

COUNTY OF COLLIN
STATE OF TEXAS

OWNER'S CERTIFICATE

WHEREAS, LFC Devco BIG II, LLC (formerly known as LFC DEVELOPMENT COMPANY III, LLC) is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being all of a 22.014 acre tract of land as described in instrument to LFC Development Company III, LLC, recorded under Document No. 20131226001678360 of the Official Public 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" at the southeast corner of Lot 2-X, Block B of Light Farms Phase One, an addition to Collin County within the extra-territorial jurisdiction of the City of Celina, Texas, as recorded in Volume 2013, Page 278, P.R.C.C.T. said point also being on the northerly right-of-way line of Light Farms Way (a variable width right-of-way) as established by plat recorded in Volume 2009, Page 422, P.R.C.C.T.;

THENCE along the southeasterly and southerly lines of said Light Farms Phase One the following courses:

North 30 degrees 59 minutes 39 seconds East departing the northeasterly right-of-way line of said Light Farms Way, a distance of 473.30 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common easterly corner of Lots 9 and 10, Block B of said Light Farms Phase One;

North 41 degrees 05 minutes 29 seconds East a distance of 96.87 feet to a "MAG" nail found at the common easterly corner of Lots 11 and 12, of said Block B;

North 54 degrees 46 minutes 28 seconds East a distance of 96.73 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 13 and 14, of said Block B;

North 61 degrees 50 minutes 18 seconds East a distance of 96.87 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 15 and 16, of said Block B;

North 77 degrees 30 minutes 52 seconds East a distance of 126.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southerly line of Lot 18 of said Block B;

North 89 degrees 14 minutes 24 seconds East a distance of 200.97 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southerly line of Lot 20 of said Block B;

South 86 degrees 04 minutes 59 seconds East a distance of 79.87 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an inner corner of Lot 6-X of said Block B;

THENCE along the westerly lines of said Light Farms Phase One the following courses:

South 4 degrees 54 minutes 25 seconds West a distance of 480.68 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of Cottonwood Drive (a 50 foot wide right-of-way) as established by said plat of Light Farms Phase One, said point being the beginning of a non-tangent curve to the right having a central angle of 1 degree 38 minutes 18 seconds, a radius of 575.00 feet and being subtended by a 16.44 foot chord which bears North 69 degrees 27 minutes 04 seconds West;

Northwesterly along the northerly right-of-way line of said Cottonwood Drive and curve to the right, an arc distance of 16.44 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner;

South 21 degrees 22 minutes 05 seconds West a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southerly right-of-way line of said Cottonwood Drive, said being the beginning of a curve to the left having a central angle of 2 degrees 50 minutes 53 seconds, a radius of 625.00 feet and being subtended by a 31.06 foot chord which bears South 70 degrees 03 minutes 21 seconds East;

Southeasterly along the southerly right-of-way line of said Cottonwood Drive and curve to the left, an arc distance of 31.07 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of Lot 3-X, Block H of said Light Farms Phase One and end of said curve;

South 4 degrees 54 minutes 25 seconds West departing the southerly right-of-way line of said Cottonwood Drive, a distance of 147.56 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 3-X of said Block H;

THENCE along the southerly and southeasterly lines of said Light Farms Phase One the following courses:

South 85 degrees 05 minutes 35 seconds East a distance of 200.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the easterly right-of-way line of Clearlight Road (a 50 foot wide right-of-way) as established by said plat of Light Farms Phase One;

North 4 degrees 54 minutes 25 seconds East along the easterly right-of-way line of said Clearlight Road, a distance of 2.29 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 1, Block J of said Light Farms Phase One;

North 83 degrees 53 minutes 44 seconds East a distance of 126.18 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southerly line of Lot 2 of said Block J;

North 77 degrees 11 minutes 21 seconds East a distance of 101.04 feet to a "MAG" nail found at the common southerly corner of Lots 3 and 4 of said Block J;

North 70 degrees 57 minutes 25 seconds East a distance of 76.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southerly line of Lot 5 of said Block J;

North 65 degrees 18 minutes 59 seconds East a distance of 118.12 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southeasterly line of Lot 6 of said Block J;

North 57 degrees 53 minutes 01 second East a distance of 118.14 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southeasterly line of Lot 8 of said Block J;

North 51 degrees 20 minutes 24 seconds East a distance of 90.33 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 9 and 10 of said Block J;

North 45 degrees 23 minutes 09 seconds East a distance of 86.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point in the southeasterly line of Lot 11 of said Block J;

North 41 degrees 46 minutes 12 seconds East a distance of 59.05 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southeasterly line of Lot 12 of said Block J;

North 36 degrees 54 minutes 38 seconds East a distance of 129.56 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southwesterly right-of-way line of Wildrye Ridge (a variable width right-of-way) as established by said plat of Light Farms Phase One, said point also being the east corner of Lot 13, Block J of said Light Farms Phase One;

THENCE southeasterly along the southwesterly right-of-way line of said Wildrye Ridge the following courses:

South 54 degrees 21 minutes 01 seconds East a distance of 65.37 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 6 degrees 12 minutes 10 seconds, a radius of 400.00 feet and being subtended by a 43.28 foot chord which bears South 51 degrees 04 minutes 18 seconds East;

Southeasterly along said curve to the right, an arc distance of 43.30 feet to an "X" cut found in concrete at the end of said curve;

South 1 degrees 44 minutes 58 seconds East a distance of 14.02 feet to an "X" cut found in concrete at the beginning of a non-tangent curve to the left having a central angle of 2 degrees 36 minutes 02 seconds, a radius of 325.00 feet and being subtended by a 14.75 foot chord which bears South 41 degrees 34 minutes 24 seconds West;

Southwesterly along said curve to the left, an arc distance of 14.75 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

South 49 degrees 43 minutes 37 seconds East a distance of 50.00 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 1 degree 54 minutes 25 seconds, a radius of 275.00 feet and being subtended by a 9.15 foot chord which bears North 41 degrees 13 minutes 35 seconds East;

Northeasterly along said curve to the right, an arc distance of 9.15 feet to an "X" cut found in concrete at the end of said curve;

South 77 degrees 14 minutes 25 seconds East a distance of 15.28 feet to an "X" cut found in concrete at the beginning of a non-tangent curve to the left having a central angle of 20 degrees 13 minutes 54 seconds, a radius of 300.00 feet and being subtended by a 105.38 foot chord which bears South 47 degrees 34 minutes 18 seconds East;

Southeasterly along said curve to the left, an arc distance of 105.93 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

South 11 degrees 52 minutes 04 seconds East a distance of 27.66 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of aforementioned Light Farms Way (a 100 foot wide right-of-way at this point), said point being the beginning of a non-tangent curve to the right having a central angle of 90 degrees 17 minutes 04 seconds, a radius of 1,230.00 feet and being subtended by a 1,743.80 foot chord which bears South 79 degrees 57 minutes 07 seconds West;

THENCE westerly along the northerly right-of-way line of said Light Farms Way and curve to the right, an arc distance of 1,938.19 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of a curve to the left having a central angle of 6 degrees 03 minutes 20 seconds, a radius of 3,050.00 feet and being subtended by a 322.20 foot chord which bears North 57 degrees 56 minutes 01 seconds West;

THENCE northwesterly along the northeasterly right-of-way line of said Light Farms Way, an arc distance of 322.35 feet to the POINT OF BEGINNING and containing 22.014 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC Devco BIG II, LLC (formerly known as LFC Development Company III, LLC), acting herein by and through their respective duly authorized officer(s), do hereby adopt this plat designating the herein described property as **Light Farms Phase 2B, THE INDIGO NEIGHBORHOOD**, an addition to Collin County, within the extra-territorial jurisdiction of the City of Celina, Texas. Company 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. 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 limit the use to particular utilities, said use by public utilities being subordinate to the public's, District's and City of Celina's use thereof. The City of Celina, District and public utility 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 rights-of-way and easements. The City of Celina, District and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and 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 17th day of June, 2014.

LFC Devco BIG II, LLC

By: RJM/Celina III, L.P., manager

By: RJM/Celina III GP, Inc., general partner

Authorized Signature of LFC Devco BIG II, LLC, Owner

Tony Ruggeri
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, 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 17th day of June, 2014.

Notary Public in and for the State of Texas

My Commission Expires On: 

CERTIFICATE OF APPROVAL

Approved this 17th day of JUNE 2014 by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller W. Webster
Keller W. Webster President Collin County Municipal Utility District No. 1

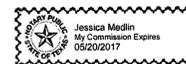
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller W. 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 17th day of June, 2014.

Notary Public in and for the State of Texas *Jessica Modlin*

My Commission Expires On: 05/20/2017



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.

E. Yahoudy

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
Firm Registration No. 10025600



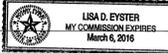
Date 6/16/2014

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 16th day of June, 2014.

Notary Public in and for the State of Texas *Rosa P. Eyster*

My Commission Expires On: 

PROPERTY LOCATION STATEMENT

This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

John P. ...
Signature of Mayor

7-8-14
Date of approval

ATTEST:

Vicki Faulkner
City Secretary

7-8-14
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

Chad ...
Signature of Chairperson

6-16-14
Date of Recommendation

APPROVED BY:

City Council
City of Celina, Texas

John P. ...
Signature of Mayor

7-8-14
Date of Approval

ATTEST:

Vicki Faulkner
City Secretary

City Council
City of Celina, Texas
7-8-14
Date

S10605

FINAL PLAT

LIGHT FARMS
PHASE 2B

THE INDIGO NEIGHBORHOOD
CONTAINING

81 RESIDENTIAL LOTS & 3 HOA LOTS
TOTALING 22.014 ACRES

SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734

COLLIN COUNTY, TEXAS
JUNE, 2014



DEVELOPER
LFC Devco BIG II, LLC
(formerly LFC Development Company III, 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. FP14-07

SHEET 2 of 2