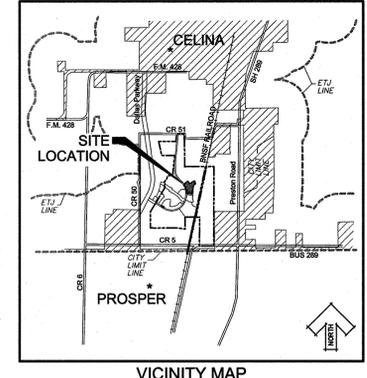


LEGEND

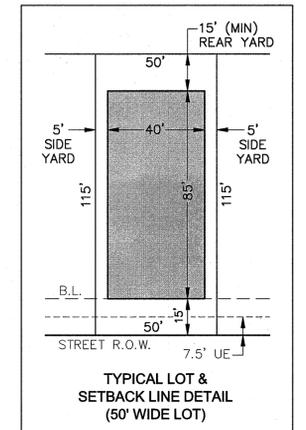
- IRF — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- MIN. FF — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- PWME — PRIVATE WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- BL — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- OS — OPEN SPACE



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

COURSE	DIRECTION	DISTANCE
L1	S10°05'36"W	21.21'
L2	S34°54'24"E	106.00'
L3	S64°10'08"E	29.82'
L4	S78°33'17"E	21.04'
L5	N71°43'14"E	11.89'
L6	N34°54'24"W	8.10'
L7	S12°35'36"W	22.12'
L8	S79°54'24"E	21.21'
L9	S10°05'36"W	21.21'
L10	S79°54'24"E	21.21'
L11	S32°08'35"E	14.51'
L12	N26°06'35"E	21.76'
L13	S48°07'54"E	15.88'
L14	S66°32'49"E	21.75'
L15	S62°30'40"W	25.08'
L16	S63°08'58"E	20.87'
L17	N14°05'57"E	22.64'
L18	S64°51'55"E	21.26'
L19	S79°54'24"E	21.21'
L20	N10°05'36"E	21.21'
L21	S73°13'05"E	30.93'
L22	N59°34'12"E	26.61'
L23	S05°21'03"W	20.16'
L24	N10°22'30"E	14.69'

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	0°42'05"	925.00'	11.32'	11.32'	S77°08'57"W
C2	4°58'47"	875.00'	76.05'	76.02'	S74°18'31"W
C3	14°36'16"	150.00'	38.23'	38.13'	S30°21'30"E
C4	14°36'16"	159.50'	40.66'	40.55'	S30°21'30"E
C5	25°50'31"	250.00'	112.76'	111.80'	N42°10'21"E
C6	11°27'28"	250.00'	49.99'	49.91'	S24°10'40"E
C7	43°38'53"	150.00'	114.27'	111.53'	S56°43'50"E
C8	65°48'14"	300.00'	344.55'	325.92'	N22°11'29"E
C9	16°37'37"	800.00'	232.16'	231.34'	N63°24'25"E
C10	8°14'23"	250.00'	35.95'	35.92'	N67°36'02"E
C11	2°36'55"	600.00'	27.33'	27.33'	N21°45'05"W
C12	31°47'15"	600.00'	332.88'	328.63'	N04°33'10"W
C13	46°14'52"	150.00'	121.08'	117.82'	N11°46'58"W
C14	24°53'38"	350.00'	152.07'	150.88'	N82°00'02"E
C15	7°14'42"	900.00'	113.80'	113.73'	N73°10'34"E
C16	44°33'50"	20.00'	15.56'	15.17'	S62°51'52"W
C17	279°25'33"	50.00'	243.85'	64.66'	S54°34'00"E
C18	57°08'01"	20.00'	19.94'	19.13'	N14°17'14"E
C19	74°50'31"	30.00'	39.19'	36.46'	S48°07'54"E
C20	14°36'16"	150.00'	38.23'	38.13'	S15°45'14"E
C21	14°36'16"	159.50'	40.66'	40.55'	S15°45'14"E
C22	92°59'09"	20.00'	32.46'	29.01'	N30°35'11"E
C23	80°43'01"	80.00'	112.70'	103.61'	S44°03'45"E



FROM:
R-6167-003-0780-1 / 17.7
R-6167-003-078M-1 / 17.7
FOR TAX YEAR 2015

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/05/2015 11:29:36 AM
\$37.00 DLR/SD
20150205010000520

S10706

FINAL PLAT
LIGHT FARMS
PHASE FOUR
THE GRAHAM NEIGHBORHOOD
CONTAINING
78 RESIDENTIAL LOTS, & 4 OPEN SPACES
TOTALING 17.70 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
JANUARY, 2015

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

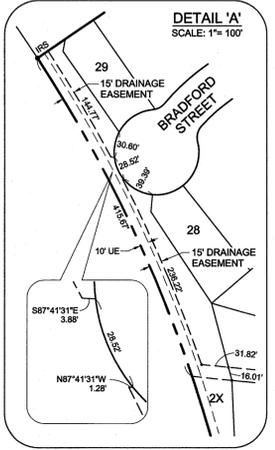
PREPARED BY:
HUITT-ZOLLARS
Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No. SHEET 1 of 2

LOT SUMMARY

BLOCK A	BLOCK A	BLOCK C	BLOCK D	BLOCK E
LOT 1 6,780 Sq Ft	LOT 19 6,875 Sq Ft	LOT 1 8,382 Sq Ft	LOT 1 7,374 Sq Ft	LOT 3 7,477 Sq Ft
LOT 2 6,477 Sq Ft	LOT 20 6,605 Sq Ft	LOT 2 5,886 Sq Ft	LOT 2 6,474 Sq Ft	LOT 4 6,345 Sq Ft
LOT 3 6,470 Sq Ft	LOT 21 6,542 Sq Ft	LOT 3 5,886 Sq Ft	LOT 3 6,634 Sq Ft	LOT 5 6,290 Sq Ft
LOT 4 6,103 Sq Ft	LOT 22 6,847 Sq Ft	LOT 4 6,121 Sq Ft	LOT 4 6,588 Sq Ft	LOT 6 6,244 Sq Ft
LOT 5 6,296 Sq Ft	LOT 23 5,800 Sq Ft	LOT 5 6,591 Sq Ft	LOT 5 6,395 Sq Ft	LOT 7 6,181 Sq Ft
LOT 6 8,900 Sq Ft	LOT 24 6,003 Sq Ft	LOT 6 8,220 Sq Ft	LOT 6 6,050 Sq Ft	LOT 8 5,925 Sq Ft
LOT 7 10,759 Sq Ft	LOT 25 6,999 Sq Ft	LOT 7 7,923 Sq Ft	LOT 7 6,050 Sq Ft	LOT 9 5,798 Sq Ft
LOT 8 6,010 Sq Ft	LOT 26 8,561 Sq Ft	LOT 8 7,438 Sq Ft	LOT 8 6,050 Sq Ft	LOT 10 5,798 Sq Ft
LOT 9 5,852 Sq Ft	LOT 27 7,960 Sq Ft	LOT 9 7,101 Sq Ft	LOT 9 6,050 Sq Ft	LOT 11 5,798 Sq Ft
LOT 10 5,770 Sq Ft	LOT 28 7,166 Sq Ft	LOT 10 6,049 Sq Ft	LOT 10 6,056 Sq Ft	LOT 12 5,887 Sq Ft
LOT 11 5,763 Sq Ft	LOT 29 6,049 Sq Ft	LOT 11 10,529 Sq Ft	LOT 11 7,035 Sq Ft	LOT 13 5,887 Sq Ft
LOT 12 5,784 Sq Ft	LOT 30 6,262 Sq Ft	LOT 12 6,975 Sq Ft	LOT 12 12,584 Sq Ft	LOT 14 5,798 Sq Ft
LOT 13 6,535 Sq Ft	LOT 31 6,026 Sq Ft	LOT 13 6,952 Sq Ft	LOT 13 7,581 Sq Ft	LOT 15 5,798 Sq Ft
LOT 14 6,753 Sq Ft	LOT 32 6,112 Sq Ft	LOT 14 6,597 Sq Ft	LOT 14 7,856 Sq Ft	LOT 16 5,798 Sq Ft
LOT 15 10,189 Sq Ft	LOT 33 6,218 Sq Ft	LOT 15 6,563 Sq Ft	LOT 15 9,514 Sq Ft	LOT 17 5,798 Sq Ft
LOT 16 8,408 Sq Ft	LOT 34 6,324 Sq Ft	LOT 16 6,335 Sq Ft		LOT 18 5,798 Sq Ft
LOT 17 6,945 Sq Ft	LOT 35 7,075 Sq Ft	LOT 17 6,086 Sq Ft		
LOT 18 6,798 Sq Ft	OS 2-X 37,988 sq.ft.	LOT 18 7,131 Sq Ft		
	OS 3-X 1,215 sq.ft.			
		BLOCK B		
		OS 1-X 8,059 Sq Ft		

- 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 AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, 3X, 4X IS THE RESPONSIBILITY OF THE H.O.A.
 - NO STREET PARKING ALONG THE CURB OF COMMON AREA 1X. NO PARKING TO BE DESIGNATED BY PAINTED CURB.
 - 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.



DWG: I:\proj\101390501\101390501_Par_5_038_Design\CAD\FINAL PLAT\F-4_THE GRAHAM-FINAL PLAT.dwg USER: tam DATE: Jan 05, 2015 10:25am XREFS: LF_4_THE GRAHAM-BASE

COUNTY RECORDING INFORMATION CAD FILE PATH: I:\proj\101390501\101390501_Par_5_038_Design\CAD\Final Plat\F-4_THE GRAHAM-FINAL PLAT.dwg PROJECT NUMBER: 01-3905-40

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC LAND COMPANY, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734 and in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of the 597.17 acres of land described as Tract A in instrument recorded under Document No. 20120423000464780 of 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" on the easterly right-of-way line of Light Farms Way (a 100 foot wide right-of-way at this point) as recorded in Volume 2009, Page 422 of the Plat Records of Collin County, Texas at the northerly corner of corner clip of Cypress Creek Way (a 100 foot wide right-of-way), as recorded in Volume 2014, Page 661 of the Plat Records of Collin County, Texas and being the beginning of a non-tangent curve to the left having a central angle of 31 degrees 52 minutes 51 seconds, a radius of 1,660.00 feet and being subtended by a 911.79 foot chord which bears North 17 degrees 15 minutes 50 seconds West;

THENCE along the easterly right-of-way line of said Light Farms Way and an extension thereof, passing a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the most northerly corner of said Light Farms Way right-of-way, at an arc distance of 802.83 feet and continuing along said arc for a total distance of 923.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 55 degrees 39 minutes 24 seconds East a distance of 129.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE North 52 degrees 40 minutes 12 seconds East a distance of 275.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE North 71 degrees 33 minutes 04 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 11 degrees 27 minutes 28 seconds, a radius of 225.00 feet and being subtended by a 44.92 foot chord which bears South 24 degrees 10 minutes 40 seconds East;

THENCE southeasterly along said curve to the left, an arc distance of 44.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 29 degrees 54 minutes 24 seconds East a distance of 57.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 77 degrees 24 minutes 24 seconds East a distance of 20.27 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 55 degrees 05 minutes 36 seconds East a distance of 6.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 34 degrees 54 minutes 24 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 55 degrees 05 minutes 36 seconds West a distance of 9.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 10 degrees 05 minutes 36 seconds West a distance of 21.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 34 degrees 54 minutes 24 seconds East a distance of 106.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 55 degrees 06 minutes 30 seconds East a distance of 319.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE North 62 degrees 30 minutes 38 seconds East a distance of 214.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 28 degrees 57 minutes 30 seconds East a distance of 133.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 26 degrees 31 minutes 09 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner, said point being the beginning of a non-tangent curve to the right having a central angle of 0 degrees 47 minutes 24 seconds, a radius of 275.00 feet and being subtended by a 3.79 foot chord which bears South 63 degrees 52 minutes 33 seconds West;

THENCE southwesterly along said curve to right, an arc distance of 3.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 12 degrees 13 minutes 33 seconds West a distance of 18.70 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 19 degrees 58 minutes 57 seconds East a distance of 75.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 70 degrees 01 minute 03 seconds West a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner, said point being the beginning of a non-tangent curve to the right having a central angle of 31 degrees 19 minutes 23 seconds, a radius of 125.00 feet and being subtended by a 67.49 foot chord which bears South 04 degrees 19 minutes 16 seconds East;

THENCE southerly along said curve to the right, an arc distance of 68.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 11 degrees 20 minutes 28 seconds West a distance of 28.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE North 78 degrees 39 minutes 32 seconds West a distance of 85.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 65 degrees 16 minutes 16 seconds West a distance of 43.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 11 degrees 20 minutes 28 seconds West a distance of 384.94 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 00 degrees 55 minutes 10 seconds West a distance of 47.86 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 00 degrees 50 minutes 17 seconds East a distance of 96.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 12 degrees 30 minutes 00 seconds East a distance of 60.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 0 degrees 42 minutes 05 seconds, a radius of 925.00 feet and being subtended by a 11.32 foot chord which bears South 77 degrees 08 minutes 57 seconds West;

THENCE southwesterly along said curve to the left, an arc distance of 11.32 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 13 degrees 12 minutes 05 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 4 degrees 58 minutes 47 seconds, a radius of 875.00 feet and being subtended by a 76.02 foot chord which bears South 74 degrees 18 minutes 31 seconds West;

THENCE southwesterly along said curve to the left, an arc distance of 76.05 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 24 degrees 08 minutes 09 seconds West a distance of 20.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 23 degrees 03 minutes 22 seconds East a distance of 8.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 14 degrees 36 minutes 16 seconds, a radius of 159.50 feet and being subtended by a 38.13 foot chord which bears South 30 degrees 21 minutes 30 seconds East;

THENCE southerly along said curve to the left, an arc distance of 38.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of a curve to the right having a central angle of 14 degrees 36 minutes 16 seconds, a radius of 159.50 feet and being subtended by a 40.55 foot chord which bears South 30 degrees 21 minutes 30 seconds East;

THENCE southerly along said curve to the right an arc distance of 40.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 23 degrees 03 minutes 22 seconds East a distance of 25.19 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE South 64 degrees 10 minutes 08 seconds East a distance of 29.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the northerly Right-of-Way line of said Cypress Creek Way, said point being the beginning of a non-tangent curve to the left having a central angle of 3 degrees 48 minutes 07 seconds, a radius of 850.00 feet and being subtended by a 56.39 foot chord which bears South 72 degrees 53 minutes 04 seconds West;

THENCE westerly along said curve to the left and northerly Right-of-Way line of said Cypress Creek Way, an arc distance of 56.40 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 right having a central angle of 29 degrees 02 minutes 09 seconds, a radius of 750.00 feet and being subtended by a 376.03 foot chord which bears South 85 degrees 30 minutes 02 seconds West;

THENCE westerly along said curve to the right and northerly Right-of-Way line of said Cypress Creek Way, an arc distance of 380.08 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve, and the beginning of a curve to the left having a central angle of 8 degrees 55 minutes 39 seconds, a radius of 810.00 feet and being subtended by a 126.08 foot chord which bears North 84 degrees 26 minutes 42 seconds West;

THENCE westerly along said curve to the right and northerly Right-of-Way line of said Cypress Creek Way, an arc distance of 380.08 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve, and the beginning of a curve to the left having a central angle of 8 degrees 55 minutes 39 seconds, a radius of 810.00 feet and being subtended by a 126.08 foot chord which bears North 84 degrees 26 minutes 42 seconds West;

THENCE westerly continuing along the northerly Right-of-Way line of said Cypress Creek Way and said curve to the left, an arc distance of 126.21 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars", at the end of said curve;

THENCE North 88 degrees 54 minutes 32 seconds West continuing along the northerly Right-of-Way line of said Cypress Creek Way, a distance of 2.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the easterly right-of-way line of said Light Farms Way;

THENCE North 45 degrees 00 minutes 23 seconds West the easterly right-of-way line of said Light Farms Way, a distance of 28.75 feet to the POINT OF BEGINNING and containing 17.70 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, 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 Four, THE GRAHAM 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 5th day of JANUARY, 2015.

LFC Land Company, LLC

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

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

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, 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 5th day of January, 2015.

Heather Paluizer
Notary Public in and for the State of Texas

My Commission Expires On: 8/31/16



WITNESS, my hand, this the 9th day of January, 2015.

By: *Keller Webster*
Keller 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 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 9th day of January, 2015.

Jessica Medlin
Notary Public in and for the State of Texas

My Commission Expires On: 05/20/17



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 1/5/15

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 5th day of January, 2015.

Notary Public in and for the State of Texas *Lisa D. Eyster*

My Commission Expires On: 3-6-16



PROPERTY LOCATION STATEMENT

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

Alan Perry
Signature of Mayor

1-13-15

Date of approval

ATTEST:

Debbie Faulkner
City Secretary

01/16/2015

Date

Filed and Recorded
Official Public Records
Stacy Kemp, County Clerk
Collin County, Texas
02/05/2015 11:29:36 AM
\$37.00 DL2180
2015020510020520
2015-76
Stacy Kemp

S10706

FINAL PLAT
LIGHT FARMS
PHASE FOUR
THE GRAHAM NEIGHBORHOOD
CONTAINING
78 RESIDENTIAL LOTS, & 4 OPEN SPACES
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SITUATED IN THE
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COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
JANUARY, 2015

OWNER/DEVELOPER
LFC LAND COMPANY, 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. SHEET 2 of 2

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:
James B. Owsley
Signature of Chairperson

Planning and Zoning Commission
City of Celina, Texas
12-16-14
Date of Recommendation

APPROVED BY:
Alan Perry
Signature of Mayor

City Council
City of Celina, Texas
1-13-15
Date of Approval

ATTEST:
Debbie Faulkner
City Secretary

City Council
City of Celina, Texas
01/16/2015
Date



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COUNTY RECORDING INFORMATION