

20140802 002248 08/06/2014 10:13:38 AM PL 1/2

NORTH DALLAS TOLLWAY  
COLLIN COUNTY TEXAS  
CD 2009030800 LEG.C.T.

LUCAS CELINA 209, LTD.  
DOC.# 2007010900040530  
L.R.C.C.T.  
"Not Platted"

JOHN RAGSDALE SURVEY  
ABST.#734

LOT 1, BLOCK A  
WATER TOWER ADDITION  
AT LIGHT FARMS  
(VOL. 2009, PG. 424 R.R.C.C.T.)

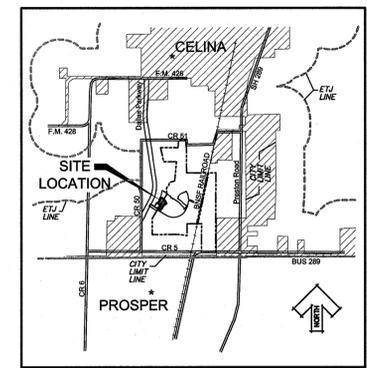
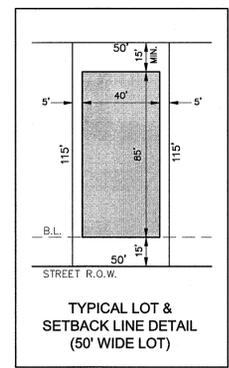
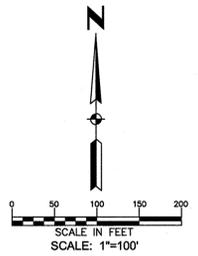
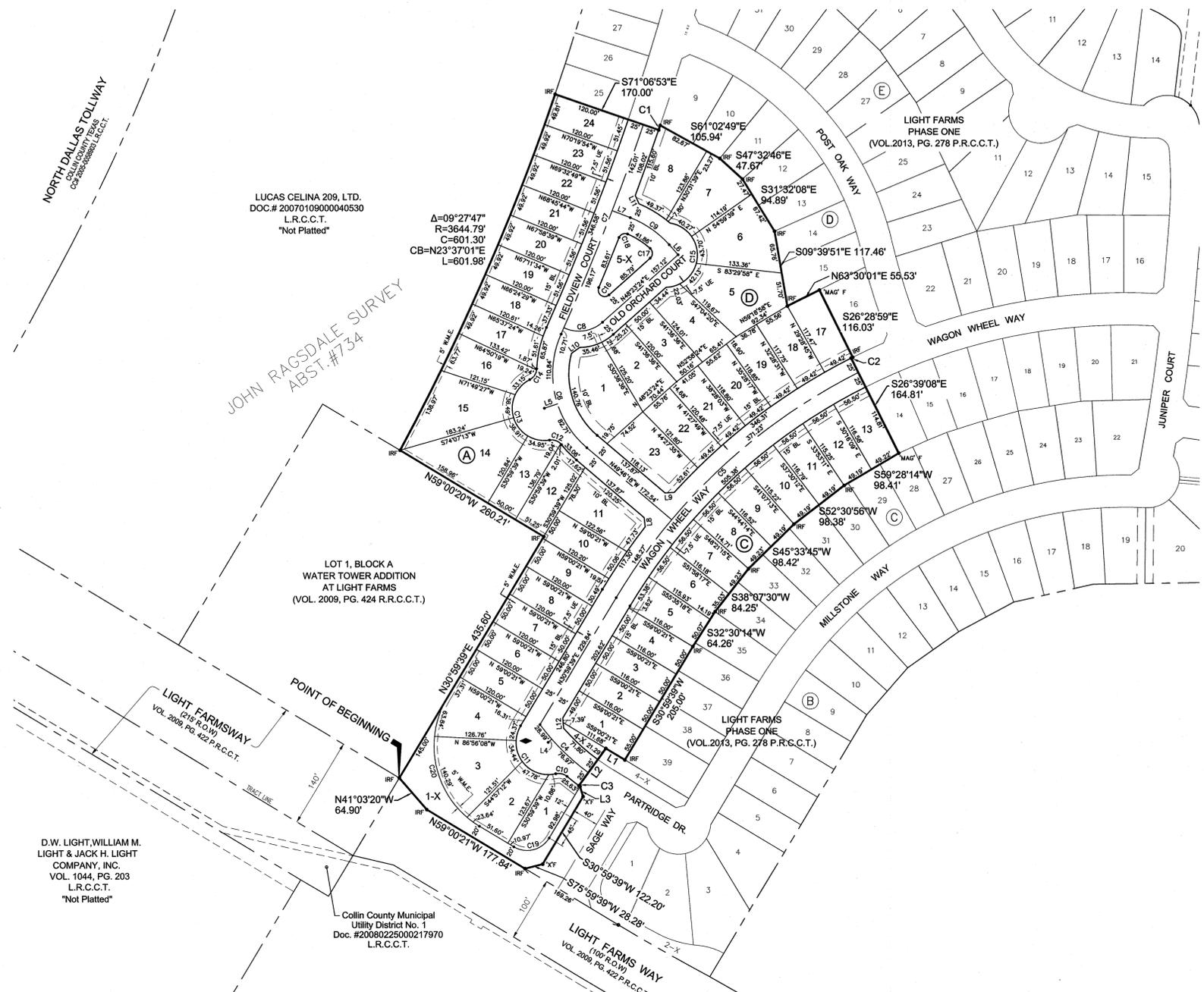
D.W. LIGHT, WILLIAM M.  
LIGHT & JACK H. LIGHT  
COMPANY, INC.  
VOL. 1044, PG. 203  
L.R.C.C.T.  
"Not Platted"

Collin County Municipal  
Utility District No. 1  
Doc. #20080225000217970  
L.R.C.C.T.

LIGHT FARMSWAY  
(215' R.O.W.)  
VOL. 2009, PG. 422 P.R.C.C.T.

LIGHT FARMS WAY  
(100' R.O.W.)  
VOL. 2009, PG. 422 P.R.C.C.T.

USER: tom  
DATE: May 19, 2014 2:18pm  
D:\pro\190535\LIGHTFARMS PH-2\DWG\LF\_PH-2A\_FINAL\_PLAT.dwg  
XREFS: LFP2\_CDINST\_BORDER



COURSE	DIRECTION	DISTANCE	CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
L1	N59°00'21"W	34.41'	C1	00°06'50"	3814.79'	N18°49'42"E	7.58'	7.58'
L2	S35°57'46"W	71.29'	C2	01°0'09"	945.00'	S63°25'56"W	2.79'	2.79'
L3	N17°04'17"W	16.13'	C3	01°9'51"	375.00'	S54°12'10"E	2.17'	2.17'
L4	N48°33'49"E	7.43'	C4	17°20'47"	350.00'	N45°21'51"W	105.56'	105.96'
L5	N71°49'23"E	21.47'	C5	32°21'12"	920.00'	N47°10'16"E	512.63'	519.50'
L6	N41°36'36"W	20.71'	C6	73°55'54"	150.00'	N12°48'21"W	180.40'	193.55'
L7	N68°58'04"W	30.05'	C7	51°6'28"	3789.79'	N21°31'21"E	348.76'	348.88'
L8	N05°40'53"W	14.36'	C8	66°58'29"	55.00'	N81°52'39"E	60.69'	64.29'
L9	N86°08'16"E	14.36'	C9	27°21'28"	156.00'	N55°17'20"W	73.78'	74.49'
L10	N54°57'54"E	15.78'	C10	53°08'37"	20.00'	N77°01'25"W	17.89'	18.55'
L11	N24°12'49"W	14.19'	C11	134°35'23"	50.00'	N36°18'02"W	92.25'	117.45'
L12	S04°45'07"E	16.23'	C12	60°18'19"	20.00'	N69°06'02"W	20.09'	21.05'
L13	162°09'07"	50.00'	C13	162°09'07"	50.00'	N18°10'37"W	98.79'	141.50'
L14	60°18'19"	20.00'	C14	60°18'19"	20.00'	N32°44'47"E	20.09'	21.05'
L15	169°43'56"	50.00'	C15	169°43'56"	50.00'	N03°43'02"E	99.60'	148.12'
L16	154°25'25"	10.00'	C16	154°25'25"	10.00'	S54°23'53"E	19.50'	26.95'
L17	96°47'01"	10.00'	C17	96°47'01"	10.00'	N00°00'06"W	14.95'	16.89'
L18	91°44'30"	10.00'	C18	91°44'30"	10.00'	N67°25'44"E	14.36'	16.01'
L19	90°00'00"	40.00'	C19	90°00'00"	40.00'	S75°59'39"W	56.57'	62.83'
L20	90°00'00"	145.00'	C20	90°00'00"	145.00'	N14°00'21"W	205.06'	227.77'

**LOT SUMMARY**

BLOCK A	BLOCK C	BLOCK D	
LOT 1	6,444 sq.ft.	LOT 1	10,858 sq.ft.
LOT 2	7,175 sq.ft.	LOT 2	7,079 sq.ft.
LOT 3	11,000 sq.ft.	LOT 3	6,100 sq.ft.
LOT 4	8,679 sq.ft.	LOT 4	7,347 sq.ft.
LOT 5	6,000 sq.ft.	LOT 5	6,222 sq.ft.
LOT 6	6,000 sq.ft.	LOT 6	6,120 sq.ft.
LOT 7	6,000 sq.ft.	LOT 7	6,115 sq.ft.
LOT 8	6,000 sq.ft.	LOT 8	6,123 sq.ft.
LOT 9	6,001 sq.ft.	LOT 9	6,136 sq.ft.
LOT 10	6,058 sq.ft.	LOT 10	6,142 sq.ft.
LOT 11	8,484 sq.ft.	LOT 11	6,143 sq.ft.
LOT 12	6,660 sq.ft.	LOT 12	6,138 sq.ft.
LOT 13	6,438 sq.ft.	LOT 13	6,127 sq.ft.
LOT 14	12,584 sq.ft.		
LOT 15	11,246 sq.ft.		
LOT 16	7,109 sq.ft.		
LOT 17	6,378 sq.ft.		
LOT 18	6,092 sq.ft.		
LOT 19	6,089 sq.ft.		
LOT 20	6,089 sq.ft.		
LOT 21	6,089 sq.ft.		
LOT 22	6,089 sq.ft.		
LOT 23	6,088 sq.ft.		
LOT 24	6,075 sq.ft.		

OPEN SPACE	
1-X	10,760 sq.ft.
4-X	1,130 sq.ft.
5-X	4,012 sq.ft.

**LEGEND**

- IRF — 5/8" IRON ROD FOUND
- IRS — 5/8" IRON ROD SET
- MAG F — "MAG" NAIL FOUND
- X F — "X" CUT FOUND
- MIN. F.F. — MINIMUM FINISH FLOOR
- W.M.E. — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- BL — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORD OF COLLIN COUNTY, TEXAS
- LOMR — LETTER OF MAP REVISION

- NOTE:**
- LOTS 1-X, 4-X, & 5-X, ARE GENERAL OPEN SPACE AND/OR COMMON AREAS. THE CARE AND MAINTENANCE OF ALL GENERAL OPEN SPACE AND/OR COMMON AREAS IS THE RESPONSIBILITY OF COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1 AND/OR HOA.
  - NO STREET PARKING ALONG THE CURB OF COMMON AREA 5-X. NO PARKING TO BE DESIGNATED BY PAINTED CURB.
  - 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.

FROM:  
R-6734-002-0210-1 / 11.075  
R-6734-002-0211M-1 / 11.075  
FOR TAX YEAR 2015

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
08/06/2014 10:13:38 AM  
\$7.00 FOSTER  
20140806010002460

2014-392  
*Stacey Kemp*  
**S10604**

FINAL PLAT  
**LIGHT FARMS**  
PHASE 2A  
**THE BLUESTEM NEIGHBORHOOD**  
CONTAINING  
52 RESIDENTIAL LOTS & 3 HOA LOTS  
TOTALING 11.072 ACRES  
SITUATED IN THE  
JOHN RAGSDALE SURVEY, ABST. No. 734  
COLLIN COUNTY, TEXAS  
MAY, 2014

OWNER  
**LFC Devco BIG II, LLC**  
(f/k/a 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



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 11.075 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 southerly corner of Lot 1, Block A, Water Tower Addition at Light Farms, an addition to Collin County within the extra-territorial jurisdiction of the City of Celina, Texas, recorded in Volume 2009, Page 424 of the Plat Records of Collin County, Texas (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 North 30 degrees 59 minutes 39 seconds East along the southeasterly line of said Lot 1, Block A, a distance of 435.60 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the east corner of said Lot 1, Block A;

THENCE North 59 degrees 00 minutes 20 seconds West along the northeasterly line of said Lot 1, Block A, a distance of 260.21 to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northwesterly line of the aforementioned 11.075 acre tract, said point being the beginning of a non-tangent curve to the left having a central angle of 9 degrees 27 minutes 47 seconds, a radius of 3,644.79 feet and being subtended by a 601.30 foot chord which bears North 23 degrees 37 minutes 01 seconds East;

THENCE departing the northeasterly line of said Lot 1, Block A and continuing northeasterly along the northwesterly line of said 11.075 acre tract and curve to the left, an arc distance of 601.98 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 25, Block A 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 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

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

South 71 degrees 06 minutes 53 seconds East a distance of 170.00 feet 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the easterly right-of-way line of Fieldview Court (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 left having a central angle of 0 degrees 06 minutes 50 seconds, a radius of 3,814.79 feet and being subtended by a 7.58 foot chord which bears North 18 degrees 49 minutes 42 seconds East;

Northeasterly along the easterly right-of-way line of said Fieldview Court and curve to the left, an arc distance of 7.58 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 9, Block D of said Light Farms Phase One;

South 61 degrees 02 minutes 49 seconds East a distance of 105.94 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 10 and 11, Block D of said Light Farms Phase One;

South 47 degrees 32 minutes 46 seconds East a distance of 47.67 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 11 and 12, Block D of said Light Farms Phase One;

South 31 degrees 32 minutes 08 seconds East a distance of 94.89 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common westerly corner of Lots 13 and 14, Block D of said Light Farms Phase One;

South 09 degrees 39 minutes 51 seconds East a distance of 117.46 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 15, Block D of said Light Farms Phase One;

North 63 degrees 30 minutes 01 seconds East a distance of 55.53 feet to a "MAG" nail found at the northwest corner of Lot 16, Block D of said Light Farms Phase One;

South 26 degrees 28 minutes 59 seconds East a distance of 116.03 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of said Lot 16, Block D, said point being on the northwesterly right-of-way line of Wagon Wheel Way (a 50 foot wide right-of-way) as established by said plat of Light Farms Phase One, and being the beginning of a non-tangent curve to the left having a central angle of 0 degrees 10 minutes 09 seconds, a radius of 945.00 feet and being subtended by a 2.79 foot chord which bears South 63 degrees 25 minutes 56 seconds West;

Southwesterly along the northerly right-of-way line of said Wagon Wheel Way and curve to the left, an arc distance of 2.79 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner;

South 26 degrees 39 minutes 08 seconds East a distance of 164.81 feet to a "MAG" nail found at the southwest corner of Lot 14, Block C of said Light Farms Phase One;

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

South 59 degrees 28 minutes 14 seconds West a distance of 98.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at angle point in the northwesterly line of Lot 30, Block C of said Light Farms Phase One;

South 52 degrees 30 minutes 56 seconds West a distance of 98.38 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the northwesterly line of Lot 31, Block C of said Light Farms Phase One;

South 45 degrees 33 minutes 45 seconds West a distance of 98.42 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the northwesterly line of Lot 33, Block C of said Light Farms Phase One;

South 38 degrees 07 minutes 30 seconds West a distance of 84.25 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at a common westerly corner of Lots 34 and 35, Block C of said Light Farms Phase One;

South 32 degrees 30 minutes 14 seconds West a distance of 64.26 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the northwesterly line of Lot 36, Block C of said Light Farms Phase One;

South 30 degrees 59 minutes 39 seconds West a distance of 205.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the most westerly corner of Lot 39, Block C of said Light Farms Phase One, said point also being on the northeasterly line of Lot 4-X of said Block C;

North 59 degrees 00 minutes 21 seconds West along the northeasterly line of said Lot 4-X, Block C, a distance of 34.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwesterly corner of said Lot 4-X, Block C;

South 35 degrees 57 minutes 46 seconds West a distance of 71.29 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southwesterly right-of-way line of Partridge 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 left having a central angle of 0 degrees 19 minutes 51 seconds, a radius of 375.00 feet and being subtended by a 2.17 foot chord which bears South 54 degrees 12 minutes 10 seconds East;

Southeasterly along the southwesterly right-of-way line of said Partridge Drive and curve to the left, an arc distance of 2.17 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northerly end of a westerly right-of-way corner clip with Sage Way (an 80 foot wide right-of-way) as established by said plat of Light Farms Phase One;

South 17 degrees 04 minutes 17 seconds East along said westerly right-of-way corner clip with Sage Way, a distance of 16.13 feet to an "X" cut found in concrete at the southerly end of said westerly right-of-way corner clip of Sage Way;

South 30 degrees 59 minutes 39 seconds West along the northwesterly right-of-way line of Sage Way, a distance of 122.20 feet to an "X" cut found in concrete at the easterly corner of a westerly right-of-way corner clip of Sage Way at the aforementioned Light Farms Way;

South 75 degrees 59 minutes 39 seconds West along the westerly right-of-way corner clip of Sage Way at Light Farms Way, a distance of 28.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the westerly corner of said right-of-way corner clip, said point being on the northeasterly right-of-way line of said Light Farms Way;

THENCE North 59 degrees 00 minutes 21 seconds West along the northeasterly right-of-way line of said Light Farms Way, a distance of 177.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE North 41 degrees 03 minutes 20 seconds West along the northeasterly right-of-way line of said Light Farms Way, a distance of 64.90 feet to the POINT OF BEGINNING and containing 11.072 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC Devco BIG II, LLC (f/k/a LFC Development Company III, LLC) and LFC Land Company, LLC ("Company"), 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 2A, THE BLUESTEM 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 (open space/common 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 20<sup>th</sup> day of May, 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

*Patrick Cowden*  
Patrick Cowden, Vice President  
*Tony Ruggen*  
Tony Ruggen, 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 *Patrick Cowden*, 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 20<sup>th</sup> day of May, 2014.

Notary Public in and for the State of Texas



My Commission Expires On: 8/31/16

WITNESS, my hand, this the 20<sup>th</sup> day of May, 2014.

By:

Authorized Signature of  
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

*Keller Webster*  
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*, 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 21<sup>st</sup> day of May, 2014.

Notary Public in and for the State of Texas



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.

*Eric J. Yahoudy*

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



Date 5/19/14

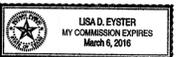
STATE OF TEXAS  
COUNTY OF DALLAS

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 19<sup>th</sup> day of May, 2014.

Notary Public in and for the State of Texas

My Commission Expires On: *Jana D. Lupton*



PROPERTY LOCATION STATEMENT

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

*John J. ...*  
Signature of Mayor

6-10-14  
Date of approval

ATTEST:

*Vicki Faulkner*  
Vicki Faulkner  
City Secretary

6-10-14  
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:

*Chad ...*  
Signature of Chairperson

Planning and Zoning Commission  
City of Celina, Texas  
5-20-14  
Date of Recommendation

APPROVED BY:

*John J. ...*  
Signature of Mayor

City Council  
City of Celina, Texas  
6-10-14  
Date of Approval

ATTEST:

*Vicki Faulkner*  
Vicki Faulkner  
City Secretary

City Council  
City of Celina, Texas  
6-10-14  
Date

**S10604**

FINAL PLAT

**LIGHT FARMS  
PHASE 2A**

**THE BLUESTEM NEIGHBORHOOD**  
CONTAINING

**52 RESIDENTIAL LOTS & 3 HOA LOTS  
TOTALING 11.072 ACRES**

SITUATED IN THE  
**JOHN RAGSDALE SURVEY, ABST. No. 734  
COLLIN COUNTY, TEXAS**

MAY, 2014  
OWNER

**LFC Devco BIG II, LLC**

(f/k/a 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



Filed and Recorded  
Official Public Records  
Stacy Kemo, County Clerk  
Collin County, TEXAS  
08/06/2014 10:13:38 AM  
\$37.00 DP/SETER  
20140806010002460



2014-393  
*Stacy Kemo*