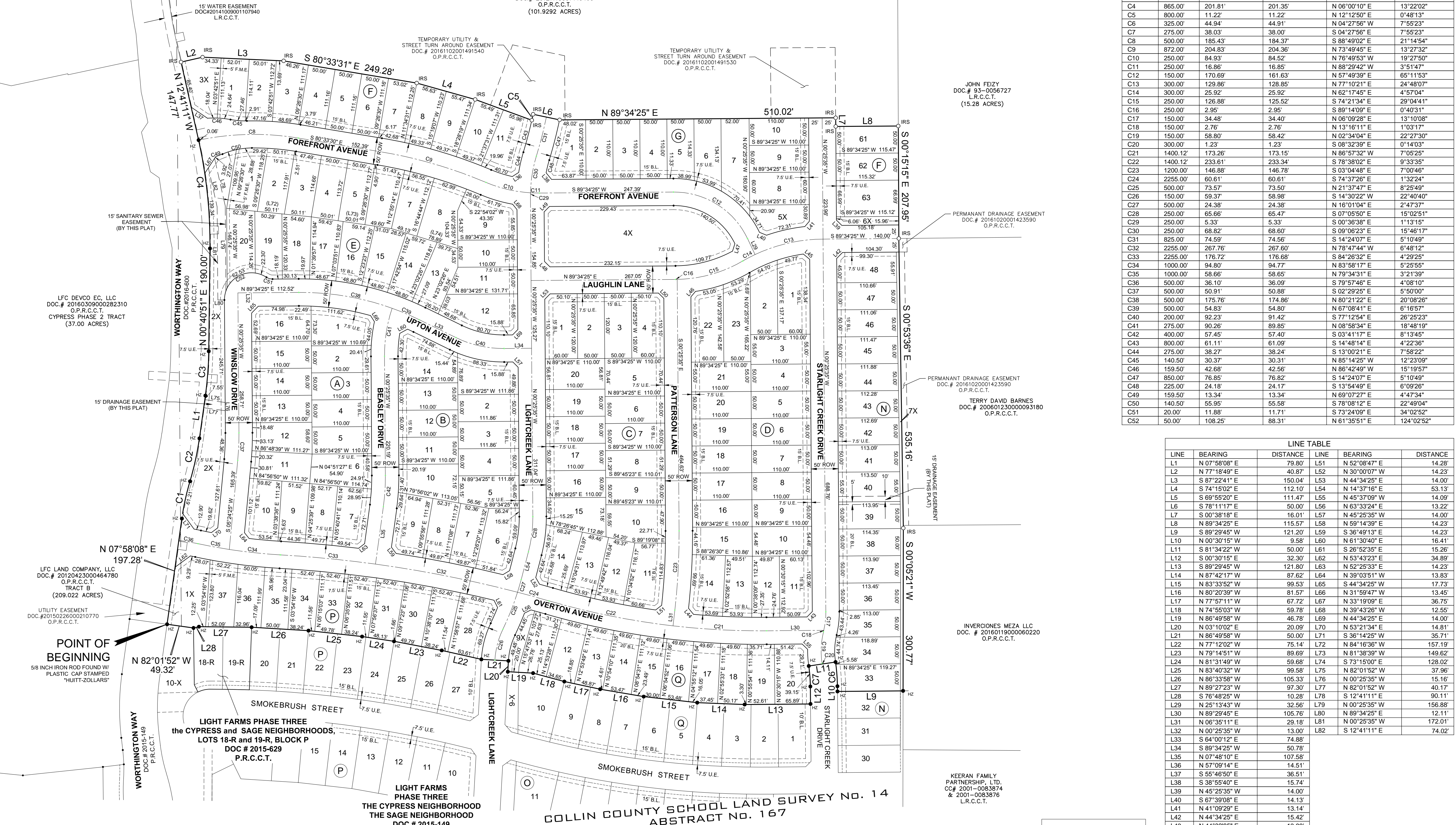
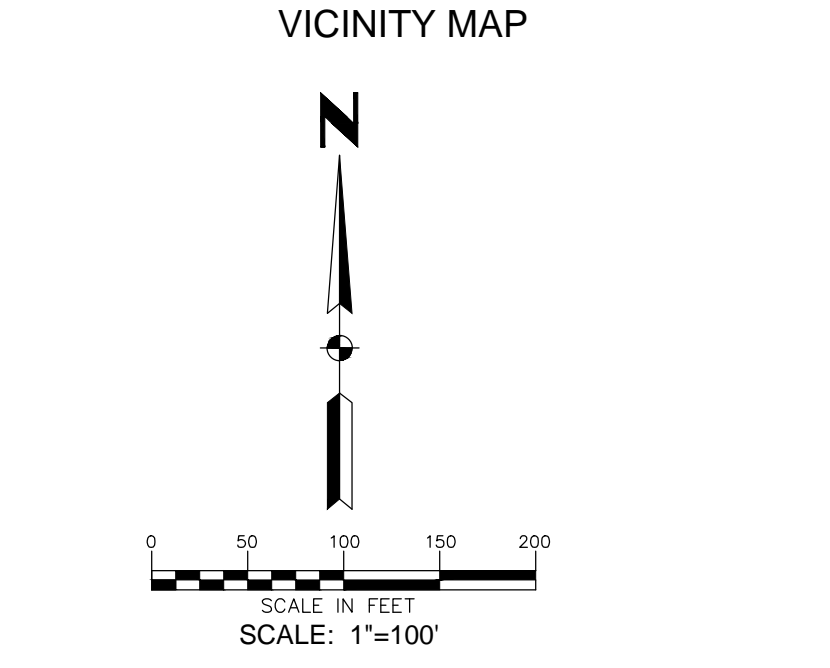
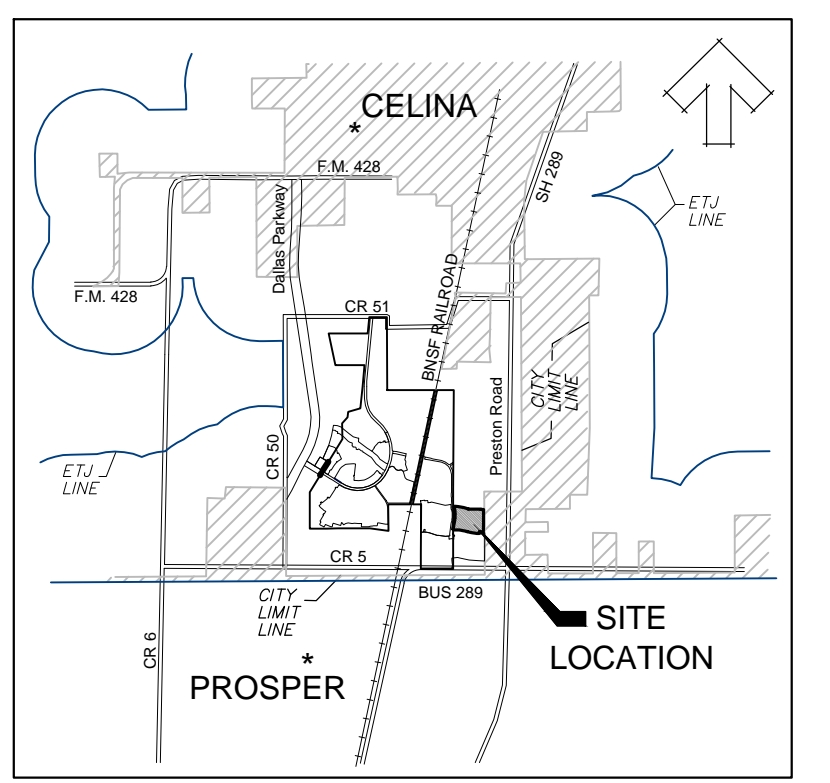


LFC LAND COMPANY, LLC  
 DOC. # 20120423000464780  
 O.P.R.C.C.T.  
 TRACT B  
 (209.022 ACRES)

**COLLIN COUNTY SCHOOL LAND SURVEY NO. 14  
 ABSTRACT NO. 167**

LFC LAND COMPANY II, LLC  
 DOC. # 20121113001494960  
 O.P.R.C.C.T.  
 (101.9292 ACRES)

JOHN FEZY  
 DOC. # 93-0056727  
 L.R.C.C.T.  
 (15.28 ACRES)



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	465.00'	70.59'	70.52'	N 12°19'04" E 8°41'52"
C2	535.00'	81.21'	81.14'	N 12°19'04" E 8°41'52"
C3	646.50'	82.24'	82.18'	S 04°19'30" W 7°17'17"
C4	865.00'	201.81'	201.35'	N 06°00'10" E 13°22'02"
C5	800.00'	11.22'	11.22'	N 12°12'50" E 0°48'13"
C6	325.00'	44.94'	44.91'	N 04°27'56" W 7°55'23"
C7	275.00'	38.03'	38.00'	S 04°27'56" E 7°55'23"
C8	500.00'	185.43'	184.37'	S 88°49'02" E 21°14'54"
C9	872.00'	204.83'	204.36'	N 73°49'45" E 13°27'32"
C10	250.00'	84.93'	84.52'	N 76°49'53" W 19°27'50"
C11	250.00'	16.86'	16.85'	N 88°29'42" W 3°51'47"
C12	150.00'	170.69'	161.63'	N 57°48'39" E 65°11'53"
C13	300.00'	129.86'	128.85'	N 77°10'21" E 24°48'07"
C14	300.00'	25.92'	25.92'	N 62°17'45" E 4°57'04"
C15	250.00'	126.88'	125.52'	S 74°21'34" E 29°04'41"
C16	250.00'	2.95'	2.95'	S 89°14'09" E 0°40'31"
C17	150.00'	34.48'	34.40'	N 06°09'28" E 13°10'08"
C18	150.00'	2.76'	2.76'	N 13°16'11" E 1°03'17"
C19	150.00'	58.80'	58.42'	N 02°34'04" E 22°27'30"
C20	300.00'	1.23'	1.23'	S 06°32'39" E 0°14'03"
C21	1400.12'	173.26'	173.15'	N 86°57'32" W 7°05'25"
C22	1400.12'	233.61'	233.34'	S 78°38'02" E 9°33'35"
C23	1200.00'	146.88'	146.78'	S 03°04'48" E 7°00'46"
C24	2255.00'	60.61'	60.61'	S 74°37'26" E 1°32'24"
C25	500.00'	73.57'	73.50'	N 21°37'47" E 8°25'49"
C26	150.00'	54.83'	54.80'	S 14°30'22" W 22°40'40"
C27	500.00'	24.38'	24.38'	N 16°10'04" E 2°47'37"
C28	250.00'	65.66'	65.47'	S 07°05'50" E 15°02'51"
C29	250.00'	5.33'	5.33'	S 00°36'38" E 1°13'15"
C30	250.00'	68.82'	68.60'	S 09°06'23" E 15°46'17"
C31	825.00'	74.59'	74.56'	S 14°24'07" E 5°10'49"
C32	2255.00'	267.76'	267.80'	N 78°47'44" E 6°48'12"
C33	2255.00'	176.72'	176.68'	S 14°30'22" W 4°29'25"
C34	1000.00'	94.80'	94.77'	N 83°58'17" E 5°25'55"
C35	1000.00'	58.66'	58.65'	N 79°34'31" E 3°21'39"
C36	500.00'	36.10'	36.09'	S 79°57'46" E 4°08'10"
C37	500.00'	50.91'	50.88'	S 02°29'25" E 5°50'00"
C38	500.00'	175.76'	174.86'	N 80°21'22" E 20°08'26"
C39	500.00'	54.83'	54.80'	N 67°08'41" E 6°16'37"
C40	200.00'	92.23'	91.42'	S 77°12'54" E 28°25'23"
C41	275.00'	90.26'	89.85'	N 08°58'34" E 18°48'19"
C42	400.00'	57.45'	57.40'	S 03°41'17" E 8°13'45"
C43	800.00'	61.11'	61.09'	S 14°48'14" E 4°22'36"
C44	275.00'	38.27'	38.24'	S 13°00'21" E 7°58'22"
C45	140.50'	30.37'	30.31'	N 85°14'25" W 12°23'09"
C46	150.50'	42.68'	42.56'	N 86°42'49" W 15°19'57"
C47	850.00'	76.85'	76.82'	S 14°24'07" E 5°10'49"
C48	225.00'	24.18'	24.17'	S 13°54'49" E 6°09'26"
C49	159.50'	13.34'	13.34'	N 69°07'27" E 4°47'34"
C50	140.50'	55.95'	55.58'	S 78°08'12" E 22°49'04"
C51	20.00'	11.88'	11.71'	S 73°24'09" E 34°02'52"
C52	50.00'	108.25'	88.31'	N 61°35'51" E 124°02'52"

LINE TABLE				
LINE	BEARING	DISTANCE	DISTANCE	
L1	N 07°58'08" E	79.80'	L151	N 52°08'47" E 14.28'
L2	N 07°18'49" E	40.87'	L52	N 30°00'07" W 14.23'
L3	S 87°22'41" E	150.94'	L53	N 44°34'25" E 14.00'
L4	S 74°15'02" E	112.10'	L54	N 14°37'16" E 53.13'
L5	S 69°55'20" E	111.47'	L55	N 45°37'09" W 14.09'
L6	S 78°11'17" E	50.00'	L56	N 63°33'24" E 13.22'
L7	S 00°38'18" E	16.01'	L57	N 45°26'35" W 14.00'
L8	N 89°34'25" E	115.57'	L58	N 59°14'39" E 14.23'
L9	S 88°29'45" W	121.20'	L59	S 36°49'13" E 14.23'
L10	S 80°30'15" E	9.58'	L60	N 61°30'40" E 18.41'
L11	S 81°34'22" W	50.00'	L61	S 28°52'35" E 15.26'
L12	S 00°30'15" E	32.30'	L62	N 53°43'23" E 34.89'
L13	S 89°29'45" W	121.80'	L63	N 52°25'33" E 14.23'
L14	N 87°42'17" W	87.62'	L64	N 39°03'51" W 13.83'
L15	N 83°33'52" W	99.53'	L65	S 44°34'25" W 17.73'
L16	N 89°20'38" W	81.57'	L66	N 89°20'38" W 13.45'
L17	N 77°57'11" W	67.72'	L67	N 33°19'05" E 36.75'
L18	N 74°55'03" W	59.78'	L68	N 39°43'26" E 12.55'
L19	N 86°49'58" W	46.78'	L69	N 44°34'25" E 14.00'
L20	N 03°10'02" E	20.09'	L70	N 53°21'34" E 14.81'
L21	N 86°49'58" W	50.00'	L71	S 36°14'25" W 35.71'
L22	N 77°12'02" W	75.14'	L72	N 84°16'36" E 157.19'
L23	N 79°14'51" W	89.69'	L73	N 81°38'39" E 149.62'
L24	N 81°31'49" W	59.68'	L74	S 73°15'00" E 128.02'
L25	N 83°40'32" W	99.58'	L75	N 82°01'52" W 37.96'
L26	N 86°33'58" W	105.33'	L76	N 00°25'35" W 15.16'
L27	N 89°27'23" W	97.30'	L77	N 82°01'52" W 40.17'
L28	S 76°48'25" W	10.28'	L78	S 12°41'11" E 90.11'
L29	N 25°13'43" W	32.56'	L79	N 00°25'35" W 156.89'
L30	N 89°29'45" E	105.76'	L80	N 89°34'25" E 12.11'
L31	N 06°35'11" E	29.18'	L81	N 00°25'35" W 172.01'
L32	N 00°25'35" W	13.00'	L82	S 12°41'11" E 74.02'
L33	S 64°00'12" E	74.88'		
L34	S 89°34'25" W	50.78'		
L35	N 07°48'10" E	107.58'		
L36	N 57°09'14" E	14.51'		
L37	S 55°46'50" E	36.51'		
L38	S 38°55'40" E	15.74'		
L39	N 45°25'35" W	14.00'		
L40	S 67°39'08" E	14.13'		
L41	N 41°09'29" E	13.14'		
L42	N 44°34'25" E	15.42'		
L43	N 44°32'05" E	13.99'		
L44	N 39°32'29" W	14.16'		
L45	N 49°54'57" W	15.18'		
L46	N 40°16'22" E	12.91'		
L47	N 17°16'13" E	14.93'		
L48	N 45°25'35" W	14.00'		
L49	N 44°34'25" E	14.00'		
L50	N 45°25'35" W	14.00'		

**LEGEND**

- IRF — IRON ROD FOUND
- H2 — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED 'HUIT-ZOLLARS'
- IR5-O — 5/8" IRON ROD SET W/ 'HUIT-ZOLLARS' CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- F.M.E. — TRENCH/UTILITY FENCE MAINTENANCE EASEMENT
- U.E. — UTILITY EASEMENT
- BL — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- 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 1X, 2X, 3X, 4X, 5X, 6X, 7X, & 9X IS THE RESPONSIBILITY OF THE H.O.A.
- FOR LOTS 40, 50, 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 'HUIT-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.

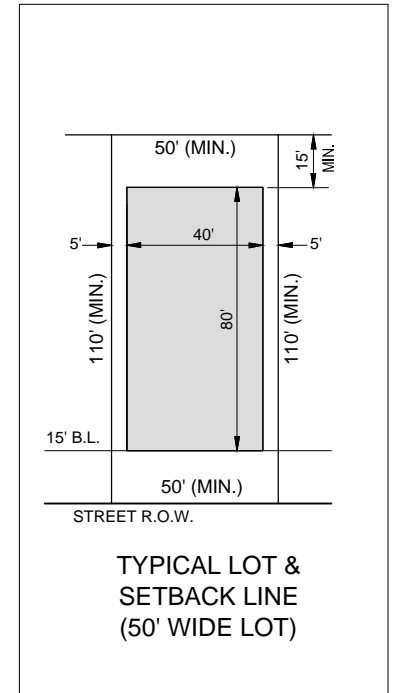
**FINAL PLAT  
 LIGHT FARMS  
 THE SAGE NEIGHBORHOOD - PHASE 2**  
 CONTAINING  
 153 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS  
 TOTALING 31.40 ACRES  
 SITUATED IN THE  
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 14,  
 ABSTRACT NO. 167  
 COLLIN COUNTY, TEXAS

OWNER  
**LFC LAND COMPANY II, LLC.**  
 8401 North Central Expressway, Suite 350, Dallas, TX 75225  
 Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:  
**HUIT-ZOLLARS**  
 Huit-Zollars, Inc. Dallas  
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
 Phone (214) 871-3311 Fax (214) 871-0757

DWG: J:\Survey\390557 - Sage Light Farms Phase 2 - Final Plat Base.dwg USER: rmoorhead DATE: Nov 02, 2016 10:08pm XREFS: 01390546\_EXIST-BASE, LF-MASTER-BASE, existing\_contours

Lot Areas-Block A		Lot Areas-Block B		Lot Areas-Block C		Lot Areas-Block D		Lot Areas-Block E		Lot Areas-Block F		Lot Areas-Block G		Lot Areas-Block H		Lot Areas-Block P		Lot Areas-Block Q		Lot Areas-Open Spaces			
Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet
A1	7480	B1	7121	C1	7151	D1	8605	E1	5663	F1	5868	G1	6759	H1	7318	P1	5942	Q1	8327	X1	8327		
A2	5505	B2	5593	C2	6000	D2	6359	E2	5926	F2	5652	G2	5500	H2	6034	P2	5704	Q2	5748	X2	28090		
A3	5500	B3	5593	C3	6000	D3	6050	E3	5614	F3	6087	G3	5500	H3	5740	P3	5697	Q3	5737	X3	6278		
A4	5500	B4	5593	C4	7151	D4	5500	E4	5710	F4	5558	G4	5500	H4	5691	P4	5690	Q4	5725	X4	35828		
A5	5500	B5	6475	C5	7748	D5	5500	E5	5662	F5	5558	G5	5555	H5	5684	P5	5684	Q5	5737	X5	4940		
A6	6762	B6	7410	C6	5500	D6	5500	E6	5923	F6	5558	G6	6137	H6	5706	P6	5694	Q6	5728	X6	1788		
A7	6763	B7	5745	C7	5500	D7	5500	E7	5883	F7	5678	G7	8026	H7	5707	P7	5684	Q7	5753	X7	4058		
A8	5610	B8	5892	C8	5571	D8	5500	E8	7284	F8	5876	G8	6600	H8	6255	P8	5584	Q8	5730	X8	275		
A9	5614	B9	6861	C9	5500	D9	5500	E9	8382	F9	5793	G9	5500	H9	5665	P9	5675	Q9	5685	X9	2496		
A10	6828	B10	6828	C10	7448	D10	5993	E10	5500	F10	5823	G10	5500	H10	5645	P10	6224	Q10	7055				
A11	5883	B11	5500	C11	7766	D11	6731	E11	6043	F11	6975	G11		H11	5624	P11		Q11					
A12	6076	B12	5500	C12	6005	D12	5757	E12	5757	F12	5778	G12		H12	5624	P12		Q12					
A13	5500	B13	5500	C13	5951	D13	5834	E13	6296	F13	5770	G13		H13	5584	P13		Q13					
A14	5500	B14	8764	C14	6968	D14	6831	E14	6313	F14	6975	G14		H14	5563	P14		Q14					
A15	5500	B15	5500	C15	6768	D15	5795	E15	6183	F15	5778	G15		H15	5543	P15		Q15					
A16	7092	B16	5500	C16	5500	D16	5500	E16	5994	F16	5778	G16		H16	6114	P16		Q16					
		B17	5500	C17	5500	D17	5500	E17	6067	F17	5967	G17		H17		P17		Q17					
		B18	5500	C18	5500	D18	5500	E18	6137	F18	5967	G18		H18		P18		Q18					
		B19	5500	C19	5500	D19	5500	E19	5967	F19	5967	G19		H19		P19		Q19					
		B20	6249	C20	6249	D20	6249	E20	6409	F20	6409	G20		H20		P20		Q20					
				D21	6050	D22	8057	D23	7645														



DWG: J:\Survey\3905\57 - Sage II\dwg\sage-phase2\_FINAL\_PLAT\_BASE.dwg USER: emadrid  
DATE: Nov 02, 2016 1:08pm XREFS: 01390546\_EXIST-BASE LF-MASTER-BASE existing contours

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, LFC Land Company II LLC., is the owner of a tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of Tract B a 209.022 acre tract of land, as described in instrument to LFC Land Company, LLC as recorded in Document No. 20120423000464780, and being a portion of a 101.9292 acre tract of land as described in instrument to LFC Land Company II, LLC., as recorded in Document No. 20121113001449460, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northwest corner of Lot 10X of Light Farms Phase Three, The Cypress and Sage Neighborhoods, an addition to Collin County as recorded in Document No. 2015-149 of the Plat Records, Collin County, Texas, same point being on the easterly right of way line of Worthington Way (a variable width right of way) as described in Document No. 2016-600 (P.R.C.C.T.);

THENCE departing the northwest corner of said Lot 10X, and along the easterly right of way lines of said Worthington Way the following courses:

North 07 degrees 58 minutes 08 seconds East, a distance of 197.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" and being the beginning of a curve to the right having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 465.00 feet, a chord bearing of North 12 degrees 19 minutes 04 seconds East, a chord distance of 70.52 feet;

Along said curve to the right an arc distance of 70.59 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" and being the beginning of a reverse curve to the left having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 535.00 feet, a chord bearing of North 12 degrees 19 minutes 04 seconds East, a chord distance of 81.14 feet;

Along said curve to the left an arc distance of 81.21 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 07 degrees 58 minutes 08 seconds East, a distance of 79.80 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" and being the beginning of a curve to the left having a central angle of 07 degrees 17 minutes 17 seconds, a radius of 646.50 feet, a chord bearing of North 04 degrees 19 minutes 30 seconds East, a chord distance of 82.18 feet;

Along said curve to the left an arc distance of 82.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 00 degrees 40 minutes 51 seconds East, a distance of 190.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" and being the beginning of a curve to the left having a central angle of 13 degrees 22 minutes 02 seconds, a radius of 965.00 feet, a chord bearing of North 06 degrees 00 minutes 10 seconds West, a chord distance of 201.35 feet;

Along said curve to the left an arc distance of 201.81 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 12 degrees 41 minutes 11 seconds West, a distance of 147.77 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

THENCE, North 77 degrees 18 minutes 49 seconds East, departing the easterly right of way line of Worthington Way, a distance of 40.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 87 degrees 22 minutes 41 seconds East, a distance of 150.04 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 80 degrees 33 minutes 31 seconds East, a distance of 249.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 74 degrees 15 minutes 02 seconds East, a distance of 112.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 69 degrees 55 minutes 20 seconds East, a distance of 111.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 00 degrees 48 minutes 13 seconds, a radius of 800.00 feet, a chord bearing of North 12 degrees 12 minutes 50 seconds East, a chord distance of 11.22 feet;

THENCE, along said curve to the left an arc distance of 11.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 78 degrees 11 minutes 17 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 34 minutes 25 seconds East, a distance of 510.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 38 minutes 18 seconds East, a distance of 16.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 34 minutes 25 seconds East, a distance of 115.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" in the easterly line of said LFC Land Company II, LLC tract;

THENCE, along the easterly lines of said LFC Land Company II, LLC tract, the following courses:

South 00 degrees 15 minutes 15 seconds East, a distance of 207.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 00 degrees 53 minutes 36 seconds East, a distance of 535.16 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 00 degrees 05 minutes 21 seconds West, a distance of 300.77 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northeast corner of Lot 31, Block N of said, Cypress and Sage Neighborhoods;

THENCE, departing the easterly line of said LFC Land Company II, LLC tract, and along the northerly lines of said Cypress and Sage Neighborhoods the following courses:

South 89 degrees 29 minutes 45 seconds West, a distance of 121.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 00 degrees 30 minutes 15 seconds West, a distance of 9.58 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" and being the beginning of a curve to the left having a central angle of 07 degrees 55 minutes 23 seconds, a radius of 325.00 feet, a chord bearing of North 04 degrees 27 minutes 56 seconds West, a chord distance of 44.91 feet;

Along said curve to the left an arc distance of 44.94 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 81 degrees 34 minutes 22 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" and being the beginning of a non-tangent curve to the right having a central angle of 07 degrees 55 minutes 23 seconds, a radius of 275.00 feet, a chord bearing of South 04 degrees 27 minutes 56 seconds East, a chord distance of 38.00 feet;

Along said curve to the right an arc distance of 38.03 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 00 degrees 30 minutes 15 seconds East, a distance of 32.30 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 89 degrees 29 minutes 45 seconds West, a distance of 121.80 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 87 degrees 42 minutes 17 seconds West, a distance of 87.62 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 83 degrees 33 minutes 52 seconds West, a distance of 99.53 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 80 degrees 20 minutes 39 seconds West, a distance of 81.57 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 77 degrees 57 minutes 11 seconds West, a distance of 67.72 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 74 degrees 55 minutes 03 seconds West, a distance of 59.78 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 86 degrees 49 minutes 58 seconds West, a distance of 46.78 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 03 degrees 10 minutes 02 seconds East, a distance of 20.09 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 86 degrees 49 minutes 58 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 77 degrees 12 minutes 02 seconds West, a distance of 75.14 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 79 degrees 14 minutes 51 seconds West, a distance of 89.69 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 81 degrees 31 minutes 49 seconds West, a distance of 59.68 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 83 degrees 40 minutes 32 seconds West, a distance of 99.58 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 86 degrees 33 minutes 58 seconds West, a distance of 105.33 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northeast corner of replat, Light Farms Phase Three, the Cypress and Sage Neighborhoods, Lots 18-R and 19-R, Block P, an addition to Collin County as recorded in Document No. 2015-629 (P.R.C.C.T.);

THENCE, North 89 degrees 27 minutes 23 seconds West, along the north lines of said replat, Cypress and Sage Neighborhoods, Lots 18-R and 19-R, Block P, a distance of 97.30 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

THENCE, South 76 degrees 48 minutes 25 seconds West, continuing along the north lines of said replat, Cypress and Sage Neighborhoods, Lots 18-R and 19-R, Block P, a distance of 10.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northwest corner of said Cypress and Sage Neighborhoods, Lots 18-R and 19-R, Block P;

THENCE, North 82 degrees 01 minute 52 seconds West, departing said replat, Cypress and Sage Neighborhoods, Lots 18-R and 19-R, Block P, and along the north line of said Lot 10X, a distance of 49.32 feet to the POINT OF BEGINNING and CONTAINING 31.40 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY II, 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, THE SAGE NEIGHBORHOOD - PHASE 2, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way and public improvements contained therein. 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. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. 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.

LFC LAND COMPANY II, LLC., Owner

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, GP, INC. a Texas corporation, General Partner

By: Tony Ruggeri, Co-CEO

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, Co-CEO, 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: \_\_\_\_\_

SURVEYOR'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**  
**THE SAGE NEIGHBORHOOD - PHASE 2**  
CONTAINING  
153 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS  
TOTALING 31.40 ACRES  
SITUATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY No. 14,  
ABSTRACT No. 167  
COLLIN COUNTY, TEXAS

OWNER  
**LFC LAND 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

COUNTY RECORDING INFORMATION  
NOVEMBER 2016

SHEET 2 OF 2