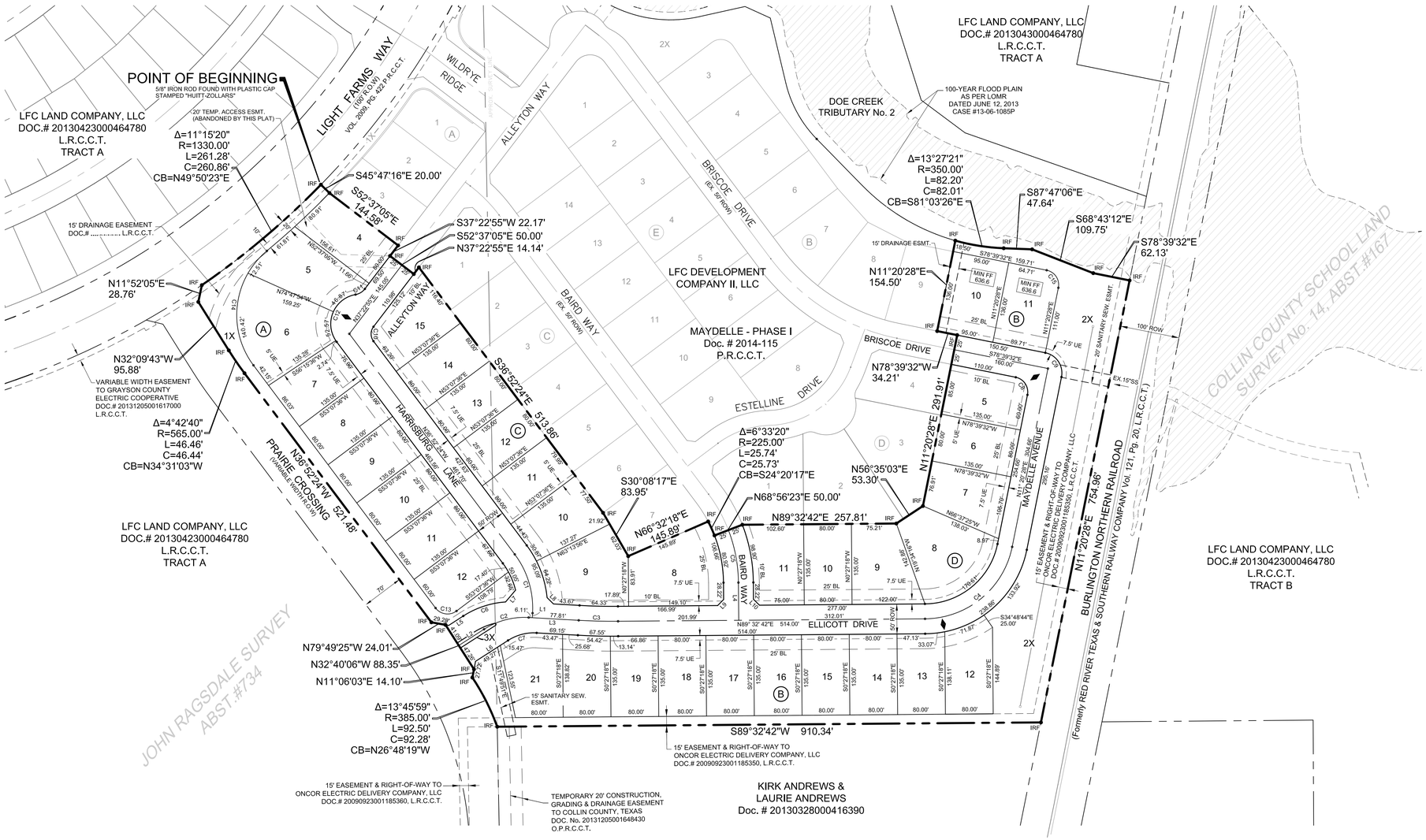
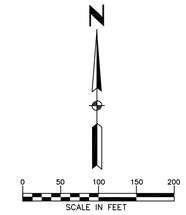
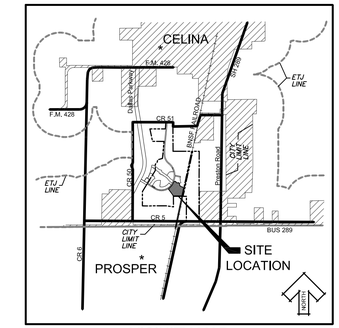


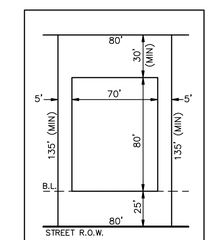




VICINITY MAP
NTS

LEGEND

IRF	IRON ROD FOUND
IRF (HZ)	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRF	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



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

BASIC OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE NAD 1983 TIED TO THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202).

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	40°06'15"	150.00'	104.99'	102.86'	N16°49'15"W
C2	36°00'18"	125.00'	78.55'	77.26'	N75°13'42"E
C3	3°41'10"	1025.00'	65.94'	65.93'	S88°36'43"E
C4	78°12'14"	150.00'	204.74'	189.21'	N50°26'34"E
C5	20°36'19"	250.00'	89.91'	89.42'	S10°45'27"E
C6	28°48'10"	150.00'	75.41'	74.61'	N71°37'38"W
C7	36°00'18"	80.00'	50.27'	49.45'	N75°13'42"W
C8	90°00'00"	25.00'	39.27'	35.36'	S33°39'32"E
C9	90°00'00"	34.50'	54.19'	48.79'	S33°39'32"E
C10	74°15'18"	20.00'	25.92'	24.14'	N00°15'15"E
C11	42°50'00"	25.00'	18.69'	18.26'	S58°47'54"W
C12	117°05'18"	50.00'	102.18'	85.30'	S21°40'15"W
C13	90°00'00"	25.00'	39.27'	35.36'	S81°52'23"E
C14	87°08'34"	140.00'	212.93'	192.99'	N06°41'53"E
C15	90°00'00"	25.00'	39.27'	35.36'	S33°39'32"E

COURSE	DIRECTION	DISTANCE
L1	N03°13'52"E	7.63'
L2	N57°13' 34"E	50.34'
L3	S86°46'08"E	83.92'
L4	S00°27'18"E	63.22'
L5	N57°13'34"E	29.21'
L6	N57°13'34"E	64.74'
L7	S40°15'13"W	25.93'
L8	S45°26'10"E	15.02'
L9	S44°32'42"W	14.14'
L10	S45°27'18"E	14.14'

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, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2X & 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

LIGHT FARMS

THE MAYDELLE NEIGHBORHOOD-PHASE II

CONTAINING

36 RESIDENTIAL LOTS, 3 OPEN SPACES
TOTALING 15.457 ACRES

SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

DECEMBER, 2015

OWNER/DEVELOPER

LFC LAND COMPANY, 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. P-201506-01 SHEET 1 of 2

DWG: I:\proj\013905\01\013905532 - 80' Lots\DWG\PHASE II\FINAL PLAT\MAYDELL-PHASE II_FINAL PLAT.dwg USER: tam
DATE: Dec 03, 2015 7:50pm XREFS: 01390553_EX-BASE MAYDELL-PHASE II_PLAT-BD 01390553-SP 01390553_EX-TOPO

COUNTY RECORDING INFORMATION

CAD FILE PATH: i:\proj\013905\01\013905532 – 80' lots\dwg\phase ii\final plat\mraydell-phase ii_final plat.dwg

PROJECT NUMBER: R013905-53

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC LAND COMPANY, LLC Is the owner of a tract of land situated In the John Ragsdale Survey, Abstract No. 734 and In the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of the 597.17 acres of land described as Tract A in instrument recorded under Document No. 20120423000464780 of Land 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 "Huitt-Zollars" on the southeasterly right-of-way line of Light Farms Way (a 100 foot wide right-of-way at this point as recorded in Volume 2009, Page 422 of the Plat Records of Collin County, Texas) at the southwest corner of Lot 1X, Block A of Maydelle - Phase 1, at Light Farms, an addition to Collin County, Texas within the extra-territorial jurisdiction of the City of Celina, Texas, as recorded in Document Number 2014-115 of the Plat Records of Collin County, Texas;

THENCE, departing the southeasterly right-of-way line of said Light Farms Way along the southerly line of said Maydelle - Phase 1 addition the following courses and distances:

South 45 degrees 47 minutes 16 seconds East a distance of 20.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 52 degrees 37 minutes 05 seconds East a distance of 144.58 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 37 degrees 23 minutes 36 seconds West a distance of 22.17 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 52 degrees 37 minutes 05 seconds East a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 37 degrees 22 minutes 55 seconds East a distance of 14.14 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 36 degrees 52 minutes 24 seconds East a distance of 513.86 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 30 degrees 08 minutes 17 seconds East a distance of 83.95 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 66 degrees 32 minutes 18 seconds East a distance of 145.89 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 06 degrees 33 minutes 20 seconds, with a radius of 225.00 feet, a chord bearing of South 24 degrees 20 minutes 17 seconds East, a chord length of 25.73 feet;

Along said curve to the right an arc length of 25.74 feet to a 5/8" iron rod found with plastic cap stamped "Huitt-Zollars";

North 68 degrees 56 minutes 23 seconds East a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 89 degrees 32 minutes 42 seconds East a distance of 257.81 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 56 degrees 35 minutes 03 seconds East a distance of 53.30 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 11 degrees 20 minutes 28 seconds East a distance of 241.91 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 11 degrees 20 minutes 28 seconds East a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 78 degrees 39 minutes 32 seconds West a distance of 34.21 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 11 degrees 20 minutes 28 seconds East a distance of 154.50 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northeasterly corner of Maydelle - Phase 1 addition and being the beginning of a non-tangent curve to the left having a central angle of 13 degrees 27 minutes 20 seconds, with a radius of 350.00 feet, a chord bearing of South 81 degrees 03 minutes 26 seconds East, a chord length of 82.01 feet;

THENCE, departing the Maydelle - Phase 1 addition along said curve to the left an arc length of 82.20 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 87 degrees 47 minutes 06 seconds East a distance of 47.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 68 degrees 43 minutes 12 seconds East a distance of 109.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 78 degrees 39 minutes 32 seconds East a distance of 62.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the westerly right-of-way line of the Red River Texas & Southern Railway Company Railroad (currently Burlington Northern Santa Fe Railroad), a 100.0 foot wide right-of-way, by deed recorded in Volume 121, Page 20, L.R.C.C.T;

THENCE, South 11 degrees 20 minutes 28 seconds West along the westerly right-of-way line of said Red River Texas & Southern Railway Company Railroad, a distance of 754.96 feet to a 1/2 inch iron rod found at a southeast corner of the LFC Land Company tract;

THENCE, South 89 degrees 32 minutes 42 seconds West departing the westerly right-of-way line of said Red River Texas & Southern Railway Company Railroad and along the a south line of the LFC Land Company tract, a distance of 910.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the proposed easterly right-of-way line of Prairie Crossing, a 75.0 foot wide right-of-way, and being the beginning of a non-tangent curve to the left having a central angle of 13 degrees 45 minutes 59 seconds, with a radius of 385.00 feet, a chord bearing of North 26 degrees 48 minutes 19 seconds West, a chord length of 92.28 feet;

THENCE, along the proposed northeasterly right-of-way line of Prairie Crossing the following courses and distances:

Along said curve to the left an arc length of 92.50 feet to a 5/8" Iron rod set with plastic cap stamped "Huitt-Zollars";

North 11 degrees 06 minutes 03 seconds East a distance of 14.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 32 degrees 40 minutes 06 seconds West a distance of 88.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 79 degrees 49 minutes 25 seconds West a distance of 24.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 36 degrees 52 minutes 24 seconds West a distance of 521.48 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 04 degrees 42 minutes 40 seconds, with a radius of 565.00 feet, a chord bearing of North 34 degrees 31 minutes 03 seconds West, a chord length of 46.44 feet;

Along said curve to the right an arc length of 46.46 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

North 32 degrees 09 minutes 43 seconds West a distance of 95.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 11 degrees 52 minutes 05 seconds East a distance of 28.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" in the said southeasterly right-of-way line of Light Farms Way and being the beginning of a non-tangent curve to the left having a central angle of 11 degrees 15 minutes 20 seconds, with a radius of 1,330.00 feet, a chord bearing of North 49 degrees 50 minutes 24 seconds East, a chord length of 260.86 feet;

THENCE, along the southeasterly right-of-way line of Light Farms Way along the southeasterly right-of-way line of Light Farms Way and curve an arc length of 261.28 feet to the POINT OF BEGINNING and CONTAINING 15.457 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, LLC, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as THE MAYDELLE NEIGHBORHOOD-PHASE II, additions 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 mprovements 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 by 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 necessiity 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:

_____
Authorized Signature of LFC LAND COMPANY, LLC.

_____
Printed Name and Title, Guarantor

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ , 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: _____

WITNESS, my hand, this the _____ day of _____ , 2016.

By:

Authorized Signature of
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

_____
Printed Name and Title, Owner

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ , 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: _____

PREPARERS 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.

_____
Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862

Date _____

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:

_____
Signature of Chairperson

Planning and Zoning Commission
City of Celina, Texas

_____
Date of Recommendation

APPROVED BY:

_____
Signature of Mayor

City Council
City of Celina, Texas

_____
Date of Approval

ATTEST:

_____
City Secretary

FINAL PLAT

LIGHT FARMS

THE MAYDELLE NEIGHBORHOOD-PHASE II

CONTAINING

36 RESIDENTIAL LOTS, 3 OPEN SPACES
TOTALING 15.457 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

DECEMBER, 2015

OWNER/DEVELOPER

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8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

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Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No. P-201506-01 SHEET 2 of 2

COUNTY RECORDING INFORMATION

CAD FILE PATH:

PROJECT NUMBER: R013905-53

DWG: I:\proj\013905\01\01390532 - 80' Lots\DWG\PHASE II\FINAL PLAT\MAYDELL-PHASE II_FINAL PLAT.dwg USER: tam
DATE: Dec 03, 2015 7:53pm XREFS: 01390553_EX-BASE MAYDELL-PHASE II_PLAT-BD 01390553-SP 01390553_EX-TOPO