City of Celina, Texas, as recorded in Volume XXXX, Page XXX of the Plat Records of Collin County, Texas, and the east line of said LFC DEVCO tract, same being the westerly right-of-way line of Prairie Crossing an existing roadway (no deed of record found - undefined width);

THENCE, along the east line of said LFC DEVCO tract, and the westerly right-of-way line of said Prairie Crossing, South 01 degrees 06 minutes 07 seconds East, a distance of 298.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, departing the east line of said LFC DEVCO tract, and the westerly right-of-way line of said Prairie Crossing, North 46 degrees 06 minutes 36 seconds West, a distance of 28.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 88 degrees 53 minutes 53 seconds West, a distance of 80.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the right having a central angle of 12 degrees 10 minutes 16 seconds, a radius of 375.00 feet, subtended by a 79.51 foot chord which bears North 85 degrees 00 minutes 59 seconds West;

THENCE, along said curve to the right an arc distance of 79.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 78 degrees 55 minutes 51 seconds West, a distance of 195.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the left having a central angle of 03 degrees 28 minutes 52 seconds, a radius of 725.00 feet, subtended by a 44.04 foot chord which bears North 80 degrees 40 minutes 17 seconds West;

THENCE, along said curve to the left an arc distance of 44.05 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 07 degrees 35 minutes 17 seconds West, a distance of 105.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 50 degrees 58 minutes 14 seconds West, a distance of 20.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 85 degrees 38 minutes 49 seconds West, a distance of 44.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 43 minutes 55 seconds West, a distance of 48.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 06 minutes 38 seconds West, a distance of 48.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 80 degrees 27 minutes 50 seconds West, a distance of 48.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 76 degrees 22 minutes 05 seconds West, a distance of 49.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 76 degrees 31 minutes 45 seconds West, a distance of 54.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 81 degrees 36 minutes 23 seconds West, a distance of 57.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 19 minutes 00 seconds West, a distance of 57.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 26 minutes 21 seconds West, a distance of 57.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 86 degrees 26 minutes 45 seconds West, a distance of 55.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 84 degrees 36 minutes 35 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 45.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 40 degrees 06 minutes 04 seconds West, a distance of 21.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 104.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 10 degrees 45 minutes 16 seconds, a radius of 275.01 feet, subtended by a 51.54 foot chord which bears South 87 degrees 26 minutes 16 seconds West;

THENCE, along said curve to the left an arc distance of 51.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a reverse curve to the right having a central angle of 12 degrees 50 minutes 19 seconds, a radius of 325.00 feet, subtended by a 72.67 foot chord which bears South 88 degrees 28 minutes 47 seconds West;

THENCE, along said curve to the right an arc distance of 72.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 126.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 06 minutes 04 seconds East, a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 49 degrees 53 minutes 56 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 01 minutes 47 seconds East, a distance of 50.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 66.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 06 minutes 04 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 55.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 06 minutes 04 seconds East, a distance of 170.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 02 degrees 23 minutes 33 seconds, a radius of 625.00 feet, subtended by a 26.10 foot chord which bears North 07 degrees 36 minutes 22 seconds East;

THENCE, along said curve to the right an arc distance of 26.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 08 degrees 48 minutes 09 seconds East, a distance of 94.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the right having a central angle of 67 degrees 33 minutes 56 seconds, a radius of 20.00 feet, subtended by a 22.24 foot chord which bears North 42 degrees 35 minutes 07 seconds East;

THENCE, along said curve to the right an arc distance of 23.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 76 degrees 22 minutes 05 seconds East, a distance of 45.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 13 degrees 37 minutes 55 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 76 degrees 22 minutes 05 seconds East, a distance of 162.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 88 degrees 14 minutes 57 seconds East, a distance of 115.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 76 degrees 48 minutes 49 seconds East, a distance of 109.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 05 degrees 07 minutes 42 seconds West, a distance of 36.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 88 degrees 53 minutes 53 seconds East, a distance of 160.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 88 degrees 47 minutes 54 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 01 degrees 06 minutes 07 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 88 degrees 53 minutes 53 seconds East, a distance of 141.00 feet to the **POINT OF BEGINNING** and **CONTAINING** having an area of 7.16 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO HLH, LLC, acting herein by and through his/its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS PHASE 5A, THE HAWTHORNE NEIGHBORHOOD, PHASE 2, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. 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. 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, if approved by the City Council of the City of Celina. 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 limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities 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 easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective 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.

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, L.P., a Texas corporation, General Partner

Authorized Signature of LFC DEVCO HLH, LLC., Owner

Tony Ruggeri, 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 Tony Ruggeri, Owner, 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:
WITNESS, my hand, this the _____ day of _____, 2016.
By:
Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, 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 Keller 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
PHASE 5A
THE HAWTHORNE NEIGHBORHOOD, PHASE 2
CONTAINING
32 RESIDENTIAL LOTS, 1 OPEN SPACE
TOTALING 7.16 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, 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) 871-0757

MARCH 2016

SHEET 2 OF 2