

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC DEVCO EC, LLC., is the owner of a tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being all of the Cypress Phase 2 Tract, a 37.00 acre tract of land as described in instrument to LFC DEVCO EC, LLC. as recorded under Document No. 20160309000282310 of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northwest corner of Light Farms Phase Three, The Cypress and Sage Neighborhoods, an addition to Collin County as recorded in Document No. 2015-149 of the Plat Records, Collin County, Texas (P.R.C.C.T.), and also being a point in the west line of Tract B;

THENCE, North 00 degrees 18 minutes 06 seconds West, departing the northwest corner of said Cypress and Sage Neighborhoods and along the west line of Tract B, a distance of 1,164.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 41 minutes 54 seconds East, a distance of 118.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 00 degrees 18 minutes 06 seconds West, a distance of 88.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the left having a central angle of 03 degrees 48 minutes 57 seconds, a radius of 775.00 feet, a chord bearing of North 02 degrees 12 minutes 34 seconds West, a chord distance of 51.61 feet;

THENCE, along said curve to the right an arc distance of 51.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 85 degrees 52 minutes 57 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 01 degree 01 minute 22 seconds, a radius of 825.00 feet, a chord bearing of South 03 degrees 36 minutes 22 seconds East, a chord distance of 14.73 feet;

THENCE, along said curve to the left an arc distance of 14.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 86 degrees 54 minutes 19 seconds East, a distance of 122.48 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 08 degrees 45 minutes 33 seconds East, a distance of 18.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 02 degrees 08 minutes 52 seconds East, a distance of 59.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 88 degrees 13 minutes 13 seconds East, a distance of 118.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 41 minutes 06 seconds, a radius of 1275.00 feet, a chord bearing of North 02 degrees 07 minutes 20 seconds West, a chord distance of 15.25 feet;

THENCE, along said curve to the left an arc distance of 15.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 87 degrees 32 minutes 07 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 76 degrees 37 minutes 41 seconds East, a distance of 568.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 77 degrees 56 minutes 54 seconds East, a distance of 106.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 12 degrees 03 minutes 06 seconds East, a distance of 2.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 77 degrees 56 minutes 54 seconds East, a distance of 132.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" on the westerly right of way line of Worthington Way (a variable width right of way) as described in Document No. 2016-600 (P.R.C.C.T.);

THENCE, along the westerly right of way lines of Worthington Way the following courses:

South 05 degrees 01 minute 02 seconds East, a distance of 59.67 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 12 degrees 41 minutes 11 seconds East, a distance of 47.55 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 32 degrees 03 minutes 13 seconds West, a distance of 35.52 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 11 degrees 49 minutes 25 seconds East, a distance of 74.49 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 55 degrees 08 minutes 16 seconds East, a distance of 34.18 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 08 degrees 15 minutes 20 seconds East, a distance of 48.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 12 degrees 04 minutes 54 seconds East, a distance of 73.52 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 00 degrees 40 minutes 51 seconds West, a distance of 190.00 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 07 degrees 17 minutes 17 seconds, a radius of 576.50 feet, a chord bearing of South 04 degrees 19 minutes 30 seconds West, a chord distance of 73.28 feet;

Along said curve to the right an arc distance of 73.33 feet to a 5/8 inch iron rod found with plastic cap

stamped "Huit-Zollars";

South 07 degrees 58 minutes 08 seconds West, a distance of 79.80 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 08 degrees 41 minutes 52 seconds, a radius of 465.00 feet, a chord bearing of South 12 degrees 19 minutes 04 seconds West, a chord distance of 70.52 feet;

Along said curve to the right an arc distance of 70.59 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a reverse curve to the left having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 535.00 feet, a chord bearing of South 12 degrees 19 minutes 04 seconds West, a chord distance of 81.14 feet;

Along said curve to the left an arc distance of 81.21 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 07 degrees 58 minutes 08 seconds West, passing a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at a distance of 197.28 feet for a point on the northerly line of said Cypress and Sage Neighborhoods plat, and continuing along the westerly right of way lines of Worthington Way as shown on said Cypress and Sage Neighborhoods plat in all, a total distance of 300.08 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the left having a central angle of 14 degrees 54 minutes 43 seconds, a radius of 453.50 feet, a chord bearing of South 00 degrees 30 minutes 47 seconds West, a chord distance of 117.70 feet;

Along said curve to the left and continuing along the northerly line of said Cypress and Sage Neighborhoods, an arc distance of 118.03 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 06 degrees 56 minutes 35 seconds East, continuing along the northerly line of said Cypress and Sage Neighborhoods, a distance of 22.70 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 05 degrees 15 minutes 54 seconds, a radius of 290.00 feet, a chord bearing of South 04 degrees 18 minutes 38 seconds East, a chord distance of 26.64 feet;

Along said curve to the right and continuing along the northerly lines of said Cypress and Sage Neighborhoods, an arc distance of 26.65 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

THENCE, departing the westerly right of way line of Worthington Way, and along the northerly lines of said Cypress and Sage Neighborhoods the following courses:

South 83 degrees 03 minutes 25 seconds West, a distance of 38.93 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 83 degrees 57 minutes 29 seconds West, a distance of 148.72 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 84 degrees 18 minutes 59 seconds West, a distance of 280.94 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 79 degrees 02 minutes 39 seconds West, a distance of 54.61 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 74 degrees 44 minutes 08 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 14 degrees 41 minutes 29 seconds West, a distance of 5.98 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 75 degrees 01 minutes 15 seconds West, a distance of 41.59 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 71 degrees 31 minutes 11 seconds West, a distance of 245.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 78 degrees 33 minutes 40 seconds West, a distance of 141.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 89 degrees 41 minutes 54 seconds West, a distance of 59.47 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 00 degrees 18 minutes 06 seconds West, a distance of 11.99 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 22 degrees 57 minutes 29 seconds, a radius of 225.00 feet, a chord bearing of North 11 degrees 10 minutes 39 seconds East, a chord distance of 89.55 feet;

Along said curve to the right an arc distance of 90.16 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 67 degrees 20 minutes 36 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 22 degrees 57 minutes 29 seconds, a radius of 275.00 feet, a chord bearing of South 11 degrees 10 minutes 39 seconds West, a chord distance of 109.46 feet;

Along said curve to the left an arc distance of 110.19 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 00 degrees 18 minutes 06 seconds East, a distance of 11.99 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 89 degrees 41 minutes 54 seconds West, a distance of 125.00 feet to the POINT OF BEGINNING and containing 37.00 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO EC, LLC., acting herein by and through his/its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS, THE CYPRESS NEIGHBORHOOD PHASE 2, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and 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, if approved by the City Council of the City of Celina. 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 limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities 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 easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective 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 ____ day of _____, 2016.

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, L.P., a Texas corporation, General Partner

Authorized Signature of LFC DEVCO EC, LLC., Owner

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 ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:
WITNESS, my hand, this the ____ day of _____, 2016.
By: Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, 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 Keller 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 ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PREPARER'S CERTIFICATE:

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025600

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 ____ day of _____, 2016.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

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

Signature of Mayor

Date of approval

ATTEST:

City Secretary

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
Signature of Chairperson	Date of Recommendation
APPROVED BY:	City Council City of Celina, Texas
Signature of Mayor	Date of Approval
ATTEST:	
City Secretary	

FINAL PLAT
LIGHT FARMS
THE CYPRESS NEIGHBORHOOD- PHASE 2
CONTAINING
148 RESIDENTIAL LOTS, 13 OPEN SPACES
TOTALING 37.00 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14,
ABSTRACT No. 167
COLLIN COUNTY, TEXAS

OWNER

LFC DEVCO EC, 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

COUNTY RECORDING INFORMATION

OCTOBER 2016

SHEET 2 OF 3

CITY PROJECT NUMBER: P-201677-?? PROJECT NUMBER: 01-3905-56

DWG: J:\Survey\3905\56 - Cypress 11\dwg\cypress-phase-2_FINAL_PLAT_BASE.dwg USER: mmadrid
 DATE: Oct 06, 2016 11:24am XREFS: 01390546_EXIST-CONTIDURS 01390546_EXIST-BASE

Lot Areas-Block A

Lot	Sq. Feet	Acres
A37	9527	0.2187
A38	8512	0.1954
A39	11098	0.2548
A40	9439	0.2167
A41	7631	0.1752
A42	7096	0.1629
A43	7080	0.1625
A44	7080	0.1625
A45	7080	0.1625
A46	7080	0.1625
A47	7080	0.1625
A48	7080	0.1625
A49	7080	0.1625
A50	7080	0.1625
A51	7080	0.1625
A52	7080	0.1625
A53	7080	0.1625
A54	7080	0.1625
A55	7670	0.1761

Lot Areas-Block B

Lot	Sq. Feet	Acres
B1	7271	0.1669
B2	7167	0.1645
B3	6902	0.1585
B4	6900	0.1584
B5	6900	0.1584
B6	7069	0.1623
B7	9323	0.2140
B8	11294	0.2593
B9	13455	0.3089
B10	9248	0.2123
B11	7353	0.1688
B12	7551	0.1733
B13	7276	0.1670
B14	7020	0.1612
B15	14541	0.3338
B16	14541	0.3338

Lot Areas-Block C

Lot	Sq. Feet	Acres
C1	8514	0.1955
C2	7097	0.1629
C3	7129	0.1636
C4	7624	0.1750
C5	7050	0.1619
C6	7401	0.1699
C7	8462	0.1943
C8	8132	0.1867
C9	11214	0.2574
C10	7564	0.1736
C11	7320	0.1680
C12	7320	0.1680
C13	7320	0.1680
C14	7320	0.1680
C15	7320	0.1680
C16	7320	0.1680
C17	7828	0.1797
C18	8014	0.1840
C19	6907	0.1586
C20	6900	0.1584
C21	6900	0.1584
C22	7091	0.1628
C23	8745	0.2008
C24	14025	0.3220
C25	7271	0.1669
C26	7290	0.1674
C27	7730	0.1775
C28	6943	0.1594
C29	6943	0.1594
C30	7998	0.1836

Lot Areas-Block D

Lot	Sq. Feet	Acres
D1	8896	0.2042
D2	7080	0.1625
D3	7990	0.1834
D4	8520	0.1956
D5	10049	0.2307
D6	8434	0.1936
D7	7080	0.1625
D8	8237	0.1891
D9	9292	0.2133
D10	10514	0.2414
D11	9637	0.2212
D12	10924	0.2508

Lot Areas-Block E

Lot	Sq. Feet	Acres
E1	9316	0.2139
E2	7170	0.1646
E3	7170	0.1646
E4	7170	0.1646
E5	7623	0.1750
E6	7636	0.1753
E7	7242	0.1663
E8	6960	0.1598
E9	6960	0.1598
E10	7408	0.1701
E11	7093	0.1628
E12	7420	0.1703
E13	7747	0.1778
E14	8000	0.1837
E15	8899	0.2043
E16	7256	0.1666
E17	7140	0.1639
E18	7140	0.1639
E19	7468	0.1714
E20	10137	0.2327

Lot Areas-Block F

Lot	Sq. Feet	Acres
F1	8009	0.1839
F2	6930	0.1591
F3	6930	0.1591
F4	6930	0.1591
F5	7214	0.1656
F6	7537	0.1730
F7	7501	0.1722
F8	6990	0.1605
F9	6990	0.1605
F10	7142	0.1640

Lot Areas-Block G

Lot	Sq. Feet	Acres
G8	12343	0.2834
G9	7864	0.1805
G10	7157	0.1643
G11	6960	0.1598
G12	6960	0.1598
G13	6965	0.1599
G14	9157	0.2102

Lot Areas-Block H

Lot	Sq. Feet	Acres
H9	8515	0.1955
H10	7178	0.1648
H11	7211	0.1655
H12	7431	0.1706
H13	7801	0.1791
H14	11037	0.2534
H15	9017	0.2070
H16	7006	0.1608
H17	6948	0.1595
H18	7255	0.1666
H19	7251	0.1665
H20	7243	0.1663
H21	8566	0.1966
H22	8612	0.1977
H23	7238	0.1662
H24	7191	0.1651
H25	7336	0.1684
H26	7055	0.1620
H27	7501	0.1722
H28	7935	0.1822

Lot Areas-Block j

Lot	Sq. Feet	Acres
J1	6594	0.1514
J2	6930	0.1591

Lot Areas-Block K

Lot	Sq. Feet	Acres
K1	9822	0.2255
K2	7294	0.1674
K3	6960	0.1598
K4	6960	0.1598
K5	6960	0.1598
K6	6960	0.1598
K7	6960	0.1598
K8	6960	0.1598
K9	9826	0.2256

Lot Areas-Block L

Lot	Sq. Feet	Acres
L1	8547	0.1962
L2	7724	0.1773
L13	8711	0.2000

Lot Areas-Open Spaces

Lot	Sq. Feet	Acres
X1	12692	0.2914
X2	19250	0.4419
X3	136	0.0031
X4	3168	0.0727
X5	5386	0.1236
X6	7289	0.1673
X7	5713	0.1311
X8	4621	0.1061
X9	4779	0.1097
X10	3572	0.0820
X11	3412	0.0783
X12	2220	0.0510
X13	2347	0.0539

FINAL PLAT
LIGHT FARMS
THE CYPRESS NEIGHBORHOOD- PHASE 2
 CONTAINING
 148 RESIDENTIAL LOTS, 13 OPEN SPACES
 TOTALING 37.00 ACRES
 SITUATED IN THE
 COLLIN COUNTY SCHOOL LAND SURVEY No. 14,
 ABSTRACT No. 167
COLLIN COUNTY, TEXAS

COUNTY RECORDING INFORMATION

OWNER
LFC DEVCO EC, LLC.
 8401 North Central Expressway, Suite 350, Dallas, TX 75225
 Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUNT-ZOLARS
 Hunt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
 Phone (214) 671-3311 Fax (214) 671-0757

OCTOBER 2016 SHEET 3 OF 3