

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

JOHN RAGSDALE SURVEY  
 ABSTRACT NO. 734

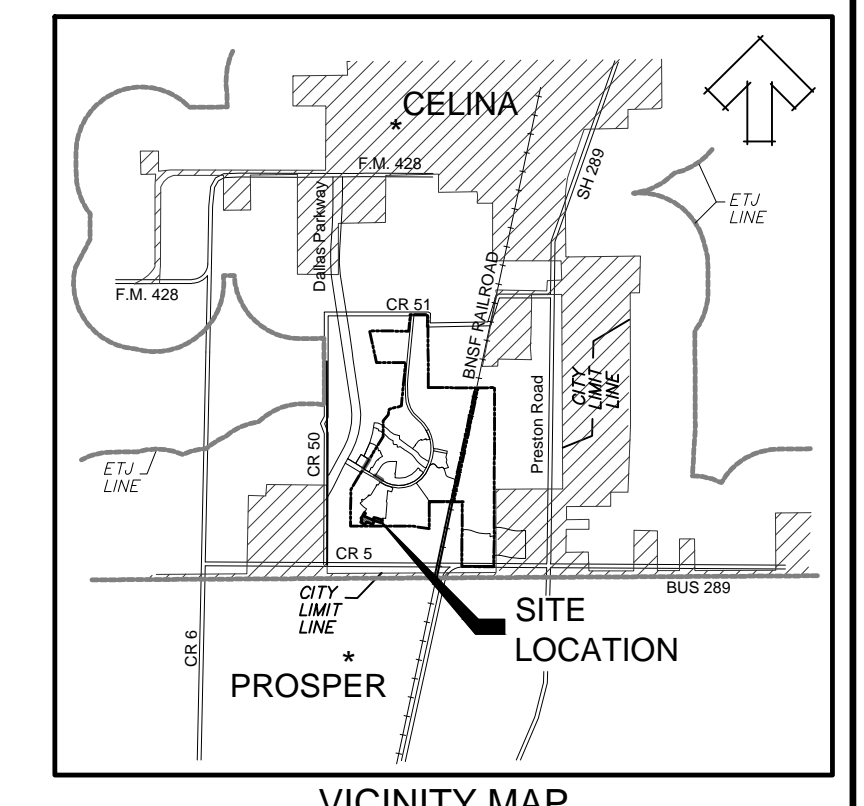
LIGHT FARMS PHASE 5C  
 THE HAZEL NEIGHBORHOOD, PHASE 1  
 VOLUME 2016, PAGE XXX  
 P.R.C.C.T.  
 (25.20 ACRES)

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

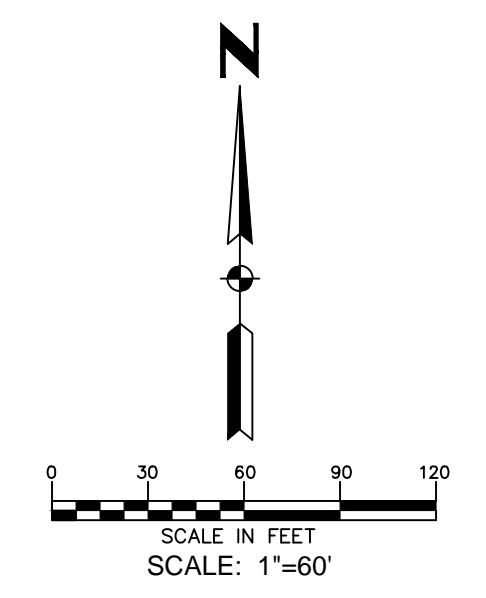
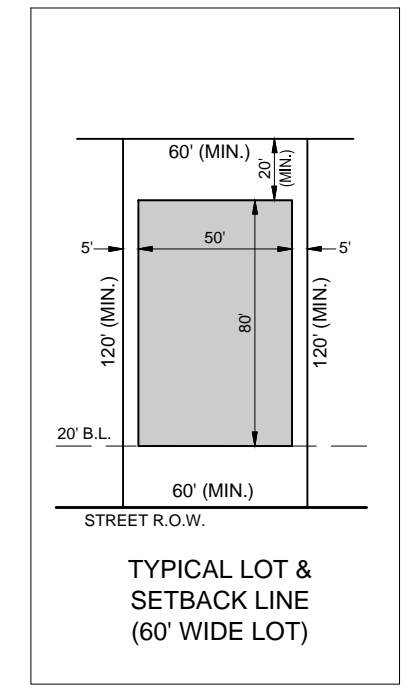
LFC LAND COMPANY II, LLC  
 DOC.# 20140107000015410  
 L.R.C.C.T.  
 (161.51 Acres)

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 20°39'04" W	74.21'	L11	N 69°20'56" W	10.00'
L2	S 71°19'30" W	21.06'	L12	N 20°39'04" E	25.02'
L3	S 60°45'58" E	72.61'	L13	N 30°01'00" E	24.90'
L4	S 62°11'22" E	62.49'	L14	S 59°59'00" E	10.00'
L5	S 63°36'47" E	62.49'	L15	S 22°53'21" W	10.06'
L6	S 65°02'12" E	62.49'	L16	S 28°28'24" W	10.04'
L7	S 66°27'36" E	62.49'			
L8	S 67°53'01" E	70.57'			
L9	S 69°20'56" E	50.00'			
L10	N 65°17'32" E	14.23'			

CURVE TABLE					
CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	2°54'32"	125.00'	S 71°04'03" E	6.35'	6.35'
C2	38°12'48"	20.00'	S 01°32'40" W	13.09'	13.34'
C3	2°20'08"	2395.00'	N 71°21'15" W	97.63'	97.63'
C4	10°03'31"	2660.00'	S 64°19'15" E	466.38'	466.98'
C5	91°00'26"	21.00'	N 66°09'16" E	29.96'	33.36'
C6	90°18'16"	21.00'	S 15°08'07" E	29.78'	33.10'



VICINITY MAP



**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. FF — 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.
- FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
- 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 PCS, PTS 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 2**  
 CONTAINING  
**14 RESIDENTIAL LOTS**  
**TOTALING 3.69 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**  
 Dallas  
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
 Phone (214) 671-3311 Fax (214) 671-0757

COUNTY RECORDING INFORMATION  
 FEBRUARY 2016 SHEET 1 OF 2

DWG: J:\Survey\390546\FINAL PLAT\DWG\01390546\_FINAL PLAT\_HAZEL-II.dwg USER: rmmadrid  
 DATE: Mar 10, 2016 7:10am XREFS: 01390546\_FINAL PLAT\_HAZEL-II.BD 01390546\_FINAL PLAT\_BASE.ALL