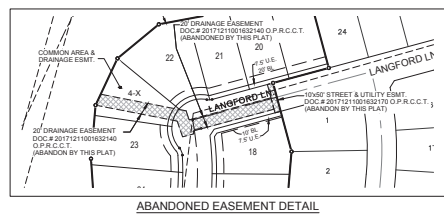
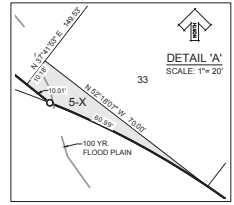
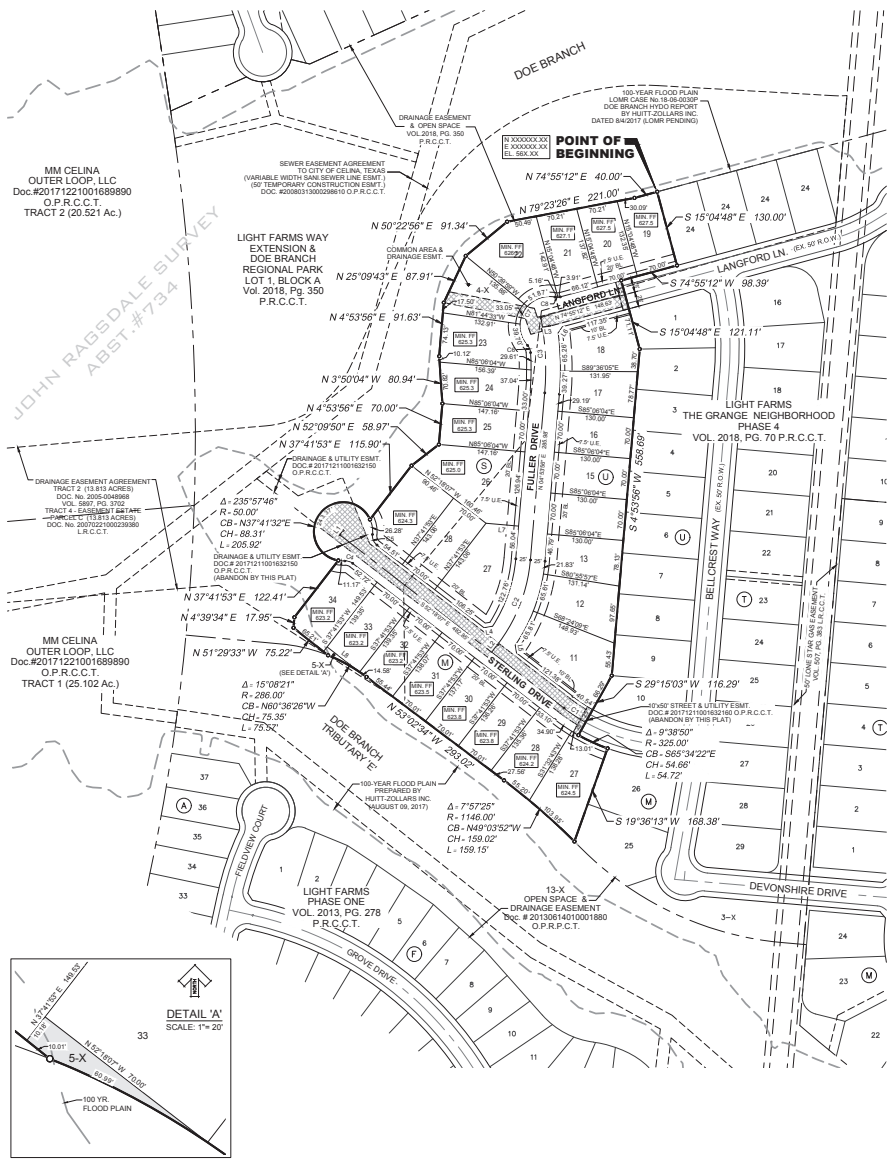


C:\MSD\1000\101\BORDS\GRANGE\PHASE\CHICL\GRANGE_FINAL_PLAT.dwg USER: JRM
 DATE: OCT 10 2018 11:02am XREF'S BORDER: FINAL PLAT LF MASTERBASE LF GRANGE 5-18



- NOTES:**
- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
 - THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
 - ALL COMMON AREA/HOA LOTS MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
 - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 - MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 12007600, DATED DECEMBER 11, 2017, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY OR COLLIN COUNTY, TEXAS.
 - SEPARATING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
 - THE OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 2-X IS THE RESPONSIBILITY OF THE H.O.A.
 - FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
 - ALL LOT CORNERS WILL BE SET UP UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUNT-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.
 - 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 FROM 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.

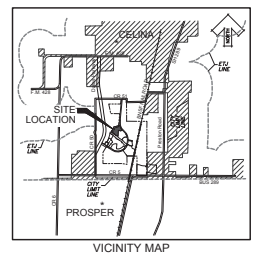
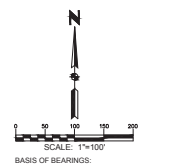
LOT SUMMARY:

BLOCK M			BLOCK S			BLOCK U		
LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES
27	12,559	0.29	19	9,135	0.21	11	15,999	0.37
28	10,212	0.23	20	9,456	0.22	12	11,155	0.26
29	9,507	0.22	21	9,838	0.23	13	9,547	0.22
30	9,570	0.22	22	13,449	0.31	14	9,100	0.21
31	9,633	0.22	23	11,741	0.27	15	9,100	0.21
32	9,899	0.22	24	10,659	0.24	16	9,100	0.21
33	9,754	0.22	25	10,301	0.24	17	9,596	0.22
34	11,005	0.25	26	17,450	0.40	18	11,986	0.28
* 5-X	346	0.01	27	15,160	0.35			
			28	10,014	0.23			
			29	12,517	0.29			
			* 4-X	9,069	0.21			

* DENOTE FOR COMMON AREA.

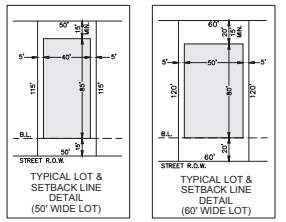
LINES & CURVES TABLE:

LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
L1	N 23°19'57"E	3.00'	C1	8°29'57"	300.00'	S 89°31'52"E	44.19'	44.29'
L2	N 37°41'32"E	15.60'	C2	32°47'58"	275.00'	N 31°17'50"E	156.28'	157.42'
L3	S 81°16'50"W	11.87'	C3	15°36'38"	475.00'	N 2°54'30"W	126.02'	129.42'
L4	S 79°39'22"W	14.76'	C4	49°47'48"	20.00'	S 72°42'02"E	13.94'	14.24'
L5	S 09°39'40"E	13.46'	C5	58°05'01"	20.00'	N 23°16'37"W	19.42'	20.27'
L6	S 34°11'50"W	12.89'	C6	38°18'21"	20.00'	S 22°42'23"E	13.12'	13.37'
L7	N 85°05'04"W	55.60'	C7	142°48'00"	50.00'	S 20°30'28"W	94.78'	104.62'
L8	N 52°18'07"W	70.00'	C8	25°59'15"	20.00'	S 87°54'49"W	8.99'	9.07'



NOTE:
COMMON AREA LOTS 2-X ARE DESIGNATED FOR DRAINAGE EASEMENT

- LEGEND**
- ## — IRON ROD FOUND
 - ## R#2 — 64" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUNT-ZOLLARS"
 - ## S#5 — 54" IRON ROD SET W/ "HUNT-ZOLLARS" CAP
 - MN F#7 — MINIMUM FINISH FLOOR
 - W#E — WALL MAINTENANCE EASEMENT
 - U#E — UTILITY EASEMENT
 - BL# — BUILDING LINE
 - S#C — DENOTES STREET NAME CHANGE
 - L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
 - ABANDONED BY THIS PLAT



FINAL PLAT
LIGHT FARMS
 THE GRANGE NEIGHBORHOOD - PHASE 5
 27 RESIDENTIAL LOTS, & 1 OPEN SPACES
 TOTALING 8.610 ACRES
 SITUATED IN THE
 JOHN RAGSDALE SURVEY, ABST. NO. 734
 COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO GH, LLC
 8401 NORTH CENTRAL EXPRESSWAY, SUITE 504, DALLAS, TX 75225
 TEL. 214-292-3410 FAX. 214-292-3411
 CONTACT: TONY RUGGIERI

PREPARED BY
HUNT-ZOLLARS
 1171 McKinney Avenue, Suite 1400, Dallas, TX 75202
 Phone (214) 871-3311 Fax (214) 871-0757

OCTOBER, 2018 SHEET 1 OF 2

PROJECT NUMBER: RD1-3505-58

COUNTY RECORDING INFORMATION
 CAD FILE PATH: \\snp\p\3000\03\3004\GRANGE 5-18\WVF_GRANGE 5-18_FINAL_PLAT.dwg