ORDINANCE NO. 2025-08-25

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 1 AND 2 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 1 and 2 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 1 and 2 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 1 and 2 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 1 and 2 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 1 and 2 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 1 AND 2 PROJECT)

CITY OF PRINCETON, TEXAS

PRINCETON
TEXAS

ANNUAL SERVICE PLAN UPDATE 2025-26

AS APPROVED BY CITY COUNCIL ON: AUGUST 25, 2025

PREPARED BY:
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Arcadia Farms Public Improvement District (Phases 1 and 2 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 April 23, 2018 , the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2018 (Arcadia Farms Public Improvement District Phases 1 and 2 Project) (the "PID Bonds") in the aggregate principal amount of $3,190,000, 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 1 and 2 Assessments (the "Assessments").

A service and assessment plan originally dated April 23, 2018, 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 1 and 2 Project

According to the Developer quarterly disclosure for the quarter ending June 30, 2020, the Phases 1 and 2 Projects were completed and the final plat was recorded on April 24, 2018.

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
Sources and Uses of Funds - Phases 1 and 2 Project

Source or Use	Total
Sources of Funds	
Bond Proceeds	$3,190,000
Uses of Funds	
Project Fund	
Phase 1 and 2 PID Projects cost	$2,633,200
Debt Service Reserve	$210,100
Capitalized Interest	$0
Costs of Issuance	$225,000
Underwriter's Discount	$95,700
Administrative Fund	$26,000
Total Uses	**$3,190,000**

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B. Projected Costs of the Authorized Improvements

Description of the Authorized Improvements – Phases 1 and 2 Project

Pursuant to the Current SAP, the Phases 1 and 2 Local Improvements consist of the on-site Public Infrastructure necessary for the development of Phases 1 and 2. The Phases 1 and 2 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 - Phases 1 and 2 Project

Improvement Description	Total	Phases 1 and 2 PID Projects	South Beauchamp Blvd. TIRZ	South Beauchamp Blvd. City	Subtotal Phase 1 and 2 Authorized Improvements	Phase 1 and 2 Private Improvements
		Phase 1 and 2 Authorized Improvements				
Soft Costs						
Permits and Fees	$201,401	$151,840	$18,806	$30,755	$201,401	$0
Geotechnical/ Environmental	$162,753	$98,528	$19,039	$5,218	$122,785	$39,968
Engineering and Surveying	$789,112	$636,980	$59,415	$92,717	$789,112	$0
PID Creation	$209,600	$209,600	$0	$0	$209,600	$0
Hard Costs						
Erosion Control	$262,219	$233,519	$7,900	$20,800	$262,219	$0
Excavation	$769,959	$8,136	$11,797	$17,563	$37,496	$732,463
Paving	$2,255,190	$1,502,933	$395,776	$356,481	$2,255,190	$0
Water	$641,880	$593,282	$48,598	$0	$641,880	$0
Sanitary Sewer	$462,628	$455,155	$7,474	$0	$462,628	$0
Storm Sewer	$919,871	$667,156	$13,503	$239,212	$919,871	$0
Franchise Utilities/ Street Lights	$797,664	$0	$1,000	$617,524	$618,524	$179,140
Hardscape	$781,500	$0	$167,250	$614,250	$781,500	$0
Landscape	$302,554	$0	$74,200	$228,354	$302,554	$0
Retaining Walls	$257,539	$0	$0	$0	$0	$257,539
Rollbacks	$121,495	$0	$0	$0	$0	$121,495
Phase 2 Park	$836,759	$0	$0	$0	$0	$836,759
Dog Park*	$0	$0	$0	$0	$0	$0
West Pocket Park*	$0	$0	$0	$0	$0	$0
East Pocket Park*	$0	$0	$0	$0	$0	$0
Amenity Center	$1,398,438	$0	$0	$0	$0	$1,398,438
Contingency	$1,082,993	$455,713	$82,476	$224,847	$763,036	$319,957
Total Hard + Soft Costs	$12,253,556	$5,012,841	$907,234	$2,447,721	$8,367,796	$3,885,759
Total Assessed Hard + Soft Costs	**$2,633,200**	**$263,200**	**$0**	**$0**	**$263,200**	**$0**
PID Bond Related Costs						
Debt Service Reserve	$210,100	$210,100	$0	$0	$210,100	$0
Capitalized Interest	$0	$0	$0	$0	$0	$0
Costs of Issuance	$225,000	$225,000	$0	$0	$225,000	$0
Underwriter's Discount	$95,700	$95,700	$0	$0	$95,700	$0
Administrative Fund	$26,000	$26,000	$0	$0	$26,000	$0
PID Principal Assessed	**$3,190,000**	**$3,190,000**	**$0**	**$0**	**$3,190,000**	**$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 1 and 2 Property commenced with the 2019 tax year. The calculation of the Annual Installments for the Phase 1 and 2 Property is shown in Table II-C on the following page.

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Table II-C
2025-26 Annual Installment Calculation

	Aggregate			Per Lot	
Revenues and Expenditures	**Lots with No Partial Prepayment***	**Lots with Partial Prepayment***	**Total**	**Lots with No Partial Prepayment***	**Lots with Partial Prepayment***
Revenues					
Annual Installments	$243,216.85	$5,860.05	$249,076.91	$1,076.18	$976.68
Available Fund Balances					
Administrative Fund	$4,870.69	$129.31	$5,000.00	$21.55	$21.55
Interest and Sinking Fund	$0.00	$0.00	$0.00	$0.00	$0.00
Total Revenues	**$248,087.54**	**$5,989.36**	**$254,076.91**	**$1,097.73**	**$998.23**
Expenditures					
Series 2018 Bonds					
March 1, 2026 Interest	$65,803.64	$1,585.47	$67,389.11	$291.17	$264.24
September 1, 2026 Interest	$65,803.64	$1,585.47	$67,389.11	$291.17	$264.24
September 1, 2026 Principal	$68,353.10	$1,646.90	$70,000.00	$302.45	$274.48
Prepayment and Delinquency Reserve	$13,610.76	$327.94	$13,938.70	$60.22	$54.66
Administrative Expenses	$34,516.41	$843.59	$35,360.00	$152.73	$140.60
Total Expenditures	**$248,087.54**	**$5,989.36**	**$254,076.91**	**$1,097.73**	**$998.23**

* The original Assessments are the same for each residential lot. The outstanding Assessments for the six (6) Lots for which a partial prepayment was made were reduced from $12,905.98 to $11,645.50 at the time of prepayment. In aggregate, the outstanding Assessment balance for the Lots for which a partial prepayment was made is approximately two and sixty-five hundredths percent (2.65%) of the total outstanding Assessments, dividing the aggregate Annual Installments by the corresponding number of Lots, two-hundred twenty-eight (226) Lots for which no prepayment was made and six (6) for which a partial prepayment was made results in the Annual Installment per Lot shown above.

D. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements were built in December 2021. 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 1 and 2 Project

	Assessment Year					
Description	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Revenues						
Annual Installments	$249,077	$256,492	$258,557	$255,393	$256,844	$258,040
TIRZ Annual Credit	$0	$0	$0	$0	$0	$0
Available Fund Balances						
Reserve Fund Income	$0	$0	$0	$0	$0	$0
Administrative Fund	$5,000	$0	$0	$0	$0	$0
Interest and Sinking Fund	$0	$0	$0	$0	$0	$0
Total Revenues	**$254,077**	**$256,492**	**$258,557**	**$255,393**	**$256,844**	**$258,040**
Expenditures						
Bond Debt Service	$204,778	$206,825	$208,544	$205,044	$206,144	$207,000
Administrative Expenses	$35,360	$36,067	$36,789	$37,524	$38,275	$39,040
Additional Interest	$13,939	$13,600	$13,225	$12,825	$12,425	$12,000
Total Expenditures	**$254,077**	**$256,492**	**$258,557**	**$255,393**	**$256,844**	**$258,040**

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 2018. 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, 2028**, 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 1 and 2 Project

The City Council has determined to allocate Budgeted Costs related to the Phases 1 and 2 Project to each single-family lot within Phases 1 and 2 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 1 and 2 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 1 and 2 Project, and this benefit is equal to or greater than the amount assessed.

B. Calculation of Assessments

1. Assessments - Phases 1 and 2 Project

Average buildout values and the anticipated number of Lots for each Lot Type are restated for the Phases 1 and 2 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 1 and 2 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	226	$254,600	$57,539,600	100.00%	$57,539,600	97.65%	0.43%	$2,722,151.70	$13,632.48	$12,044.92
50_Partial[1]	6	$254,600	$1,527,600	90.75%	$1,386,356	2.35%	0.39%	$65,587.36	$13,632.48	$10,931.23
50_Prepaid[2]	2	$254,600	$509,200	0.00%	$0	0.00%	0.00%	$0.00	$13,632.48	$0.00
Total	**234**		**$59,576,400**		**$58,925,956**	**100.00%**		**$2,787,739.06**		

[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.

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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

A partial prepayment of the outstanding Assessments for six (6) Phase 2 Lots in the amount of 1,260.48 per Lot was made on February 23, 2022. The Lots for which the partial prepayments were made are Phase 2, Block 5, Lots 14, 17, 26, 27, 33, and 39. Bonds in the principal amount of $5,000 were redeemed on September 1, 2022.

A full prepayment of the outstanding Assessments for two (2) Phase 2 Lots in the amount of $12,349.03 per Lot was made on January 26, 2024 and February 20, 2024. The Lots for which the full prepayments were made are Phase 2, Block J, Lot 17 and Phase 2, Block F, Lot 12, respectively.

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 Rights of Way	179.1
School	9.0
Public Park	4.4
Amenity Center	2.0
Detention/Open Space	13.2
Non-residential Rights of Way	8.9
Total	**217.0**

Phase 1 - Lot Summary

50' Lot	124
Phase 1 Subtotal	**124**

Phase 2 - Lot Summary

50' Lot	110
Phase 2 Subtotal	**110**

Phase 3 - Lot Summary

50' Lot	107
Phase 3 Subtotal	**107**

Phase 4 - Lot Summary

50' Lot	96
Phase 4 Subtotal	**96**

Phase 5 - Lot Summary

50' Lot	100
Phase 5 Subtotal	**100**

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	115
60' Lot	3
Phase 8 Subtotal	**118**

Phase 9 - Lot Summary

60' Lot	95
Phase 9 Subtotal	**95**

Lot Summary

50' Lot	816
60' Lot	98
Total	**914**

Arcadia Farms - Phases 1-9

Princeton, Texas
February 2019

Kimley»Horn
5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

APPENDIX B
ASSESSMENT ROLL SUMMARY - PHASES 1 AND 2 PROJECT – 2025-26

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2771778	G	1	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771779	G	2	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771780	G	3	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771781	G	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771782	G	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771783	0	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771784	G	7	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771785	G	8	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771786	G	9	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771787	G	10	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771788	G	11	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771789	G	12	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771790	G	13	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771791	G	14	50_Partial	$10,931.23	$274.48	$528.49	$119.05	$54.66	$976.68
2771792	G	15	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771793	G	16	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771794	G	17	50_Partial	$10,931.23	$274.48	$528.49	$119.05	$54.66	$976.68
2771795	G	18	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771796	G	19	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771797	G	20	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771798	G	21	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771799	G	22	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771800	G	23	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771802	G	24	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771803	G	25	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771804	G	26	50_Partial	$10,931.23	$274.48	$528.49	$119.05	$54.66	$976.68
2771805	G	27	50_Partial	$10,931.23	$274.48	$528.49	$119.05	$54.66	$976.68
2771806	G	28	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771807	G	29	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771808	G	30	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771809	G	31	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771810	G	32	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771811	G	33	50_Partial	$10,931.23	$274.48	$528.49	$119.05	$54.66	$976.68
2771812	G	34	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771813	G	35	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771814	G	36	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771815	G	37	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771816	G	38	50	$6,022.46	$151.22	$291.17	$65.59	$30.11	$538.09
2804429				$6,022.46	$151.22	$291.17	$65.59	$30.11	$538.09
2771817	G	39	50_Partial	$10,931.23	$274.48	$528.49	$119.05	$54.66	$976.68
2771818	G	40	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771819	G	41	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771820	G	42	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771821	G	43	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771822	G	44	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771824	B	18	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771825	B	19	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771826	B	20	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771827	B	21	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771828	B	22	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771829	B	23	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771830	B	24	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771831	B	25	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771832	B	26	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771833	B	27	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771834	B	28	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771835	B	29	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771836	B	30	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771837	B	31	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771838	B	32	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18

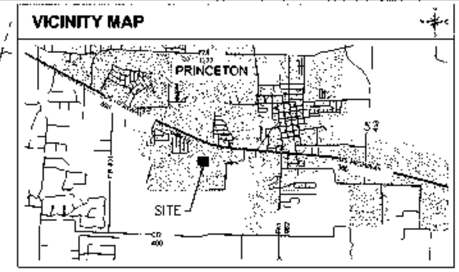
Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2771839	B	33	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771840	C	1	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771841	C	2	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771842	C	3	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771843	C	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771844	C	5	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771845	C	6	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771846	C	7	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771847	C	8	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771848	C	9	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771849	C	10	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771850	C	11	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771851	C	12	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771852	C	13	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771853	C	14	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2771854	C	15	50	$6,022.46	$151.22	$291.17	$65.59	$30.11	$538.09
2819607				$6,022.46	$151.22	$291.17	$65.59	$30.11	$538.09
2771855	C	16	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2841600	C	17	50	$6,022.46	$151.22	$291.17	$65.59	$30.11	$538.09
2779904				$6,022.46	$151.22	$291.17	$65.59	$30.11	$538.09
2779862	A	1	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779863	A	2	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779864	A	3	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779865	A	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779866	A	5	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779867	A	6	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779868	A	7	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779869	A	8	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779870	A	9	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779871	A	10	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779872	A	11	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779873	A	12	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779874	A	13	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779875	A	14	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779876	A	15	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779877	A	16	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779878	A	17	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779879	A	18	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779880	A	19	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779881	A	20	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779882	A	21	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779883	A	22	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779884	A	23	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779885	A	24	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779886	A	25	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779887	B	1	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779888	B	2	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779889	B	3	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779890	B	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779891	B	5	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779892	B	6	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779893	B	7	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779894	B	8	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779895	B	9	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779896	B	10	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779897	B	11	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779898	B	12	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779899	B	13	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779900	B	14	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779901	B	15	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18

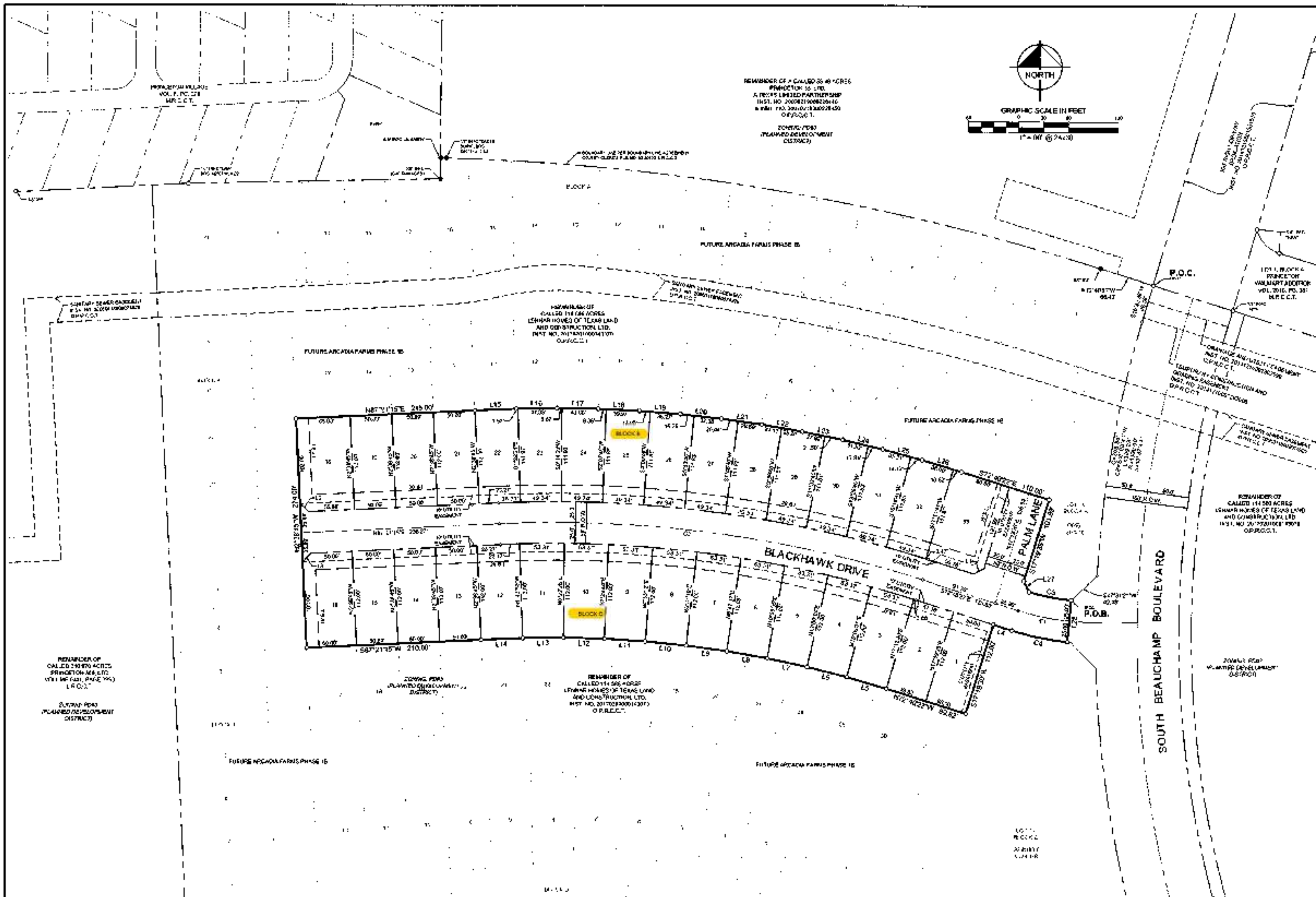
Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2779902	B	16	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779903	B	17	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779905	C	18	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779906	C	19	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779907	C	20	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779908	C	21	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779909	C	22	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779910	C	23	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779911	C	24	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779912	C	25	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779913	C	26	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779914	C	27	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779915	C	28	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779916	C	29	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779917	C	30	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779918	C	31	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779919	D	1	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779920	D	2	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779921	D	3	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779922	D	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779923	D	5	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779924	D	6	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779925	D	7	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779926	D	8	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779927	D	9	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779928	D	10	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779929	D	11	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779930	D	12	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779931	D	13	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779932	D	14	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779933	D	15	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779934	D	16	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779935	D	17	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779936	D	18	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779937	D	19	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779938	D	20	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779939	D	21	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779940	D	22	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779941	D	23	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779942	D	24	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779943	D	25	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780030	E	1	Non-benefited	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2779944	J	1	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779945	J	2	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779946	J	3	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779947	J	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779948	J	5	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779949	J	6	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779950	J	7	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779951	J	8	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779952	J	9	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779953	J	10	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779954	C	1X	Non-benefited	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2779956	A	1X	Non-benefited	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2779960	E	2	Non-benefited	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2779962	F	1	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779963	F	2	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779964	F	3	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779965	F	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779966	F	5	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2779967	F	6	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779968	F	7	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779969	F	8	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779970	F	9	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779971	F	10	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779972	F	11	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779973	F	12	50_Prepaid	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2779974	F	13	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779975	F	14	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779976	F	20	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779977	F	21	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779978	F	22	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779979	F	23	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779980	F	24	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779981	F	25	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779982	F	26	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779983	F	27	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779984	F	28	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779985	F	29	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779986	F	30	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779987	F	31	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779988	F	32	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779989	F	33	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779990	J	11	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779991	J	12	50	$6,022.46	$151.22	$291.17	$65.59	$30.11	$538.09
2810776				$6,022.46	$151.22	$291.17	$65.59	$30.11	$538.09
2779992	J	13	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779993	J	14	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779994	J	15	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779995	J	16	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779996	J	17	50_Prepaid	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2779997	J	18	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779998	I	1	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2779999	I	2	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780000	I	3	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780001	I	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780002	I	5	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780003	I	6	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780004	I	7	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780005	I	8	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780006	I	9	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780007	I	10	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780008	I	11	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780009	I	12	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780011	H	5	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780012	H	6	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780013	H	7	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780014	H	8	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780015	H	9	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780016	H	10	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780017	H	11	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780018	H	12	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780019	H	13	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780020	H	14	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780021	H	15	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780022	H	16	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780023	H	17	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780024	H	18	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780025	H	1	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780026	H	2	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2780027	H	3	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780028	H	4	50	$12,044.92	$302.45	$582.33	$131.18	$60.22	$1,076.18
2780029	H	4X	Non-benefited	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total				**$2,787,739.06**	**$70,000.00**	**$134,778.21**	**$30,360.00**	**$13,938.70**	**$249,076.91**

APPENDIX C
FINAL PLATS





NOTES:

1. According to Map No. 48085C0290 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, divide the ground distance by the Project Combined Factor (PCF) of [illegible]. 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.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N51°[illegible]E	14.14'
L2	S47°[illegible]E	14.14'
L3	N43°21'15"E	14.14'
L4	[illegible]	[illegible]
L5	[illegible]	49.19'
L6	[illegible]	49.19'
L7	[illegible]	49.19'
L8	[illegible]	49.19'
L9	[illegible]	49.19'
L10	N84°[illegible]W	49.19'
L11	[illegible]	49.19'
L12	[illegible]	49.19'
L13	S88°[illegible]	49.19'

LINE TABLE		
NO.	BEARING	LENGTH
L14	S87°[illegible]	49.85'
L15	N87°[illegible]	48.64'
L16	N89°[illegible]	48.23
L17	[illegible]	48.23
L18	[illegible]	49.23
L19	[illegible]	49.23
L20	[illegible]	49.23
L21	S82°[illegible]	49.23
L22	S80°[illegible]	49.23
L23	[illegible]	49.23
L24	[illegible]	49.23
L25	[illegible]	49.17
L26	[illegible]	49.42

LINE TABLE		
NO.	BEARING	LENGTH
L27	S27°[illegible]E	14.00'
L28	S62°[illegible]W	50.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°[illegible]	[illegible]	62.56'	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	N82°[illegible]	541.00
C3	[illegible]	275.00	51.25'	S79°[illegible]	51.17
C4	11°[illegible]	325.00	[illegible]	N78°[illegible]	67.09

LEGEND

LINE TYPE LEGEND

FINAL PLAT
ARCADIA FARMS PHASE 1A

32 RESIDENTIAL LOTS

BEING
5.497 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
NOVEMBER, 2017

SURVEYOR
Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	NOV. 2017	[illegible]	1 OF 2

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.

APPLICANT:
Kimley-Horn and Associates, Inc.

2017-[illegible]

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. 20170201000143070, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the southwest corner of a 100-foot wide right-of-way dedication to the City of Princeton, Texas, as recorded in Instrument No. 20141210001361510, said Official Public Records, same being on the southerly line of a called 56.48-acre tract of land described in deed to Princeton 56, Ltd., recorded in Instrument No. 20070216000228440 and 20070216000228450, said Official Public Records, and on the northerly line of said 114.586-acre tract;

THENCE departing the common line of said 56.48-acre tract and said 114.586-acre tract, and crossing said 114.586-acre tract, the following courses and distances:

South 16°57'26" West, a distance of 45.36 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°37'44", a radius of 1300.00 feet, a chord bearing and distance of South 10°08'44" West, 308.50 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 309.23 feet to a point at the end of said curve to the left;

South 47°31'21" West, a distance of 42.48 feet to an iron rod set for the **POINT OF BEGINNING** of the herein described tract of land;

THENCE continuing across said 114.586-acre tract the following courses and distances:

South 9°22'16" West, a distance of 50.00 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 11°56'52", a radius of 325.00 feet, a chord bearing and distance of North 15°38'48" West, 67.65 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 67.77 feet to an iron rod set for corner at the end of said curve to the right;

North 72°40'22" West, a distance of 23.52 feet to an iron rod set for corner;

South 17°19'38" West, a distance of 112.00 feet to an iron rod set for corner;

North 72°40'22" West, a distance of 99.82 feet to an iron rod set for corner;

North 73°50'20" West, a distance of 49.19 feet to an iron rod set for corner;

North 75°00'38" West, a distance of 49.19 feet to an iron rod set for corner;

North 78°02'56" West, a distance of 49.19 feet to an iron rod set for corner;

North 80°05'14" West, a distance of 49.19 feet to an iron rod set for corner;

North 82°15'32" West, a distance of 49.19 feet to an iron rod set for corner;

North 84°21'50" West, a distance of 49.19 feet to an iron rod set for corner;

North 86°28'07" West, a distance of 49.19 feet to an iron rod set for corner;

North 88°34'26" West, a distance of 49.19 feet to an iron rod set for corner;

South 89°18'17" West, a distance of 49.19 feet to an iron rod set for corner;

South 87°33'01" West, a distance of 49.65 feet to an iron rod set for corner;

South 87°21'15" West, a distance of 210.00 feet to an iron rod set for corner;

North 2°38'45" West, a distance of 374.00 feet to an iron rod set for corner;

North 87°21'15" East, a distance of 215.00 feet to an iron rod set for corner;

North 87°36'10" East, a distance of 49.64 feet to an iron rod set for corner;

North 89°10'01" East, a distance of 49.83 feet to an iron rod set for corner;

South 89°04'51" East, a distance of 49.33 feet to an iron rod set for corner;

South 87°19'43" East, a distance of 49.33 feet to an iron rod set for corner;

South 85°34'33" East, a distance of 49.33 feet to an iron rod set for corner;

South 83°49'25" East, a distance of 49.33 feet to an iron rod set for corner;

South 82°04'20" East, a distance of 49.33 feet to an iron rod set for corner;

South 80°19'12" East, a distance of 49.33 feet to an iron rod set for corner;

South 78°34'04" East, a distance of 49.33 feet to an iron rod set for corner;

South 76°48'56" East, a distance of 49.33 feet to an iron rod set for corner;

South 75°03'48" East, a distance of 49.33 feet to an iron rod set for corner;

South 73°18'40" East, a distance of 49.42 feet to an iron rod set for corner;

South 72°40'22" East, a distance of 110.00 feet to an iron rod set for corner;

South 17°19'38" West, a distance of 101.98 feet to an iron rod set for corner;

South 27°52'02" East, a distance of 14.06 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 10°40'37", a radius of 275.00 feet, a chord bearing and distance of South 79°16'50" East, 51.17 feet;

In a southeasterly direction with said curve to the left, an arc distance of 51.25 feet to the **POINT OF BEGINNING** and containing 5.497 acres (239,438 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 1A**, 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:

Alicia Schwarz
Signature

Alicia Schwarz
Name and Title Authorized Agent

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 Alicia Schwarz 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 21st day of December, 2017.

Laura Lynn Salgado
Notary ID 129168119
My Commission Expires January 18, 2021

Laura L. Salgado

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"

Date 12-22-17

Chairman, Planning & Zoning Commission
City of Princeton, Texas

"Approved"

Date 12-22-17

Mayor, City of Princeton, Texas

CERTIFICATE OF COMPLETION

"Approved"

Date 12-22-17

Mayor, City of Princeton, Texas

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 1A to the City of Princeton was submitted to the City Council on the 22 day of December, 2017, 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 22 day of December
A.D. 20 17

City Secretary
City of Princeton, Texas

FINAL PLAT
ARCADIA FARMS PHASE 1A

32 RESIDENTIAL LOTS

BEING
5.497 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
NOVEMBER, 2017

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.

12/21/17
Signature Date

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
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 21st DAY OF Dec, 20 17.

Notary Public in and for the State of Texas

SURVEYOR / ENGINEER

Kimley»Horn

6750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

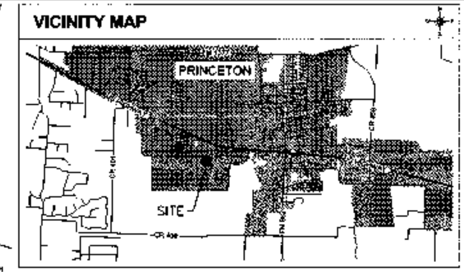
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	MNA	NOV. 2017	063451801	2 OF 2

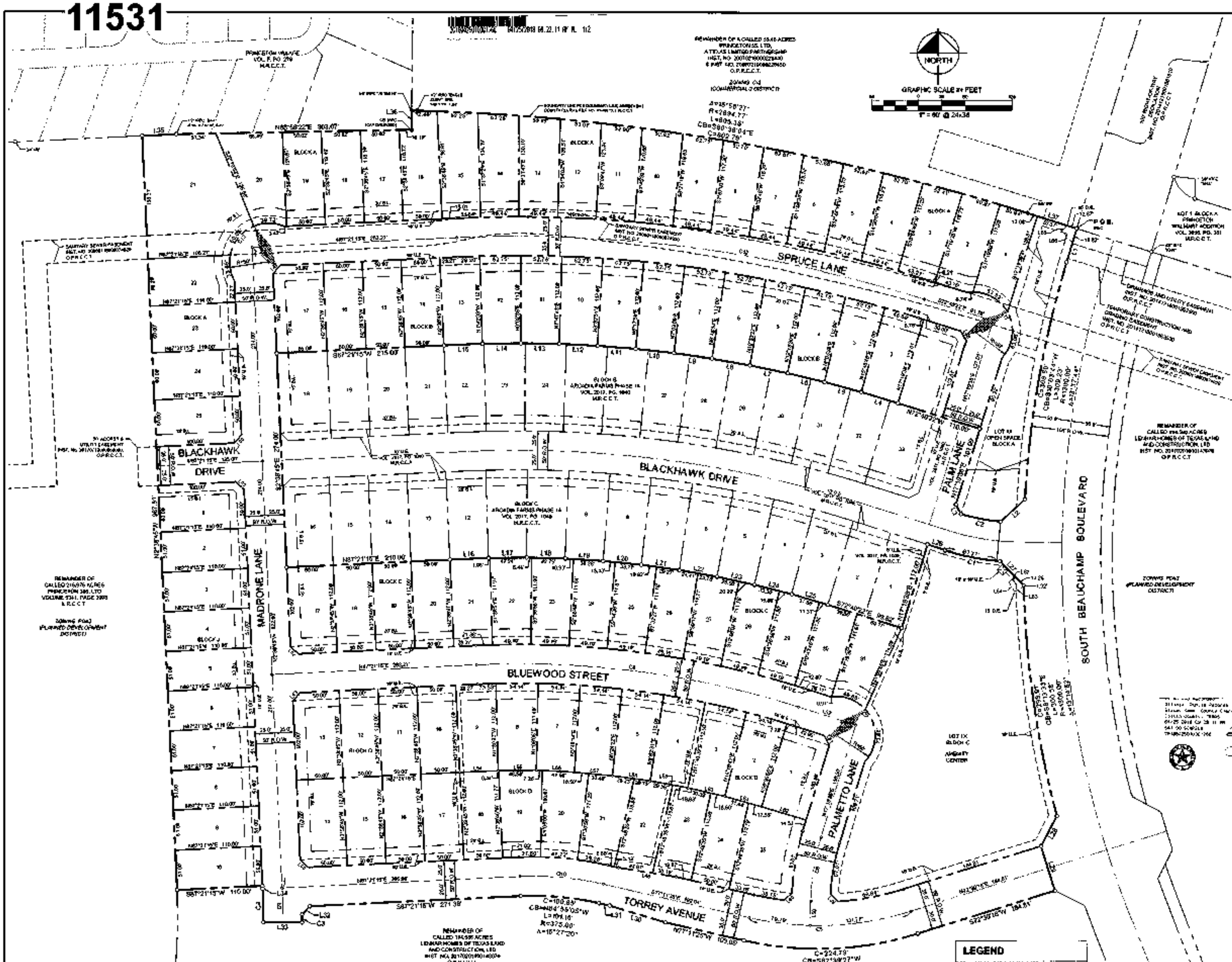
OWNER:
Lennar Homes of Texas Land and Construction, Ltd.

APPLICANT:
Kimley-Horn and Associates, Inc.

2017-1041

11531





NOTES.

1. According to Map No. 48085C0255 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 0.999881477. 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.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S45°52'06"W	45.98'	L21	S82°16'32"E	49.18'	L41	N37°30'22"W	14.37'	L61	S74°22'09"E	45.69'
L2	S47°11'21"W	42.48'	L22	S80°09'14"E	49.18'	L42	S37°38'45"E	14.37'	L62	N73°40'35"W	40.61'
L3	N87°32'02"W	56.60'	L23	S78°02'38"E	49.18'	L43	S42°21'15"W	14.37'	L63	N58°38'45"E	75.58'
L4	N83°45'40"W	49.42'	L24	S75°56'35"E	49.18'	L44	S47°38'45"E	14.44'	L64	S38°51'17"E	75.00'
L5	N75°14'xx"W	49.33'	L25	S73°50'38"E	49.18'	L45	N47°38'45"W	14.14'	L65	S48°08'57"W	[illegible]
L6	N81°38'56"W	49.33'	L26	S72°40'22"E	21.68'	L46	N42°21'15"E	14.14'	L66	S41°47'24"E	30.40'
L7	N78°37'04"W	49.59'	L27	S44°22'06"E	43.61'	L47	S42°21'15"W	14.37'	L67	S86°28'07"W	10.00'
L8	N82°19'12"W	49.37'	L28	S28°29'15"W	43.17'	L48	N21°40'22"W	14.37'			
L9	N83°04'20"W	49.37'	L29	S17°29'07"E	08.06'	L49	S81°00'13"E	76.17'			
L10	N83°39'28"W	49.37'	L30	N75°22'34"E	75.17'	L50	S81°32'40"W	31.30'			
L11	N85°37'06"W	49.53'	L31	N77°11'25"W	13.60'	L51	S82°19'38"W	28.28'			
L12	N87°17'45"W	43.37'	L32	S43°22'05"W	14.41'	L52	S72°40'22"E	77.95'			
L13	N89°04'51"W	49.37'	L33	N83°38'40"W	55.06'	L53	S80°48'26"W	39.37'			
L14	S89°10'01"W	49.33'	L34	N22°38'45"W	3.60'	L54	N87°36'08"E	39.59'			
L15	S87°38'10"W	49.64'	L35	N87°08'47"E	43.49'	L55	N89°07'12"E	49.97'			
L16	N47°37'04"E	49.68'	L36	N07°41'24"E	24.84'	L56	S85°11'16"E	49.97'			
L17	N87°19'13"E	42.19'	L37	S72°40'08"E	68.43'	L57	S88°54'19"E	49.97'			
L18	S85°34'22"E	49.18'	L38	S47°38'45"E	28.26'	L58	S82°16'34"E	49.97'			
L19	S85°26'07"E	43.19'	L39	S45°26'12"E	12.48'	L59	S79°30'28"E	49.97'			
L20	S84°21'49"E	49.19'	L40	N49°08'14"E	19.67'	L60	S77°00'17"E	39.97'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°59'24"	325.00'	71.72'	S78°54'42"E	71.58'
C2	10°46'31"	275.00'	51.25'	N75°18'58"W	51.37'
C3	3°39'12"	626.00'	40.37'	S80°08'44"W	10.37'
C4	3°09'06"	775.00'	42.60'	N89°04'13"W	42.62'
C5	30°18'17"	400.00'	211.57'	N57°59'37"E	209.11'
C6	15°58'57"	500.00'	83.57'	S82°21'06"W	83.24'
C7	141°xx'00"	50.00'	123.64'	N37°30'22"W	94.49'
C8	19°59'28"	1202.00'	419.01'	N82°39'34"W	416.89'
C9	3°09'06"	800.00'	44.02'	N89°04'13"W	44.07'
C10	15°27'20"	400.00'	107.91'	N85°35'05"W	107.57'
C11	141°41'08"	50.00'	123.84'	N21°40'22"W	94.46'
C12	19°59'22"	1750.00'	610.61'	N82°39'34"W	608.08'
C13	141°41'08"	50.00'	123.66'	S42°21'15"W	94.49'

2018-273

FINAL PLAT
ARCADIA FARMS PHASE 1B

92 RESIDENTIAL LOTS
1 OPEN SPACE LOT
1 AMENITY CENTER LOT

BEING
20.135 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
MARCH, 2018

LEGEND

SURVEYOR:
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	MAR. 2018	063451801	1 OF 2

S11531

11531-2

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 114.588-acre tract of land described in Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 20170201000143070, 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) for the southwest corner of a 100-foot wide right-of-way dedication to the City of Princeton, Texas, as recorded in Instrument No. 20141215001361510, said Official Public Records, same being on the southerly line of a called 55.46-acre tract of land described in deed to Princeton 55, Ltd., recorded in Instrument No. 20070219000228440 and 20070219000228450, said Official Public Records, and on the northerly line of said 114.588-acre tract;

THENCE departing the common line of said 55.46-acre tract and said 114.588-acre tract, and crossing said 114.588-acre tract the following courses and distances:

South 16°52'36" West, a distance of 45.36 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 13°37'44", a radius of 1300.00 feet, a chord bearing and distance of South 10°03'44" West, 308.50 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 309.23 feet to an iron rod set for the end of said curve to the left;

South 47°31'21" West, a distance of 42.48 feet to an iron rod set for the easternmost northeast corner of Arcadia Farms Phase 1A, an Addition to the City of Princeton, Collin County, Texas, according to the plat thereof recorded in Volume 2017, Page 1040, Map Records, Collin County, Texas, same being the beginning of a non-tangent curve to the right having a central angle of 10°40'37", a radius of 276.00 feet, a chord bearing and distance of North 79°16'58" West, 51.17 feet;

THENCE along the northerly, westerly, and southerly lines of said Arcadia Farms Phase 1A, and continuing across said 114.588-acre tract, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 51.25 feet to an iron rod set for the end of said curve to the right;

North 27°52'02" West, a distance of 14.09 feet to an iron rod set for corner;

North 17°19'38" East, a distance of 101.99 feet to an iron rod set for corner;

North 72°40'22" West, a distance of 110.00 feet to an iron rod set for corner;

North 73°16'46" West, a distance of 49.42 feet to an iron rod set for corner;

North 75°03'49" West, a distance of 49.33 feet to an iron rod set for corner;

North 76°48'56" West, a distance of 49.33 feet to an iron rod set for corner;

North 78°34'04" West, a distance of 49.33 feet to an iron rod set for corner;

North 80°19'12" West, a distance of 49.33 feet to an iron rod set for corner;

North 82°04'20" West, a distance of 49.33 feet to an iron rod set for corner;

North 83°49'28" West, a distance of 49.33 feet to an iron rod set for corner;

North 85°34'35" West, a distance of 49.33 feet to an iron rod set for corner;

North 87°19'43" West, a distance of 49.33 feet to an iron rod set for corner;

North 89°04'51" West, a distance of 49.33 feet to an iron rod set for corner;

South 89°10'01" West, a distance of 49.33 feet to an iron rod set for corner;

South 87°36'10" West, a distance of 49.64 feet to an iron rod set for corner;

South 87°21'16" West, a distance of 215.00 feet to an iron rod set for corner;

South 2°38'45" East, a distance of 274.00 feet to an iron rod set for corner;

North 87°21'15" East, a distance of 210.00 feet to an iron rod set for corner;

North 87°33'04" East, a distance of 49.65 feet to an iron rod set for corner;

North 89°19'47" East, a distance of 48.19 feet to an iron rod set for corner;

South 88°34'26" East, a distance of 49.19 feet to an iron rod set for corner;

South 86°28'07" East, a distance of 49.19 feet to an iron rod set for corner;

South 84°21'50" East, a distance of 49.19 feet to an iron rod set for corner;

South 82°15'32" East, a distance of 49.19 feet to an iron rod set for corner;

South 80°09'14" East, a distance of 49.19 feet to an iron rod set for corner;

South 78°02'56" East, a distance of 49.19 feet to an iron rod set for corner;

South 75°56'38" East, a distance of 49.19 feet to an iron rod set for corner;

South 73°50'20" East, a distance of 49.19 feet to an iron rod set for corner;

South 72°40'22" East, a distance of 89.82 feet to an iron rod set for corner;

North 17°19'38" East, a distance of 112.00 feet to an iron rod set for corner;

South 72°40'22" East, a distance of 23.52 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 12°38'41", a radius of 325.00 feet, a chord bearing and distance of South 78°59'42" East, 71.58 feet;

In a southeasterly direction, with said curve to the left, passing at an arc distance of 67.77 feet the easternmost southeast corner of said Arcadia Farms Phase 1A, and continuing for a total arc distance of 71.72 feet to an iron rod set for corner;

THENCE continuing across said 114.588-acre tract, the following courses and distances:

South 41°22'05" East, a distance of 43.61 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 13°14'52", a radius of 1300.00 feet, a chord bearing and distance of South 8°13'13" East, 299.91 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 300.58 feet to an iron rod set for the end of said curve to the left;

South 28°29'15" West, a distance of 43.17 feet to an iron rod set for corner;

South 17°29'42" East, a distance of 60.00 feet to an iron rod set for corner;

South 72°30'18" West, a distance of 164.21 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 30°18'17", a radius of 430.00 feet, a chord bearing and distance of South 87°39'27" West, 224.79 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 227.43 feet to an iron rod set for the end of said curve to the right;

North 77°11'25" West, a distance of 103.05 feet to an iron rod set for corner;

North 73°22'34" West, a distance of 75.17 feet to an iron rod set for corner;

North 77°11'25" West, a distance of 13.99 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 15°27'20", a radius of 375.00 feet, a chord bearing and distance of North 84°55'05" West, 100.85 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 101.16 feet to an iron rod set for the end of said curve to the left;

South 87°21'15" West, a distance of 271.38 feet to an iron rod set for corner;

South 43°28'29" West, a distance of 14.41 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 0°43'12", a radius of 825.00 feet, a chord bearing and distance of South 0°58'44" West, 10.37 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 10.37 feet to an iron rod set for the end of said curve to the right;

North 89°28'00" West, a distance of 60.00 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 3°09'05", a radius of 775.00 feet, a chord bearing and distance of North 1°04'13" West, 42.62 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 42.63 feet to an iron rod set for the end of said curve to the left;

North 2°38'45" West, a distance of 4.00 feet to an iron rod set for corner;

South 87°21'15" West, a distance of 110.00 feet to an iron rod set for corner on the westerly line of said 114.588-acre tract;

THENCE North 2°38'45" West, along the westerly line of said 114.588-acre tract, a distance of 967.51 feet to an iron rod set for westernmost northwest corner of said 114.588-acre tract, same being on the southerly line of Princeton Village, an Addition to the City of Princeton, according to the plat thereof recorded in Volume F, Page 279, said Map Records;

THENCE North 87°09'47" East, along the common line of said 114.588-acre tract and said Princeton Village, a distance of 43.49 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "DAA" found bears North 2°07' West, 0.29 feet;

THENCE North 86°59'22" East, continuing along said common line, a distance of 303.07 feet to a 5/8-inch iron rod with plastic cap "CAP DAMAGED" found for corner;

THENCE North 0°41'24" East, continuing along said common line, a distance of 24.84 feet to 5/8-inch iron rod with plastic cap stamped "JE SMITH" found for the northernmost northwest corner of said 114.588-acre tract, from which a 1/2-inch iron rod with plastic cap stamped "EAGLE SURV" found bears South 89°11' East, 7.04 feet, same being the beginning of a non-tangent curve to the right having a central angle of 15°56'27", a radius of 2894.77 feet, a chord bearing and distance of South 80°39'04" East, 802.79 feet;

THENCE in a southeasterly direction, departing said common line and along the northerly line of said 114.588-acre tract and with said curve to the right, an arc distance of 805.38 feet to a 5/8-inch iron rod found for corner;

THENCE South 72°40'51" East, continuing along the northerly line of said 114.588-acre tract, a distance of 98.43 feet to the **POINT OF BEGINNING** and containing 20.135 acres (877,074 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 1B**, 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: [illegible signature]
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 15th day of April, 2018.

[illegible signature]
Notary Public in and for the State of Texas

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"

[illegible signature] Date: 4-24-18
Chairman, Planning & Zoning Commission
City of Princeton, Texas

"Approved"

[illegible signature] Date: 4-24-18
Mayor, City of Princeton, Texas

CERTIFICATE OF COMPLETION

"Approved"

[illegible signature] Date: 4-24-18
Mayor, City of Princeton, Texas

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 1B to the City of Princeton was submitted to the City Council on the 23 day of April 2018 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 24 day of April, A.D. 2018.

[illegible signature]
City Secretary
City of Princeton, Texas

2018-274

FINAL PLAT
ARCADIA FARMS PHASE 1B

92 RESIDENTIAL LOTS
1 OPEN SPACE LOT
1 AMENITY CENTER LOT

BEING
20.135 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
MARCH, 2018

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.

[illegible signature] 4/10/18
Signature Date

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
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 10th DAY OF April, 2018

[illegible signature]
Notary Public in and for the State of Texas

SURVEYOR / ENGINEER

Kimley»Horn

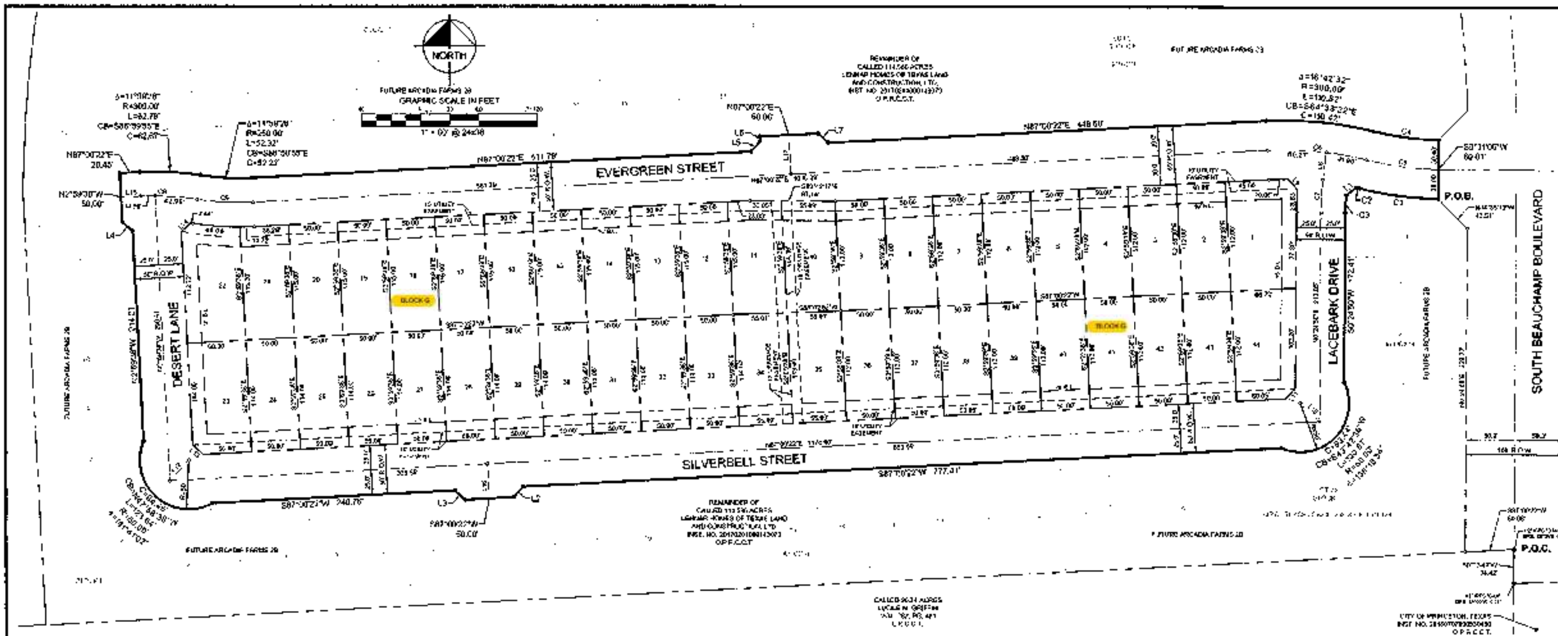
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JMH	KHA	MAR. 2018	063461601	2 OF 2

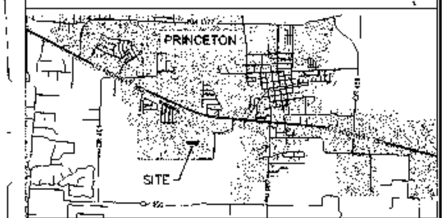
OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063

APPLICANT:
Kimley-Horn and Associates, Inc.

S11531



VICINITY MAP



NOTES:

1. According to Map No. 48085C0395 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 0.99985 [illegible]
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 Space and Drainage Easements to be maintained by the HOA.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S52°42'15"W	10.12'
L2	S02°00'22"W	[illegible]
L3	N47°59'38"W	[illegible]
L4	N47°59'38"W	[illegible]
L5	N87°00'22"E	13.14'
L6	N02°59'38"W	5.00'
L7	S87°59'38"E	34.14'
L8	[illegible]	27.84'
L9	S87°59'38"E	13.29'
L10	N47°[illegible]	27.47'

LINE TABLE		
NO.	BEARING	LENGTH
L11	N43°42'33"E	14.59'
L12	N02°00'22"E	39.28'
L13	N47°59'38"W	14.14'
L14	N42°00'22"E	15.01'
L15	N87°00'22"E	20.45'
L16	N02°59'38"W	35.00'
L17	N02°59'38"W	40.00'

LEGEND

P.O.B.	POINT OF BEGINNING	IRSC	5/8" IRON ROD WITH CAP SET
P.O.C.	POINT OF COMMENCING	IRF	IRON ROD FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS		

LINE TYPE LEGEND

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°18'37"	380.00'	81.42'	N82°25'29"W	81.27'
C2	0°33'29"	320.00'	3.12'	N76°33'51"W	3.12'
C3	3°44'22"	275.00'	17.95'	S02°17'01"W	17.94'
C4	12°06'16"	320.00'	67.60'	S82°20'44"E	67.48'
C5	12°11'53"	360.00'	76.64'	S82°20'09"E	76.47'
C6	16°42'32"	360.00'	102.87'	N84°38'22"W	101.51'
C7	6°27'30"	300.00'	33.82'	S02°38'33"W	33.80'
C8	11°59'27"	275.00'	57.57'	N86°59'53"W	57.46'
C9	11°59'27"	275.00'	57.57'	S87°59'05"E	57.45'

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 conveyed to Lennar Homes of Texas Land and Construction, Ltd., as evidenced in a Special Warranty Deed recorded in Instrument No. 20170210000143070 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northeast corner of a called 90.74-acre tract of land described in a deed to Lucile M. Griffin, as recorded in Volume 282, Page 451 of the Land Records of Collin County, Texas, being on the southerly line of said 114.586-acre tract, from which, a 1/2-inch iron rod with plastic cap stamped "DAA" found for witness bears South 06°39' East, 0.32 feet;

THENCE South 87°00'22" West, along the southerly line of said 114.586-acre tract and the northerly line of said 90.74-acre tract, a distance 50.08 feet to point;

THENCE departing the southerly line of said 114.586-acre tract and the northerly line of said 90.74-acre tract, and crossing said 114.586-acre tract the following courses and distances:

North 0°24'50" East, a distance of 620.37 feet to a point;

North 44°35'10" West, a distance of 42.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the **POINT OF BEGINNING** of the herein described tract, same being the beginning of a non-tangent curve to the right having a central angle of 12°18'37", a radius of 380.00 feet, a chord bearing and distance of North 82°25'29" West, 81.27 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 81.42 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 0°33'29", a radius of 320.00 feet, a chord bearing and distance of North 76°33'51" West, 3.12 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 3.12 feet to an iron rod set at the end of said curve to the left;

South 53°45'15" West, a distance of 15.32 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 3°44'22", a radius of 275.00 feet, a chord bearing and distance of South 2°17'01" West, 17.94 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 17.95 feet to an iron rod set at the end of said curve to the left;

South 0°24'50" West, a distance of 372.41 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 138°16'04", a radius of 50.00 feet, a chord bearing and distance of South 48°42'28" West, 93.44 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 120.67 feet to an iron rod set at the end of said curve to the right;

South 87°00'22" West, a distance of 277.41 feet to an iron rod set for corner;

South 42°00'22" West, a distance of 14.14 feet to an iron rod set for corner;

South 87°00'22" West, a distance of 50.00 feet to an iron rod set for corner;

North 47°59'38" West, a distance of 14.14 feet to an iron rod set for corner;

South 87°00'22" West, a distance of 248.78 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 141°44'02", a radius of 50.00 feet, a chord bearing and distance of North 41°59'38" West, 94.45 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 123.64 feet to an iron rod set at the end of said curve to the right;

North 2°59'38" West, a distance of 211.21 feet to an iron rod set for corner;

North 47°59'38" West, a distance of 14.14 feet to an iron rod set for corner;

North 2°59'38" West, a distance of 50.00 feet to an iron rod set for corner;

North 87°00'22" East, a distance of 20.45 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 11°59'26", a radius of 300.00 feet, a chord bearing and distance of South 86°59'55" East, 62.67 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 62.78 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 11°59'26", a radius of 250.00 feet, a chord bearing and distance of South 86°59'55" East, 52.22 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 52.32 feet to an iron rod set at the end of said curve to the left;

North 87°00'22" East, a distance of 511.79 feet to an iron rod set for corner;

North 42°00'22" East, a distance of 14.14 feet to an iron rod set for corner;

North 2°59'38" West, a distance of 5.00 feet to an iron rod set for corner;

North 87°00'22" East, a distance of 60.00 feet to an iron rod set for corner;

South 47°59'38" East, a distance of 14.14 feet to an iron rod set for corner;

North 87°00'22" East, a distance of 448.50 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 16°42'32", a radius of 380.00 feet, a chord bearing and distance of South 84°38'22" East, 110.42 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 110.82 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 12°06'16", a radius of 320.00 feet, a chord bearing and distance of South 82°20'44" East, 67.48 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 67.60 feet to an iron rod set at the end of said curve to the left;

South 0°31'06" West, a distance of 65.01 feet to the **POINT OF BEGINNING** and containing 9.606 acres (418,448 sq. ft.) of land, more or less.

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] 12/21/17
Signature Date

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580

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

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 hereinabove described property as **ARCADIA FARMS PHASE 2A**, 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: [signature]
Signature

Alice Schwarz – 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 Alice Schwarz 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 21 day of December, 2017.

Laura Lynn Salgado · Notary ID 125159119 · My Commission Expires January 16, 2021

[signature] Laura L. Salgado

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 21st DAY OF Dec, 2017

[signature] Leigh A. Phillips
Notary Public in and for the State of Texas

LEIGH ANN PHILLIPS · Notary Public, State of Texas · Comm. Expires [illegible] · Notary ID [illegible]

CERTIFICATE OF COMPLETION

"Approved"

[signature] Date 12-22-17
Mayor, City of Princeton, Texas

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 2A to the City of Princeton was submitted to the City Council on the 22 day of December 2017, 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 22 day of December, A.D. 20 17

[signature]
City Secretary
City of Princeton, Texas

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"

[signature] Date 12-22-17
Chairman, Planning & Zoning Commission
City of Princeton, Texas

"Approved"

[signature] Date 12/28/17
Mayor, City of Princeton, Texas

2017-1039

FINAL PLAT

ARCADIA FARMS PHASE 2A

44 RESIDENTIAL LOTS

BEING 9.606 ACRES OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT No. 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
NOVEMBER 2017

SURVEYOR / ENGINEER

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

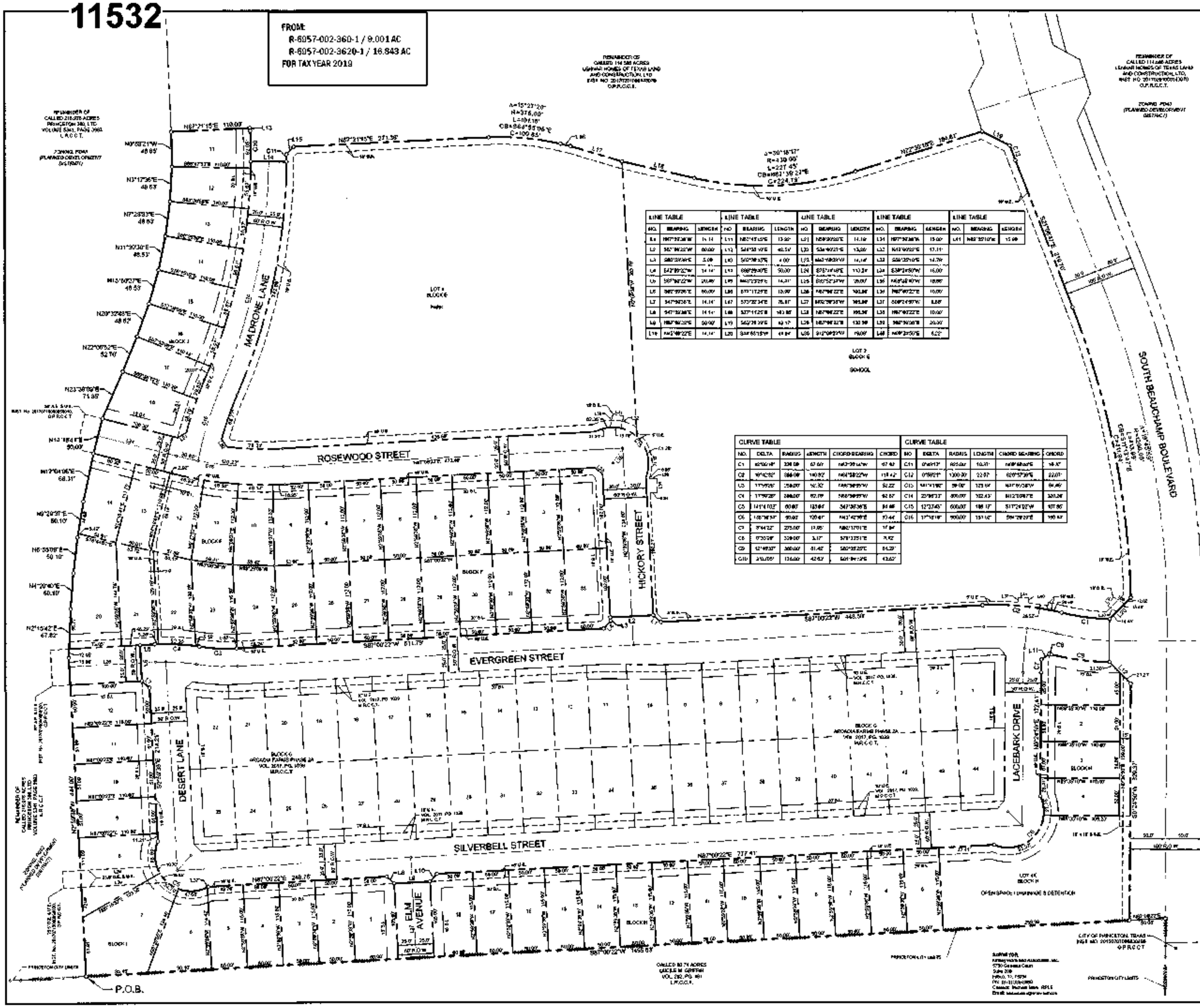
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	MBM	NOV. 2017	068454801	1 OF 1

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph. [illegible]
Contact: [illegible]

ENGINEER:
Kimley-Horn and Associates, Inc.
[illegible]
Suite 300
Dallas, TX 75201
Ph. [illegible]
Contact: [illegible]

11532

FROM:
R-6957-002-360-1 / 9.001 AC
R-6957-002-3620-1 / 16.843 AC
FOR TAX YEAR 2019



LINE TABLE		
NO.	BEARING	LENGTH
L1	N87°37'38"W	14.14'
L2	S87°00'22"W	60.00'
L3	S80°59'38"E	5.00'
L4	S42°00'22"W	14.14'
L5	S87°00'22"W	20.00'
L6	S02°59'38"E	60.00'
L7	S47°59'38"E	14.14'
L8	S47°59'38"E	14.14'
L9	N87°00'22"E	50.00'
L10	N45°00'22"E	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L11	N82°45'15"E	13.92'
L12	[illegible]	42.57'
L13	[illegible]	4.00'
L14	[illegible]	50.00'
L15	[illegible]	14.31'
L16	S77°17'29"E	13.97'
L17	S73°32'34"E	76.81'
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	[illegible]

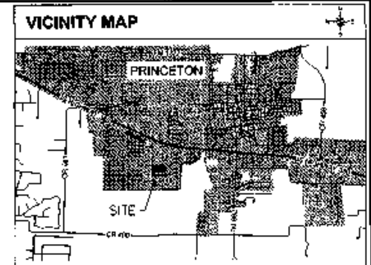
LINE TABLE		
NO.	BEARING	LENGTH
L21	[illegible]	14.19'
L22	[illegible]	[illegible]
L23	[illegible]	14.14'
L24	[illegible]	110.2'
L25	[illegible]	20.00'
L26	[illegible]	[illegible]
L27	[illegible]	[illegible]
L28	[illegible]	[illegible]
L29	[illegible]	130.58'
L30	[illegible]	19.08'

LINE TABLE		
NO.	BEARING	LENGTH
L31	[illegible]	15.00'
L32	[illegible]	17.11'
L33	[illegible]	14.79'
L34	[illegible]	16.00'
L35	[illegible]	[illegible]
L36	[illegible]	10.00'
L37	[illegible]	[illegible]
L38	[illegible]	10.00'
L39	[illegible]	20.00'
L40	[illegible]	6.22'

LINE TABLE		
NO.	BEARING	LENGTH
L41	[illegible]	15.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	110.92'	[illegible]	[illegible]
C3	[illegible]	150.00'	[illegible]	[illegible]	92.22'
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	60.00'	[illegible]	[illegible]	[illegible]
C6	[illegible]	50.00'	[illegible]	[illegible]	[illegible]
C7	[illegible]	275.00'	[illegible]	[illegible]	[illegible]
C8	[illegible]	330.00'	[illegible]	[illegible]	[illegible]
C9	[illegible]	380.00'	81.42'	[illegible]	[illegible]
C10	[illegible]	136.00'	42.63'	[illegible]	42.67'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C11	[illegible]	[illegible]	10.31'	[illegible]	[illegible]
C12	[illegible]	1300.00'	22.97'	[illegible]	22.07'
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	800.00'	[illegible]	[illegible]	320.26'
C15	12°23'43"	600.00'	[illegible]	[illegible]	[illegible]
C16	[illegible]	500.00'	[illegible]	[illegible]	[illegible]



NORTH

GRAPHIC SCALE IN FEET

1" = 60' @ 24x36

NOTES:

1. According to Map No. 48085C0296 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 [illegible] with a [illegible] 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 [illegible]. 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.

LEGEND

S11532

FINAL PLAT
ARCADIA FARMS PHASE 2B

66 RESIDENTIAL LOTS
1 OPEN SPACE LOT
1 PARK LOT
1 SCHOOL LOT

BEING
25.844 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
APRIL - 2018

SURVEYOR / ENGINEER
Kimley»Horn
6750 Genesis Court, Suite 200
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	APRIL 2018	063451801	1 OF 2

OWNER:
Lennar Homes of Texas Land and Construction Ltd.
[illegible]

APPLICANT:
Kimley-Horn and Associates, Inc.
[illegible]
Dallas, TX 75251

2018-275

11532-2

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 conveyed to Lennar Homes of Texas Land and Construction, Ltd., as evidenced in a Special Warranty Deed recorded in Instrument No. 20170201000143070 of the Official Public Records of 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) for the southwest corner of said 114.586-acre tract, on the northerly line of a tract of land described in deed to Lucile M. Griffin, recorded in Volume 282, Page 481, Land Records, Collin County, Texas;

THENCE in a northerly direction, departing the common line of said 114.586-acre tract and said Griffin tract, and along the westerly line of said 114.586-acre tract the following courses and distances:

North 2°59'38" West, a distance of 441.00 feet to an iron rod set for corner;

North 2°18'42" East, a distance of 67.82 feet to an iron rod set for corner;

North 4°20'40" East, a distance of 50.10 feet to an iron rod set for corner;

North 6°55'00" East, a distance of 50.10 feet to an iron rod set for corner;

North 9°29'37" East, a distance of 50.10 feet to an iron rod set for corner;

North 12°04'05" East, a distance of 68.81 feet to an iron rod set for corner;

North 14°18'41" East, a distance of 50.00 feet to an iron rod set for corner;

North 23°30'00" East, a distance of 71.35 feet to an iron rod set for corner;

North 22°06'57" East, a distance of 62.70 feet to an iron rod set for corner;

North 20°32'46" East, a distance of 48.62 feet to an iron rod set for corner;

North 15°50'27" East, a distance of 48.53 feet to an iron rod set for corner;

North 11°39'30" East, a distance of 48.53 feet to an iron rod set for corner;

North 7°28'33" East, a distance of 48.53 feet to an iron rod set for corner;

North 3°17'36" East, a distance of 48.53 feet to an iron rod set for corner;

North 0°53'21" West, a distance of 48.66 feet to an iron rod set for corner;

THENCE departing the westerly line of said 114.586-acre tract and crossing said 114.586-acre tract the following courses and distances:

North 87°21'15" East, a distance of 110.00 feet to an iron rod set for corner;

South 2°38'45" East, a distance of 4.00 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 3°06'05", a radius of 775.00 feet, a chord bearing and distance of South 1°04'13" East, 42.62 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 42.63 feet to an iron rod set for the end of said curve to the right;

South 89°29'07" East, 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 0°43'12", a radius of 825.00 feet, a chord bearing and distance of North 0°08'44" East, 10.37 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 10.37 feet to an iron rod set for the end of said curve to the left;

North 43°28'25" East, a distance of 14.41 feet to an iron rod set for corner;

North 87°21'15" East, a distance of 271.35 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 15°27'20", a radius of 375.00 feet, a chord bearing and distance of South 84°55'05" East, 100.85 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 101.16 feet to an iron rod set for the end of said curve to the right;

South 77°11'25" East, a distance of 18.98 feet to an iron rod set for corner;

South 73°27'34" East, a distance of 73.17 feet to an iron rod set for corner;

South 77°11'26" East, a distance of 103.05 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 30°18'17", a radius of 430.00 feet, a chord bearing and distance of North 87°39'27" East, 224.79 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 227.43 feet to an iron rod set for the end of said curve to the left;

North 72°30'18" East, a distance of 184.81 feet to an iron rod set for corner;

South 63°28'39" East, a distance of 43.17 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 0°58'21", a radius of 1300.00 feet, a chord bearing and distance of South 20°37'36" East, 22.07 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 22.07 feet to an iron rod set for the end of said curve to the left;

South 21°06'47" East, a distance of 219.70 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 19°45'59", a radius of 1200.00 feet, a chord bearing and distance of South 11°13'47" East, 411.94 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 413.98 feet to an iron rod set for the end of said curve to the right;

South 44°53'15" West, a distance of 41.84 feet to an iron rod set for the easternmost northeast corner of Arcadia Farms Phase 2A, an Addition to the City of Princeton, according to the plat thereof recorded in Volume 2017, Page 1099, Map Records, Collin County, Texas, same being the beginning of a non-tangent curve to the right having a central angle of 12°09'18", a radius of 320.00 feet, a chord bearing and distance of North 82°27'14" West, 67.48 feet;

THENCE westerly, southerly, and easterly along the boundary line of said Arcadia Farms Phase 2A, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 67.60 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 16°42'32", a radius of 380.00 feet, a chord bearing and distance of North 84°38'22" West, 110.42 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 110.82 feet to an iron rod set for the end of said curve to the left;

South 87°00'22" West, a distance of 448.50 feet to an iron rod set for corner;

North 47°59'38" West, a distance of 14.14 feet to an iron rod set for corner;

South 87°00'22" West, a distance of 60.00 feet to an iron rod set for corner;

South 2°59'38" East, a distance of 3.00 feet to an iron rod set for corner;

South 42°00'22" West, a distance of 14.14 feet to an iron rod set for corner;

South 87°00'22" West, a distance of 611.79 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 11°59'26", a radius of 250.00 feet, a chord bearing and distance of North 86°59'55" West, 52.22 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 52.32 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 11°59'26", a radius of 300.00 feet, a chord bearing and distance of North 86°59'55" West, 62.67 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 62.78 feet to an iron rod set for the end of said curve to the left;

South 87°00'22" West, a distance of 20.46 feet to an iron rod set for corner;

South 2°59'38" East, a distance of 50.00 feet to an iron rod set for corner;

South 47°59'38" East, a distance of 14.14 feet to an iron rod set for corner;

South 2°59'38" East, a distance of 214.21 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 141°41'02", a radius of 50.00 feet, a chord bearing and distance of South 47°59'36" East, 94.45 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 123.64 feet to an iron rod set for the end of said curve to the left;

North 87°00'22" East, a distance of 248.78 feet to an iron rod set for corner;

South 47°59'38" East, a distance of 14.14 feet to an iron rod set for corner;

North 87°00'22" East, a distance of 50.00 feet to an iron rod set for corner;

North 42°00'22" East, a distance of 14.14 feet to an iron rod set for corner;

North 87°00'22" East, a distance of 777.41 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 138°16'34", a radius of 50.00 feet, a chord bearing and distance of North 43°42'36" East, 93.44 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 120.67 feet to an iron rod set for the end of said curve to the left;

North 0°24'50" East, a distance of 172.41 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 3°44'22", a radius of 275.00 feet, a chord bearing and distance of North 2°17'01" East, 17.94 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 17.95 feet to an iron rod set for the end of said curve to the right;

North 58°43'16" East, a distance of 13.32 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 0°33'29", a radius of 320.00 feet, a chord bearing and distance of South 76°33'51" East, 3.12 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 3.12 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 12°16'37", a radius of 380.00 feet, a chord bearing and distance of South 82°26'29" East, 81.27 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 81.42 feet to an iron rod set for the easternmost southeast corner of said Arcadia Farms Phase 2A, same being the end of said curve to the left;

THENCE South 44°35'10" East, crossing said 114.586-acre tract, a distance of 42.81 feet to an iron rod set for corner;

THENCE South 0°24'50" West, continuing across said 114.586-acre tract, a distance of 328.37 feet to an iron rod set for corner on the aforementioned common line of said 114.586-acre tract and the aforementioned Griffin tract, from which the northeast corner of said Griffin tract bears North 87°00'22" East, 50.08 feet;

THENCE South 87°00'22" West, along said common line, a distance of 1455.53 feet to the **POINT OF BEGINNING** and containing 25.844 acres (1,125,764 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 2B**, 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 may 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 18th day of April, 2018.

Notary Public in and for the State of Texas

LAURA LYNN SALGADO
Notary ID # 125168915
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: 4-24-18

"Approved"

Mayor, City of Princeton, Texas

Date: 4-24-18

CERTIFICATE OF COMPLETION

"Approved"

Mayor, City of Princeton, Texas

Date: 4-24-18

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 2B to the City of Princeton was submitted to the City Council on the 23 day of April 2018, 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 24 day of April, A.D. 20 18.

City Secretary
City of Princeton, Texas

FINAL PLAT
ARCADIA FARMS PHASE 2B

66 RESIDENTIAL LOTS
1 OPEN SPACE LOT
1 PARK LOT
1 SCHOOL LOT

BEING
25.844 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
APRIL - 2018

S11532

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 4/18/18 Date

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580

STATE OF TEXAS — MICHAEL B. MARX — 5181 — REGISTERED 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 18th DAY OF April, 2018.

Notary Public in and for the State of Texas

LEIGHANN PHILLIPS
Notary Public, State of Texas
Comm. Expires 09-26-2021
Notary ID 131303380

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court
Suite 200
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS

SURVEYOR / ENGINEER	Kimley»Horn				
5750 Genesis Court, Suite 200, 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	APRIL 2018	063451801	2 OF 2

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph: (469) 587-5360
Contact: Doug Aeghworth

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road - Two Galleria Tower, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Mark Hardt, PE

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/25/2018 02:52 PM
2018-274

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