ORDINANCE NO. 2025-08-25-03

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2025-2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR ARCADIA FARMS PUBLIC IMPROVEMENT DISTRICT (PHASES 8 and 9 PROJECT) INCLUDING THE COLLECTION OF THE 2025-2026 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the "City") has created the Arcadia Farms Public Improvement District (the "PID") in accordance with the requirements of Section 372.005 of the Public Improvement District Assessment Act (the "Act"); and

WHEREAS, the City Council has approved and accepted the Service and Assessment Plan for Arcadia Farms Public Improvement District (Phases 8 and 9 Project) in conformity with the requirements of the Act and adopted the assessment ordinance, which assessment ordinance approved the assessment roll and levied the assessments on property within the PID; and

WHEREAS, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City requires that an update to the Service and Assessment Plan and the Assessment Roll for Arcadia Farms Public Improvement District (Phases 8 and 9 Project) for 2025-2026 (the "Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the annual installment for assessed properties in Phases 8 and 9 Project of the PID, and the City now desires to approve such Annual Service and Assessment Plan Update.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, THAT:

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the City of Princeton, Arcadia Farms Public Improvement District (Phases 8 and 9 Project) Annual Service and Assessment Plan Update attached hereto as ***Exhibit A***.

Section 3. Approval of Update. The 2025-2026 Annual Service and Assessment Plan Update for the Arcadia Farms Public Improvement District (Phases 8 and 9 Project) is hereby approved and accepted by the City Council.

Section 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or the application to other persons or sets of circumstances shall not be affect thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5. Effective Date. This ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED, APPROVED AND EFFECTIVE this August 25, 2025.

Mayor

ATTEST:

City Secretary

EXHIBIT A

2025-2026 Annual Service and Assessment Plan Update

ARCADIA FARMS PUBLIC IMPROVEMENT DISTRICT (PHASES 8 AND 9 PROJECT)

CITY OF PRINCETON, TEXAS

ANNUAL SERVICE PLAN UPDATE 2025-26

AS APPROVED BY CITY COUNCIL ON: AUGUST 25, 2025

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

600 E. JOHN CARPENTER FREEWAY, SUITE 150
IRVING, TX 75062
TEL: (469) 490-2800
TOLL-FREE: (866) 648-8482
EMAIL: TXPID@MUNICAP.COM

ARCADIA FARMS PUBLIC IMPROVEMENT DISTRICT (PHASES 8 AND 9 PROJECT)

ANNUAL SERVICE PLAN UPDATE – 2025-26

TABLE OF CONTENTS

I. INTRODUCTION

The Arcadia Farms Public Improvement District (the "PID") was created by Resolution No. 2017-01-23-R-01 adopted by the City Council of the City of Princeton (the "City Council") on January 23, 2017 in accordance with Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

On May 28, 2019, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2019 (Arcadia Farms Public Improvement District Phases 8 and 9 Project) (the "PID Bonds") in the aggregate principal amount of $3,090,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The PID Bonds are secured by the Phases 8 and 9 Assessments (the "Assessments").

A service and assessment plan originally dated May 28, 2019, and most recently updated on September 23, 2024, (the "Current Service and Assessment Plan" or "Current SAP") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act.

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2025-26.

The PID Act, as amended, requires, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. This Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Capitalized terms shall have the meanings set forth in the Current Service and Assessment Plan unless otherwise defined herein.

II. Update of the Service Plan

Pursuant to Section 372.013 of the PID Act, the Service Plan must:

(i) define the annual indebtedness and the projected costs for the improvements,

(ii) cover a period of at least five (5) years, and

(iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code.

The governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.

A. PID Indebtedness - Sources and Uses for Authorized Improvements

Sources and Uses - Phases 8 and 9 Project

According to the Developer quarterly disclosure for the quarter ending December 31, 2021, the Phases 8 and 9 Projects were completed and accepted by the City in June 2019.

The sources and uses of funds for the PID Bonds are presented below in Table II-A as shown in the Current SAP.

Table II-A
Phases #8-9 Sources and Uses of Funds

Source or Use	Total
Sources of Funds	
Bond Proceeds	$3,090,000
Original Issue Discount	($6,136)
Total Sources	**$3,083,864**
Uses of Funds	
Phases 8 and 9 Improvements	$2,575,867
Debt Service Reserve	$190,297
Capitalized Interest	$0
Costs of Issuance	$205,000
Underwriter's Discount	$92,700
Administrative Fund	$20,000
Total Uses	**$3,083,864**

B. PROJECTED COSTS OF THE AUTHORIZED IMPROVEMENTS

Description of the Authorized Improvements – Phases 8 and 9 Project

Pursuant to the Current SAP, the Phases 8 and 9 Local Improvements consist of the on-site Public Infrastructure necessary for the development of Phases 8 and 9. The Phases 8 and 9 Local Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, and signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, testing, bonds, and all other works, equipment, and services for the transmission of water;
- Sanitary sewer facilities, including but not limited to, lines, manholes, testing, bonds, and all other works, equipment, and services for the collection and transportation of wastewater;
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; box culvert, headwalls, concrete flume, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Earthwork; and
- City, professional, and other fees, including but not limited to, plan check and inspection fees, geotechnical and environmental services, construction staking, and engineering and surveying.

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Table II-B
Projected Costs for Phases 8-9 Improvements

Improvement Description	Total	Phases 8 and 9 Improvements	Phases 8 and 9 Private Improvements
Soft Costs			
Permits and Fees	$97,534	$97,534	$0
Geotechnical/Environmental	$135,269	$96,781	$38,488
Engineering and Surveying	$552,362	$552,362	$0
PID Creation and Legal	$969	$0	$969
Hard Costs			
Erosion Control	$208,000	$208,000	$0
Excavation	$431,912	$0	$431,912
Paving	$1,281,160	$1,281,160	$0
Water	$460,168	$460,168	$0
Sanitary Sewer	$344,763	$344,763	$0
Storm Sewer	$736,900	$736,900	$0
Franchise Utilities/Street Lights	$187,225	$0	$187,225
Hardscape	$0	$0	$0
Landscape	$0	$0	$0
Retaining Walls	$406,133	$0	$406,133
Rollbacks	$110,354	$0	$110,354
Mailboxes	$43,382	$0	$43,382
Phase 2 Park	$0	$0	$0
Dog Park*	$0	$0	$0
West Pocket Park*	$0	$0	$0
East Pocket Park*	$407,827	$0	$407,827
Amenity Center	**$0**	**$0**	**$0**
Contingency	$601,539	$438,910	$162,629
Total Hard + Soft Costs	$6,005,497	$4,216,578	$1,788,919
Total Assessed Hard + Soft Costs	**$2,575,867**	**$2,575,867**	**$0**
PID Bond Related Costs			
Original Issue Discount	$6,136	$6,136	$0
Debt Service reserve	$190,297	$190,297	$0
Capitalized Interest	$0	$0	$0
Costs of Issuance	$205,000	$205,000	$0
Underwriter's Discount	$92,700	$92,700	$0
Administrative Fund	$20,000	$20,000	$0
Principal Assessed	**$3,090,000**	**$3,090,000**	**$0**

*Dog Park, West Pocket Park, and East Pocket Park to be constructed with the development of later phases of the PID.

C. Annual Budget

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the Current SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

The City or County Tax Assessor/Collector will invoice each owner of a benefited Parcel within the Property at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full.

Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Development, the City has no financial obligations under the Development Agreement and is only obligated to enforce the collection of the Assessments.

Collection of the Annual Installments for the Phase 8 and 9 Property commenced with the 2020 tax year. The calculation of the Annual Installments for the Phase 8 and 9 Property is shown in Table II-C on the following page.

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Table II-C

2025-26 Annual Installment Calculation

Revenues and Expenditures	Total	Phase 8 Lot	Phase 9 Lot
Revenues			
Annual Installments	$203,870.36	$112,942.26	$90,928.09
Available Fund Balances			
Administrative Fund	$11,000.00	$6,093.90	$4,906.10
Interest and Sinking Fund	$0.00	$0.00	$0.00
Total Revenues	**$214,870.36**	**$119,036.16**	**$95,834.20**
Expenditures			
Series 2020 Bonds			
March 1, 2026 Interest	$49,837.65	$26,219.32	$23,618.33
September 1, 2026 Interest	$49,837.65	$26,219.32	$23,618.33
September 1, 2026 Principal	$61,000.00	$32,091.77	$28,908.23
Prepayment and Delinquency Reserve	$11,695.05	$6,152.70	$5,542.35
Administrative Expenses	$42,500.00	$22,665.88	$19,834.12
Total Expenditures	**$214,870.36**	**$113,349.00**	**$101,521.35**

D. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements were built in June 2019. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-D below.

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Table II-D
Annual Project Indebtedness - Phases 8 and 9 Project

	Assessment Year					
Description	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Revenues						
Annual Installments	$203,870	$216,175	$215,322	$216,444	$216,456	$217,051
TIRZ Annual Credit	$0	$0	$0	$0	$0	$0
Available Fund Balances						
Reserve Fund Income	$0	$0	$0	$0	$0	$0
Administrative Fund	$11,000	$0	$0	$0	$0	$0
Interest and Sinking Fund	$0	$0	$0	$0	$0	$0
Total Revenues	**$214,870**	**$216,175**	**$215,322**	**$216,444**	**$216,456**	**$217,051**
Expenditures						
Bond Debt Service	$160,675	$161,430	$160,030	$160,593	$160,043	$160,068
Administrative Expenses	$42,500	$43,350	$44,217	$45,101	$46,003	$46,923
Additional Interest	$11,695	$11,395	$11,075	$10,750	$10,410	$10,060
Total Expenditures	**$214,870**	**$216,175**	**$215,322**	**$216,444**	**$216,456**	**$217,051**

E. PID Assessment Notice

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix D.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

F. Bond Redemption related Updates

PID Bonds

The PID Bonds were issued in 2019. Pursuant to Section 4.3 of the Indenture related to the PID Bonds, the City reserves the right and option to redeem the PID Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2029**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture related to the PID Bonds.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned based on the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the City Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefited. Furthermore, Section 372.015 of the PID Act provides that the City Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements. The Assessment Plan describes the special benefit received by each classification of property from the Authorized Improvements, provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the City Council apportions costs in a manner that results in equal shares allocated to Parcels similarly benefited.

The determination by the City Council of the assessment methodology set forth herein is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future Parcel owners. Notwithstanding any applicable impact fee, the City shall not be liable for payment of any costs of the Authorized Improvements or the Private Improvements from general funds or other revenues or resources of the City. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any Parcel, portion or phase of the Property.

Assessment Methodology

This method of assessing property has not been changed and the assessed property will continue to be assessed as provided for in the Amended Service and Assessment Plan.

A. Allocation of Budgeted Costs

1. Authorized Improvements - Phases 8 and 9 Project

The City Council has determined to allocate Budgeted Costs related to the Phases 8 and 9 Project to each single-family lot within Phases 8 and 9 in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within Phases 8 and 9 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which the Assessments are levied receive a direct and special benefit from the Phases 8 and 9 Project, and this benefit is equal to or greater than the amount assessed.

B. Calculation of Assessments

1. Assessments - Phases 8 and 9 Project

Average buildout values and the anticipated number of Lots for each Lot Type are restated for the Phases 8 and 9 Project in Table III-A on the following page, as well as the resulting assessments and estimated Annual Installments for each Lot Type.

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Table III-A
Assessment per Unit – Phases 8 and 9 Project

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments[3]	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Original Assessment Per Unit	Outstanding Assessment Per Unit
50	112	$245,000	$27,440,000	100.00%	$27,440,000	51.24%	0.46%	$1,198,439.58	$22,277.00	$10,700.35
60-Partial	3	$245,000	$735,000	100.00%	$735,000	1.37%	0.46%	$32,101.06	$22,277.00	$10,700.35
50_Prepaid	3	$245,000	$735,000	0.00%	$0	0.00%	0.00%	$0.00	$22,277.00	$0.00
60	94	$270,000	$25,380,000	100.00%	$25,380,000	47.39%	0.50%	$1,108,469.27	$22,277.00	$11,792.23
60_Prepaid	1	$270,000	$270,000	0.00%	$0	0.00%	0.00%	$0.00	$22,277.00	$0.00
Total	**213**		**$54,560,000**		**$53,555,000**	**100.00%**		**$2,339,009.91**		

[1]The assessments related to these parcels were partially or fully prepaid.
[2]The assessments related to these parcels were fully prepaid. As a result, these parcels are no longer subject to assessments.
[3]The percentage subject to assessment is calculated to exclude portions of assessments partially or fully prepaid.

IV. UPDATE OF THE ASSESSMENT ROLL

A. PARCEL UPDATES

According to the Current Service and Assessment Plan, Upon the duly approved subdivision of Assessed Property, including a replat of a previously recorded subdivision plat, the Assessment for the subdivided Parcel shall be reallocated to the new Parcels created by the subdivision as described below.

$$A = S \times (L \div T)$$

Where the terms have the following meanings:

"A" means the allocated Assessment for a new Parcel.

"S" means the Assessment for the subdivided Parcel.

"L" means the Assessment for the Lot Type or sum of the Assessments for the Lot Types, as applicable, for the new Parcel created by the subdivision.

"T" means the total or sum of the Assessments for all new Parcels created by the subdivision based on the Lot Type or number of prospective Lots and Lot Types applicable to such new Parcels.

The determination of the (i) Lot Type or Lot Types applicable to each new Parcel created by the subdivision and (ii) the number of single-family lots applicable to each new Parcel created by the subdivision shall be determined by reference to the recorded final plat(s) for the applicable Phase, the replat of such recorded final plats, if applicable, and prior to the recordation of each such final plat the Final Plats included in Appendix E attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Table III-A.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator

and reflected in an Annual Service Plan Update approved by the City Council. The reallocation of any Assessments as described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the PID Act, by the City Council. The City shall not approve a final subdivision plat or other document subdividing a Parcel without a letter from the Administrator either (i) confirming that the Assessment for any new Parcel created by the subdivision plat will not exceed the Assessment for the Lot Type or Lot Types applicable to such Parcels or (ii) confirming the payment of the applicable Mandatory Assessment Prepayment as provided for herein.

B. PREPAYMENT OF ASSESSMENTS

The Assessment for Parcel 2799557 was prepaid in full in January 2022. The Assessments for Parcels 2797708, 2797709, and 2797715 were prepaid in full in February 2021. Phase 8 Assessments totaling $360,000, or approximately $3,050.85 per single-family lot, were prepaid on December 20, 2019. The preceding Assessment prepayments have resulted in the following redemptions of Series 2019 Bonds principal:

- February 7, 2020 in the principal amount of $360,000,
- May 31, 2021 in the principal amount of $31,512.13,
- January 3, 2022 in the principal amount of $14,477.96.

There have been no additional prepayments.

The complete Assessment Rolls are available for review at the City Hall, located at 2000 E Princeton Dr, Princeton, Texas 75407.

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APPENDIX A
PID MAP, LEGAL DESCRIPTIONS AND CONCEPT PLANS

Land Use Acreage Summary

Residential Lots / Residential Right of Way	[illegible]
School	9.0
Public Park	4.8
Amenity Center	2.0
Detention/Open Space	[illegible]
[illegible]	[illegible]
Total	[illegible]

Phase 1 - Lot Summary

50' Lot	124
Phase 1 Subtotal	124

Phase 2 - Lot Summary

50' Lot	130
Phase 2 Subtotal	130

Phase 3 - Lot Summary

50' Lot	107
Phase 3 Subtotal	107

Phase 4 - Lot Summary

50' Lot	[illegible]
Phase 4 Subtotal	[illegible]

Phase 5 - Lot Summary

50' Lot	140
Phase 5 Subtotal	140

Phase 6 - Lot Summary

50' Lot	92
Phase 6 Subtotal	92

Phase 7 - Lot Summary

50' Lot	72
Phase 7 Subtotal	72

Phase 8 - Lot Summary

50' Lot	[illegible]
60' Lot	3
Phase 8 Subtotal	118

Phase 9 - Lot Summary

60' Lot	95
Phase 9 Subtotal	95

Lot Summary

50' Lot	[illegible]
60' Lot	[illegible]
Total	954

Arcadia Farms - Phases 1-9

Princeton, Texas
February 2019

Kimley»Horn

APPENDIX B

ASSESSMENT ROLL SUMMARY - PHASES 8 AND 9 PROJECT – 2025-26

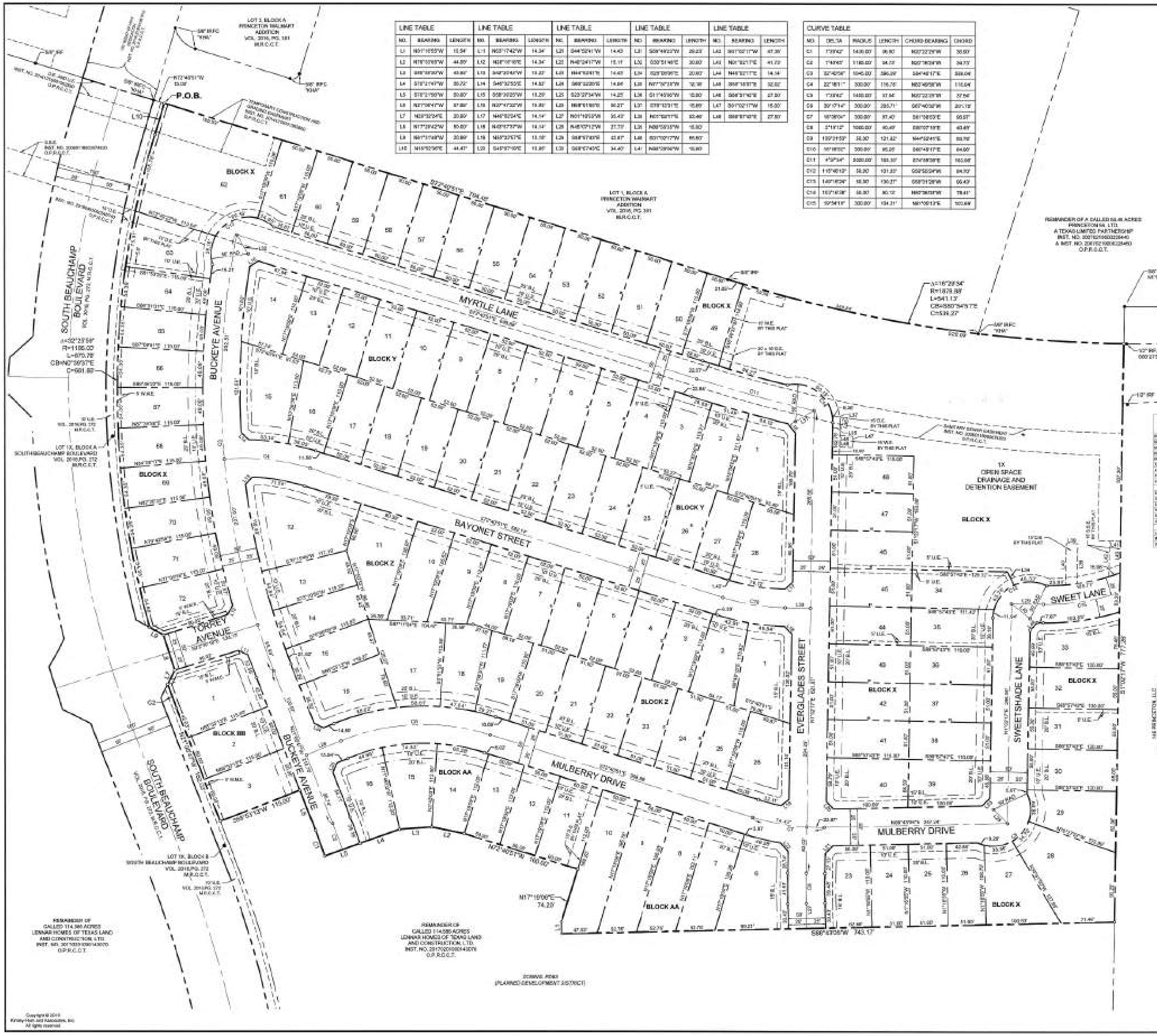
Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2797605	AA	6	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797700	Z	7	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797699	Z	6	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797698	Z	5	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797696	Z	3	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797695	Z	2	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797694	Z	1	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797693	Y	28	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797692	Y	27	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797691	Y	26	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797690	Y	25	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797685	Y	20	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797684	Y	19	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797681	Y	16	50	$5,350.18	$139.53	$227.99	$72.05	$26.75	$466.33
2817503				$5,350.18	$139.53	$227.99	$72.05	$26.75	$466.33
2797680	Y	15	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797679	Y	14	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797677	Y	12	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797674	Y	9	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797672	Y	7	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797671	Y	6	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797667	Y	2	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797666	Y	1	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797665	X	72	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797664	X	71	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797663	X	70	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797659	X	66	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797657	X	64	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797656	X	63	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797654	X	61	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797652	X	59	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797703	Z	10	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797704	Z	11	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797705	Z	12	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797707	Z	14	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797630	X	37	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797610	AA	11	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797651	X	58	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2798196	BB	3	60-partial	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2798194	BB	1	60-partial	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797719	Z	26	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797718	Z	25	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797717	Z	24	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797716	Z	23	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2848010	Z	22	50_Prepaid	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2797715				PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2797713	Z	20	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797712	Z	19	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797711	Z	18	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797710	Z	17	50	$5,350.18	$139.53	$227.99	$72.05	$26.75	$466.33
2854997				$5,350.18	$139.53	$227.99	$72.05	$26.75	$466.33
2797709	Z	16	50_Prepaid	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2797708	Z	15	50_Prepaid	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2797650	X	57	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797647	X	54	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797646	X	53	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797678	Y	13	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797676	Y	11	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797675	Y	10	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797673	Y	8	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797670	Y	5	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797669	Y	4	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797662	X	69	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797661	X	68	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797660	X	67	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797658	X	65	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797655	X	62	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797653	X	60	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797649	X	56	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797648	X	55	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797682	Y	17	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797645	X	52	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2797643	X	50	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797637	X	44	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797636	X	43	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797634	X	41	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797633	X	40	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797631	X	38	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797628	X	35	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797625	X	32	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797623	X	30	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797619	X	26	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797618	X	25	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797612	AA	13	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797611	AA	12	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797608	AA	9	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797644	X	51	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797668	Y	3	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797683	Y	18	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797688	Y	23	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797642	X	49	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797641	X	48	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797640	X	47	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797639	X	46	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797638	X	45	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797635	X	42	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797632	X	39	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797629	X	36	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797627	X	34	50	$5,350.18	$139.53	$227.99	$72.05	$26.75	$466.33
2893658				$5,350.18	$139.53	$227.99	$72.05	$26.75	$466.33
2797626	X	33	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797624	X	31	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797622	X	29	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797621	X	28	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797620	X	27	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797687	Y	22	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797617	X	24	50	$5,350.18	$139.53	$227.99	$72.05	$26.75	$466.33
2897187				$5,350.18	$139.53	$227.99	$72.05	$26.75	$466.33
2797615	AA	16	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797614	AA	15	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797613	AA	14	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797609	AA	10	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797607	AA	8	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797606	AA	7	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2798195	BB	2	60-partial	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797720	X	1X	Non-benefited	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2797714	Z	21	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797706	Z	13	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797702	Z	9	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797701	Z	8	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797697	Z	4	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797689	Y	24	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797616	X	23	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2797686	Y	21	50	$10,700.35	$279.06	$455.99	$144.10	$53.50	$932.65
2799544	AA	1X	Non-benefited	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2799616	EE	9	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799614	EE	7	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799613	EE	6	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799612	EE	5	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799611	EE	4	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799609	EE	2	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799608	DD	24	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799607	DD	23	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799604	DD	20	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799602	DD	18	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799601	DD	17	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799600	DD	16	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799599	DD	15	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799598	DD	14	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799597	DD	13	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799596	DD	12	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799595	DD	11	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799594	DD	10	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799593	DD	9	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2799592	DD	8	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799591	DD	7	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799617	EE	10	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799590	DD	6	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799619	X	2	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799621	X	4	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799615	EE	8	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799576	CC	15	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799568	CC	7	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799565	CC	4	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799556	BB	6	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2913151	AA	4	60	$5,896.11	$153.77	$251.26	$79.40	$29.48	$513.91
2799553				$5,896.11	$153.77	$251.26	$79.40	$29.48	$513.91
2799639	X	22	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799637	X	20	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799636	X	19	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799635	X	18	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799634	X	17	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799633	X	16	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799631	X	14	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799630	X	13	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799629	X	12	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799628	X	11	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799626	X	9	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799624	X	7	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799622	X	5	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799620	X	3	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799625	X	8	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799589	DD	5	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799587	DD	3	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799549	X	1	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799548	EE	1	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799547	DD	1	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799545	BB	4	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799638	X	21	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799627	X	10	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799623	X	6	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799618	EE	11	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799610	EE	3	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799606	DD	22	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799605	DD	21	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799603	DD	19	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799580	CC	19	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799579	CC	18	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799573	CC	12	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799571	CC	10	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799570	CC	9	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799561	BB	11	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799555	BB	5	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799554	AA	5	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799546	CC	1	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799550	AA	1	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799588	DD	4	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799551	AA	2	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799586	DD	2	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799585	CC	24	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799584	CC	23	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799583	CC	22	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799582	CC	21	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799581	CC	20	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799578	CC	17	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799577	CC	16	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799575	CC	14	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799574	CC	13	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799572	CC	11	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799569	CC	8	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799567	CC	6	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799566	CC	5	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799564	CC	3	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799563	CC	2	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799562	BB	12	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799560	BB	10	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2799559	BB	9	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799558	BB	8	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799557	BB	7	60_Prepaid	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799552	AA	3	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
2799632	X	15	60	$11,792.23	$307.53	$502.52	$158.81	$58.96	$1,027.82
				$2,339,009.91	**$61,000.00**	**$99,675.31**	**$31,500.00**	**$11,695.05**	**$203,870.36**

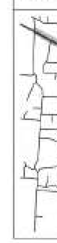
APPENDIX C
FINAL PLATS



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N01°10'55"W	15.34'	L11	N03°17'42"W	14.34'	L21	S44°52'41"W	14.43'	L31	S09°49'23"W	29.23'	L42	S01°02'17"W	47.39'
L2	N78°07'05"W	44.89'	L12	N38°16'16"E	14.34'	L22	N48°24'17"W	15.11'	L32	S30°51'46"E	30.80'	L43	N01°02'17"E	41.72'
L3	S88°38'30"W	45.66'	L13	S48°22'43"W	13.22'	L23	N44°52'41"E	14.43'	L33	S25°09'05"E	20.60'	L44	N44°02'17"E	14.14'
L4	S78°21'47"W	35.72'	L14	S46°32'53"E	14.82'	L24	S88°32'20"E	14.86'	L35	N77°16'28"W	12.18'	L45	S88°16'01"E	32.62'
L5	S78°21'50"W	50.80'	L15	S58°30'25"W	13.29'	L25	S23°27'34"W	14.25'	L36	S11°45'56"W	10.80'	L46	S88°31'40"E	27.80'
L6	N27°06'41"W	37.88'	L16	N30°47'22"W	13.80'	L26	N68°01'55"E	90.27'	L37	S78°12'31"E	15.85'	L47	S01°02'17"W	15.00'
L7	N28°32'24"E	20.89'	L17	N46°52'54"E	14.14'	L27	N01°10'53"W	35.43'	L38	N01°02'17"E	33.46'	L48	S88°57'43"E	27.80'
L8	N17°29'42"W	50.00'	L18	N45°07'37"W	14.14'	L28	N45°07'12"W	27.73'	L39	N88°58'35"W	15.80'			
L9	N61°31'49"W	20.89'	L19	N46°22'57"E	13.16'	L29	S88°57'40"E	42.47'	L40	S01°02'17"W	65.80'			
L10	N15°52'36"E	44.47'	L20	S45°07'10"E	13.86'	L30	S88°57'43"E	34.40'	L41	N88°29'06"W	15.80'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°29'42"	1400.00'	36.50'	N02°22'29"W	36.50'
C2	1°49'45"	1185.00'	34.72'	N02°18'38"W	34.72'
C3	32°40'56"	1045.00'	596.09'	S84°48'17"E	588.04'
C4	22°18'11"	300.00'	116.78'	N63°49'58"W	116.04'
C5	1°29'42"	1400.00'	37.56'	N02°22'29"W	37.56'
C6	39°17'14"	300.00'	205.71'	S67°40'32"W	201.70'
C7	18°36'04"	300.00'	97.40'	S81°58'53"E	96.97'
C8	2°18'12"	1000.00'	40.49'	S80°07'19"E	40.49'
C9	139°21'53"	50.00'	121.62'	N44°52'41"E	93.78'
C10	18°18'52"	300.00'	95.25'	S80°48'17"E	94.90'
C11	4°59'34"	2000.00'	163.50'	S74°58'38"E	163.55'
C12	115°46'12"	50.00'	101.03'	S59°52'24"W	84.70'
C13	149°18'24"	50.00'	130.27'	S58°31'28"W	96.43'
C14	103°18'08"	50.00'	90.12'	N40°38'03"W	78.41'
C15	25°54'16"	300.00'	134.31'	N81°05'13"E	132.69'

VICINITY MAP



LEGEND

IRSC	IRON ROD WITH "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
MNS	MAG NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
WMEE	WALL MAINTENANCE EASEMENT
U.E.	UTILITY EASEMENT
L.R.C.C.T.	LAND RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. According to Map No. 48085C0295 J, dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is this property is located in Zone X (unshaded) and is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The floodplain shown is an approximate location as depicted from the maps listed, and is not the result of a flood study performed by the surveyor or KHA.
2. All corners set are monumented with a 5/8 inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
3. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999851477. Vertical Datum NAVD 88.
4. 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.
5. All Open Spaces and Drainage Easements to be maintained by the HOA.

FINAL PLAT
ARCADIA FARMS PHASE 8

118 RESIDENTIAL LOTS
1 OPEN SPACE LOTS

BEING
26.008 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
FEBRUARY 2019

SURVEYOR ENGINEER

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	04/25/2019	063451801	1 OF 2

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph: (469) 587-5200
Contact: Justin Christ

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Two Galleria Office Tower
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Bryan Moody, PE
Email: [illegible]

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, Texas
[illegible]

2019-336

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF PRINCETON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following described tract of land:

BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being a portion of a called 114.586-acre tract of land described in Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 20170201000149070, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) on the northerly line of said 114.586-acre tract for the northeast corner of Lot 1X, Block A of South Beauchamp Boulevard, an addition to the City of Princeton, Texas, according to the plat thereof recorded in Instrument No. 2018-273, said Official Public Records, from which a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of a called 100-foot wide right-of-way dedication to the City of Princeton, Texas, recorded in Instrument No. 20141215001361510, said Official Public Records, common with the southwest corner of Lot 1, Block A of Princeton Wal-Mart Addition, Lots 1, 2, and 3, Block A, according to the plat thereof recorded in Volume 2016, Page 381, Map Records, Collin County, Texas, bears North 72°40'51" West, 15.00 feet;

THENCE South 72°40'51" East, along the common line of said 114.586-acre tract and said Princeton Wal-Mart Addition, a distance of 794.48 feet to a 5/8-inch iron rod found at the beginning of a non-tangent curve to the left having a central angle of 18°29'34", a radius of 1679.88 feet, a chord bearing and distance of South 80°54'51" East, 539.27 feet;

THENCE in a southeasterly direction, continuing along common line and with said curve to the left, passing at an arc distance of 344.84 feet a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of said Princeton Wal-Mart Addition, and continuing along the northerly line of said 114.586-acre tract for a total distance of 541.13 feet to an iron rod set for the northeast corner of 114.586-acre tract on the westerly line of a called 0.40-acre tract of land described in General Warranty Deed to Virginia I. Wilson, recorded in Volume 4891, Page 2122, Land Records, Collin County, Texas, from which a 1/2-inch iron rod found for witness bears South 86°27' East, 3.82 feet;

THENCE South 01°02'17" West, along the common line of said 114.586-acre tract, said 0.40-acre tract, and a tract of land described in Special Warranty Deed with Vendor's Lien to 146 Princeton, LLC, recorded in Instrument No. 20170321000362410, said Official Public Records, a distance of 777.26 feet to an iron rod set for corner;

THENCE departing said common line and crossing said 114.586-acre tract, the following courses and distances:

South 88°43'08" West, a distance of 743.17 feet to an iron rod set for corner;

North 01°16'55" West, a distance of 15.54 feet to an iron rod set for corner;

North 17°19'09" East, a distance of 74.20 feet to an iron rod set for corner;

North 72°40'51" West, a distance of 160.00 feet to an iron rod set for corner;

North 78°33'55" West, a distance of 44.59 feet to an iron rod set for corner;

South 85°08'30" West, a distance of 43.02 feet to an iron rod set for corner;

South 70°21'47" West, a distance of 56.72 feet to an iron rod set for corner;

South 70°21'59" West, a distance of 50.00 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 01°28'42", a radius of 1430.00 feet, a chord bearing and distance of North 20°22'28" West, 36.90 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 36.90 feet to an iron rod set for corner at the end of said curve to the left;

North 21°06'47" West, a distance of 57.68 feet to an iron rod set for corner;

South 68°53'13" West, a distance of 115.00 feet to an iron rod set for corner on the easterly line of Lot 1X, Block B, said South Beauchamp Boulevard subdivision;

THENCE along the easterly line of said Lot 1X, Block B, the following courses and distances:

North 21°06'47" West, a distance of 162.03 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 1°40'45", a radius of 1185.00 feet, a chord bearing and distance of North 20°16'24" West, 34.73 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 34.73 feet to an iron rod set for corner at the end of said curve to the right, common to the northeast corner of said Lot 1X, Block B, same being on the easterly right-of-way line of South Beauchamp Boulevard (variable width right-of-way);

THENCE along the easterly right-of-way line of said South Beauchamp Boulevard, the following courses and distances:

North 26°32'24" East, a distance of 23.99 feet to an iron rod set for corner;

North 17°29'42" West, a distance of 50.00 feet to an iron rod set for corner;

North 61°31'48" West, a distance of 20.99 feet to an iron rod set for the southeast corner of the aforesaid Lot 1X, Block A, same being the beginning of a non-tangent curve to the right having a central angle of 32°29'59", a radius of 1185.00 feet, a chord bearing and distance of North 90°39'37" East, 661.86 feet;

THENCE along the easterly right-of-way line of said Lot 1X, Block A, the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 670.78 feet to an iron rod set for corner at the end of said curve to the right;

North 16°52'30" East, a distance of 44.47 feet to the **POINT OF BEGINNING** and containing 26.008 acres (1,132,892 sq. ft.) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, does hereby adopt this plat designating the hereinbefore described property as **ARCADIA FARMS PHASE 8**, an Addition to the City of Princeton, Collin County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Princeton, Texas.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

BY: Lennar Texas Holding Company,
a Texas corporation,
its General Partner

BY: Jennifer Eller

Signature

Jennifer Eller Authorized Agent

Name and Title

STATE OF Texas §
§
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Jennifer Eller of Lennar Texas Holding Company, a Texas corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, 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 consideration therein expressed.

Given under my hand and seal of office this the 23rd day of April, 2019.

L. Salgado

LAURA LYNN SALGADO
Notary ID # 12510310
My Commission Expires
January 15, 2021

NOTICE

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.

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Princeton, Texas Date: 4-29-19

"Accepted"

Mayor, City of Princeton, Texas Date: 4-29-19

CERTIFICATE OF COMPLETION

"Accepted"

Mayor, City of Princeton, Texas Date: 4-29-19

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 8 to the City of Princeton was submitted to the City Council on the 23 day of April 2019 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, 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 name as hereinabove subscribed.

Witness my hand this 29 day of April A.D. 2019

City Secretary
City of Princeton, Texas

CITY OF PRINCETON

FINAL PLAT
ARCADIA FARMS PHASE 8

118 RESIDENTIAL LOTS
1 OPEN SPACE LOTS

BEING
26.008 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
FEBRUARY 2019

SURVEYOR'S CERTIFICATE

I, Michael B. Marx, 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 supervision.

Signature Date

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
(972) 335-3580

STATE OF TEXAS
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, 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 considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 25th DAY OF April, 2019

Notary Public in and for the State of Texas

KRISTEN ELAINE PURCELL
Notary Public, State of Texas
Comm. Expires 07-09-2021
Notary ID 131233919

SURVEYOR
ENGINEER

Kimley»Horn

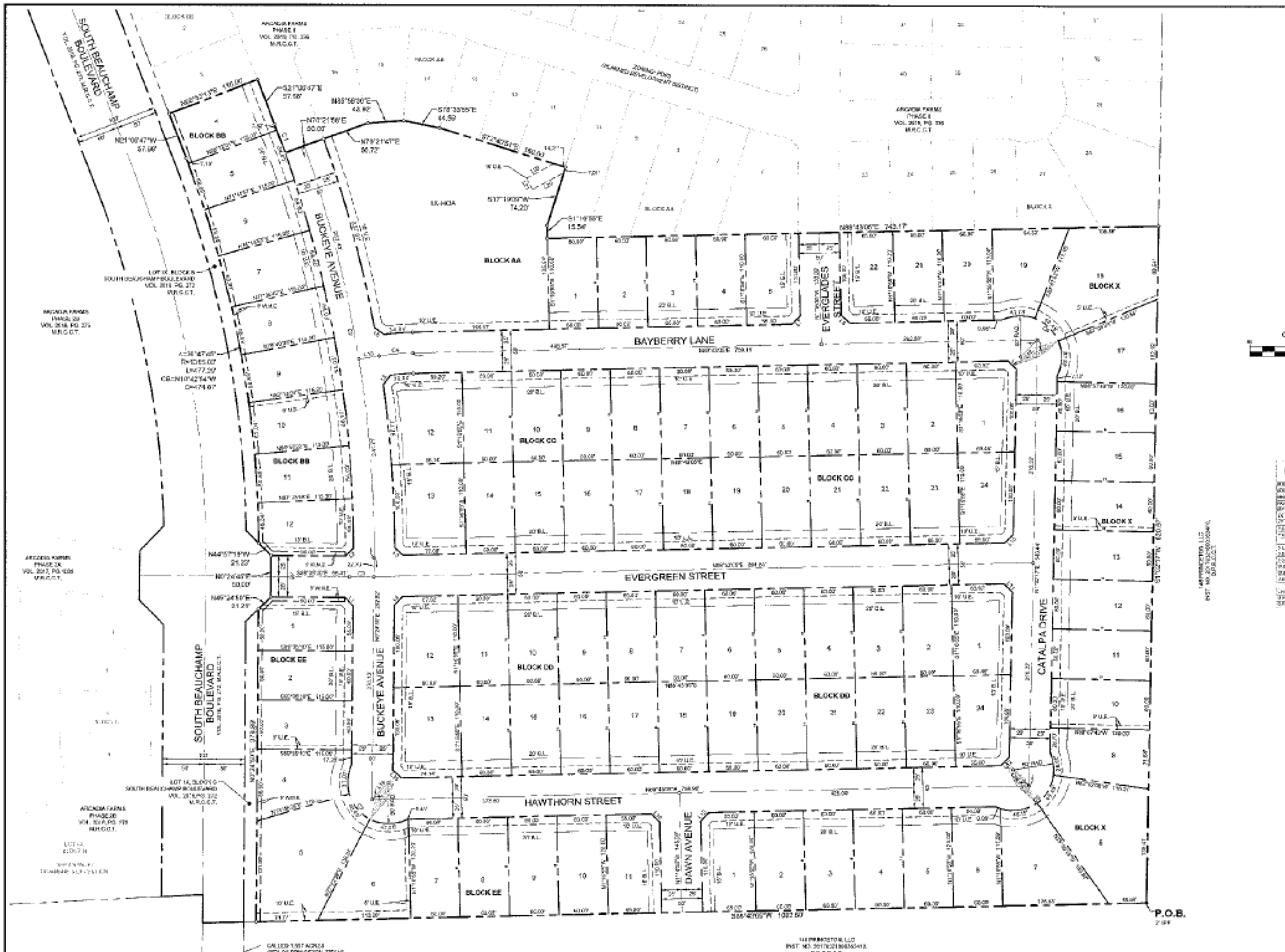
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

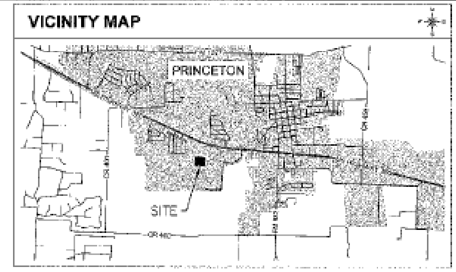
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	04/25/2019	063461801	2 OF 2

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Contact: Justin Orbst

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Two Galleria Office Tower
Dallas, TX 75240
Ph. (972) 776-1784
Contact: Ryan Moody, PE

2019-337





NOTES:

1. According to Map No. 48085C0285 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. This flood statement shall not create liability on the part of the surveyor.
2. All corners set are monumented with a 5/8 inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
3. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999856477. Vertical Datum NAVD 88.
4. 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.
5. All Open Spaces and Drainage Easements to be maintained by the HOA.

FINAL PLAT
ARCADIA FARMS PHASE 9

95 RESIDENTIAL LOTS
1 OPEN SPACE LOT

BEING
22.002 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
MAY - 2019

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°30'19"W	14.14'
L2	N45°14'44"E	14.12'
L3	S45°05'55"E	15.57'
L4	S44°55'04"W	14.35'
L5	[illegible]	14.17'
L6	S54°17'39"E	11.39'
L7	N43°43'05"E	14.14'
L8	S46°16'04"E	11.14'
L9	N45°07'18"W	13.88'
L10	N44°52'41"E	14.49'
L11	N45°07'18"W	13.88'

LINE TABLE		
NO.	BEARING	LENGTH
L12	N44°52'41"E	14.49'
L13	S43°43'05"W	14.14'
L14	N46°16'55"W	14.14'
L15	S44°55'04"E	15.00'
L16	[illegible]	28.27'
L17	[illegible]	38.89'
L18	N45°07'19"W	37.73'
L19	[illegible]	28.79'
L20	N82°18'09"E	43.18'
L21	S27°48'51"E	15.00'
L22	N62°18'09"W	38.06'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°28'42"	1430.00'	36.90'	S20°12'25"E	36.90'
C2	[illegible]	1444.00'	509.12'	[illegible]	506.50'
C3	1°49'45"	1050.00'	33.60'	S30°12'09"E	33.60'
C4	1°49'28"	550.00'	40.35'	S84°46'23"W	40.32'
C5	138°31'56"	49.00'	121.62'	S44°12'44"E	93.38'
C6	144°30'14"	50.00'	126.67'	N45°20'19"W	95.11'
C7	143°30'47"	50.00'	125.12	S45°08'02"E	94.84'

SURVEYOR / ENGINEER

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	MAY, 2019	068451801	1 OF 2

OWNER:

APPLICANT:
Kimley-Horn and Associates, Inc.

2019 - 445

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF PRINCETON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following described tract of land:

BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being a portion of a called 114.586-acre tract of land described in Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 20170301000143070, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2-inch iron pipe found for the southeast corner of said 114.586-acre tract, common with an angle point in the westerly line of a tract of land described in Special Warranty Deed with Vendor's Lien to 145 PRINCETON, LLC, recorded in Instrument No. 20170321000362410, said Official Public Records;

THENCE South 88°43'05" West, along the common line of said 114.586-acre tract and said Princeton tract, a distance of 1082.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the southeast corner of Lot 1X, Block C, South Beauchamp Boulevard, an Addition to the City of Princeton, Texas, according to the plat thereof recorded in Volume 2018, Page 272, Map Records, Collin County, Texas;

THENCE departing said common line and along the easterly line of said South Beauchamp Boulevard addition the following courses and distances:

North 03°24'50" East, a distance of 378.89 feet to an iron rod set for corner;

North 45°24'50" East, a distance of 21.21 feet to an iron rod set for corner;

North 03°24'45" East, a distance of 50.00 feet to an iron rod set for corner;

North 44°57'10" West, a distance of 21.23 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 20°47'45", a radius of 1315.00 feet, a chord bearing and distance of North 10°42'54" West, 474.67 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 477.29 feet to an iron rod set for corner;

North 21°06'47" West, a distance of 57.68 feet to an iron rod set for corner at the southwest corner of Arcadia Farms Phase 8, an addition to the City of Princeton, Texas, according to the Final Plat, recorded in Volume 2019, Page 336 of the Map Records of Collin County, Texas;

THENCE departing the easterly line of said South Beauchamp Boulevard addition and along the southerly lines of said Arcadia Farms Phase 8, the following courses and distances:

North 68°53'13" East, a distance of 115.00 feet to an iron rod set for corner;

South 21°06'47" East, a distance of 57.68 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 01°28'42", a radius of 1430.00 feet, a chord bearing and distance of South 20°22'26" East, 36.90 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 36.90 feet to an iron rod set for corner;

North 70°21'58" East, a distance of 50.00 feet to an iron rod set for corner;

North 70°21'47" East, a distance of 56.72 feet to an iron rod set for corner;

North 85°56'30" East, a distance of 43.92 feet to an iron rod set for corner;

South 78°33'55" East, a distance of 44.59 feet to an iron rod set for corner;

South 72°40'51" East, a distance of 160.00 feet to an iron rod set for corner;

South 17°19'09" West, a distance of 74.20 feet to an iron rod set for corner;

South 01°16'55" East, a distance of 15.54 feet to an iron rod set for corner;

North 88°43'05" East, a distance of 740.17 feet to an iron rod set for southeast corner of said Arcadia Farms Phase 8 and being a corner on the common line of aforesaid 114.586-acre tract and the aforementioned Princeton tract;

THENCE South 01°32'17" West, along said common line, a distance of 820.67 feet to the **POINT OF BEGINNING** and containing 22.002 acres (958,416 sq. ft.) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, does hereby adopt this plat designating the hereinbefore described property as **ARCADIA FARMS PHASE 9**, an Addition to the City of Princeton, Collin County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Princeton, Texas.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

BY: Lennar Texas Holding Company,
a Texas corporation,
its General Partner

BY: Jennifer Eller
Signature

Jennifer Eller, Authorized Agent
Name and Title

STATE OF Texas §
§
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Jennifer Eller of Lennar Texas Holding Company, a Texas corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, 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 consideration therein expressed.

Given under my hand and seal of office this the 6th day of June, 2019

LAURA LYNN SALGADO
Notary ID # 13058111
My Commission Expires
January 18, 2021

NOTICE

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.

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Princeton, Texas

Date: 6-25-19

"Accepted"

Mayor, City of Princeton, Texas

Date: 6-25-19

CERTIFICATE OF COMPLETION

"Accepted"

Mayor, City of Princeton, Texas

Date: 6-25-19

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 9 to the City of Princeton was submitted to the City Council on the 24 day of June 20 19 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, 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 name as hereinabove subscribed.

Witness my hand this 25 day of June A.D. 20 19

City Secretary
City of Princeton, Texas

CITY OF PRINCETON
THE STATE OF TEXAS

FINAL PLAT
ARCADIA FARMS PHASE 9

95 RESIDENTIAL LOTS
1 OPEN SPACE LOT

BEING
22.002 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
MAY - 2019

SURVEYOR'S CERTIFICATE

I, Michael B. Marx, 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 supervision.

Signature Date 6/11/19

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
(972) 335-3580

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, 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 considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF JUNE, 2019.

Notary Public in and for the State of Texas

Notary Public, State of Texas
Comm. Expires
Notary ID

SURVEYOR / ENGINEER

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JMH	KHA	MAY, 2019	063451901	2 OF 2

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph: (469) 587-5200
Contact: Justin Christ

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road - Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Bryan Moody, PE
Email: bryan.moody@kimley-horn.com

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS

2019-446

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF PRINCETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Princeton, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Arcadia Farms Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: ___________________

___________________________________ ___________________________________
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: ___________________

___________________________________ ___________________________________
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF ____________ §

The foregoing instrument was acknowledged before me by ______________________ and _________________, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _________________, 20__.

____
Notary Public, State of Texas