

#### FIELD NOTE DESCRIPTION

### 38.4204 ACRES

**BEING** a tract of land situated in the William W. Bell Survey, Abstract No. 37, Collin County, Texas, and being a part of that called 70.0209 acre tract of land described in deed to Arbor Trails Land, LLC, as recorded in Document Number 2022000177846, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the most northerly northwest corner of said 70.0209 acre tract, said point being in the south line of Lot 1, Helen Russell Addition, an addition to Collin County, Texas according to the document filed of record in Volume C, Page 485 (O.P.R.C.C.T.), from which a 1 inch iron pipe found in the east right-of-way line of County Road 437, a variable width right-of-way, same being the northwest corner of that tract of land conveyed to Clay Robertson, according to the document filed of record in Document No. 20191202001525350 (O.P.R.C.C.T.), and the common southwest corner of said Lot 1, Helen Russell Addition, bears North 89 degrees 00 minutes 43 seconds West, 351.64 feet;

THENCE South 89°00'43" East, 647.60 feet along the north line of said 70.0209 acre tract and the south line of said Helen Russell Addition to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner of this tract;

### **THENCE** over and across the above mentioned 70.0209 acre tract the following ten (10) courses and distances:

South 00°33'09" West, 113.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 89°26'51" East, 100.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 00°33'09" West, 1,560.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°26'51" West, 83.61 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 00°33'09" West, 114.76 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 81°32'17" East, 30.38 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 89°26'51" East, 390.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner; South 79°59'07" East, 30.41 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 89°26'51" East, 28.92 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 88°17'43" East, 313.55 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set in the east line of said 70.0209 acre tract, said point being in the west line of Cope Addition No. 2, an addition to Collin County according to the document filed of record in Document Number 2017030010005000, (O.P.R.C.C.T.);

THENCE South 01°42'17" West, 206.84 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set in the north line of that called 166.9370 acre tract of land described in deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Document Number 20220216000262630, (O.P.R.C.C.T.), for the southeast corner of said 70.0209 acre tract, same being the common southwest corner of said Cope Addition;

THENCE North 88°59'14" West, 1,197.94 feet along the south line of said 70.0209 acre tract, same being the common north line of said 166.9370 acre tract to a 5/8" iron rod with red plastic cap stamped "KHA" found in the east line of a called 59.3542 acre tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD., according to the document filed of record in Instrument No. 20210817001659680 (O.P.R.C.C.T.), for the southwest corner of said 70.0209 acre tract, said point being the northwest corner of said 166.9370 acre tract;

THENCE North 01°03'59" East, 915.07 feet along the west line of said 70.0209 acre tract and the east line of said 59.3542 acre tract to a 5/8" iron rod with red plastic cap stamped "KHA" set at the northeast corner of said 59.3542 acre tract;

THENCE North 89°07'27" West, 609.96 feet along the common line of said 59.3542 acre tract and said 70.0209 acre tract to a 5/8" iron rod with red plastic cap stamped "KHA" set in the east right-of-way line of County Road 437, a variable width right-of-way;

**THENCE** with the east right-of-way line of County Road 437 and the west line of said 70.0209 acre tract the following two (2) courses and distances:

North 00°33'09" East, a distance of 597.63 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

LOT AREA TABLE

North 00°03'14" East, a distance of 233.97 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the most southerly southwest corner of said 70.0209 acre tract;

**THENCE** South 89°06'23" East, a distance of 346.49 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE North 01°14'06" East, a distance of 249.30 feet to the POINT OF BEGINNING and containing 1,673,593 square feet or 38.420 acres of land.

LOT AREA TABLE

LOT AREA TABLE

### **OWNER'S CERTIFICATE**

### STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

# THAT ARBOR TRAILS LAND, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat

designating the herein described tract as ARBOR TRAILS, 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. ARBOR TRAILS LAND, LLC., 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. 10 (the "District") will maintain the storm drain system, 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.

8. 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.

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

LOT AREA TABLE

ARBOR TRAILS LAND, LLC., a Texas limited liability company

It's General Partner:

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_ \_, 2023, by of ARBOR TRAILS LAND, LLC., a Texas limited liability company, on behalf of the limited liability company.

LOT AREA TABLE

LOT AREA TABLE

Notary Public, State of Texas

BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE
А	1X-HOA	2001	0.046	А	39	3300	0.076	А	77	3302	0.076	D	10	4874	0.112	E	28	3300	0.076	G	6	3300	0.076	Н	17	3300	0.076
А	2	3306	0.076	А	40	3300	0.076	А	78	3377	0.078	D	11	4874	0.112	E	29	3300	0.076	G	7	3300	0.076	Н	18	3300	0.076
А	3	3311	0.076	А	41	3300	0.076	А	79	3570	0.082	D	12	3300	0.076	E	30	3800	0.087	G	8	3300	0.076	Н	19	4350	0.100
А	4	3316	0.076	А	42	3300	0.076	А	80	5759	0.132	D	13	3300	0.076	F	1	3800	0.087	G	9	3300	0.076	J	1	3420	0.079
А	5	3321	0.076	А	43	3300	0.076	А	81	5725	0.131	D	14	3300	0.076	F	2	3300	0.076	G	10	3300	0.076	J	2	3427	0.079
А	6	3326	0.076	А	44	3300	0.076	А	82	5591	0.128	D	15	3300	0.076	F	3	3300	0.076	G	11	3300	0.076	J	3	3434	0.079
А	7	3331	0.076	А	45	3300	0.076	А	83	3376	0.078	D	16	3300	0.076	F	4	3300	0.076	G	12	3300	0.076	J	4	3441	0.079
А	8	3336	0.077	А	46	3300	0.076	В	1	3787	0.087	D	17	3300	0.076	F	5	3300	0.076	G	13	3300	0.076	J	5	3447	0.079
А	9	3341	0.077	А	47	3300	0.076	В	2	3300	0.076	D	18	3300	0.076	F	6	3300	0.076	G	14	3300	0.076	J	6	3454	0.079
А	10	3347	0.077	А	48	3300	0.076	В	3	3300	0.076	D	19	3300	0.076	F	7	3300	0.076	G	15	3300	0.076	J	7	3461	0.079
А	11	3352	0.077	А	49	3300	0.076	В	4	3300	0.076	D	20	4874	0.112	F	8	3300	0.076	G	16	3300	0.076	J	8	3468	0.080
А	12	3357	0.077	А	50	3300	0.076	В	5	3300	0.076	E	1	3800	0.087	F	9	3300	0.076	G	17	3300	0.076	J	9	3475	0.080
А	13	3362	0.077	А	51	3300	0.076	В	6	3300	0.076	E	2	3300	0.076	F	10	3300	0.076	G	18	3300	0.076	J	10	3482	0.080
А	14	3367	0.077	А	52	3800	0.087	В	7	3787	0.087	E	3	3300	0.076	F	11	3300	0.076	G	19	3300	0.076	J	11	3489	0.080
А	15	3372	0.077	А	53	3653	0.084	В	8X-HOA	2925	0.067	E	4	3300	0.076	F	12	3300	0.076	G	20	3300	0.076	J	12	3495	0.080
А	16	3377	0.078	А	54	3300	0.076	С	1	3800	0.087	E	5	3300	0.076	F	13	3300	0.076	G	21	3300	0.076	J	13	3502	0.080
А	17	3382	0.078	А	55	3300	0.076	С	2	3300	0.076	E	6	3300	0.076	F	14	3300	0.076	G	22	3300	0.076	J	14	3509	0.081
А	18	3387	0.078	А	56	3300	0.076	С	3	3300	0.076	E	7	3300	0.076	F	15	4900	0.112	G	23	3300	0.076	J	15	3516	0.081
А	19	3392	0.078	А	57	3300	0.076	С	4	3300	0.076	E	8	3300	0.076	F	16	4900	0.112	G	24	3300	0.076	J	16	3523	0.081
А	20	3397	0.078	А	58	3300	0.076	С	5	3300	0.076	E	9	3300	0.076	F	17	3300	0.076	G	25	3300	0.076	J	17	3530	0.081
А	21	3402	0.078	А	59	3300	0.076	С	6	3300	0.076	E	10	3300	0.076	F	18	3300	0.076	G	26	3300	0.076	J	18	3527	0.081
А	22	3408	0.078	А	60	3300	0.076	С	7	3800	0.087	E	11	3300	0.076	F	19	3300	0.076	G	27	3800	0.087	J	19	3416	0.078
А	23	3412	0.078	А	61	3300	0.076	С	8	3800	0.087	E	12	3300	0.076	F	20	3300	0.076	Н	1	4350	0.100	J	20	3712	0.085
А	24X-HOA	422961	9.710	А	62	3300	0.076	С	9	3300	0.076	E	13	3300	0.076	F	21	3300	0.076	Н	2	3300	0.076	J	21	4767	0.109
А	25	5701	0.131	А	63	3300	0.076	С	10	3300	0.076	E	14	3300	0.076	F	22	3300	0.076	Н	3	3300	0.076	J	22	3301	0.076
А	26	3345	0.077	А	64	3300	0.076	С	11	3300	0.076	E	15	4900	0.112	F	23	3300	0.076	Н	4	3300	0.076	J	23	3267	0.075
А	27	3300	0.076	А	65	3300	0.076	С	12	3300	0.076	E	16	4900	0.112	F	24	3300	0.076	Н	5	3300	0.076	J	24	3335	0.077
А	28	3300	0.076	А	66	3300	0.076	С	13	3300	0.076	E	17	3300	0.076	F	25	3300	0.076	Н	6	3300	0.076	J	25	3327	0.076
А	29	3300	0.076	А	67	3300	0.076	С	14	3800	0.087	E	18	3300	0.076	F	26	3300	0.076	Н	7	3300	0.076	J	26	3319	0.076
А	30	3300	0.076	А	68	3300	0.076	D	1	4874	0.112	E	19	3300	0.076	F	27	3300	0.076	Н	8	3300	0.076	J	27	3311	0.076
А	31	3300	0.076	А	69	3300	0.076	D	2	3300	0.076	E	20	3300	0.076	F	28	3300	0.076	Н	9	3300	0.076	J	28	3303	0.076
А	32	3300	0.076	А	70	3300	0.076	D	3	3300	0.076	E	21	3300	0.076	F	29	3300	0.076	Н	10	3300	0.076	J	29	3300	0.076
А	33	3300	0.076	А	71	3300	0.076	D	4	3300	0.076	E	22	3300	0.076	F	30	3800	0.087	Н	11	3300	0.076	J	30	3300	0.076
А	34	3300	0.076	А	72	3300	0.076	D	5	3300	0.076	E	23	3300	0.076	G	1	3800	0.087	Н	12	3300	0.076	J	31	3300	0.076
А	35	3300	0.076	А	73	3300	0.076	D	6	3300	0.076	E	24	3300	0.076	G	2	3300	0.076	Н	13	3300	0.076	J	32	3300	0.076
А	36	3800	0.087	А	74	3300	0.076	D	7	3300	0.076	E	25	3300	0.076	G	3	3300	0.076	Н	14	3300	0.076	J	33	3788	0.087
А	37	3800	0.087	А	75	3300	0.076	D	8	3300	0.076	E	26	3300	0.076	G	4	3300	0.076	Н	15	3300	0.076	J	34X-HOA	18795	0.431
А	38	3300	0.076	А	76	3300	0.076	D	9	3300	0.076	E	27	3300	0.076	G	5	3300	0.076	Н	16	3300	0.076			<u> </u>	

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### SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS

I, Daniel Arthur, am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision. The property is partially within the 100 year floodplain

Daniel Arthur Registered Professional Land Surveyor Texas Registration No. 5933 Kimley-Horn and Associates, Inc. 400 North Oklahoma Drive, Suite 105 Celina, TX 75009 (469) 501-2200

daniel.arthur@kimley-horn.com

**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 authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

I hereby certify that the attached and foregoing Final Plat of the Arbor Trails 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

FINAL PLAT

OF

## **ARBOR TRAILS** PHASE 1

BLOCK A, LOTS 1X-HOA, 2-23, 24X-HOA, 25-83; BLOCK B, LOTS 1-7, 8X-HOA, BLOCK C, LOTS 1-14; BLOCK D, LOTS 1-20; BLOCK E, LOT 1-30; BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-27; BLOCK H, 1-19; BLOCK J, LOTS 1-33, 34X-HOA

BEING 38.420 ACRES IN THE

WILLIAM W. BELL SURVEY, ABSTRACT NO. 37

COLLIN COUNTY, TEXAS 261 RESIDENTIAL LOTS 4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Celina, Texas 75009 FIRM # 10194503

Kimley-Horn and Associates, Inc 400 N. Oklahoma Dr., Suite 105 Contact: Todd A. Hensley, P.E. Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105

APPLICANT: Celina, Texas 75009 Phone: 469-501-2200 SURVEYOR: Celina, Texas 75009 Phone: 469-501-2200 Contact: Sean Patton, R.PL.S.

<u>Scale</u> <u>Drawn by</u> <u>Date</u> Project No. Sheet No. WBD MAR 2023 063249603 2 OF 2 N/A KHA OWNER/DEVELOPER: Lennar Homes of Texas Land and Construction, Ltd. 1707 Market Place Blvd. Irving, Texas 75063 Phone: 469-577-1056 Contact : Elizabeth Bentley