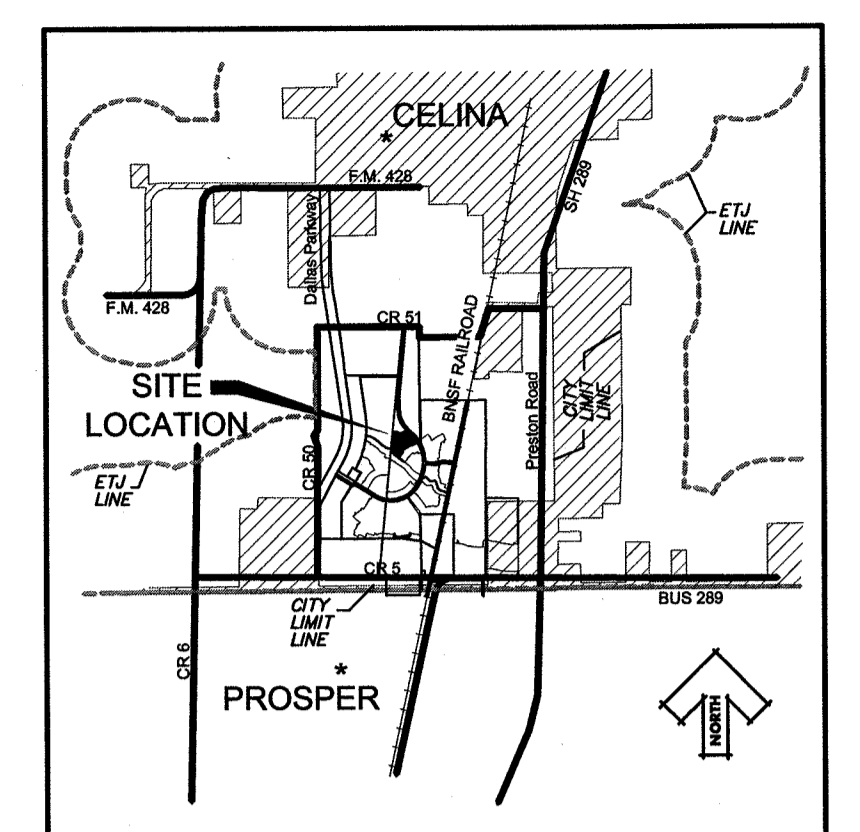
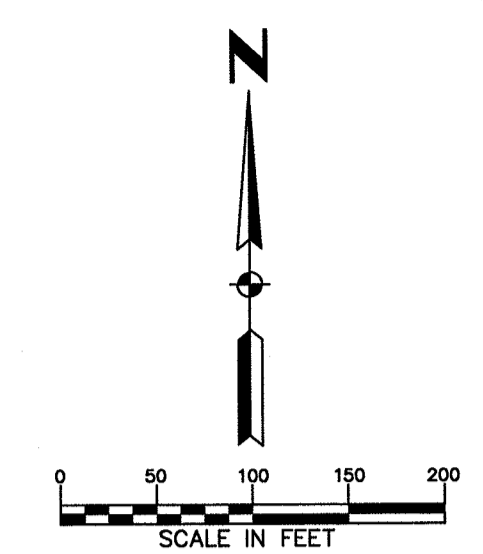


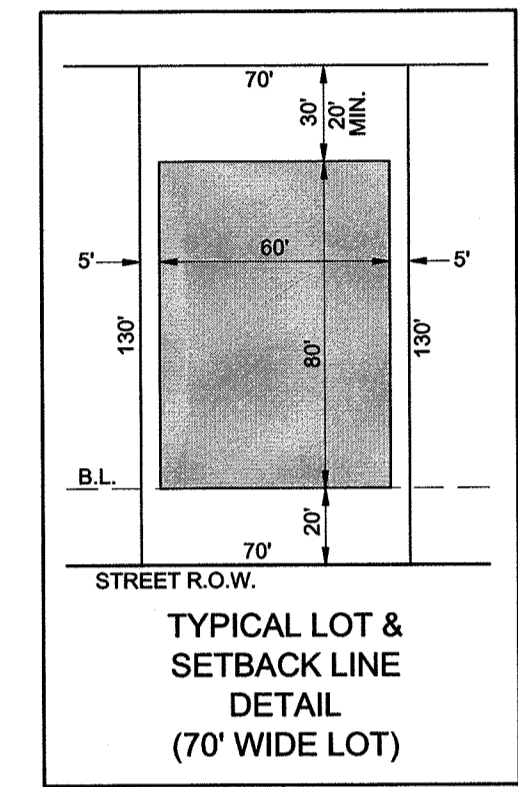
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- NOTES:
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 12X, 13X, 14X, 15X, 16X, 17X & 18X IS THE RESPONSIBILITY OF THE HOA.
 - 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.



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).

- LEGEND
- IRF — 5/8" IRON ROD FOUND
 - IRS — 5/8" IRON ROD SET
 - 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



FROM:
R-6167-003-0890-1 / 0.1237 AC
R-6167-003-0890-W / 0.1237 AC
R-6734-002-0260-1 / 17.6573 AC
R-6734-002-0260-W / 17.6573 AC
FOR TAX YEAR 2017

COURSE	DIRECTION	DISTANCE	CURVE	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
L1	S58°10'37"W	20.00'	C1	03°31'39"	275.00'	N48°26'29"W	16.93'
L2	S85°06'04"E	18.44'	C2	00°20'27"	2619.00'	N57°23'24"W	15.58'
L3	N18°20'59"W	38.27'	C3	02°47'22"	1560.00'	N30°25'42"W	75.94'
L4	S40°08'04"E	14.14'	C4	36°11'04"	450.00'	N76°48'24"E	279.49'
L5	N49°53'58"E	14.14'	C5	12°58'08"	751.00'	N65°10'56"E	169.19'
L6	S41°07'12"E	13.89'	C6	04°28'52"	2844.00'	N54°58'44"W	206.73'
L7	S64°50'53"E	14.51'	C7	57°38'15"	180.00'	N23°55'11"W	173.53'
L8	N71°39'01"E	21.40'	C8	37°31'21"	350.00'	N76°08'15"E	225.14'
L9	N6°47'04"E	27.83'	C9	10°47'48"	300.00'	N52°04'33"W	56.45'
L10	N21°21'02"E	19.16'	C10	39°07'28"	150.00'	N37°54'43"W	100.45'
L11	S81°22'44"E	27.83'	C11	31°46'26"	150.00'	N34°11'11"W	82.12'
L12	N65°34'24"W	14.68'	C12	11°57'14"	1610.00'	N35°00'38"W	335.30'
L13	S50°07'54"W	14.35'	C13	118°04'23"	50.00'	N70°50'23"E	85.75'
L14	N40°25'32"W	14.06'	C14	18°56'51"	114.50'	N62°10'35"E	37.69'
L15	N49°00'57"E	14.36'	C15	34°42'41"	100.00'	S65°32'15"E	59.66'
L16	S86°22'25"E	16.13'	C16	93°42'25"	20.00'	S05°50'52"W	32.71'
L17	S24°46'54"W	13.67'	C17	85°28'19"	20.00'	S76°28'54"E	27.14'
L18	S82°53'36"E	33.92'	C18	80°46'04"	30.00'	N35°35'16"W	38.87'
L19	S14°01'42"W	44.82'	C19	90°00'00"	10.00'	N40°06'03"W	14.14'
L20	N75°58'18"W	41.86'	C20	90°08'10"	10.00'	N49°50'51"E	14.15'
			C21	90°00'00"	10.00'	N30°58'18"W	14.14'
			C22	64°56'25"	10.00'	N18°28'30"W	10.74'
			C23	91°04'23"	20.00'	S79°51'42"W	28.55'
			C24	90°16'22"	20.00'	N10°50'56"W	28.33'

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/29/2016 03:17:31 PM
\$41.00 SCPELA
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2016-282

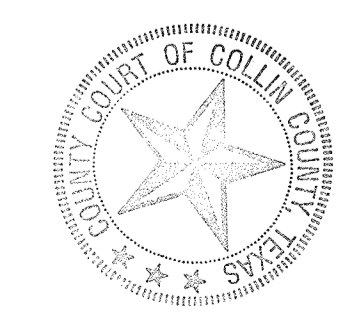
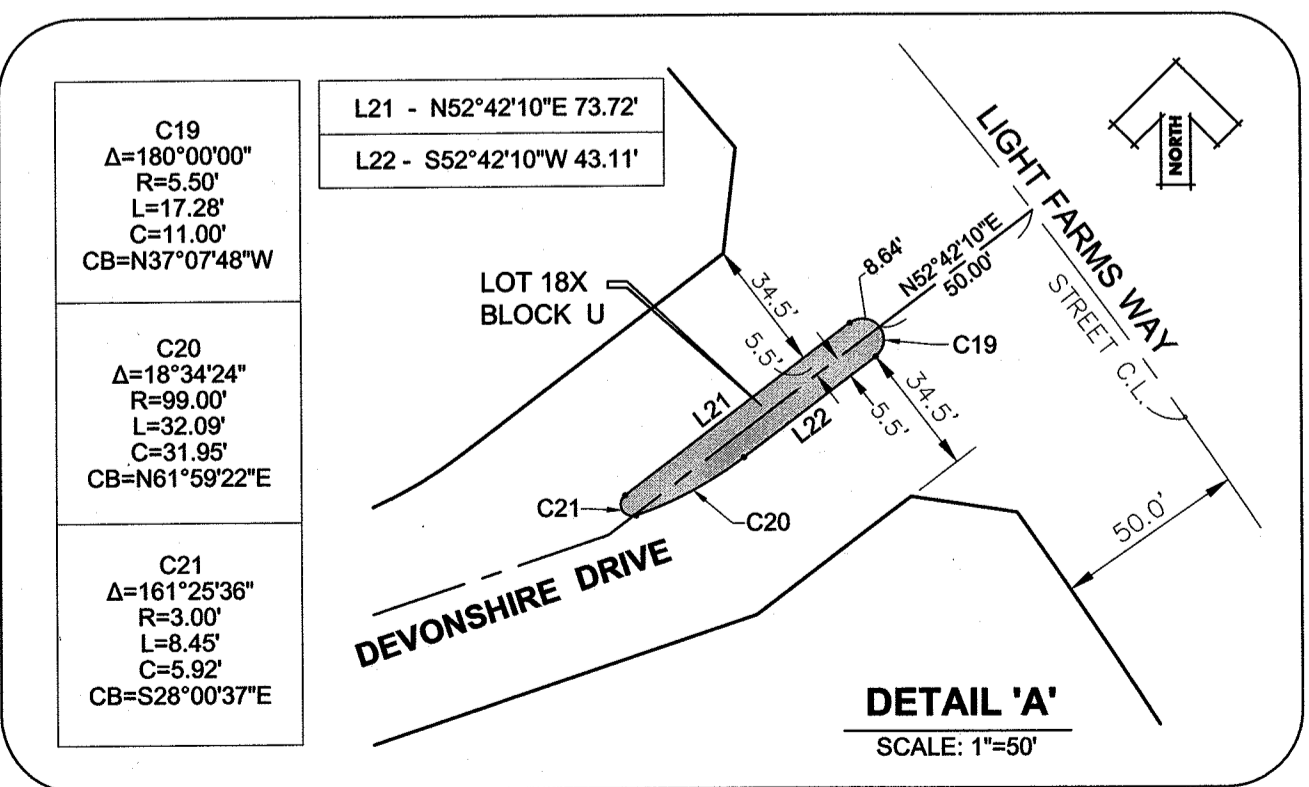
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FINAL PLAT
LIGHT FARMS
THE GRANGE NEIGHBORHOOD - PHASE 3
CONTAINING
49 RESIDENTIAL & 7 H.O.A LOTS (TOTALING 17.781 ACRES)
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. #734
COLLIN COUNTY SCHOOL LAND SURVEY No.14, ABST.#167
COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
LFC DEVCO GM, 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) 671-3311 Fax (214) 871-0752

APRIL, 2016 SHEET 1 OF 2



DWG: I:\proj\01390551\GRANGE 300s_Design\CADD\CD\FINAL PLAT\01390551_FINAL PLAT.dwg USER: yehob
DATE: Apr 18, 2016 2:48pm XREFS: 01390551-FINAL PLAT-BD

10976-2

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC DEVCO GM, LLC is the owner of a tract of land situated in the Collin County School Land Survey No. 14, Survey, Abstract No. 167 and the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of the 17.886 acre tract of land described in instrument to LFC DEVCO GM, LLC as recorded under Document Number 20150729000944920 of the Official Property 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 north corner of Lot 11, Block P of Light Farms Phase 2C, The Grange Neighborhood, an addition to Collin County as recorded in Volume 2014, Page 398 of the Plat Records, Collin County, Texas;

THENCE along the northwesterly line of said Light Farms Phase 2C the following;

- South 58 degrees 10 minutes 37 seconds West a distance of 20.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- South 60 degrees 46 minutes 56 seconds West a distance of 144.73 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- South 43 degrees 19 minutes 21 seconds West 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 left having a delta angle of 03 degrees 31 minutes 39 seconds, a radius of 275.00 feet and being subtended by a chord which bears North 48 degrees 26 minutes 29 seconds West a distance of 16.93 feet;
- Along said curve to the left an arc length of 16.93 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;
- South 70 degrees 49 minutes 45 seconds West a distance of 119.72 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- South 65 degrees 18 minutes 10 seconds West a distance of 67.97 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- South 58 degrees 58 minutes 35 seconds West a distance of 67.99 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- South 54 degrees 50 minutes 59 seconds West a distance of 246.13 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- South 51 degrees 27 minutes 14 seconds East a distance of 70.47 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- South 31 degrees 56 minutes 57 seconds West a distance of 147.44 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 delta angle of 00 degrees 20 minutes 27 seconds, a radius of 2619.00 feet and being subtended by a chord which bears North 57 degrees 23 minutes 24 seconds West a distance of 15.58 feet;
- Along said curve to the right an arc length of 15.58 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;
- South 32 degrees 46 minutes 49 seconds West a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- South 31 degrees 56 minutes 57 seconds West a distance of 129.83 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the west corner of Lot 18, Block M of said Light Farms Phase 2C and being the beginning of a non-tangent curve to the right having a delta angle of 07 degrees 48 minutes 22 seconds, a radius of 3000.00 feet and being subtended by a chord which bears North 53 degrees 08 minutes 16 seconds West a distance of 408.41 feet;

THENCE departing the northwesterly line of said Light Farms Phase 2C, along the west line of said LFC DEVCO GM tract and along said curve to the right an arc length of 408.72 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 04 degrees 47 minutes 46 seconds East along the west line of said LFC DEVCO GM tract, a distance of 138.14 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE North 85 degrees 06 minutes 04 seconds West along the west line of said LFC DEVCO GM tract, a distance of 5.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE North 04 degrees 53 minutes 56 seconds East along the west line of said LFC DEVCO GM tract, a distance of 762.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said LFC DEVCO GM tract;

THENCE South 85 degrees 06 minutes 04 seconds East along the north line and an extension thereof of said LFC DEVCO GM tract a distance of 185.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE along the north and east lines of said LFC DEVCO GM tract the following;

- South 04 degrees 53 minutes 56 seconds West a distance of 37.79 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- South 85 degrees 06 minutes 04 seconds East a distance of 146.13 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
- North 61 degrees 41 minutes 06 seconds East a distance of 221.33 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 left having a delta angle of 07 degrees 41 minutes 39 seconds, a radius of 1250.00 feet and being subtended by a chord which bears South 48 degrees 08 minutes 58 seconds East a distance of 167.73 feet;
- Along said curve to the left an arc length of 167.86 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the right having a delta angle of 11 degrees 00 minutes 32 seconds, a radius of 1560.00 feet and being subtended by a chord which bears South 46 degrees 29 minutes 31 seconds East a distance of 299.28 feet;
- Along said curve to the right an arc length of 299.74 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;
- North 49 degrees 00 minutes 44 seconds East a distance of 100.00 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 delta angle of 11 degrees 57 minutes 14 seconds, a radius of 1660.00 feet and being subtended by a chord which bears South 35 degrees 00 minutes 38 seconds East a distance of 345.71 feet;
- Along said curve to the right an arc length of 346.34 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve, said point being at the northeast corner of Light Farms Way (a 100' right-of-way) as recorded in Volume 2009, Page 422 of the Plat Records, Collin County, Texas;

THENCE along the north line of said Light Farms Way, South 60 degrees 57 minutes 59 seconds West a distance of 100.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said Light Farms Way and being the beginning of a non-tangent curve to the left having a delta angle of 02 degrees 47 minutes 22 seconds, a radius of 1560.00 feet and being subtended by a chord which bears North 30 degrees 25 minutes 42 seconds West a distance of 75.94 feet;

THENCE departing the north line of said Light Farms Way and along said curve to the left an arc length of 75.95 feet to the Point of Beginning and containing 17.781 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO GM, 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, The Grange Neighborhood - Phase 3**, 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 20th day of April, 2016.

LFC DEVCO GM, LLC

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

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

Authorized Signature of LFC DEVCO GM, 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 20th day of April, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: 3/25/19



CERTIFICATE OF APPROVAL

Approved this 20th day of April, 2016
by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

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

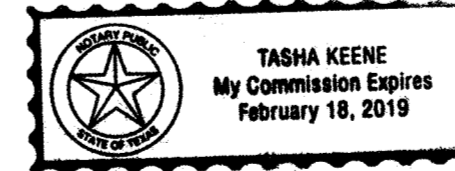
STATE OF TEXAS
COUNTY OF DALLAS

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 20th day of April, 2016.

Notary Public in and for the State of Texas

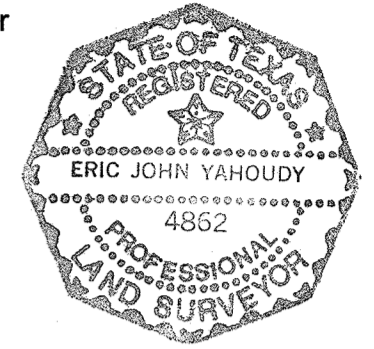
My Commission Expires On: 2/18/19



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
Firm Registration No. 10025600



Date 4/18/16

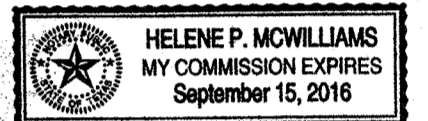
STATE OF TEXAS
COUNTY OF DALLAS

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 18th day of April, 2016.

Notary Public in and for the State of Texas *Helene P. McWilliams*

My Commission Expires On: 09-15-2016



PROPERTY LOCATION STATEMENT

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

Mayor
Signature of Mayor

3-8-16
Date of approval

ATTEST:

Cheli Faulken
City Secretary

04/29/16
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

James Decker
Signature of Chairperson

2-16-16
Date of Recommendation

APPROVED BY:

City Council
City of Celina, Texas

Mayor
Signature of Mayor

3-8-16
Date of Approval

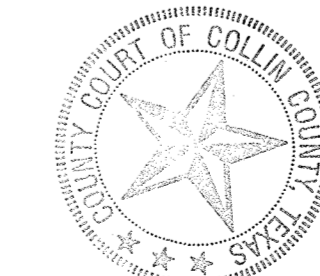
ATTEST:

Cheli Faulken
City Secretary



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/29/2016 03:17:31 PM
\$41.00 SCAPALS
20160429010001650

2016-283



S10976

FINAL PLAT

LIGHT FARMS

THE GRANGE NEIGHBORHOOD - PHASE 3

CONTAINING

49 RESIDENTIAL & 7 H.O.A LOTS (TOTALING 17.781 ACRES)

SITUATED IN THE

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

COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
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Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0787

APRIL, 2016

SHEET 2 OF 2

PROJECT NUMBER: R013905-51