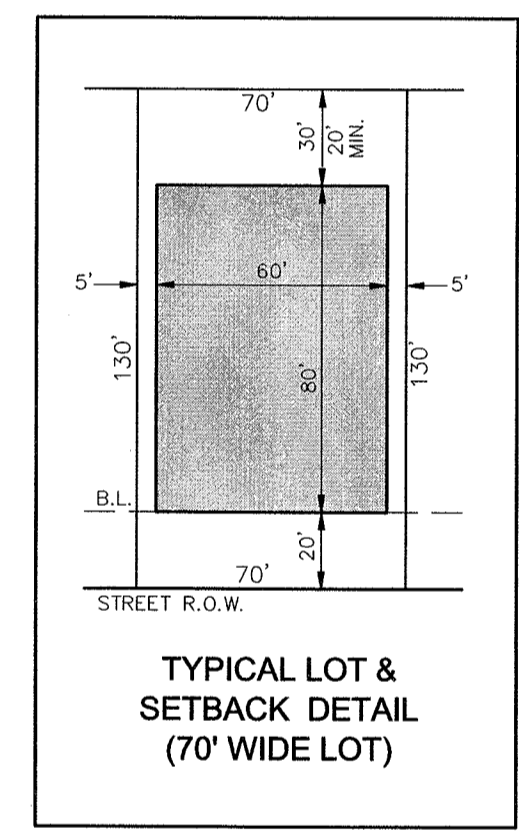


BASIS OF BEARING: BEARINGS SHOWN HEREON ARE NAD 1983 TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202).

- LEGEND**
- IRF — 5/8" IRON ROD FOUND WITH HUITT-ZOLLARS PLASTIC CAP
 - IRS — 5/8" IRON ROD SET WITH HUITT-ZOLLARS PLASTIC CAP
 - 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:**
1. LOT 12-X, IS A GENERAL OPEN SPACE AND/OR COMMON AREA LOT. 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.
 2. 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.
 3. 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.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/07/2014 09:54:31 AM
\$7.00 DLR/SD
20140607010002500

S10608
FINAL PLAT
LIGHT FARMS
PHASE 2C
THE GRANGE NEIGHBORHOOD
CONTAINING
24 RESIDENTIAL LOTS & 1 HOA LOT
TOTALING 7.306 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No.14, ABST. No. 167
COLLIN COUNTY, TEXAS
JUNE, 2014

FROM:
R-6734-002-0200-1 / 6.8187
R-6734-002-020M-1 / 6.8187
R-6167-003-0820-1 / 0.4873
R-6167-003-082M-1 / 0.4873
FOR TAX YEAR 2015

LOT SUMMARY

BLOCK M	BLOCK O	BLOCK Q	BLOCK P
LOT 15 9,844 sq.ft.	LOT 6 9,572 sq.ft.	LOT 1 13,231 sq.ft.	LOT 6 9,459 sq.ft.
LOT 16 9,560 sq.ft.	LOT 7 12,641 sq.ft.	LOT 2 9,922 sq.ft.	LOT 7 9,459 sq.ft.
LOT 17 9,156 sq.ft.	LOT 8 10,587 sq.ft.	LOT 3 9,906 sq.ft.	LOT 8 9,459 sq.ft.
LOT 18 9,092 sq.ft.	LOT 9 10,285 sq.ft.	LOT 4 10,009 sq.ft.	LOT 9 9,459 sq.ft.
	LOT 10 9,947 sq.ft.	LOT 5 10,737 sq.ft.	LOT 10 9,477 sq.ft.
	LOT 11 9,054 sq.ft.	LOT 6 13,019 sq.ft.	LOT 11 9,629 sq.ft.
OPEN SPACE	LOT 12 10,860 sq.ft.	LOT 7 13,279 sq.ft.	
12-X 9,000 sq.ft.			

COURSE	DIRECTION	DISTANCE	CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
L1	N29°54'50"E	32.66'	C1	0°20'27"	2619.00'	S57°30'48"E	15.58'	15.58'
L2	N64°40'10"E	30.14'	C2	2°05'06"	1409.00'	N16°13'52"W	51.27'	51.27'
L3	N75°16'08"E	14.07'	C3	7°38'02"	1200.00'	N56°17'07"W	159.77'	159.89'
L4	N19°08'35"E	13.96'	C4	2°52'57"	2644.00'	N58°39'39"W	133.01'	133.02'
L5	S69°36'19"E	14.01'	C5	8°37'56"	300.00'	N34°13'48"E	45.16'	45.20'
L6	S14°23'12"E	14.30'	C6	38°39'13"	460.00'	N5°52'23"E	304.48'	310.33'
			C7	12°31'50"	375.00'	N70°56'05"E	81.85'	82.01'
			C8	10°29'23"	1384.00'	N22°31'07"W	253.03'	253.39'
			C9	18°54'51"	300.00'	N37°13'14"W	98.58'	99.03'



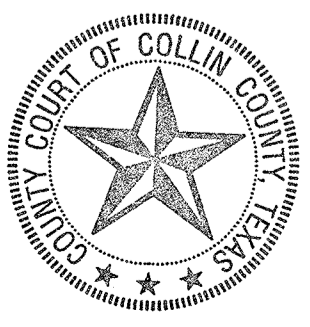
LFC LAND COMPANY, LLC
DOC.# 20130423000464780 L.R.C.C.T.
TRACT A
"Not Platted"

LFC LAND COMPANY, LLC
DOC.# 20130423000464780 L.R.C.C.T.
TRACT A
"Not Platted"

COLLIN COUNTY SCHOOL
LAND SURVEY No. 14
ABST.#167

JOHN RAGSDALE SURVEY
ABST.#734

DWG: I:\proj\10130635\LIGHTFARMS PH-2C\FINAL PLAT.dwg USER: yahoo
DATE: Jun 16, 2014 2:31pm XREFS: LP2_CONST BORDER



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. FP14-08 SHEET 1 of 2

COUNTY RECORDING INFORMATION

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, and the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being all of a 7.306 acre tract of land described in instrument to LFC Development Company III, LLC as 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 "Huit-Zollars" at the westerly corner of Lot 14, Block M 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.), said point also being on the northeasterly line of Lot 13-X, Drainage Easement and Open Space of said Light Farms Phase One;

THENCE North 55 degrees 08 minutes 38 seconds West along the northeasterly line of said Lot 13-X, a distance of 137.73 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at an angle point;

THENCE North 58 degrees 11 minutes 01 second West continuing along the northeasterly line of said Lot 13-X, a distance of 80.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the right having a central angle of 1 degree 08 minutes 27 seconds, a radius of 3,000.00 feet and being subtended by a 59.74 foot chord which bears North 57 degrees 36 minutes 49 seconds West;

THENCE northwesterly along the northeasterly line of said Lot 13-X and curve to the right, an arc distance of 59.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 31 degrees 56 minutes 57 seconds East departing the northeasterly line of said Lot 13-X, a distance of 129.83 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for an angle point;

THENCE North 32 degrees 46 minutes 49 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 0 degrees 20 minutes 27 seconds, a radius of 2,619.00 feet and being subtended by a 15.58 foot chord which bears South 57 degrees 30 minutes 48 seconds East;

THENCE southeasterly along said curve to the left, an arc distance of 15.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 31 degrees 56 minutes 57 seconds East a distance of 147.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 51 degrees 27 minutes 14 seconds West a distance of 70.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 54 degrees 50 minutes 59 seconds East a distance of 246.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for an angle point;

THENCE North 58 degrees 58 minutes 35 seconds East a distance of 67.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for an angle point;

THENCE North 65 degrees 18 minutes 10 seconds East a distance of 67.97 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for an angle point;

THENCE North 70 degrees 49 minutes 45 seconds East a distance of 119.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for a corner, said point being the beginning of a non-tangent curve to the right having a central angle of 3 degrees 31 minutes 39 seconds, a radius of 275.00 feet and being subtended by a 16.93 foot chord which bears South 48 degrees 26 minutes 29 seconds East;

THENCE southeasterly along said curve to the right, an arc distance of 16.93 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 43 degrees 19 minutes 21 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 60 degrees 46 minutes 56 seconds East a distance of 144.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for an angle point;

THENCE North 58 degrees 10 minutes 37 seconds East a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" for a corner, said point being the beginning of a non-tangent curve to the right having a central angle of 16 degrees 38 minutes 04 seconds, a radius of 1,560.00 feet and being subtended by a 451.32 foot chord which bears South 23 degrees 30 minutes 21 seconds East;

THENCE southeasterly along said curve to the right, passing a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the most northerly northwest corner of Light Farms Way (a 100 foot wide right-of-way as established by plat recorded in Volume 2009, Page 422, P.R.C.C.T.) at an arc distance of 75.95 feet and continuing southeasterly along said curve to the right and westerly right-of-way line of said Light Farms Way for a total arc distance of 452.91 feet to an "X" cut found in concrete at the northeast corner of Lot 5, Block P of said Light Farms Phase One;

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

South 74 degrees 48 minutes 41 seconds West departing the westerly right-of-way line of said Light Farms Way, a distance of 151.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northwest corner of Lot 5, Block P of said Light Farms Phase One, said point being on the easterly right-of-way line of Springhouse Way (a 50 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.) and the beginning of a non-tangent curve to the left having a central angle of 2 degrees 05 minutes 06 seconds, a radius of 1,409.00 feet and being subtended by a 51.27 foot chord which bears North 16 degrees 13 minutes 52 seconds West;

Northwesterly along the easterly right-of-way line of said Springhouse Way and curve to the left, an arc distance of 51.27 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" for a corner;

South 72 degrees 43 minutes 35 seconds West a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" on the westerly right-of-way line of said Springhouse Way, said point also being the northeast corner of Lot 5, Block O of said Light Farms Phase One;

South 71 degrees 09 minutes 08 seconds West a distance of 136.39 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northwest corner of said Lot 5, Block O;

North 18 degrees 50 minutes 52 seconds West a distance of 41.62 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northeast corner of Lot 4 of said Block O;

South 62 degrees 57 minutes 40 seconds West a distance of 84.60 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at an angle point in the northerly line of said Lot 4, Block O;

South 52 degrees 51 minutes 00 seconds West a distance of 50.91 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at an angle point in the northwesterly line of Lot 3 of said Block O;

South 40 degrees 01 minute 33 seconds West a distance of 67.34 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the common westerly corner of Lots 2 and 3 of said Block O;

South 38 degrees 13 minutes 15 seconds West a distance of 150.49 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the west corner of Lot 1 of said Block O, said point being on the northeasterly right-of-way line of Cypress Creek (a 50 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.) and the beginning of a non-tangent curve to the right having a central angle of 0 degrees 35 minutes 56 seconds, a radius of 1,225.00 feet and being subtended by a 12.80 foot chord which bears South 52 degrees 46 minutes 04 seconds East;

Southeasterly along the northeasterly right-of-way line of said Cypress Creek and curve to the right, an arc distance of 12.80 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" for a corner at the end of said curve;

South 37 degrees 31 minutes 54 seconds West departing the northeasterly right-of-way line of said Cypress Creek a distance of 184.33 feet to the POINT OF BEGINNING and containing 7.306 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 2C, THE GRANGE 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

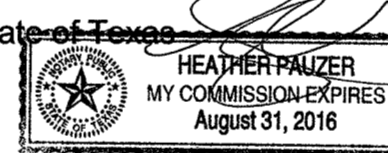
Tony Ruggeri
Tony Ruggeri, President

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 Medlin*

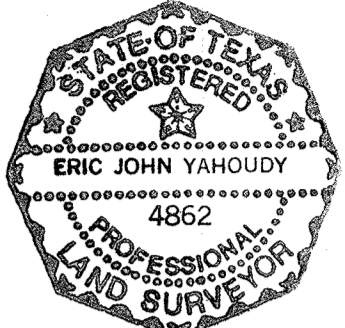
My Commission Expires On: 05/20/2017



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
Firm Registration No. 10025600



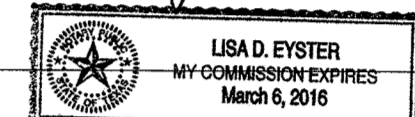
Date 6/16/2014

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 *Lisa D. Eyster*



My Commission Expires On:

PROPERTY LOCATION STATEMENT

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

Dean Perry
Signature of Mayor

7-12-14
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:

Chelle Abey
Signature of Chairperson

Planning and Zoning Commission
City of Celina, Texas

6-17-14
Date of Recommendation

APPROVED BY:

Dean Perry
Signature of Mayor

City Council
City of Celina, Texas

7-8-14
Date of Approval

ATTEST:

Vicki Faulkner
City Secretary

City Council
City of Celina, Texas

7-8-14
Date

S10608
FINAL PLAT

LIGHT FARMS
PHASE 2C

THE GRANGE NEIGHBORHOOD

CONTAINING
24 RESIDENTIAL LOTS & 1 HOA LOT
TOTALING 7.306 ACRES

SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
JUNE, 2014

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/07/2014 09:54:31 AM
\$37.00 DLR180
20140807010002500



Stacey Kemp

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

CITY FILE No. FP14-08 SHEET 2 of 2

