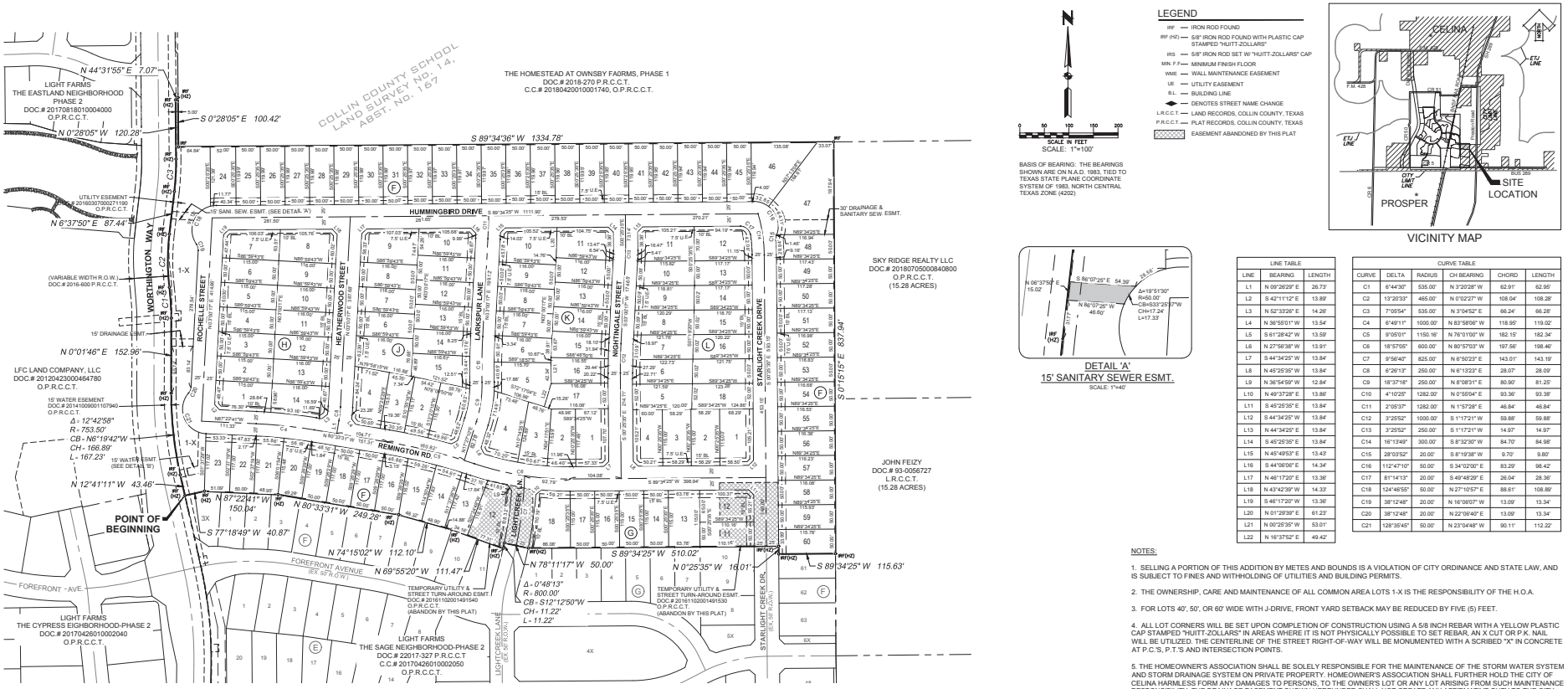


BASIS OF BEARING: THE BEARINGS SHOWN ARE ON N.A.D. 1983, TIED TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202)

LEGEND

IRF	IRON ROD FOUND
IRF (HZ)	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRS	5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
MIN. F.F.	MINIMUM FINISH FLOOR
WME	WALL MAINTENANCE EASEMENT
UE	UTILITY EASEMENT
B.L.	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
	EASEMENT ABANDONED BY THIS PLAT

VICINITY MAP

DETAIL 'A'
15' SANITARY SEWER ESMT.
SCALE: 1"=40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 09°26'29" E	26.73'
L2	S 42°11'12" E	13.89'
L3	N 52°33'26" E	14.26'
L4	N 36°55'01" W	13.54'
L5	S 61°28'42" W	13.59'
L6	N 27°56'38" W	13.91'
L7	S 44°34'25" W	13.84'
L8	N 45°25'35" W	13.84'
L9	N 36°54'59" W	12.84'
L10	N 49°37'28" E	13.88'
L11	S 45°25'35" E	13.84'
L12	S 44°34'25" W	13.84'
L13	N 44°34'25" E	13.84'
L14	S 45°25'35" E	13.84'
L15	N 45°47'53" E	13.43'
L16	S 44°06'06" E	14.34'
L17	N 46°17'20" E	13.38'
L18	N 43°42'39" W	14.33'
L19	S 46°17'20" W	13.38'
L20	N 01°29'39" E	61.23'
L21	N 00°25'35" W	53.01'
L22	N 16°37'52" E	49.42'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	6°44'30"	535.00'	N 3°20'28" W	62.91'	62.95'
C2	13°20'33"	465.00'	N 0°02'27" W	108.04'	108.28'
C3	7°05'54"	535.00'	N 3°04'52" E	66.24'	66.28'
C4	6°49'11"	1000.00'	N 83°58'06" W	118.95'	119.02'
C5	9°05'01"	1150.16'	N 76°01'00" W	182.15'	182.34'
C6	18°57'05"	600.00'	N 80°57'03" W	197.56'	198.46'
C7	9°56'40"	825.00'	N 6°50'23" E	143.01'	143.19'
C8	6°26'13"	250.00'	N 6°13'23" E	28.07'	28.09'
C9	18°37'18"	250.00'	N 8°08'31" E	80.90'	81.25'
C10	4°10'25"	1282.00'	N 0°56'04" E	93.36'	93.38'
C11	2°05'37"	1282.00'	N 1°57'28" E	46.84'	46.84'
C12	3°25'52"	1000.00'	S 1°17'21" W	59.88'	59.88'
C13	3°25'52"	250.00'	S 1°17'21" W	14.97'	14.97'
C14	16°13'49"	300.00'	S 8°32'30" W	84.70'	84.98'
C15	28°03'52"	20.00'	S 8°19'38" W	9.70'	9.80'
C16	112°47'10"	50.00'	S 34°02'00" E	83.29'	98.42'
C17	81°14'13"	20.00'	S 49°48'29" E	26.04'	28.36'
C18	124°46'55"	50.00'	N 27°10'57" E	88.61'	108.89'
C19	38°12'48"	20.00'	N 16°06'07" W	13.09'	13.34'
C20	38°12'48"	20.00'	N 22°06'40" E	13.09'	13.34'
C21	128°35'45"	50.00'	N 23°04'48" W	90.11'	112.22'

NOTES:

1. 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.

2. THE OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X IS THE RESPONSIBILITY OF THE H.O.A.

3. FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.

4. 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.

5. THE HOMEOWNER'S ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. HOMEOWNER'S ASSOCIATION SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FORM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO , STORM WATER OVERFLOW, EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.

6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

7. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

BLOCK F		
LOT	SQ.FT.	ACRES
12	7,970	0.1830
13	6,096	0.1400
14	6,098	0.1400
15	6,291	0.1444
16	5,835	0.1339
17	5,850	0.1343
18	5,850	0.1343
19	5,850	0.1343
20	6,140	0.1410
21	6,102	0.1401
22	5,850	0.1343
23	6,109	0.1402
24	6,245	0.1434
25	6,000	0.1377
26	5,999	0.1377
27	5,999	0.1377
28	5,999	0.1377

BLOCK F		
LOT	SQ.FT.	ACRES
29	5,999	0.1377
30	5,999	0.1377
31	5,999	0.1377
32	5,999	0.1377
33	5,998	0.1377
34	5,998	0.1377
35	5,998	0.1377
36	5,998	0.1377
37	5,998	0.1377
38	5,998	0.1377
39	5,998	0.1377
40	5,998	0.1377
41	5,997	0.1377
42	5,997	0.1377
43	5,997	0.1377
44	5,997	0.1377
45	5,997	0.1377

BLOCK F		
LOT	SQ.FT.	ACRES
46	10,796	0.2478
47	17,636	0.4049
48	5,898	0.1354
49	5,868	0.1347
50	5,860	0.1345
51	5,853	0.1344
52	5,845	0.1342
53	5,838	0.1340
54	5,830	0.1338
55	5,823	0.1337
56	5,815	0.1335
57	5,808	0.1333
58	5,800	0.1332
59	5,793	0.1330
60	5,785	0.1328
* 1-X	37,323	0.8568

* DENOTE FOR COMMON AREA.

BLOCK G		
LOT	SQ.FT.	ACRES
11	5,508	0.1264
12	7,112	0.1633
13	7,335	0.1684
14	5,750	0.1320
15	5,750	0.1320
16	5,750	0.1320
17	5,750	0.1320
18	8,817	0.2024

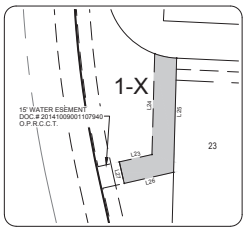
BLOCK H		
LOT	SQ.FT.	ACRES
1	6,734	0.1546
2	5,750	0.1320
3	5,750	0.1320
4	5,750	0.1320
5	5,750	0.1320
6	5,750	0.1320
7	6,866	0.1576
8	7,716	0.1771
9	5,800	0.1331
10	5,800	0.1331
11	5,800	0.1331
12	5,800	0.1331
13	5,800	0.1331
14	7,170	0.1646

BLOCK J		
LOT	SQ.FT.	ACRES
1	7,213	0.1656
2	5,981	0.1373
3	5,905	0.1356
4	7,502	0.1722
5	8,066	0.1852
6	5,800	0.1331
7	5,800	0.1331
8	5,800	0.1331
9	8,193	0.1881
10	6,643	0.1525
11	5,800	0.1331
12	5,800	0.1331
13	5,800	0.1331
14	5,809	0.1334
15	6,649	0.1526

BLOCK K		
LOT	SQ.FT.	ACRES
1	7,838	0.1799
2	6,282	0.1442
3	6,563	0.1507
4	9,361	0.2149
5	8,485	0.1948
6	6,010	0.1380
7	5,800	0.1331
8	5,800	0.1331
9	5,800	0.1331
10	8,330	0.1912
11	7,426	0.1705
12	5,800	0.1331
13	5,800	0.1331
14	5,800	0.1331
15	6,021	0.1382
16	5,964	0.1369
17	6,413	0.1472

BLOCK L		
LOT	SQ.FT.	ACRES
1	7,805	0.1792
2	6,703	0.1539
3	6,703	0.1539
4	6,852	0.1573
5	6,281	0.1442
6	6,114	0.1404
7	6,120	0.1405
8	6,051	0.1389
9	5,978	0.1372
10	5,866	0.1347
11	8,008	0.1838
12	8,021	0.1841
13	5,859	0.1345
14	5,897	0.1354
15	5,973	0.1371
16	6,049	0.1389
17	6,126	0.1406
18	6,452	0.1481

LINE TABLE		
LINE	BEARING	LENGTH
L23	N 77°18'49" E	22.83'
L24	N 01°31'29" E	68.72'
L25	S 01°31'29" W	77.79'
L26	S 77°18'49" W	34.50'
L27	N 12°41'11" W	15.00'



DETAIL 'B'
15' WATER EASEMENT
SCALE: 1"=40'

FINAL PLAT

LIGHT FARMS

THE SAGE NEIGHBORHOOD - PHASE 3

CONTAINING

121 RESIDENTIAL LOTS, 1 OPEN SPACES

TOTALING 24.22 ACRES

SITUATED IN THE

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

COLLIN COUNTY, TEXAS

CITY FILE No.

OWNER / DEVELOPER

LFC DEVCO SAGE III, LLC

8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411
CONTACT: JAKE WAGNER

PREPARED BY:

HUITT-ZOLLARS

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

NOVEMBER, 2018 SHEET 1 OF 2

PROJECT NUMBER: R013905.88

COUNTY RECORDING INFORMATION

DWG: I:\proj\R013905.88 - Light Farms Sage Phase III\10 CADD & BIM\10.1 Auto\CADD\1. CONSTRUCTION DRAWINGS\04_PLAT\FINAL PLATS\SAGE-PH-3_FINAL PLAT.dwg USER: jgsn
DATE: Nov 08, 2018 6:10pm XREFS: X:\ - LF-MASTER - EBASE - X:\ - SAGE 3 - PBASE - FINAL PLAT_BORDER