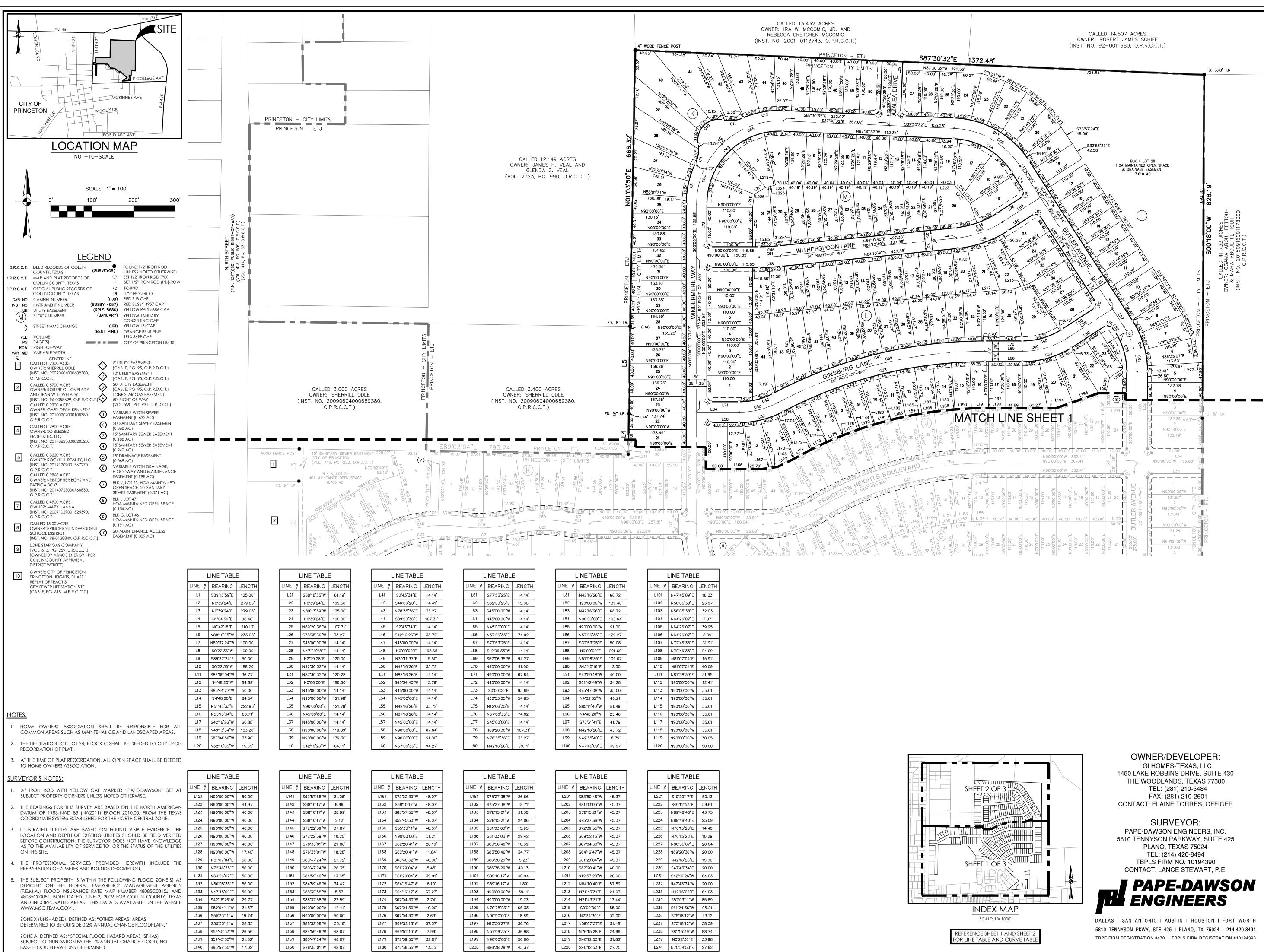


SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED."

RD	LENGTH	
3'	113.98'	
39'	186.19'	
7'	117.81'	
51'	412.32'	
5'	44.22'	
1'	73.75'	
50'	229.07'	
31'	147.58'	
27'	413.21'	
96'	453.97'	
97'	132.09'	
13'	109.51'	
20'	506.18'	
<u>5</u> 9'	129.16'	
8'	100.46'	
79'	440.05'	
50 '	120.74'	
3'	53.35'	
74'	100 00'	

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	1090.00'	27 * 53'11"	S76°03'25"W	525.29'	530.51'
C42	175.00'	27 * 53 ' 11"	S76°03'25"W	84.34'	85.17'
C43	175.00'	92 ° 29'28"	S46"14'44"W	252.81'	282.50'
C44	175.00'	54 ° 37'07"	N60"11'59"W	160.58'	166.82'
C45	225.00'	27 ° 04'05"	N70 ° 38'37"E	105.31'	106.30'
C46	475.00'	5 ° 49'20"	N87°05'20"E	48.25'	48.27'
C47	200.00'	30 ° 00'00"	N75 ° 39'24"E	103.53'	104.72'
C48	310.00'	37 ° 25'50"	S79°22'19"W	198.94'	202.52'
C49	310.00'	19 ° 29'38"	N88°20'25"E	104.96'	105.47'
C50	310.00'	21 ° 36'57"	S89*24'05"W	116.26'	116.95'
C51	310.00'	10"12'34"	S84 * 53'43"E	55.16'	55.24'
C52	250.00'	30 ° 44'50"	N74 ° 37'35"E	132.56'	134.16'
C53	795.00'	30 ° 44'50"	S74°37'35"W	421.53 '	426.63'
C54	250.00'	47 ° 43'34"	S66°08'13"W	202.28'	208.24'
C55	200.00'	24 ° 08'49"	N77 ° 55'36"E	83.67'	84.29'
C56	200.00'	24 ° 08'49"	S77 * 55'36"W	83.67'	84.29'
C57	520.00'	47 ° 43'34"	S66°08'13"W	420.73'	433.15'
C58	200.00'	27 * 53'11"	N76°03'25"E	96.38'	97.34'
C59	1065.00'	27 ° 53'11"	S76°03'25"W	513.24'	518.34'
C60	200.00'	32 • 53'25"	N73 ° 33'17"E	113.24'	114.81'

		CUF	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	500.00'	5 * 49'20"	N87*05'20"E	50.79 '	50.81'
C62	250.00'	27 ° 04'05"	N70 * 38'37"E	117.01'	118.11'
C63	200.00'	47 • 43'34"	S23 ° 51'47"E	161.82'	166.60'
C64	200.00'	46 ° 14'44"	S23°07'22"W	157.08'	161.43'
C65	200.00'	46 ° 14'44"	S69*22'06"W	157.08'	161.43'
C66	200.00'	54 • 37'07"	N60″11'59"W	183.52'	190.66'
C67	200.00'	32 * 53'25"	N16°26'43"W	113.24'	114.81'
C68	165.00'	2*06'08"	N2 * 58'01"W	6.05'	6.05'



BL	E	LINE TABLE			l	_INE TABI
G	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING
5"Е	14.14'	L81	N42*16'26"E	68.72'	L101	N47°45'09"E
5"Е	15.08'	L82	N90°00'00"W	139.40'	L102	N56°05'38"E
"W	14.14'	L83	N42"16'26"E	68.72 '	L103	N56°05'38"E
w"	14.14'	L84	N90°00'00"E	102.64'	L104	N64°26'07"E
)"Е	14.14'	L85	N90°00'00"W	91.00'	L105	N64°26'07"E
σ"Ε	74.02'	L86	N57°06'35"E	129.27'	L106	N64°26'07"E
5"Е	14.14'	L87	S32*53'25"E	50.08'	L107	N72°46'35"E
"w	14.14'	L88	N0°00'00"E	221.60'	L108	N72°46'35"E
"W	94.27'	L89	N57°06'35"E	109.02'	L109	N81°07'04"E
w"	91.00'	L90	S43*45'16"E	12.50'	L110	N81°07'04"E
w"	67.64'	L91	S43*59'18"W	40.00'	L111	N87°38'39"E
"W	14.14'	L92	S61*42'49"W	34.28'	L112	N90°00'00"W
Έ	93.69'	L93	S75°47'08"W	35.00'	L113	N90°00'00"W
" W	54.85'	L94	N4*02'35"W	46.21'	L114	N90°00'00"W
σ"Ε	14.14'	L95	S85*11'40"W	81.49'	L115	N90°00'00"W
5"Е	74.02'	L96	N4*48'20"W	25.46'	L116	N90°00'00"W
"Е	14.14'	L97	S77 ° 31'41"E	41.79'	L117	N90 ° 00'00"W
w"	107.31'	L98	N42°16'26"E	43.72'	L118	N90 ° 00'00"W
б"Е	33.27'	L99	N42°55'40"E	8.79'	L119	N90°00'00"W
"Е	99.11'	L100	N47 ° 45'09"E	39.97'	L120	N90°00'00"W

		_					
TABL	E		l	INE TABL	E		L
ARING	LENGTH		LINE #	BEARING	LENGTH	LINE #	I
27'38"W	26.66'		L201	S83*50'46"W	45.37'	L221	Î
27'38"W	18.71'		L202	S81°03'03"W	45.37'	L222	Î
•15'21"W	21.30'		L203	S78"15'21"W	45.37'	L223	Î
•15'21"W	24.06'		L204	S75°27'38"W	45.37'	L224	Î
03'03"W	15.95'		L205	S72°39'55"W	45.37'	L225	Ī
'03'03"W	29.42'		L206	S69 ° 52'13"W	45.37'	L226	Ī
'50'46"W	10.59'		L207	S67°04'30"W	45.37'	L227	Ī
'50'46"W	34.77'		L208	S64"16'47"W	45.37'	L228	Ī
'38'29"W	5.23'		L209	S61*29'04"W	45.37'	L229	I
'38'29"W	40.13'		L210	S82°20'41"W	40.00'	L230	I
*16'17" W	40.94'		L211	N12 * 57'20"W	20.60'	L231	I
*16 ' 17"W	1.89'		L212	N84*10'40"E	57.59'	L232	I
°00'00"W	38.11'		L213	N71 ° 43'31"E	24.07'	L233	I
•00'00"W	19.73'		L214	N71 * 43'31"E	13.44'	L234	I
•28'23"E	66.33'		L215	S0°00'00"E	55.00'	L235	I
•00'00"E	18.89'		L216	N7 ° 34'30"E	32.00'	L236	
•56'27"E	36.76'		L217	N59 ° 07'37"E	31.48'	L237	
•06'35"E	36.98'		L218	N76*15'28"E	24.69'	L238	ĺ
•00'00"E	50.00'		L219	S40°12'53"E	31.86'	L239	ĺ
'38'29"W	45.37'		L220	S40°12'53"E	27.75'	L241	Í

LINE TABLE				
LINE #	BEARING	LENGTH		
L101	N47*45'09"E	16.03'		
L102	N56°05'38"E	23.97'		
L103	N56°05'38"E	32.03'		
L104	N64°26'07"E	7.97'		
L105	N64°26'07"E	39.95'		
L106	N64°26'07"E	8.09'		
L107	N72*46'35"E	31.91'		
L108	N72*46'35"E	24.09'		
L109	N81°07'04"E	15.91'		
L110	N81°07'04"E	40.09'		
L111	N87*38'39"E	31.65'		
L112	N90°00'00"W	12.41'		
L113	N90°00'00"W	35.01'		
L114	N90°00'00"W	35.01'		
L115	N90°00'00"W	35.01'		
L116	N90°00'00"W	35.01'		
L117	N90 ° 00'00"W	35.01'		
L118	N90°00'00"W	35.01'		
L119	N90°00'00"W	30.05'		
L120	N90°00'00"W	50.00'		

LINE TABLE			
LINE #	BEARING	LENGTH	
L221	S19*20'17"E	50.13'	
L222	S40*12'53"E	59.61'	
L223	N89*48'40"E	43.75'	
L224	N89°48'40"E	25.09'	
L225	N76"15'28"E	14.40'	
L226	N76°15'28"E	10.29'	
L227	N86°35'07"E	20.04'	
L228	N89°20'36"W	20.00'	
L229	N42*16'26"E	15.00'	
L230	S47 * 43'34"E	20.00'	
L231	S42*16'26"W	64.03'	
L232	N47°43'34"W	20.00'	
L233	N4216'26"E	64.03'	
L234	S52*03'11"W	85.69'	
L235	S61°24'36"W	95.21'	
L236	S75*18'12"W	43.12'	
L237	S75*18'12"W	38.39'	
L238	S81*15'39"W	88.74'	
L239	N0°22'36"E	33.98'	
L241	N70*54'50"E	27.62'	

DATE OF PREPARATION: NOVEMBER 10, 2021

FINAL PLAT OF PRINCETON HEIGHTS, PHASE 2 BLOCK C, BLOCK E - BLOCK M

LOTS 7-20, BLOCK C; HOA MAINTAINED OPEN SPACE LOT 2 AND LOT 22, BLOCK C; LOTS 1-23, BLOCK E; HOA MAINTAINED OPEN SPACE LOT 24, BLOCK E; LOTS 1-31, BLOCK F; LOTS 1-45, BLOCK G; HOA MAINTAINED OPEN SPACE LOT 46, BLOCK G: LOTS 1-11, BLOCK H; LOTS 1-27, BLOCK I; HOA MAINTAINED OPEN SPACE LOT 28, BLOCK I; LOTS 1-47, BLOCK J; HOA MAINTAINED OPEN SPACE LOT 48, BLOCK J; LOTS 1-50, BLOCK K; HOA MAINTAINED OPEN SPACE LOT 51, BLOCK K; LOTS 1-44, BLOCK L; LOTS 1-31, BLOCK M

BEING A 64.298 ACRES SITUATED IN THE DAVID CHERRY SURVEY, ABSTRACT NUMBER 166, IN COLLIN COUNTY, TEXAS.

> 323 RESIDENTIAL LOTS 7 HOA MAINTAINED OPEN SPACE LOTS **1 LIFT STATION LOT**

> > ZONE: PD-22

A 7.464 ACRE, OR 325,112 SQUARE FEET MORE OR LESS,
A 7.464 ACRE, OR 323;112 3QUARE FEET MORE OR LESS,
DESCRIBED IN DEED TO BOB TESCH INVESTMENTS, LLC, R
PROPERTY OF COLLIN COUNTY, TEXAS, OUT OF THE DAVI
MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BA
NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPO

EGINNING:	AT A FOUND 1/2" IRON ROD AT THE SOUTHEA TRACT RECORDED IN INSTRUMENT NO. 2020 AND ON THE WEST LINE OF A CALLED 29.2 RECORDS OF REAL PROPERTY OF COLLIN CO SOUTHWEST CORNER OF SAID 29.2398 AC CABINET E, PAGE 95 OF THE MAP AND PLAT
HENCE:	N 89°02'38" W, WITH THE SOUTH LINE OF SA CALLED 15.00 ACRE TRACT RECORDED IN I COUNTY, TEXAS, A DISTANCE OF 293.55 FEE CORNER OF A CALLED 0.080 ACRE TRACT R COUNTY, TEXAS;
HENCE:	N 32°10'05" W, DEPARTING THE NORTH LINE (FEET TO A FOUND $^{\prime}\!\!/_2$ " IRON ROD WITH A YELL
HENCE:	S 89°32'41" W, WITH THE NORTH LINE OF SAID MARKED "PAPE-DAWSON" AT THE NORTHWE
HENCE:	S 00°41'57" W, WITH THE WEST LINE OF SAID NORTHWEST CORNER OF SAID 15.00 ACRE 1 610.74 FEET TO A FOUND ½" IRON ROD WITH REENTRANT CORNER OF SAID 15.00 ACRE TR
HENCE:	S 88°18'35" W, WITH THE SOUTHERNMOST LIN 61.19 FEET TO A FOUND ½" IRON ROD WITH THE SOUTHEAST CORNER OF CALLED 0.49 RECORDS OF REAL PROPERTY OF COLLIN CO
HENCE:	N 00°39'24" E, DEPARTING A NORTH LINE OF SAID 0.492 ACRE TRACT, A DISTANCE OF 97 TRACT AND AT A REENTRANT CORNER OF A OF THE OFFICIAL PUBLIC RECORDS OF REAL
HENCE:	S 89°03'04" E, WITH THE NORTH LINE OF 7.54 DISTANCE OF 793.24 FEET TO A FOUND WOO SAID SHERRILL ODLE TRACT AND ON THE WES
HENCE:	S 02°56'12" E, WITH THE EAST LINE OF SAID 7. TO THE POINT OF BEGINNING AND CONT, DESCRIBED IN CONJUNCTION WITH A SURV PAPE-DAWSON ENGINEERS, INC.

OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

EGINNING:	AT A FOUND ½" IRON ROD AT THE SOUTHWEST CORNER OF SAID 26.9478 ACRE TRACT, AT THE NORTHWEST CORNER OF A CALLED 29.2398 ACRE TRACT RECORDED IN INSTRUMENT NO. 20200803001235660 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, AND ON THE EAST LINE OF A TRACT DESCRIBED IN DEED TO SHERRILL ODLE RECORDED IN INSTRUMENT NO. 20090604000689380 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS;
HENCE:	N 00°42'18" E, WITH THE WEST LINE OF SAID 26.9478 ACRE TRACT AND THE EAST LINE OF SAID SHERRILL ODLE TRACT, A DISTANCE OF 210.13 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF A CALLED 12.149 ACRE TRACT RECORDED IN VOLUME 2323, PAGE 990 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;
HENCE:	N 01°03'50" E, CONTINUING WITH THE WEST LINE OF SAID 26.9478 ACRE TRACT AND THE EAST LINE OF SAID 12.149 ACRE TRACT, A DISTANCE OF 666.32 FEET TO A FOUND WOOD FENCE POST AT THE NORTHWEST CORNER OF SAID 26.9478 ACRE TRACT AND AT THE SOUTHWEST CORNER OF CALLED 13.432 ACRE TRACT RECORDED IN INSTRUMENT NO. 2001-0113743 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS;
HENCE:	S 87°30'32" E, WITH THE NORTH LINE OF SAID 26.9478 ACRE TRACT, THE SOUTH LINE OF SAID 13.432 ACRE TRACT AND THE SOUTH LINE OF A CALLED 14.507 ACRE TRACT RECORDED IN INSTRUMENT NO. 92-0011980 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, A DISTANCE OF 1372.48 FEET TO A FOUND 3/8" IRON ROD AT THE NORTHEAST CORNER OF SAID 26.9478 ACRE TRACT AND AT A NORTHEAST CORNER OF A CALLED 41.733 ACRE TRACT RECORDED IN INSTRUMENT NO. 20150916001178060 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS;
HENCE:	S 00°18'00" W, DEPARTING THE SOUTH LINE OF SAID 14.507 ACRE TRACT, WITH THE EAST LINE OF SAID 26.9478 ACRE AND THE WEST LINE OF SAID 41.733 ACRE TRACT, A DISTANCE OF 828.19 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF SAID 26.9478 ACRE TRACT AND AT THE NORTHEAST CORNER OF SAID 29.2398 ACRE TRACT;
HENCE:	N 89°31'23" W, DEPARTING THE EAST LINE OF SAID 41.733 ACRE TRACT, WITH THE SOUTH LINE OF SAID 26.9478 ACRE TRACT AND THE NORTH LINE OF SAID 29.2398 ACRE TRACT, A DISTANCE OF 1381.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.949 ACRES IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 70105-03 BY PAPE-DAWSON ENGINEERS, INC.

2010.00:

BEGINNING:	AT A FOUND 5/8" IRON ROD WITH A RED CAP SOUTHEAST CORNER OF LOT 2, BLOCK D, PRIN
THENCE:	COLLIN COUNTY, TEXAS AND ON THE NORTH RIV DEPARTING THE NORTH RIGHT-OF-WAY LINE OF
	LINES OF SAID PRINCETON HEIGHTS PHASE I, THE N 51°45'33" E, A DISTANCE OF 222.95 FEET TO A
	N 55°15'34" E, A DISTANCE OF 80.71 FEET TO A
	29.2398 ACRE TRACT AND THE EASTERNMOST C
THENCE:	CONTINUING WITH A SOUTHWEST LINE OF SA FOLLOWING BEARINGS AND DISTANCES:
	N 47°43'34" W, A DISTANCE OF 509.79 FEET TO A
	S 42°16'26" W, A DISTANCE OF 60.88 FEET TO A F
	N 49°13'34" W, A DISTANCE OF 183.26 FEET TO A
	NORTHWESTERLY, ALONG A TANGENT CURVE TO BEARING AND DISTANCE OF N 71°04'19" W, 31 MARKED "JBI";
	S 87°04'56" W, A DISTANCE OF 33.90 FEET TO A 29.2398 ACRE TRACT, AT THE NORTHWEST COR 15.00 ACRE TRACT DESCRIBED IN DEED TO PRIN PUBLIC RECORDS OF REAL PROPERTY OF COLLI
THENCE:	N 02°56'12" W, WITH THE WEST LINE OF SAID 29 PASSING A FOUND 1/2" IRON ROD AT THE NORTH TRACT, TRACT I, RECORDED IN INSTRUMENT NO TEXAS, CONTINUING WITH THE WEST LINE OF SA 580.89 FEET TO A FOUND WOOD FENCE POST A SAID 7.5405 ACRE TRACT AND AT THE SOUTHEA NO. 20090604000689380 OF THE OFFICIAL PUBLI
THENCE:	NO1°04'59" E, CONTINUING WITH THE WEST LINI 98.46 FEET TO A FOUND ½" IRON ROD AT THE 26.9478 ACRE TRACT, TRACT II, RECORDED IN COLLIN COUNTY, TEXAS;
THENCE:	S 89°31'23" E, WITH THE NORTH LINE OF SAID 29.2 A FOUND ½" IRON ROD AT THE NORTHEAST CC ON THE WEST LINE OF A CALLED 41.733 ACRE TH PROPERTY OF COLLIN COUNTY, TEXAS;
THENCE:	S 00°14'08" W, WITH THE EAST LINE OF SAID 29.23 A FOUND ½" IRON ROD WITH A YELLOW CAP M A CALLED 12.426 ACRE TRACT RECORDED IN COUNTY, TEXAS;
THENCE:	N 88°16'05" W, CONTINUING WITH THE EAST LIN 233.08 FEET TO A FOUND ½" IRON ROD WITH NORTHWEST CORNER OF SAID 12.426 ACRE TRA
THENCE:	S 00°22'36" W, CONTINUING WITH THE EAST LIN 252.68 FEET TO A FOUND ½" IRON ROD AT TH PAGE 618 OF THE MAP AND PLAT RECORDS OF
THENCE:	DEPARTING THE WEST LINE OF SAID 12.426 ACR WEST LINES OF SAID PRINCETON HEIGHTS PHASE
	N 89°37'24" W, A DISTANCE OF 100.00 FEET TO A
	S 00°22'36" W, A DISTANCE OF 100.00 FEET TO A
	S 89°37'24" E, A DISTANCE OF 50.00 FEET TO A FO
	S 00°22'36" W, A DISTANCE OF 188.20 FEET TO A TRACT AND THE NORTH RIGHT-OF-WAY LINE OF
THENCE:	S 86°09'04" W, WITH SOUTH LINE OF SAID 29.239 FEET TO A FOUND ½" IRON ROD WITH A YELLOW TRACT OF LAND DESCRIBED IN DEED TO LONE COUNTY, TEXAS;
THENCE:	DEPARTING THE NORTH RIGHT-OF-WAY LINE OF WEST LINES OF SAID LONE STAR GAS COMPANY
	N 04°48'20" W, A DISTANCE OF 84.89 FEET TO A F
	S 85°44'27" W, A DISTANCE OF 50.00 FEET TO A F
	S 04°48'20" E, A DISTANCE OF 84.54 FEET TO A F
	TRACT AND ON THE NORTH RIGHT-OF-WAY LINE
THENCE:	S 86°09'04" W, WITH THE SOUTH LINE OF SAID 2 329.65 FEET TO THE POINT OF BEGINNING AND DESCRIBED IN CONJUNCTION WITH A SURVE PAPE-DAWSON ENGINEERS, INC.

METES AND BOUNDS DESCRIPTION

FOR TRACT 1

TRACT OF LAND BEING THE REMAINING PORTION OF THAT CALLED 7.5405 ACRE TRACT, TRACT I, RECORDED IN INSTRUMENT NO. 20200731001219250 OF THE OFFICIAL PUBLIC RECORDS OF REAL ID CHERRY SURVEY, ABSTRACT NO. 166, COLLIN COUNTY, TEXAS. SAID 7.464 ACRE TRACT BEING ASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE FROM THE OCH 2010.00:

EAST CORNER OF SAID 7.5405 ACRE TRACT, AT THE NORTHEAST CORNER OF A CALLED 0.358 ACRE 01012001767120 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, .2398 ACRE TRACT RECORDED IN INSTRUMENT NO. 20200803001235660 OF THE OFFICIAL PUBLIC County, Texas, from with a found ½" Iron rod with a red cap marked "busby 4957" at a CRE TRACT AND AT THE NORTHWEST CORNER OF PRINCETON HEIGHTS PHASE I, RECORDED IN T RECORDS OF COLLIN COUNTY, TEXAS, BEARS S 02°56'12" E, A DISTANCE OF 218.15 FEET;

AID 7.5405 ACRE TRACT, THE NORTH LINE OF SAID 0.358 ACRE TRACT AND THE NORTH LINE OF INSTRUMENT NO. 98-0128849 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN ET TO A FOUND 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE SOUTHEAST RECORDED IN INSTRUMENT NO. 20201012001767130 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN

OF SAID 15.00 ACRE TRACT, WITH THE EAST LINE OF SAID 0.080 ACRE TRACT, A DISTANCE OF 15.69 LLOW CAP MARKED "PAPE-DAWSON" AT THE NORTHEAST CORNER OF SAID 0.080 ACRE TRACT; ID 0.080 ACRE TRACT, A DISTANCE OF 452.41 FEET TO A FOUND ½" IRON ROD WITH A YELLOW CAP VEST CORNER OF SAID 0.080 ACRE TRACT;

ND 0.080 ACRE TRACT, AT A DISTANCE OF 2.00 FEET PASSING A FOUND 1/2" IRON ROD AT THE TRACT, CONTINUING WITH THE WEST LINE OF SAID 15.00 ACRE TRACT FOR A TOTAL DISTANCE OF "H A RED CAP MARKED "BUSBY 4957" AT A SOUTHEAST CORNER OF SAID 7.5405 ACRE TRACT AND A

INE OF SAID 7.5405 ACRE TRACT AND A NORTH LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF i a yellow cap marked "pjb" at the southwest corner of said 7.5405 acre tract and at 492 ACRE TRACT RECORDED IN INSTRUMENT NO. 20091029001325390 OF THE OFFICIAL PUBLIC OUNTY, TEXAS:

SAID 15.00 ACRE TRACT, WITH THE WEST LINE OF SAID 7.5405 ACRE TRACT AND THE EAST LINE OF 773.38 FEET TO A FOUND WOOD FENCE POST AT THE NORTHWEST CORNER OF SAID 7.5405 ACRE A TRACT DESCRIBED IN DEED TO SHERRILL ODLE RECORDED IN INSTRUMENT NO. 20090604000689380 L PROPERTY OF COLLIN COUNTY, TEXAS:

,5405 ACRE TRACT AND A SOUTH LINE OF SAID TRACT DESCRIBED IN DEED TO SHERRILL ODLE, A OD POST AT THE NORTHEAST CORNER OF SAID 7.5405 ACRE TRACT, AT THE SOUTHEAST CORNER OF EST LINE OF SAID 29.2398 ACRE TRACT;

7.5405 ACRE TRACT AND THE WEST LINE OF SAID 29.2398 ACRE TRACT, A DISTANCE OF 362.74 FEET ITAINING 7.464 ACRES IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS. SAID TRACT BEING RVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 70105-03 BY

METES AND BOUNDS DESCRIPTION FOR

TRACT 2

A 26.949 ACRE, OR 1,173,895 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT CALLED 26.9478 ACRE TRACT, TRACT II, DESCRIBED IN DEED TO BOB TESCH INVESTMENTS, LLC, RECORDED IN INSTRUMENT NO. 20200731001219250 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, OUT OF THE DAVID CHERRY SURVEY, ABSTRACT NO. 166. COLLIN COUNTY, TEXAS, SAID 26,949 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM

> ST CORNER OF SAID 26,9478 ACRE TRACT, AT THE NORTHWEST CORNER OF A CALLED 29,2398 ACRE 03001235660 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, AND DEED TO SHERRILL ODLE RECORDED IN INSTRUMENT NO. 20090604000689380 OF THE OFFICIAL PUBLIC

METES AND BOUNDS DESCRIPTION FOR

TRACT 3

A 29.241 ACRE, OR 1.273,737 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT CALLED 29.2398 ACRE TRACT, DESCRIBED IN DEED TO BOB TESCH INVESTMENTS, LLC, RECORDED IN INSTRUMENT NO. 20200803001235660 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, OUT OF THE DAVID CHERRY SURVEY, ABSTRACT NO. 166, COLLIN COUNTY, TEXAS. SAID 29.241 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH

BEGINNING: AT A FOUND 5/8" IRON ROD WITH A RED CAP MARKED "BOUNDARY SOLUTIONS" AT THE SOUTHWEST CORNER OF SAID 29.2398 ACRE TRACT, AT A INCETON HEIGHTS PHASE I RECORDED IN CABINET E, PAGE 95 OF THE MAP AND PLAT RECORDS OF IGHT-OF-WAY LINE OF COLLEGE ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; OF SAID COLLEGE ROAD, WITH A SOUTHWEST LINE OF SAID 29.2398 ACRE TRACT AND THE SOUTHEAST E FOLLOWING BEARINGS AND DISTANCES:

> FOUND 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON"; A FOUND ½" IRON ROD WITH YELLOW CAP MARKED "RPLS 5686" AT A REENTRANT CORNER OF SAID

> CORNER OF SAID PRINCETON HEIGHTS PHASE I; AID 29.2398 ACRE TRACT AND THE NORTHEAST LINE OF SAID PRINCETON HEIGHTS PHASE I, THE

A FOUND ½" IRON ROD WITH A YELLOW CAP MARKED "JBI";

FOUND 1/2" IRON ROD WITH A YELLOW CAP MARKED "JBI"; A FOUND ½" IRON ROD WITH A YELLOW CAP MARKED "JBI";

TO THE LEFT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 43°41'30", A CHORD 16.29 FEET, FOR AN ARC LENGTH OF 324.09 FEET TO A FOUND ½" IRON ROD WITH A YELLOW CAP

A FOUND ½" IRON ROD WITH A RED CAP MARKED "BUSBY 4957" AT A SOUTHWEST CORNER OF SAID RNER OF SAID PRINCETON HEIGHTS PHASE I AND AT AN ANGLE POINT IN THE EAST LINE OF A CALLED NCETON INDEPENDENT SCHOOL DISTRICT, RECORDED IN INSTRUMENT NO. 98-0128849 OF THE OFFICIAL IN COUNTY, TEXAS;

9.2398 ACRE TRACT AND THE EAST LINE OF SAID 15.00 ACRE TRACT, AT A DISTANCE OF 218.15 FEET THEAST CORNER OF SAID 15.00 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 7.5405 ACRE IO. 20200731001219250 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, AID 29.2398 ACRE TRACT AND THE EAST LINE OF SAID 7.5405 ACRE TRACT, FOR A TOTAL DISTANCE OF AT AN ANGLE POINT IN THE WEST LINE OF SAID 29.2398 ACRE TRACT, AT THE NORTHEAST CORNER OF AST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SHERRILL ODLE RECORDED IN INSTRUMENT LIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS;

NE OF SAID 29.2398 ACRE TRACT AND THE EAST LINE OF SAID SHERRILL ODLE TRACT, A DISTANCE OF NORTHWEST CORNER OF SAID 29.2398 ACRE TRACT AND AT THE SOUTHWEST CORNER OF A CALLED N INSTRUMENT NO. 20200731001219250 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF

.2398 ACRE TRACT AND THE SOUTH LINE OF SAID 26.9478 ACRE TRACT, A DISTANCE OF 1381.85 FEET TO ORNER OF SAID 29.2398 ACRE TRACT, AT THE SOUTHEAST CORNER OF SAID 26.9478 ACRE TRACT AND IRACT RECORDED IN INSTRUMENT NO. 20150916001178060 OF THE OFFICIAL PUBLIC RECORDS OF REAL

398 ACRE TRACT AND WITH THE WEST LINE OF SAID 41.733 ACRE TRACT, A DISTANCE OF 808.04 FEET TO MARKED "JBI" AT A SOUTHEAST CORNER OF SAID 29.2398 ACRE TRACT AND A REENTRANT CORNER OF NINSTRUMENT NO. 94-0058351 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN

NE OF SAID 29.2398 ACRE TRACT AND A NORTH LINE OF SAID 12.426 ACRE TRACT, A DISTANCE OF I A YELLOW CAP MARKED "JBI" AT A REENTRANT CORNER OF SAID 29.2398 ACRE TRACT AND AT A ACT

NE OF SAID 29.2398 ACRE TRACT AND THE WEST LINE OF SAID 12.426 ACRE TRACT, A DISTANCE OF HE NORTHEAST CORNER OF PRINCETON HEIGHTS PHASE I TRACT 3 REPLAT, RECORDED IN CABINET F, COLLIN COUNTY, TEXAS;

RE TRACT, CONTINUING WITH THE EAST LINE OF SAID 29.2398 ACRE TRACT, AND WITH THE NORTH AND E I TRACT 3 REPLAT, THE FOLLOWING BEARINGS AND DISTANCES:

A FOUND ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

A FOUND 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON"; FOUND 1/2" IRON ROD:

A FOUND ½" IRON ROD WITH A YELLOW CAP MARKED "JBI" ON THE SOUTH LINE OF SAID 29.2398 ACRE F SAID COLLEGE ROAD;

398 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID COLLEGE ROAD, A DISTANCE OF 36.77 W CAP MARKED "JBI" AT A SOUTH CORNER OF SAID 29.2398 ACRE TRACT AND IN THE EAST LINE OF A IE STAR GAS COMPANY, RECORDED IN VOLUME 613, PAGE 259 OF THE DEED RECORDS OF COLLIN

DF SAID COLLEGE ROAD, WITH THE SOUTH LINE OF 29.2398 ACRE TRACT, AND THE EAST, NORTH AND IY TRACT, THE FOLLOWING BEARINGS AND DISTANCES: FOUND ¹/₂" IRON ROD WITH A YELLOW CAP MARKED "JBI":

FOUND BOLT: FOUND 1/2" IRON ROD WITH A YELLOW CAP MARKED "JBI" ON THE SOUTH LINE OF SAID 29.2398 ACRE

E OF SAID COLLEGE ROAD 29.241 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID COLLEGE ROAD, A DISTANCE OF) CONTAINING 29.241 ACRES IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS. SAID TRACT BEING ey made on the ground and a survey map prepared under job number 70105-03 by METES AND BOUNDS DESCRIPTION FOR

TRACT 4

A 0.287 of an acre, or 12,500 square feet more or less, tract of land being all of a called 0.287 acre tract described in deed to Robert E. Tes in Instrument No. 20190820001014670 of the Official Public Records of Real Property of Collin County, Texas, out of the David Cherry Survey, 166, Collin County, Texas. Said 0.287 of an acre tract being more fully described as follows, with bearings based on the Texas Coord established for the North Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found ½" iron rod with a yellow cap marked "PJB" at the northwest corner of said 0.287 acre tract, at the southwest corner 0.57 acre tract described in deed to Robert C. Lovelady and Jean W. Lovelady, recorded in Instrument No. 96-0058629 of the Records of Real Property of Collin County, Texas and on the east right-of-way line of N. 6 TH Street, F.M. 1377, an 80-foot public recorded in Volume 413, Page 599 and Volume 414, Page 33, both of the Deed Records of Collin County, Texas;

\$ 89°13'59" E, departing the east right-of-way line of said N. 6th Street, with the north line of said 0.287 acre tract and the sou THENCE: 0.57 acre tract, a distance of 125.00 feet to a found 1/2" iron rod with a yellow cap marked "PJB" at the northeast corner of sai tract, at the southeast corner of said 0.57 acre tract and on the west line of a called 7.5405 acre tract recorded in In 20200731001219250 of the Official Public Records of Real Property of Collin County, Texas, out of the David Cherry Survey, Abstr Collin County, Texas:

THENCE: \$ 00°39'24" W, with the east line of said 0.287 acre tract and the west line of said 7.5405 acre tract, a distance of 100.00 feet t iron rod with a yellow cap marked "PJB" at the southeast corner of said 0.287 acre tract and the northeast corner of a calle tract described in deed to Gary Dean Kennedy, recorded in Instrument No. 98-0128849 of the Official Public Records of Rec Collin County, Texas;

THENCE: N 89°13'59" W, departing the west line of said 7.5405 acre, with the south line of said 0.287 acre tract and with the north line acre tract, a distance of 125.00 feet to a found 1/2" iron rod with a yellow cap marked "PBJ" at the southwest corner of said 0.28 at the northwest corner of said 0.2900 acre tract and on the east right-of-way line of said N. 6¹¹¹ Street; THENCE: N 00°39'24" E, with the west line of said 0.287 acre tract and the east right-of-way line of said N. 6Th Street, a distance of 100.

POINT OF BEGINNING and containing 0.287 of an acre in the City of Princeton, Collin County, Texas. Said tract being conjunction with a survey made on the ground and a survey map prepared under job number 70105-03 by Pape-Dawson Engi

METES AND BOUNDS DESCRIPTION FOR TRACT 5

A 0.358 OF AN ACRE, OR 15,591 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT CALLED 0.358 ACRE TRACT DESCRIBED IN TESCH INVESTMENTS, LLC RECORDED IN INSTRUMENT NO. 20201012001767120 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXA DAVID CHERRY SURVEY, ABSTRACT 166, COLLIN COUNTY, TEXAS. SAID 0.358 OF AN ACRE TRACT BEING MORE FULLY DESCRIBED AS FO BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF (NA2011) EPOCH 2010.00:

BEGINNING: AT A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, AT THE SOUTHEAST CORNER OF A CALLED TRACT RECORDED IN INSTRUMENT NO. 20200731001219250 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND LINE OF A CALLED 29.2398 ACRE TRACT RECORDED IN INSTRUMENT NO. 20200803001235660 OF THE OFFICIAL PUBLIC RECORD COUNTY, TEXAS;

S 02°56'12" E, WITH THE EAST LINE OF HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID 29.2398 ACRE TRACT, A DISTANCE O THENCE: TO A FOUND 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE SOUTH CORNER OF HEREIN DESCRIBED TRAC

N 37°08'06" W, DEPARTING THE WEST LINE OF SAID 29,2398 ACRE TRACT, WITH THE SOUTHWEST LINE OF HEREIN DESCRIBED TRACT THENCE OF 265 20 FEFT TO A FOUND 1/2" IRON ROD WITH A YELLOW CAP "PAPE-DAWSON" AT THE NORTHWEST CORNER OF HEREIN DESC ON THE NORTH LINE OF A CALLED 15.00 ACRE TRACT RECODED IN INSTRUMENT NO. 98-0128849 OF THE OFFICIAL PUBLIC RECORD COUNTY, TEXAS AND ON THE SOUTH LINE OF SAID 7.5405 ACRE TRACT;

S 89°02'38" E, WITH SAID LINE, A DISTANCE OF 149.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.358 OF AN ACRE IN THENCE: PRINCETON, COLLIN COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GRC SURVEY MAP PREPARED UNDER JOB NUMBER 70105-03 BY PAPE-DAWSON ENGINEERS, INC.

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

, ACTING HEREIN BY AND THROUGH THE UNDERSIGNED AUTHORITY DOES HEREBY AD DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS <u>PRINCETON HEIGHTS, PH-2</u>, AN ADDITION TO THE CITY O COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND PUBLIC USE AREA HERE, AND DOES HEREIN THE EASEMENT SHOWN ON THE PLAT FOR THE PROPOSES INDICATED TO THE PUBLIC USE FOREVER, AND SAID DEDIC FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HERE IN. NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS OR OTHER IM SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR TH AND ACCOMMODATION FOR ALL PUBLIC UTILITY DESIRING TO USE FOR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICU JTILITY, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF PRINCETON'S USE THEREOF. THE CITY OF PRINCETON UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPRC GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM THESE EASEMENTS AND THE CITY OF PRINCETON OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO ANI UPON ANY SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND AD REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE.

LGI HOMES-TEXAS, LLC DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND, ALL AN SIN ABOVE-DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHT UNTO THE PUBLIC, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING THE SAME OR ANY PART THEREFOR.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF PRINCETON, TEXAS

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 20____.

LGI HOMES - TEXAS, LLC 1450 LAKE ROBBINS DRIVE THE WOODLANDS, TEXAS 77380 (281) 362-8998

ELAINE TORRES (NAME) (TITLE)

OFFICER

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, ____, OFFICER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____, DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

	SURVEYOR'S CERTIFICATE:
	KNOW ALL MEN BY THESE PRESENTS:
sch, recorded , Abstract No. Jinate System	THAT I, <u>MARCOS A. MADRID, RPLS</u> , DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CITY OF PRINCETON, TEXAS.
er of a called Official Public right-of-way,	FOR PAPE DAWSON ENGINEERS, INC.:
th line of said aid 0.287 acre sstrument No. tract No. 166, to a found ½" d 0.2900 acre al Property of of said 0.2900 87 acre tract, 00 feet to the described in ineers, Inc.	MARCOS A. MADRID REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6740 FIRM REGISTRATION NO. 10194390 PAPE DAWSON ENGINEERS, INC. 5810 TENNYSON PARKWAY, SUITE 425 PLANO, TEXAS 75024 TEL: 214-420-8494 EMAIL: MMADRID@PAPE-DAWSON.COM CERTIFICATION DATE: NOVEMBER 10, 2021 STATE OF TEXAS
	COUNTY OF COLLIN
DEED TO BOB 5, OUT OF THE DLLOWS, WITH 1983 NAD 83	BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, <u>MARCOS A. MADRID, RPLS</u> , REGISTERED PROFESSIONAL LAND SURVEYOR, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.
	GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE, DAY OF, 20
) 7.5405 ACRE ON THE WEST DS OF COLLIN	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
DF 209.20 FEET T;	
T, A DISTANCE CRIBED TRACT, DS OF COLLIN	MY COMMISSION EXPIRES ON:
n the city of Dund and a	
	RECOMMENDED FOR APPROVAL
	DATE:
	CHAIRMAN, PLANNING AND ZONING COMMISSION CITY OF PRINCETON, TEXAS
OPT THIS PLAT F PRINCETON, AS AS SHOWN ATIONS BEING IPROVEMENTS E MUTUAL USE	APPROVED
AR UTILITY OR I AND PUBLIC	DATE:
DVEMENTS OR M ON ANY OF	MAYOR, CITY OF PRINCETON, TEXAS
D FROM AND DDING TO OR	CERTIFICATE OF COMPLETION
NGULAR, THE OR TO CLAIM	ACCEPTED
	ΠΔΤΕ·
	MAYOR, CITY OF PRINCETON, TEXAS
	THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PRINCETON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF PRINCETON CROSSROADS SUBDIVISION OR ADDITION TO THE CITY OF PRINCETON WAS SUBMITTED TO THE CITY COUNCIL ON THE, DAY OF , 20 , AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS,
	EASEMENTS, PUBLIC PLACED, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MAY HAND THIS ______, DAY OF _____, 20_____

CITY OF PRINCETON, TEXAS

CITY SECRETARY

OWNER/DEVELOPER: LGI HOMES-TEXAS, LLC 1450 LAKE ROBBINS DRIVE, SUITE 430 THE WOODLANDS, TEXAS 77380 TEL: (281) 210-5484 FAX: (281) 210-2601 CONTACT: ELAINE TORRES, OFFICER

SURVEYOR: PAPE-DAWSON ENGINEERS, INC. 5810 TENNYSON PARKWAY, SUITE 425 PLANO, TEXAS 75024 TEL: (214) 420-8494 TBPLS FIRM NO. 10194390 CONTACT: LANCE STEWART, P.E.



DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH 5810 TENNYSON PKWY, STE 425 I PLANO, TX 75024 I 214.420.8494 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10194390

FINAL PLAT OF PRINCETON HEIGHTS, PHASE 2

DATE OF PREPARATION: NOVEMBER 10, 2021

BLOCK C, BLOCK E - BLOCK M

LOTS 7-20, BLOCK C; HOA MAINTAINED OPEN SPACE LOT 2 AND LOT 22, BLOCK C; LOTS 1-23, BLOCK E; HOA MAINTAINED OPEN SPACE LOT 24, BLOCK E; LOTS 1-31, BLOCK F; LOTS 1-45, BLOCK G; HOA MAINTAINED OPEN SPACE LOT 46, BLOCK G: LOTS 1-11. BLOCK H; LOTS 1-27, BLOCK I; HOA MAINTAINED OPEN SPACE LOT 28, BLOCK I; LOTS 1-47, BLOCK J; HOA MAINTAINED OPEN SPACE LOT 48, BLOCK J; LOTS 1-50, BLOCK K: HOA MAINTAINED OPEN SPACE LOT 51, BLOCK K; LOTS 1-44, BLOCK L; LOTS 1-31, BLOCK M

BEING A 64.298 ACRES SITUATED IN THE DAVID CHERRY SURVEY, ABSTRACT NUMBER 166, IN COLLIN COUNTY, TEXAS.

> 323 RESIDENTIAL LOTS 7 HOA MAINTAINED OPEN SPACE LOTS **1 LIFT STATION LOT**

> > ZONE: PD-22