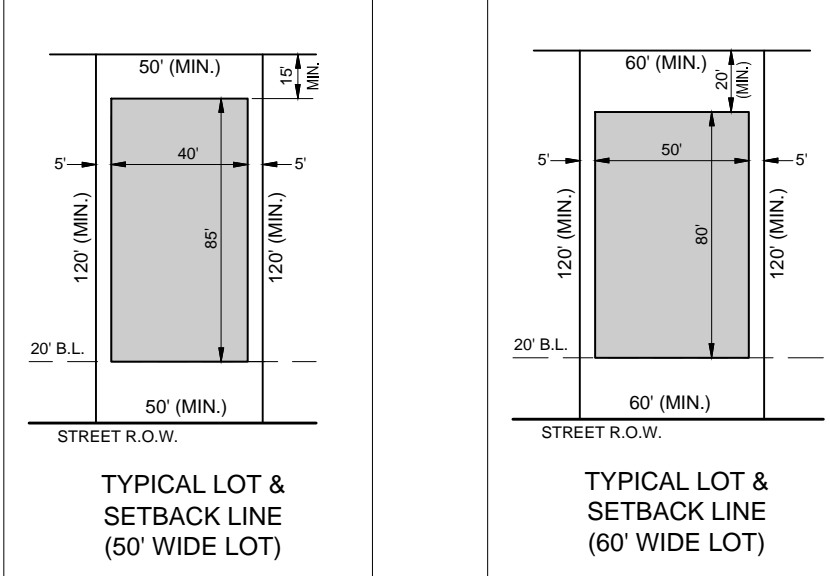
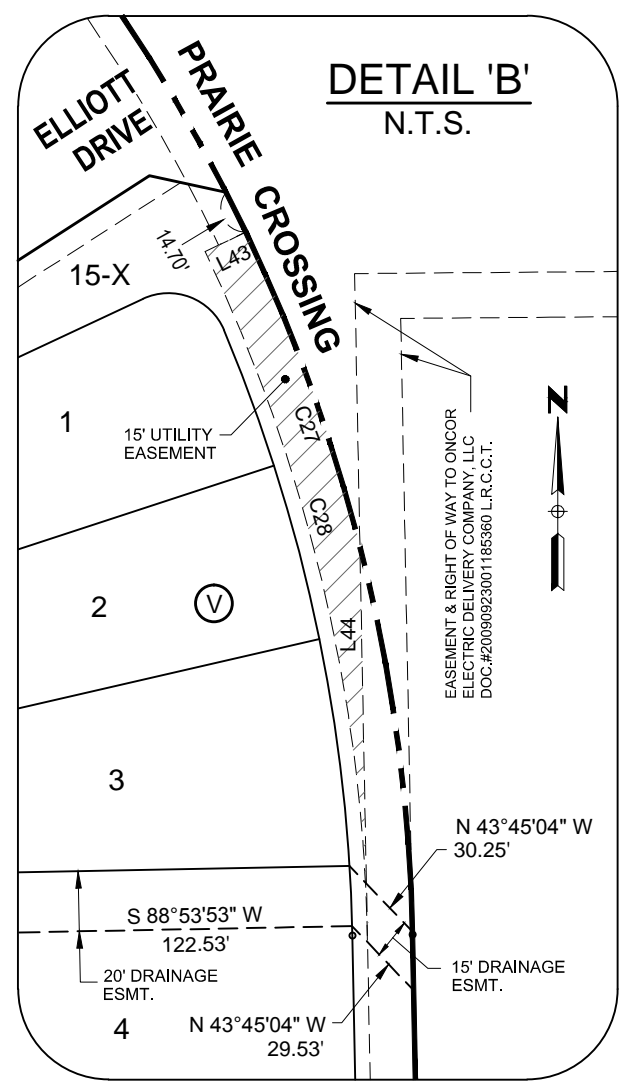
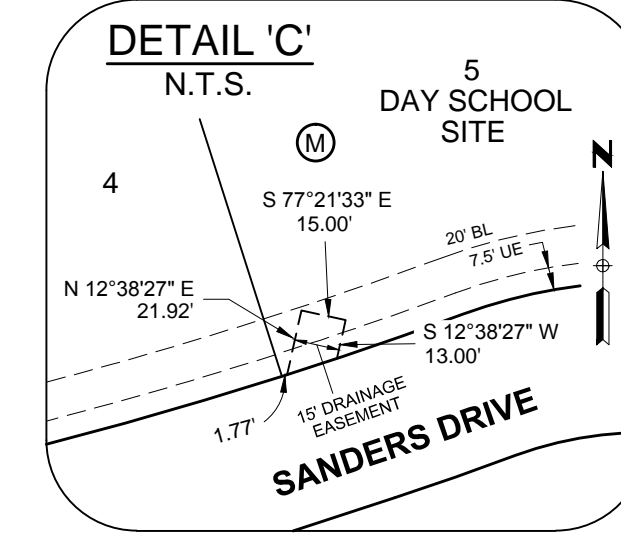
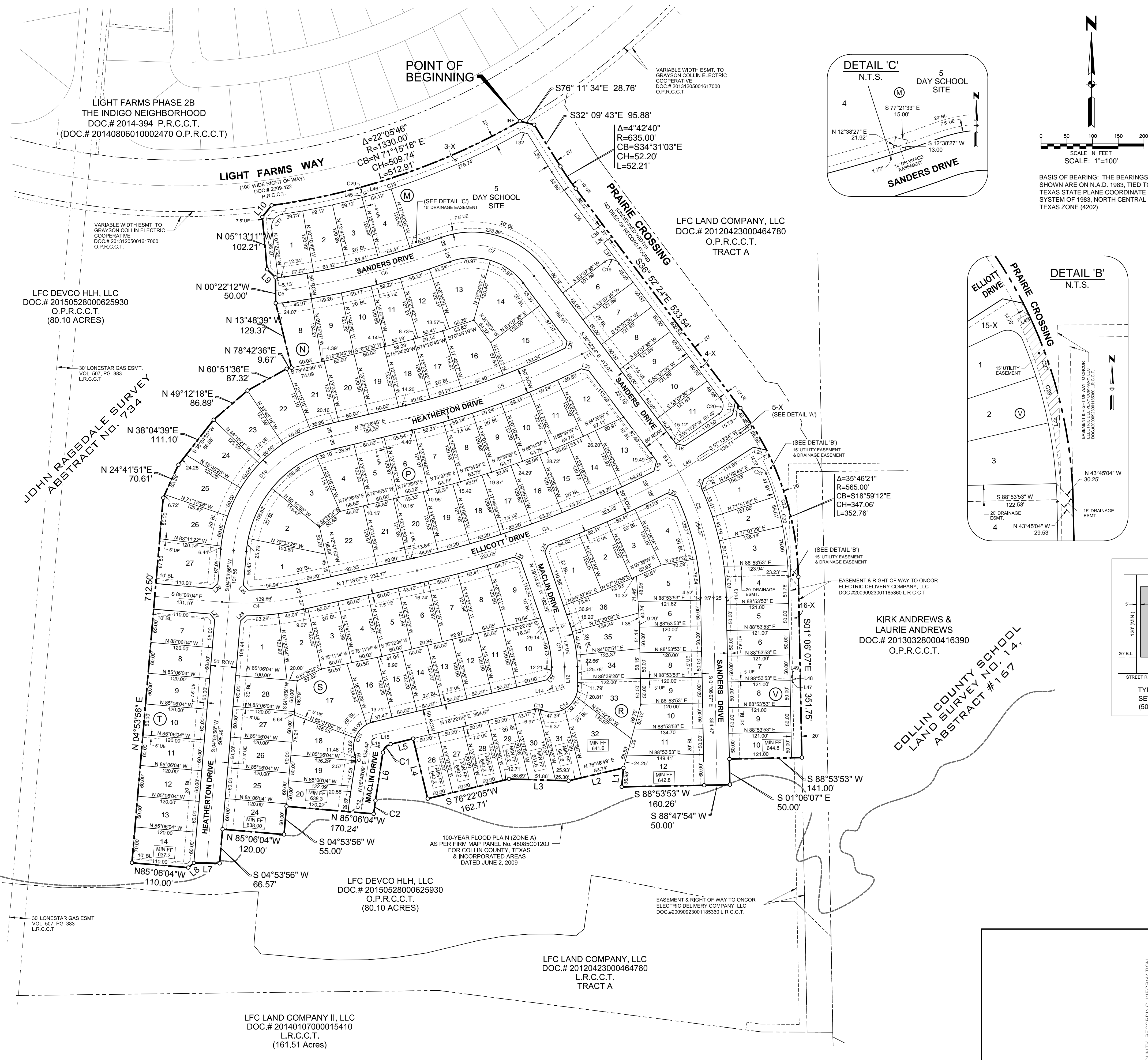
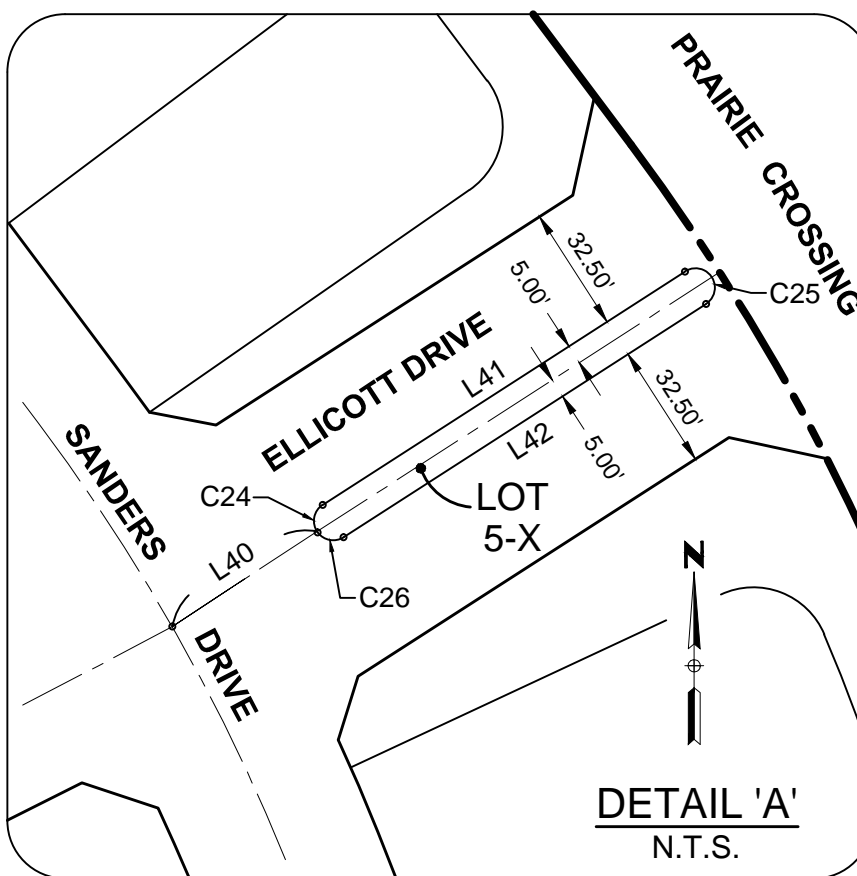


| PARCEL CURVE TABLE | | | | | |
|--------------------|------------|---------|--------|--------|---------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
| C1 | 67°33'56" | 20.00 | 23.58 | 22.24 | S 42°35'07" W |
| C2 | 02°23'33" | 625.00 | 26.10 | 26.10 | S 07°36'22" W |
| C3 | 15°37'47" | 2000.00 | 545.58 | 543.89 | S 69°29'14" W |
| C4 | 17°35'49" | 500.00 | 153.96 | 152.96 | S 86°06'02" W |
| C5 | 07°55'54" | 150.00 | 20.77 | 20.75 | N 86°01'40" E |
| C6 | 12°14'57" | 1496.00 | 319.82 | 319.22 | N 75°56'15" E |
| C7 | 73°18'50" | 150.00 | 191.94 | 179.11 | S 73°31'48" E |
| C8 | 35°46'16" | 510.00 | 318.41 | 313.26 | S 18°59'15" E |
| C9 | 13°19'12" | 1550.00 | 360.34 | 359.53 | S 69°47'12" W |
| C10 | 71°32'52" | 250.00 | 312.19 | 292.29 | S 40°40'22" W |
| C11 | 17°58'18" | 247.31 | 77.57 | 77.26 | S 10°05'16" E |
| C12 | 02°27'02" | 650.00 | 27.80 | 27.80 | S 07°34'38" W |
| C13 | 38°12'48" | 20.00 | 13.34 | 13.09 | N 84°31'31" W |
| C14 | 115°41'00" | 50.00 | 100.95 | 84.66 | N 56°44'22" E |
| C15 | 94°20'53" | 50.00 | 82.33 | 73.34 | S 29°11'38" W |
| C16 | 26°46'57" | 30.00 | 14.02 | 13.90 | S 04°35'20" E |
| C17 | 82°59'44" | 25.00 | 36.21 | 33.13 | N 40°00'28" E |
| C18 | 20°57'30" | 1350.00 | 493.82 | 491.07 | N 71°01'36" E |
| C19 | 90°00'00" | 20.00 | 31.42 | 28.28 | S 81°52'24" E |
| C20 | 92°03'52" | 20.00 | 32.14 | 28.79 | S 09°09'33" W |
| C21 | 92°11'00" | 20.00 | 32.18 | 28.82 | S 68°55'47" E |
| C22 | 25°59'07" | 565.00 | 256.24 | 254.05 | S 14°05'36" E |
| C23 | 21°44'05" | 545.00 | 206.74 | 205.50 | N 11°58'15" W |
| C24 | 90°00'00" | 5.00 | 7.85 | 7.07 | N 12°13'34" W |
| C25 | 180°00'00" | 5.00 | 15.71 | 10.00 | N 32°46'26" W |
| C26 | 90°00'00" | 5.00 | 7.85 | 7.07 | N 77°46'26" W |
| C27 | 11°15'45" | 565.00 | 111.06 | 110.88 | S 19°57'50" E |
| C28 | 24°29'40" | 550.00 | 235.13 | 233.34 | N 13°20'52" W |
| C29 | 00°12'50" | 1340.00 | 5.00 | 5.00 | N 74°41'41" W |

| LINE TABLE | | | LINE TABLE | | |
|------------|--------------|---------|------------|--------------|---------|
| LINE | DIRECTION | LENGTH | LINE | DIRECTION | LENGTH |
| L1 | N 05°07'42"E | 36.95' | L26 | S 49°53'56"W | 14.14' |
| L2 | S 76°48'49"W | 109.67' | L27 | S 40°06'04"E | 14.14' |
| L3 | N 88°14'57"W | 115.85' | L28 | N 47°30'05"E | 14.72' |
| L4 | N 13°37'55"W | 120.00' | L29 | N 13°28'32"E | 12.76' |
| L5 | S 76°22'05"W | 45.00' | L30 | S 76°41'46"E | 15.36' |
| L6 | S 08°48'09"W | 94.33' | L31 | S 37°37'59"W | 15.60' |
| L7 | N 89°01'47"W | 50.12' | L32 | S 76°11'34"E | 12.71' |
| L8 | S 49°53'56"W | 14.14' | L33 | S 32°09'43"E | 87.79' |
| L9 | N 45°50'35"W | 22.76' | L34 | S 36°52'24"E | 86.17' |
| L10 | N 38°45'25"E | 28.78' | L35 | N 53°07'36"E | 20.00' |
| L11 | S 63°07'36"W | 16.24' | L36 | N 53°07'36"E | 20.00' |
| L12 | S 01°06'07"E | 42.26' | L37 | S 36°52'24"E | 50.50' |
| L13 | S 76°22'05"W | 23.39' | L38 | S 03°22'53"E | 18.23' |
| L14 | N 13°37'55"W | 10.00' | L39 | N 15°17'09"E | 52.12' |
| L15 | S 08°48'09"W | 20.27' | L40 | S 56°43'32"W | 45.08' |
| L16 | S 81°11'51"E | 16.42' | L41 | S 57°13'34"W | 112.22' |
| L17 | S 12°17'46"W | 26.44' | L42 | S 57°13'34"W | 112.22' |
| L18 | N 79°09'06"W | 17.66' | L43 | N 64°24'18"E | 15.00' |
| L19 | S 14°29'08"W | 20.01' | L44 | S 01°06'02"E | 129.33' |
| L20 | S 71°42'16"E | 20.95' | L45 | N 15°11'54"W | 10.00' |
| L21 | N 17°16'28"E | 17.34' | L46 | S 15°11'54"W | 10.00' |
| L22 | S 77°46'26"E | 26.11' | L47 | N 88°53'53"E | 5.00' |
| L23 | S 63°38'57"E | 14.25' | L48 | N 01°06'02"E | 5.00' |
| L24 | N 25°30'07"E | 14.25' | L49 | S 88°53'53"W | 5.00' |
| L25 | N 42°45'02"W | 13.47' | | | |



- LEGEND**
- IRF — IRON ROD FOUND
 - IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
 - MIN. F.F. — MINIMUM FINISH FLOOR
 - WME — WALL MAINTENANCE EASEMENT
 - UE — UTILITY EASEMENT
 - BL — BUILDING LINE
 - ◆ — DENOTES STREET NAME CHANGE
 - O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
- 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, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 3X, 4X, & 16X, 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 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 "MAG" NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT PCS, PTS AND INTERSECTION POINTS.

FINAL PLAT
LIGHT FARMS
 PHASE 5A
 THE HAWTHORNE NEIGHBORHOOD
 CONTAINING
 118 RESIDENTIAL LOTS, 4 OPEN SPACES
 1 SCHOOL SITE
 TOTALING 29.27 ACRES
 SITUATED IN THE
 JOHN RAGSDALE SURVEY, ABST. No. 734
 COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, 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) 671-3311 Fax (214) 871-0757

JANUARY 2016 SHEET 1 OF 2

DWG: J:\Survey\390546\FINAL PLAT\DWG\01390546.FINAL PLAT HAWTHORNE.dwg USER: rmmadid
 DATE: Jan 21, 2016 3:46pm XREFS: 01390546.CONST-PLT-BD 01390546.FINAL PLAT HAWTHORNE.LBD 01390546.FINAL PLAT BASE ALL H-H-L-Elg-Dwg

**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN**

BEING a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a tract of land as described in instrument to LFC DEVCO HLH, LLC as recorded under Document No. 20150528000625930 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the intersection of the southerly right-of-way line of Light Farms Way (100 foot wide right-of-way), as established by the Final Plat of Light Farms Way at Light Farms, an addition to the City of Celina, Texas, as recorded in Document Number 2009-422 of the Plat Records of Collin County, Texas, and the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing an existing roadway (no deed of record found - undefined width);

THENCE, departing the southerly right of way line of said Light Farms Way, along the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing the following:

South 76 degrees 11 minutes 34 seconds East a distance of 28.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 32 degrees 09 minutes 43 seconds East a distance of 95.88 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 04 degrees 42 minutes 40 seconds, with a radius of 635.00 feet, subtended by a 52.20 foot chord which bears South 34 degrees 31 minutes 03 seconds East;

Along said curve to the left, an arc distance of 52.21 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

South 36 degrees 52 minutes 24 seconds East a distance of 533.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 35 degrees 46 minutes 21 seconds, with a radius of 565.00 feet, subtended by a 347.06 foot chord which bears South 18 degrees 59 minutes 12 seconds East;

Along said curve to the right, an arc distance of 352.76 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

South 01 degrees 06 minutes 07 seconds East, a distance of 351.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, departing the the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing, South 88 degrees 53 minutes 53 seconds West, a distance of 141.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 01 degrees 06 minutes 07 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 88 degrees 47 minutes 54 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 88 degrees 53 minutes 53 seconds West, a distance of 160.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 05 degrees 07 minutes 42 seconds East, a distance of 36.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 76 degrees 48 minutes 49 seconds West, a distance of 109.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 88 degrees 14 minutes 57 seconds West, a distance of 115.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 76 degrees 22 minutes 05 seconds West, a distance of 162.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 13 degrees 37 minutes 55 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 76 degrees 22 minutes 05 seconds West, a distance of 45.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 67 degrees 33 minutes 56 seconds, a radius of 20.00 feet, subtended by a 22.24 foot chord which bears South 42 degrees 35 minutes 07 seconds West;

THENCE, along said curve to the left an arc distance of 23.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 08 degrees 48 minutes 09 seconds West, a distance of 94.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 02 degrees 23 minutes 33 seconds, a radius of 625.00 feet, subtended by a 26.10 foot chord which bears South 07 degrees 36 minutes 22 seconds West;

THENCE, along said curve to the left an arc distance of 26.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 170.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 55.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 66.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 01 minutes 47 seconds West, a distance of 50.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 49 degrees 53 minutes 56 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 712.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 24 degrees 41 minutes 51 seconds East, a distance of 70.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 38 degrees 04 minutes 39 seconds East, a distance of 111.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 49 degrees 12 minutes 18 seconds East, a distance of 86.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 60 degrees 51 minutes 36 seconds East, a distance of 87.32 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 42 minutes 36 seconds East, a distance of 9.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 13 degrees 48 minutes 39 seconds West, a distance of 129.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 22 minutes 12 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 45 degrees 50 minutes 35 seconds West, a distance of 22.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 05 degrees 13 minutes 11 seconds West, a distance of 102.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 38 degrees 45 minutes 25 seconds East, a distance of 28.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" in the southerly right-of-way line of said Light Farms Way, same being a point in the northerly line of said LFC DEVCO HLH tract, and being the beginning of a non-tangent curve to the left having a central angle of 22 degrees 05 minutes 46 seconds, a radius of 1330.00 feet, subtended by a 509.74 foot chord which bears North 71 degrees 15 minutes 18 seconds East;

THENCE, along the southerly right-of-way line of Light Farms Way and the northerly line of the LFC DEVCO HLH tract, also along said curve to the left an arc distance of 512.91 feet to the **POINT OF BEGINNING** and **CONTAINING** 29.27 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO HLH, 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 PHASE 5A, THE HAWTHORNE NEIGHBORHOOD, addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. 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. 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 HLH, 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: _____

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
PHASE 5A
THE HAWTHORNE NEIGHBORHOOD
CONTAINING
118 RESIDENTIAL LOTS, 4 OPEN SPACES
1 SCHOOL SITE
TOTALING 29.27 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, 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) 671-3311 Fax (214) 671-0757

JANUARY 2016 SHEET 2 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46