

JOHN RAGSDALE SURVEY
ABSTRACT NO. 734

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

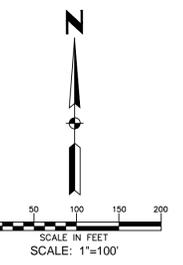
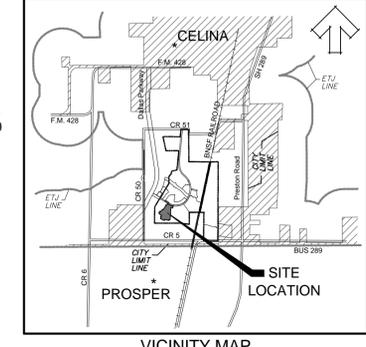
LFC LAND COMPANY II, LLC
DOC.# 20140107000015410
L.R.C.C.T.
(161.51 Acres)

VARIABLE WIDTH EASEMENT TO
GRAYSON COLLIN ELECTRIC COOPERATIVE
DOC.# 20131220001617000
O.P.R.C.C.T.

LIGHT FARMS PHASE 2B
THE INDIGO NEIGHBORHOOD
DOC.# 2014-394 P.R.C.C.T.
(DOC.# 20140806010002470 O.P.R.C.C.T.)

LFC DEVCO HLH, LLC
DOC.# 20150528000625930
O.P.R.C.C.T.
(80.10 ACRES)

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



SCALE: 1"=100'
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)

- 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:**
1. SETTING 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 1X, 8X, 10X, 11X, 12X, 13X, 14X & 15X, 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 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 "MAG" 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.
- PROPOSED 100 YEAR FLOOD ELEVATIONS ARE PER HUITT-ZOLLARS, INC. DRAINAGE REPORT FOR TRIBUTARY "C" DATED 3-30-2015

FINAL PLAT
**LIGHT FARMS
PHASE 5C**
THE HAZEL NEIGHBORHOOD, PHASE 1
CONTAINING
92 RESIDENTIAL LOTS, 8 OPEN SPACES
TOTALING 25.20 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABSTRACT 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) 671-3311 Fax (214) 871-0757

FEBRUARY 2016 SHEET 1 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°28'41" W	14.60'
L2	S 27°31'19" E	14.14'
L3	S 72°31'19" E	11.72'
L4	N 69°20'56" W	50.00'
L5	N 59°59'00" W	50.00'
L6	S 59°59'00" E	3.07'
L7	N 76°34'25" E	14.54'
L8	S 54°56'06" E	15.58'
L9	N 17°20'00" W	16.11'
L10	N 35°22'30" W	14.14'
L11	S 59°59'00" E	31.64'
L12	S 35°22'30" E	90.76'
L13	S 72°31'19" E	41.43'
L14	N 66°11'19" E	6.41'
L15	N 17°28'41" E	58.01'
L16	S 59°59'00" E	38.63'
L17	S 59°59'00" E	32.01'
L18	N 20°39'04" E	34.87'
L19	N 30°01'00" E	35.00'
L20	N 30°01'00" E	24.14'

LINE TABLE

LINE	BEARING	DISTANCE
L21	N 14°00'16" W	28.76'
L22	S 75°30'20" W	14.02'
L23	N 14°29'40" W	17.77'
L24	S 74°24'40" W	21.44'
L25	S 15°54'30" E	20.87'
L26	S 73°56'23" W	28.81'
L27	S 15°01'49" E	16.97'
L28	S 75°01'05" W	16.98'
L29	S 03°29'55" E	26.37'
L30	S 88°47'02" W	18.78'
L31	N 02°20'41" E	22.79'
L32	S 88°45'17" E	22.14'
L33	N 18°06'51" W	14.60'
L34	S 70°56'16" W	13.91'
L35	N 47°57'01" W	15.68'
L36	N 85°47'43" W	16.03'
L37	N 49°53'56" E	14.14'
L38	N 40°06'04" W	14.14'
L39	N 48°40'17" E	15.62'
L40	N 84°38'50" E	15.92'

LINE TABLE

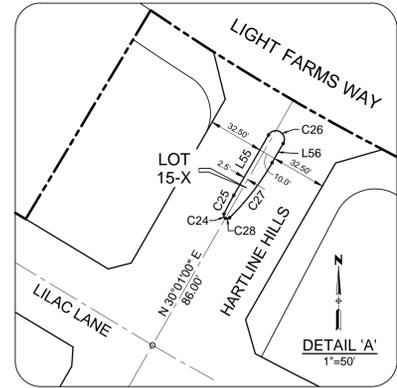
LINE	BEARING	DISTANCE
L41	S 19°10'10" E	14.34'
L42	N 71°40'04" E	13.73'
L43	S 75°00'37" W	14.14'
L44	N 16°15'10" W	14.47'
L45	S 08°51'53" E	16.45'
L46	N 83°32'21" E	16.74'
L47	S 20°34'16" E	15.81'
L48	N 54°08'49" W	15.51'
L49	S 14°59'20" E	14.14'
L50	S 75°00'41" W	14.14'
L51	N 23°59'24" W	14.23'
L52	S 65°17'32" E	14.23'
L53	S 30°01'00" W	40.85'
L54	S 30°01'00" E	13.03'

CURVE TABLE

CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	96°14'24"	30.00'	S 30°38'31" E	44.67'	50.39'
C2	2°20'08"	2395.00'	N 71°21'15" W	97.63'	97.63'
C3	0°39'49"	1055.00'	S 59°39'05" W	12.22'	12.22'
C4	0°39'49"	1005.00'	S 59°39'05" E	11.64'	11.64'
C5	2°29'50"	725.00'	S 34°23'43" E	31.60'	31.60'
C6	12°32'20"	1496.00'	S 66°15'09" E	326.74'	327.39'
C7	12°32'20"	1500.00'	S 66°15'09" E	327.61'	328.26'
C8	6°37'38"	300.00'	S 75°50'08" E	34.68'	34.70'
C9	20°14'39"	500.00'	N 40°08'20" E	175.75'	176.66'
C10	13°23'45"	500.00'	S 43°33'47" W	116.63'	116.90'
C11	25°30'58"	500.00'	S 48°07'59" E	220.84'	222.67'
C12	11°37'51"	1790.00'	S 66°42'24" E	362.74'	363.36'
C13	26°50'12"	750.00'	S 46°33'54" E	348.09'	351.29'
C14	12°32'20"	2080.00'	S 66°15'09" E	454.29'	455.19'
C15	12°34'44"	150.00'	S 78°48'41" E	32.87'	32.93'
C16	12°34'44"	400.00'	N 11°11'19" E	87.64'	87.82'
C17	0°39'49"	1030.00'	S 59°39'05" E	11.93'	11.93'
C18	12°32'20"	2370.00'	S 66°15'09" E	517.62'	518.66'
C20	77°25'15"	30.00'	N 33°48'41" W	37.52'	40.54'

CURVE TABLE

CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C21	77°25'16"	15.50'	N 33°48'41" W	19.39'	20.94'
C22	1°43'48"	1350.00'	N 56°37'02" W	40.76'	40.76'
C23	87°29'56"	25.00'	N 13°43'58" W	34.58'	38.18'
C24	85°17'20"	2.00'	S 17°20'19" E	2.71'	2.98'
C25	4°42'40"	150.00'	S 27°39'41" W	12.33'	12.33'
C26	180°00'00"	5.00'	N 59°59'00" W	10.00'	15.71'
C27	15°40'09"	150.00'	N 37°51'05" E	40.89'	41.02'
C28	74°19'51"	2.00'	N 82°51'05" E	2.42'	2.59'
C29	88°57'30"	25.00'	S 72°11'47" W	35.03'	38.82'
C30	15°28'15"	1350.00'	S 71°02'36" E	362.64'	363.74'
C31	1°54'38"	1330.00'	S 56°39'30" E	44.34'	44.35'
C33	17°31'01"	662.55'	N 38°46'31" E	201.77'	202.56'
C34	6°33'49"	50.00'	N 69°14'25" W	5.72'	5.73'



DWG: J:\Survey\390546\FINAL PLAT\WG01390546_FINAL PLAT_HAZEL.dwg USER: mmadrid DATE: Feb 17, 2016 7:20am XREFS: FINAL PLAT_HAZEL-1-BD 01-390546_FINAL PLAT BASE ALL

**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:

COMMENCING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the intersection of the southerly right-of-way line of Light Farms Way (100 foot wide right-of-way), as established by the Final Plat of Light Farms Way at Light Farms, an addition to the City of Celina, Texas, as recorded in Document Number 2009-422 of the Plat Records of Collin County, Texas, and the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing an existing roadway (no deed of record found - undefined width), also being the beginning of a non-tangent curve to the right having a central angle of 41 degrees 01 minutes 52 seconds, a radius of 1330.00 feet, subtended by a 932.23 foot chord which bears South 80 degrees 43 minutes 21 seconds West;

THENCE, along the southerly right of way line of said Light Farms Way, same being the north line of said LFC DEVCO HLH tract, and along said curve to the right an arc distance of 952.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for the **POINT OF BEGINNING**;

THENCE, departing southerly right of way line of said Light Farms Way, South 11 degrees 14 minutes 16 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 96 degrees 14 minutes 24 seconds, a radius of 30.00 feet, subtended by a 44.67 foot chord which bears South 30 degrees 38 minutes 31 seconds East;

THENCE, along said curve to the right an arc distance of 50.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 17 degrees 28 minutes 41 seconds West, a distance of 99.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 12 degrees 40 minutes 42 seconds West, a distance of 24.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 72 degrees 31 minutes 19 seconds West, a distance of 169.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 17 degrees 28 minutes 41 seconds West, a distance of 25.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 246.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 03 degrees 19 minutes 29 seconds West, a distance of 50.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 10 degrees 16 minutes 08 seconds West, a distance of 123.55 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 27 degrees 33 minutes 35 seconds East, a distance of 59.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 622.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 133.03 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 17 degrees 28 minutes 41 seconds West, a distance of 14.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 27 degrees 31 minutes 19 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 72 degrees 31 minutes 19 seconds East, a distance of 11.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 17 degrees 28 minutes 41 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 72 degrees 31 minutes 19 seconds West, a distance of 195.51 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 02 degrees 20 minutes 08 seconds, a radius of 2395.00 feet, subtended by a 97.63 foot chord which bears North 71 degrees 21 minutes 15 seconds West;

THENCE, along said curve to the right an arc distance of 97.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 65 degrees 17 minutes 32 seconds West, a distance of 14.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 69 degrees 20 minutes 56 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 20 degrees 39 minutes 04 seconds West, a distance of 110.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 67 degrees 53 minutes 01 seconds West, a distance of 70.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 66 degrees 27 minutes 36 seconds West, a distance of 62.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 65 degrees 02 minutes 12 seconds West, a distance of 62.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 63 degrees 36 minutes 47 seconds West, a distance of 62.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 62 degrees 11 minutes 22 seconds West, a distance of 62.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 60 degrees 45 minutes 58 seconds West, a distance of 72.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 30 degrees 01 minutes 00 seconds East, a distance of 110.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 59 degrees 59 minutes 00 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the westerly line of said LFC DEVCO HLH tract;

THENCE, along the westerly line of said LFC DEVCO HLH tract, the following courses:

North 16 degrees 32 minutes 24 seconds West, a distance of 14.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 59 degrees 58 minutes 59 seconds West, a distance of 3.07 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 00 degrees 39 minutes 49 seconds, a radius of 1055.00 feet, subtended by a 12.22 foot chord which bears North 59 degrees 39 minutes 05 seconds West;

Along said curve to the right an arc distance of 12.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 40 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 00 degrees 39 minutes 49 seconds, a radius of 1005.00 feet, subtended by a 11.64 foot chord which bears South 59 degrees 39 minutes 05 seconds East;

Along said curve to the left an arc distance of 11.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 59 degrees 59 minutes 00 seconds East, a distance of 3.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 76 degrees 34 minutes 25 seconds East, a distance of 14.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 01 minute 00 seconds East, a distance of 109.70 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 57 degrees 29 minutes 40 seconds West, a distance of 83.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 53 degrees 10 minutes 18 seconds West, a distance of 67.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 48 degrees 50 minutes 56 seconds West, a distance of 67.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 44 degrees 31 minutes 35 seconds West, a distance of 67.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 40 degrees 12 minutes 13 seconds West, a distance of 67.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 51 degrees 57 minutes 28 seconds East, a distance of 120.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 04 degrees 53 minutes 44 seconds, a radius of 775.00 feet, subtended by a 66.20 foot chord which bears North 35 degrees 35 minutes 40 seconds West;

Along said curve to the right an arc distance of 66.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 56 degrees 51 minutes 12 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 02 degrees 29 minutes 50 seconds, a radius of 725.00 feet, subtended by a 31.60 foot chord which bears South 34 degrees 23 minutes 43 seconds East;

Along said curve to the left an arc distance of 31.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 54 degrees 56 minutes 06 seconds East, a distance of 15.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 50 degrees 57 minutes 55 seconds East, a distance of 264.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 17 degrees 20 minutes 00 seconds West, a distance of 16.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 35 degrees 22 minutes 30 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 54 degrees 37 minutes 30 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 35 degrees 22 minutes 30 seconds East, a distance of 55.70 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 54 degrees 37 minutes 30 seconds East, a distance of 58.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 59 minutes 39 seconds East, a distance of 425.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 59 degrees 00 minutes 21 seconds West, a distance of 16.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 59 minutes 39 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 59 degrees 00 minutes 21 seconds East, a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 59 minutes 39 seconds East, a distance of 142.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northwest corner of said LFC DEVCO HLH tract, also being in the southerly right-of-way line of said Light Farms Way, and the beginning of a non-tangent curve to the left having a central angle of 23 degrees 03 minutes 32 seconds, a radius of 1330.00 feet, subtended by a 531.66 foot chord which bears South 67 degrees 13 minutes 58 seconds East;

THENCE, along the southerly right-of-way line of Light Farms Way, the northerly line of the LFC DEVCO HLH tract, and along said curve to the left an arc distance of 535.26 feet to the **POINT OF BEGINNING** and **CONTAINING** 25.20 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 5C, THE HAZEL NEIGHBORHOOD, PHASE 1, 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 5C
THE HAZEL NEIGHBORHOOD, PHASE 1
CONTAINING
92 RESIDENTIAL LOTS, 8 OPEN SPACES
TOTALING 25.20 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABSTRACT 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

COUNTY RECORDING INFORMATION

FEBRUARY 2016 SHEET 2 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46