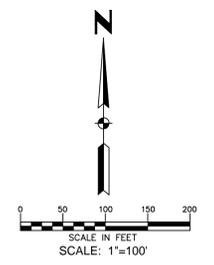
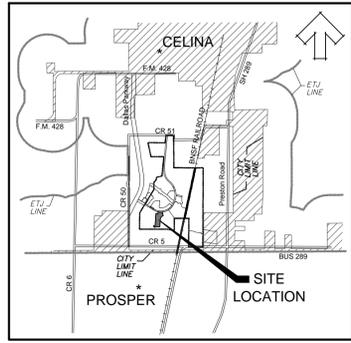
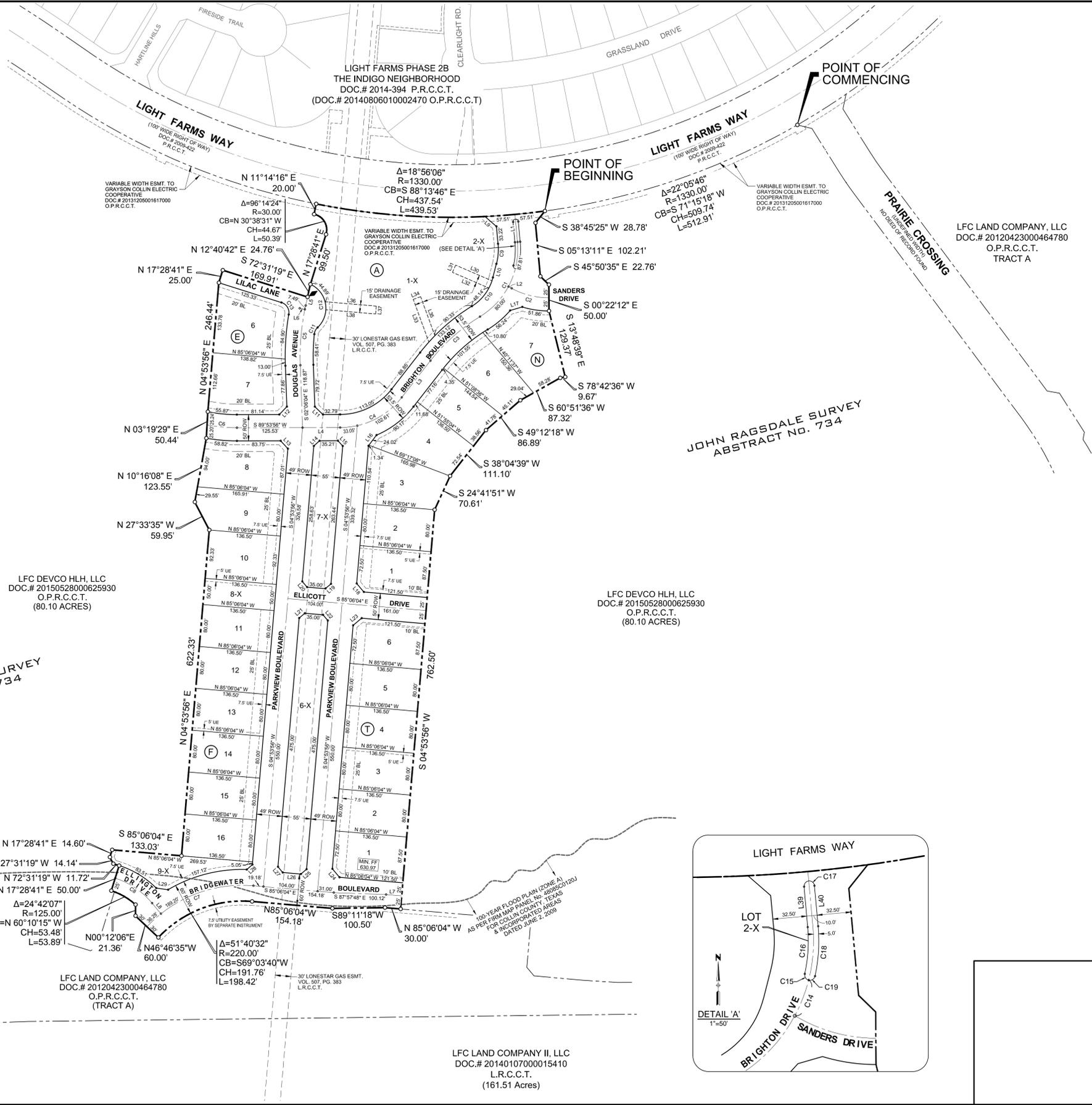
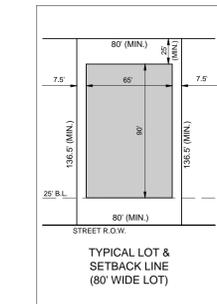


CURVE TABLE					
CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	64°05'55"	150.00	S 28°49'48" W	159.19	167.81
C2	28°19'44"	150.00	S 75°59'30" E	73.41	74.17
C3	20°47'48"	350.00	S 48°28'50" W	126.34	127.04
C4	51°49'01"	150.00	S 63°59'28" W	131.08	135.66
C5	14°34'44"	450.00	S 05°11'19" W	114.19	114.50
C6	10°57'07"	300.00	N 84°37'30" W	57.26	57.34
C7	51°40'32"	250.00	N 69°03'40" E	217.91	225.48
C8	32°57'33"	150.00	S 56°02'33" E	85.10	86.29
C9	19°34'48"	112.50	N 04°34'13" E	38.26	38.45
C10	44°03'37"	90.50	N 36°23'28" E	67.89	69.59
C11	41°10'48"	20.00	N 26°21'50" E	14.07	14.37
C12	112°54'44"	50.00	N 09°30'08" W	83.35	88.53
C13	82°08'32"	20.50	N 31°27'00" W	26.94	29.39
C14	13°57'46"	150.00	N 21°20'29" E	36.46	36.55
C15	89°02'42"	5.00	N 32°04'21" W	7.01	7.77
C16	17°40'11"	145.00	N 03°36'55" E	44.54	44.72
C17	180°00'00"	5.00	N 84°46'49" E	10.00	15.71
C18	17°40'11"	155.00	S 03°36'55" W	47.61	47.80
C19	90°57'18"	5.00	S 57°55'39" W	7.13	7.94

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 05°13'11" W	52.69	L21	N 49°53'56" E	14.14
L2	S 61°40'38" E	7.11	L22	S 40°06'04" E	14.14
L3	S 38°04'56" W	88.85	L23	S 49°53'56" W	21.21
L4	S 89°53'56" W	71.93	L24	S 40°06'04" E	21.21
L5	S 12°28'41" W	16.57	L25	S 49°53'56" W	14.14
L6	N 78°28'33" W	10.00	L26	N 85°06'04" W	35.00
L7	S 85°06'04" E	30.00	L27	N 40°06'04" W	14.14
L8	S 39°33'46" E	26.30	L28	N 48°50'29" E	14.40
L9	S 49°11'47" E	28.78	L29	S 82°19'38" E	23.11
L10	S 14°21'37" W	26.85	L30	N 66°48'38" W	75.56
L11	N 46°06'04" W	21.58	L31	S 23°11'22" W	15.00
L12	N 43°53'56" E	20.84	L32	S 66°48'38" E	75.56
L13	N 42°36'04" W	20.27	L33	N 20°09'59" W	86.58
L14	N 47°23'56" E	14.75	L34	N 69°50'01" E	15.00
L15	S 42°36'04" E	13.51	L35	S 20°09'59" E	79.10
L16	S 37°09'37" W	25.36	L36	S 85°07'10" E	98.32
L17	S 73°53'49" W	24.42	L37	S 04°52'50" W	15.00
L18	S 40°06'04" E	21.21	L38	N 85°07'10" W	95.51
L19	S 49°53'56" W	14.14	L39	N 05°13'11" W	38.69
L20	N 40°06'04" W	14.14	L40	S 05°13'11" E	38.69



- 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 ALL COMMON AREA LOTS 1-X, 2-X, 6X, 8X, 7X, 9X, 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.
  - 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 5B**  
**THE PARKVIEW NEIGHBORHOOD**  
 CONTAINING  
**24 RESIDENTIAL LOTS, 6 OPEN SPACES**  
**TOTALING 14.78 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) 871-0757

JANUARY 2016 SHEET 1 OF 2

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

DWG: J:\Survey\390546\FINAL PLAT\DWG\01390546\_FINAL PLAT PARKVIEW.dwg USER: rmmadrid  
 DATE: Feb 17, 2016 7:15am XREFS: 01390546\_FINAL PLAT PARKVIEW.BD 01390546\_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 22 degrees 05 minutes 46 seconds, a radius of 1,330.00 feet, subtended by a 509.74 foot chord which bears South 71 degrees 15 minutes 18 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 512.91 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 38 degrees 45 minutes 25 seconds West, a distance of 28.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 05 degrees 13 minutes 11 seconds East, a distance of 102.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 45 degrees 50 minutes 35 seconds East, a distance of 22.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 00 degrees 22 minutes 12 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 13 degrees 48 minutes 39 seconds East, a distance of 129.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 78 degrees 42 minutes 36 seconds West, a distance of 9.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 60 degrees 51 minutes 36 seconds West, a distance of 87.32 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 49 degrees 12 minutes 18 seconds West, a distance of 86.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 38 degrees 04 minutes 39 seconds West, a distance of 111.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 24 degrees 41 minutes 51 seconds West, a distance of 70.61 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 762.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the south line of said LFC DEVCO HLH tract;

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

North 85 degrees 06 minutes 04 seconds West, a distance of 30.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 89 degrees 11 minutes 18 seconds West, a distance of 100.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 85 degrees 06 minutes 04 seconds West, a distance of 154.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 51 degrees 40 minutes 32 seconds, a radius of 220.00 feet, subtended by a 191.76 foot chord which bears South 69 degrees 03 minutes 40 seconds West;

Along said curve to the left an arc distance of 198.42 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 46 degrees 46 minutes 35 seconds West, a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 00 degrees 12 minutes 06 seconds East, a distance of 21.36 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 24 degrees 42 minutes 07 seconds, a radius of 125.00 feet, subtended by a 53.48 foot chord which bears North 60 degrees 10 minutes 15 seconds West;

**THENCE**, along said curve to the left, passing at an arc distance of 47.54 feet a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southerly line of said LFC DEVCO HLH tract, in all, a total an arc distance of 53.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 17 degrees 28 minutes 41 seconds East, 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 11.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

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

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

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

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

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

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

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

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

**THENCE**, North 17 degrees 28 minutes 41 seconds East, a distance of 25.00 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 169.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

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

**THENCE**, North 17 degrees 28 minutes 41 seconds East, a distance of 99.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left 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 North 30 degrees 38 minutes 31 seconds West;

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

**THENCE**, North 11 degrees 14 minutes 16 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" in the southerly right-of-way line of said Light Farms Way, same being a point in the northerly line of said LFC DEVCO HLH tract, and being the beginning of a non-tangent curve to the left having a central angle of 18 degrees 56 minutes 06 seconds, a radius of 1330.00 feet, subtended by a 437.54 foot chord which bears South 88 degrees 13 minutes 46 seconds East;

**THENCE**, along the southerly right-of-way line of Light Farms Way and the northerly line of the LFC DEVCO HLH tract, also along said curve to the left an arc distance of 439.53 feet to the **POINT OF BEGINNING** and **CONTAINING** 14.78 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 5B, THE PARKVIEW NEIGHBORHOOD, 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