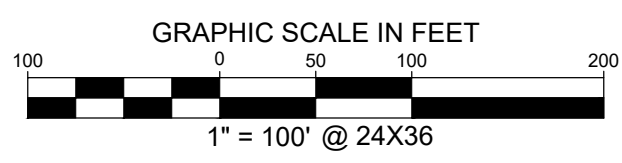
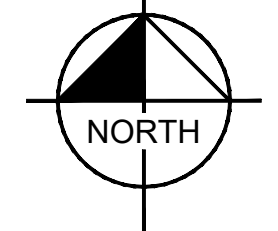


VICINITY MAP



LEGEND

P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD W/ CAP FOUND
IRSC	5/8\"/>

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOINER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE

SEE SHEET NO. 2 FOR GENERAL NOTES

FINAL PLAT
OF
FRONTIER POINTE PHASE 1

BLOCK A, LOTS 1-25, 1X-2X-HOA, LIFT STATION; BLOCK B, LOTS 1-30;
BLOCK C, LOTS 1-20; BLOCK D, LOTS 1-21, 22X-HOA;
BLOCK E, LOTS 1-39; BLOCK F, LOTS 1-40;
BLOCK G, LOTS 1-21; BLOCK H, LOTS 1-33, 1X-HOA;
BLOCK K, 1X-HOA;

BEING 55.1364 ACRES IN THE
S.D. TERRY SURVEY, ABSTRACT NO. 890

COLLIN COUNTY, TEXAS
229 RESIDENTIAL LOTS
5 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 LIFT STATION

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	SPA	KHA	05/05/2022	063451223	1 OF 2

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Sean Patton, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Brent L. Murphree, P.E.

DEVELOPER:
D.R. Horion - Texas, LTD.
4306 Miller Road
Rowlett, Texas 75088
Phone: 214-607-4244
Contact: Jason D. Lewis

OWNER:
Double R. Devco, LLC.
1501 Allen Dr.
Fort Worth, Texas 76107
Phone: 214-607-4244
Contact: Jason D. Lewis

LINE TABLE					LINE TABLE					LINE TABLE					LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N66°10'50"E	29.36'	L18	S38°22'25"W	14.14'	L35	N45°59'28"E	14.14'	L52	S09°40'38"W	42.72'	C1	N11°55'05"	300.00'	62.40'	N62°08'23"E	62.29'	C2	27°11'35"	620.00'	294.26'	S69°46'38"W	291.50'
L2	S33°49'10"E	17.12'	L19	S59°48'37"E	14.12'	L36	S44°00'32"E	14.14'	L53	S18°44'13"W	47.66'	C3	S5°39'21"	500.00'	49.36'	N80°32'44"E	49.34'	C4	14°14'58"	250.00'	62.18'	N26°41'41"W	62.02'
L3	N76°06'27"E	25.00'	L20	S31°08'46"W	14.36'	L37	N56°10'50"E	107.30'	L54	S21°46'48"W	48.75'	C5	S5°43'47"	1935.00'	193.51'	N16°42'18"W	193.43'	C6	14°49'52"	1935.00'	500.88'	N06°25'28"W	499.48'
L4	S66°38'12"E	25.00'	L21	S63°26'22"E	13.22'	L38	N56°10'50"E	49.61'	L55	N18°30'48"E	48.75'	C7	19°55'37"	300.00'	104.34'	N66°08'39"E	103.81'	C8	17°24'39"	330.00'	100.28'	N64°53'10"E	99.89'
L5	S00°59'28"W	36.12'	L22	S32°03'33"W	13.60'	L39	N59°50'04"E	47.50'	L56	N14°53'16"E	48.73'	C9	9°46'56"	330.00'	56.34'	N78°28'57"E	56.27'	C10	29°59'23"	250.00'	130.85'	N81°37'53"W	129.37'
L6	S16°24'31"E	24.81'	L23	S67°50'27"W	14.27'	L40	N66°08'55"E	47.48'	L57	S11°38'37"W	55.69'	C11	9°46'56"	250.00'	42.68'	N11°31'03"W	155.24'	C12	7°37'03"	2225.00'	295.81'	N02°49'04"W	295.59'
L7	S00°59'28"W	36.12'	L24	N22°21'50"W	14.01'	L41	N70°39'43"E	47.50'	L58	S08°21'09"W	55.70'	C13	22°22'20"	1120.00'	437.33'	S12°10'38"W	434.55'	C13	22°22'20"	1120.00'	437.33'	S12°10'38"W	434.55'
L8	S23°21'48"W	26.39'	L25	S45°59'28"W	14.14'	L42	N76°35'04"E	47.55'	L59	S05°00'05"W	55.71'	C14	29°59'23"	300.00'	157.03'	N08°22'07"E	165.59'	C14	29°59'23"	320.00'	167.49'	N08°22'07"E	165.59'
L9	N67°09'18"W	59.65'	L26	S44°00'32"E	14.14'	L43	N78°04'56"W	46.85'	L60	S01°52'54"W	54.00'	C15	29°59'23"	300.00'	157.03'	N08°22'07"E	165.59'	C15	29°59'23"	320.00'	167.49'	N08°22'07"E	165.59'
L10	S24°06'24"W	60.45'	L27	S44°09'16"E	59.68'	L44	S06°37'35"E	49.58'	L61	S01°47'48"W	48.77'	C16	22°22'20"	830.00'	324.09'	S12°10'38"W	322.04'	C16	22°22'20"	830.00'	324.09'	S12°10'38"W	322.04'
L11	S77°02'03"E	13.77'	L28	N45°54'34"E	42.37'	L45	S04°40'05"E	49.41'	L62	S05°56'14"W	48.24'	C17	22°22'20"	540.00'	210.85'	S12°10'38"W	209.52'	C17	22°22'20"	540.00'	210.85'	S12°10'38"W	209.52'
L12	S12°31'28"W	14.47'	L29	N45°59'28"E	14.14'	L46	S03°35'30"E	49.41'	L63	S09°16'09"W	48.26'	C18	29°59'23"	610.00'	319.29'	N08°22'07"E	315.65'	C18	29°59'23"	610.00'	319.29'	N08°22'07"E	315.65'
L13	S51°37'35"E	14.14'	L30	S44°00'32"E	14.14'	L47	S02°13'32"E	49.41'	L64	S14°30'10"W	48.26'												
L14	S38°22'25"W	14.14'	L31	N45°59'28"E	14.14'	L48	S01°00'20"E	49.41'	L65	S18°04'29"W	48.23'												
L15	S51°37'35"E	14.14'	L32	S44°00'32"E	14.14'	L49	S00°47'23"W	54.48'	L66	S21°52'10"W	48.51'												
L16	S38°22'25"W	14.14'	L33	N45°59'28"E	14.14'	L50	N04°31'28"W	50.23'	L67	S13°49'09"W	46.99'												
L17	S51°37'35"E	14.14'	L34	S44°00'32"E	14.14'	L51	S02°38'53"W	44.98'	L68	S02°11'39"W	46.98'												

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°55'05"	300.00'	62.40'	N62°08'23"E	62.29'
C2	27°11'35"	620.00'	294.26'	S69°46'38"W	291.50'
C3	S5°39'21"	500.00'	49.36'	N80°32'44"E	49.34'
C4	14°14'58"	250.00'	62.18'	N26°41'41"W	62.02'
C5	S5°43'47"	1935.00'	193.51'	N16°42'18"W	193.43'
C6	14°49'52"	1935.00'	500.88'	N06°25'28"W	499.48'
C7	19°55'37"	300.00'	104.34'	N66°08'39"E	103.81'
C8	17°24'39"	330.00'	100.28'	N64°53'10"E	99.89'
C9	9°46'56"	330.00'	56.34'	N78°28'57"E	56.27'
C10	29°59'23"	250.00'	130.85'	N81°37'53"W	129.37'
C11	9°46'56"	250.00'	42.68'	N11°31'03"W	155.24'
C12	7°37'03"	2225.00'	295.81'	N02°49'04"W	295.59'
C13	22°22'20"	1120.00'	437.33'	S12°10'38"W	434.55'
C14	29°59'23"	300.00'	157.03'	N08°22'07"E	165.59'
C15	29°59'23"	320.00'	167.49'	N08°22'07"E	165.59'
C16	22°22'20"	830.00'	324.09'	S12°10'38"W	322.04'
C17	22°22'20"	540.00'	210.85'	S12°10'38"W	209.52'
C18	29°59'23"	610.00'	319.29'	N08°22'07"E	315.65'

BEARING BASE
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202). North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984729.

FIELD NOTE DESCRIPTION

55.1364 ACRES

BEING a tract of land situated in the William D. Thompson Survey, Abstract No. 982, Collin County, Texas and being a portion of that tract land conveyed to Double R Devco, LLC, according to the document filed of record in Instrument No. 20210513000971590 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a point in the east line of FM 546, for the northwest corner of said Devco tract, same being common with the southwest corner of that tract of land conveyed to Johnnie C Wheeler and Frances E, according to the document filed of record in Instrument No. 19910415000193580 Deed Records, Collin County, Texas (D.R.C.C.T.), from said point a 5/8-inch iron rod found for reference bears South 79°55'25" West, 4.55 feet;

THENCE North 80°13'19" East, with the south line of said Wheeler tract, same being common with the north line of said Devco tract, a distance of 188.54 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" set for corner of this tract.

THENCE North 68°05'56" East, continuing with said common line, a distance of 217.99 feet to a 5/8-inch iron rod found for corner of this tract.

THENCE North 09°20'08" West, with the east line of the above-mentioned Wheeler tract, same being common with a west line of the above-mentioned Devco tract, a distance of 180.55 feet to a 5/8-inch iron rod found in the south line of Ramblewood Phase 1, an addition to Collin County, according to the document filed of record in Cab. C, Page 429 Plat Records, Collin County, Texas, for corner of this tract;

THENCE North 80°14'34" East, with the south line of Ramblewood Phase 1, same being common with the north line of said Devco tract, a distance of 111.44 feet to a 1/2-inch iron rod found for corner of this tract;

THENCE North 83°22'25" East, continuing with said common line, a distance of 1,592.97 feet to a point in said common line, for corner of this tract from which a 1/2-inch iron rod found in said common line, bears North 83°22'25" East, 3.43 feet.

THENCE leaving said common line, over and across the above-mentioned Devco tract, the following twelve (12) courses and distances:

South 10°48'16" East, a distance of 119.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 475.00 feet, a central angle of 01°28'41", and a chord bearing and distance of North 78°27'24" East, 12.25 feet.

With said curve to the left, an arc distance of 12.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 12°16'56" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 06°37'35" East, a distance of 189.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 01°20'01" West, a distance of 96.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 09°45'50" West, a distance of 96.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 15°28'24" West, a distance of 96.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 23°21'48" West, a distance of 297.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 12°37'59" West, a distance of 93.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 00°59'28" West, a distance of 302.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 89°00'32" West, a distance of 28.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 00°59'28" West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Devco tract, same being common with the north line of Stratolia Cove, an addition to Collin County, according to the document filed of record in Cab. C, Page 790, (P.R.C.C.T.), for corner of this tract.

THENCE North 89°00'32" West, with said common line, a distance of 1,733.72 feet to a 5/8-inch iron rod found in the east line FM 546, for the southwest corner of said Devco tract, same being common with the northwest corner of that tract of land conveyed to Lalon, Alvin G, according to the document filed of record in Volume 2769, Page 565, (D.R.C.C.T.), for corner of this tract.

THENCE with the east line of said FM 546, same being common with the west line of said Devco tract the following three (3) courses and distances:

North 00°49'41" East, a distance of 188.54 feet to a 1/2-inch iron rod found for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 1,477.40 feet, a central angle of 23°18'30", and a chord bearing and distance of North 10°56'56" West, 596.88 feet;

With said curve to the left, an arc distance of 601.02 feet to a 1/2-inch iron rod found for corner of this tract.

North 22°23'22" West, a distance of 153.61 feet to the POINT OF BEGINNING and containing 2,401,740 square feet or 55.1364 acres of land.

BEARING BASE

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202). North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984729.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. Horton-Texas LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as Block A Lots 1-25, 1X-2X-HOA, Lift Station; Block B Lots 1-30; Block C Lots 1-20; Block D Lots 1-21, 22X-HOA; Block E Lots 1-39; Block F Lots 1-40; Block G, Lots 1-21; Block H, Lots 1-33, 1X-HOA; Block K, 1X-HOA. FRONTIER POINTE, PHASE 1, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culleoka Water Supply Corporation, forever, the streets and easements shown thereon. D.R. HORTON-TEXAS, LTD. does hereby certify the following:

- 1. The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas for sanitary sewer purposes. Collin County Municipal Utility District No. 2 (the "District") will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
2. The easements and public use areas, as shown are dedicated for the public use, including specifically for Collin County, City of Princeton, and Culleoka Water Supply Corporation, forever for the purposes indicated on the plat.
3. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by Collin County.
4. Collin County, City of Princeton, and Culleoka Water Supply Corporation are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
5. Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and Collin County and subject to offset specifications for any existing utilities.
6. Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
7. Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the Developer or District, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.

Witness, my hand this the _____ day of _____, 202_.

D.R. Horton - Texas, Ltd. a Texas limited partnership

By: D.R. Horton, Inc. a Delaware corporation Its Authorized Agent

By: David L. Booth, Assistant Vice President

STATE OF TEXAS § COUNTY OF DALLAS §

This instrument was acknowledged before me on the ___ day of _____, 2022, by David L. Booth, Assistant Vice President of D.R. Horton, Inc., a Delaware corporation, the authorized agent of D.R. Horton - Texas, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

Notary Public - State of Texas

NOTES:

- 1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.99984729.
3. All common areas are to be owned and maintained by the Property Owner's Association.
4. FLOOD STATEMENT: According to Community Panel No. 4806SC0410J dated June 02, 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 within Zone "Non-Shaded X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
7. Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
8. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
9. Collin County permits are required for all building construction.
10. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
11. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
12. The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
13. The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.
14. Mail boxes shall meet USPS specifications.
15. The streets, including street signs, street lights, and sidewalks, within Frontier Pointe Phase 1 will be maintained by Collin County Municipal District Number 4.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Sean Patton Registered Professional Land Surveyor No. 5600 Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2200

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

STATE OF TEXAS § COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 202_.

Notary Public, State of Texas

I hereby certify that the attached and foregoing Final Plat of the Frontier Pointe Phase 1 to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 20_ at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

COLLIN COUNTY JUDGE - CHRIS HILL

Table with 24 columns: BLOCK, LOT, SQ. FT., ACRES. Rows A through B, 1 through 21.

FINAL PLAT OF FRONTIER POINTE PHASE 1

BLOCK A, LOTS 1-25, 1X-2X-HOA, LIFT STATION; BLOCK B, LOTS 1-30; BLOCK C, LOTS 1-20; BLOCK D, LOTS 1-21, 22X-HOA; BLOCK E, LOTS 1-39; BLOCK F, LOTS 1-40; BLOCK G, LOTS 1-21; BLOCK H, LOTS 1-33, 1X-HOA; BLOCK K, 1X-HOA;

BEING 55.1364 ACRES IN THE S.D. TERRY SURVEY, ABSTRACT NO. 890

COLLIN COUNTY, TEXAS 229 RESIDENTIAL LOTS 5 HOMEOWNER'S ASSOCIATION (HOA) LOTS 1 LIFT STATION

Kimley»Horn logo and contact information: 400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009. Tel. No. (469) 501-2200. FIRM # 10194503. Includes developer and owner information.