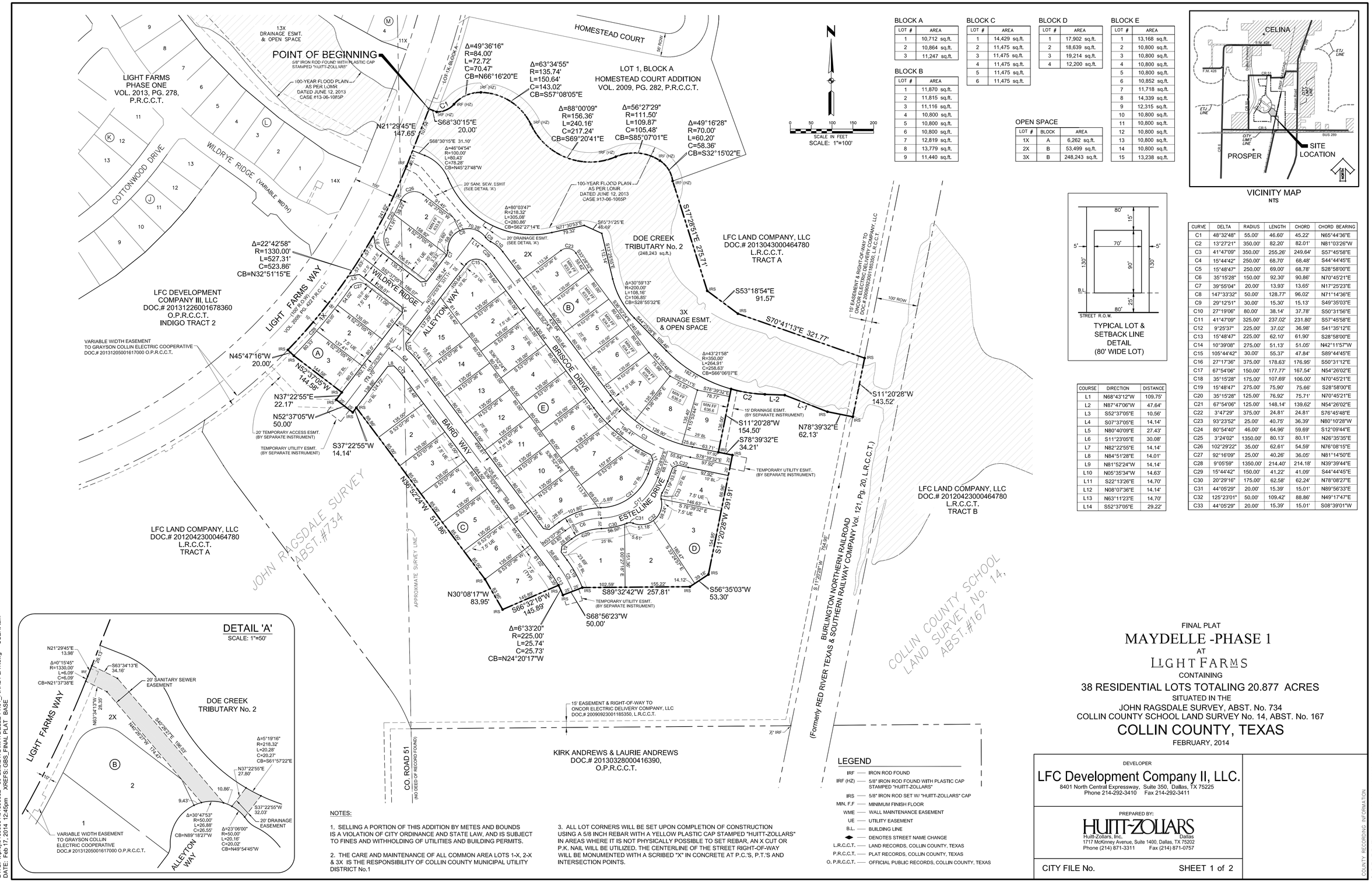

BLOCK A	
LOT #	AREA
1	10,712 sq.ft.
2	10,864 sq.ft.
3	11,247 sq.ft.

BLOCK B	
LOT #	AREA
1	11,870 sq.ft.
2	11,815 sq.ft.
3	11,116 sq.ft.
4	10,800 sq.ft.
5	10,800 sq.ft.
6	10,800 sq.ft.
7	12,819 sq.ft.
8	13,779 sq.ft.
9	11,440 sq.ft.

BLOCK C	
LOT #	AREA
1	14,429 sq.ft.
2	11,475 sq.ft.
3	11,475 sq.ft.
4	11,475 sq.ft.
5	11,475 sq.ft.
6	11,475 sq.ft.

BLOCK D	
LOT #	AREA
1	17,902 sq.ft.
2	18,639 sq.ft.
3	19,214 sq.ft.
4	12,200 sq.ft.

BLOCK E	
LOT #	AREA
1	13,168 sq.ft.
2	10,800 sq.ft.
3	10,800 sq.ft.
4	10,800 sq.ft.
5	10,800 sq.ft.
6	10,852 sq.ft.
7	11,718 sq.ft.
8	14,339 sq.ft.
9	12,315 sq.ft.
10	10,800 sq.ft.
11	10,800 sq.ft.
12	10,800 sq.ft.
13	10,800 sq.ft.
14	10,800 sq.ft.
15	13,238 sq.ft.

OPEN SPACE		
LOT #	BLOCK	AREA
1X	A	6,262 sq.ft.
2X	B	53,499 sq.ft.
3X	B	248,243 sq.ft.

VICINITY MAP
NTS

TYPICAL LOT & SETBACK LINE DETAIL (80' WIDE LOT)

COURSE	DIRECTION	DISTANCE
L1	N68°43'12"W	109.75'
L2	N87°47'06"W	47.64'
L3	S52°37'05"E	10.56'
L4	S07°37'05"E	14.14'
L5	N80°40'09"E	27.43'
L6	S11°23'05"E	30.08'
L7	N82°22'55"E	14.14'
L8	N84°51'28"E	14.01'
L9	N81°52'24"W	14.14'
L10	N05°35'34"W	14.63'
L11	S22°13'26"E	14.70'
L12	N08°07'36"E	14.14'
L13	N63°11'23"E	14.70'
L14	S52°37'05"E	29.22'

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	48°32'48"	55.00'	46.60'	45.22'	N65°44'36"E
C2	13°27'21"	350.00'	82.20'	82.01'	N81°03'26"W
C3	41°47'09"	350.00'	255.26'	249.64'	S57°45'58"E
C4	15°44'42"	250.00'	68.70'	68.48'	S44°44'45"E
C5	15°48'47"	250.00'	69.00'	68.78'	S28°58'00"E
C6	35°15'28"	150.00'	92.30'	90.86'	N70°45'21"E
C7	39°55'04"	20.00'	13.93'	13.65'	N17°25'23"E
C8	147°33'32"	50.00'	128.77'	96.02'	N71°14'36"E
C9	29°12'51"	30.00'	15.30'	15.13'	S49°35'03"E
C10	27°19'06"	80.00'	38.14'	37.78'	S50°31'56"E
C11	41°47'09"	325.00'	237.02'	231.80'	S57°45'58"E
C12	9°25'37"	225.00'	37.02'	36.98'	S41°35'12"E
C13	15°48'47"	225.00'	62.10'	61.90'	S28°58'00"E
C14	10°39'08"	275.00'	51.13'	51.05'	N42°11'57"W
C15	105°44'42"	30.00'	55.37'	47.84'	S89°44'45"E
C16	27°17'36"	375.00'	178.63'	176.95'	S50°31'12"E
C17	67°54'06"	150.00'	177.77'	167.54'	N54°26'02"E
C18	35°15'28"	175.00'	107.69'	106.00'	N70°45'21"E
C19	15°48'47"	275.00'	75.90'	75.66'	S28°58'00"E
C20	35°15'28"	125.00'	76.92'	75.71'	N70°45'21"E
C21	67°54'06"	125.00'	148.14'	139.62'	N54°26'02"E
C22	3°47'29"	375.00'	24.81'	24.81'	S76°45'48"E
C23	93°23'52"	25.00'	40.75'	36.39'	N80°10'28"W
C24	80°54'40"	46.00'	64.96'	59.69'	S12°09'44"E
C25	3°24'02"	1350.00'	80.13'	80.11'	N26°35'35"E
C26	102°29'22"	35.00'	62.61'	54.59'	N76°08'15"E
C27	92°16'09"	25.00'	40.26'	36.05'	N81°14'50"E
C28	9°05'59"	1350.00'	214.40'	214.18'	N39°39'44"E
C29	15°44'42"	150.00'	41.22'	41.09'	S44°44'45"E
C30	20°29'16"	175.00'	62.58'	62.24'	N78°08'27"E
C31	44°05'29"	20.00'	15.39'	15.01'	N89°56'33"E
C32	125°23'01"	50.00'	109.42'	88.86'	N49°17'47"E
C33	44°05'29"	20.00'	15.39'	15.01'	S08°39'01"W

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
WME	WALL MAINTENANCE EASEMENT
UE	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

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 AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X & 3X IS THE RESPONSIBILITY OF COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No.1

3. 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 P.C.'S, P.T.'S AND INTERSECTION POINTS.

FINAL PLAT

MAYDELLE -PHASE 1

AT

LIGHT FARMS

CONTAINING

38 RESIDENTIAL LOTS TOTALING 20.877 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. No. 734

COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

FEBRUARY, 2014

DEVELOPER

LFC Development Company II, 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

CITY FILE No. SHEET 1 of 2

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\013905\01\390532 - 80' Lots\DWG\MAYDELLE-PH01_FINAL PLAT.dwg USER: tam
DATE: Feb 17, 2014 12:45pm XREFS: GBS_FINAL PLAT BASE
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COUNTY RECORDING INFORMATION