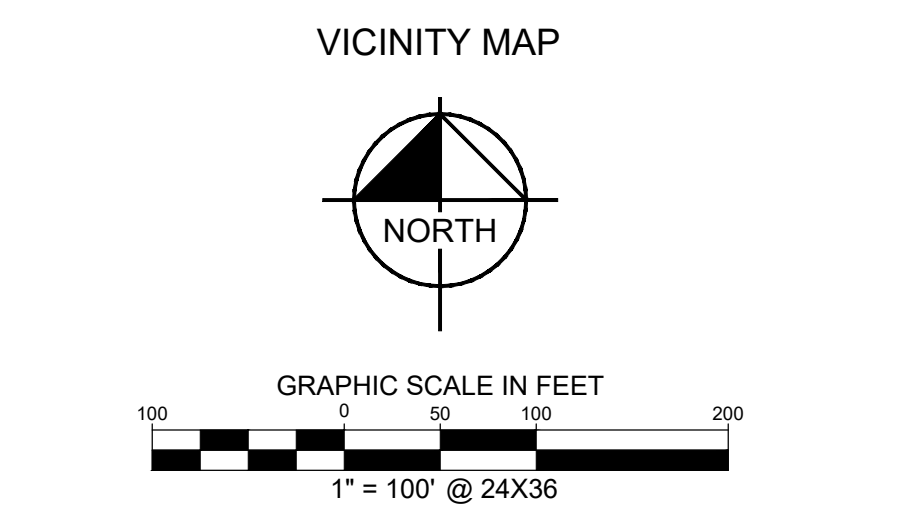
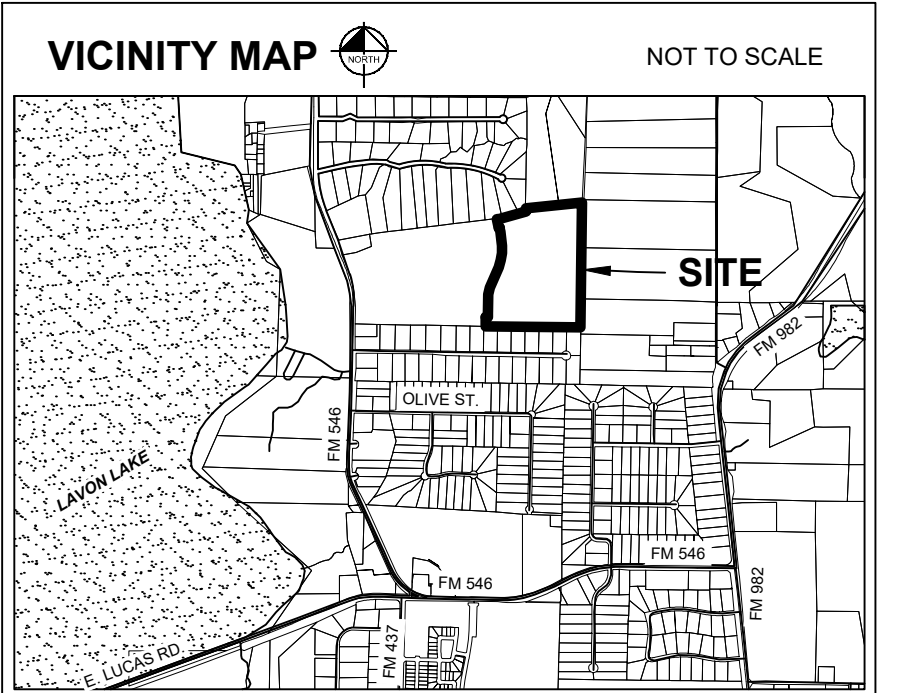


| LINE NO. | BEARING | LENGTH | LINE NO. | BEARING | LENGTH |
|----------|-------------|---------|----------|-------------|--------|
| L1 | N16°02'22"W | 25.00' | L26 | S45°52'37"W | 14.36' |
| L2 | S88°54'55"E | 25.01' | L27 | N45°58'14"W | 14.36' |
| L3 | S69°02'35"E | 25.01' | L28 | S76°13'29"E | 17.35' |
| L4 | S75°41'20"E | 25.00' | L29 | S22°24'23"E | 18.27' |
| L5 | S89°00'32"E | 42.65' | L30 | S80°18'07"E | 49.20' |
| L6 | N46°24'36"W | 35.00' | L31 | N78°26'47"E | 38.86' |
| L7 | S46°24'36"E | 120.79' | L32 | N78°26'47"E | 63.59' |
| L8 | S46°24'36"E | 60.70' | L33 | S76°01'01"E | 28.53' |
| L9 | S60°52'33"E | 14.10' | L34 | S76°01'01"E | 22.78' |
| L10 | N29°06'56"E | 14.18' | L35 | S58°27'06"E | 58.06' |
| L11 | N88°35'24"E | 14.14' | L36 | S89°00'32"E | 69.49' |
| L12 | N01°24'36"W | 14.14' | L37 | S57°40'24"W | 38.64' |
| L13 | S01°24'36"E | 14.14' | L38 | S36°28'08"W | 38.64' |
| L14 | N43°42'21"W | 14.07' | L39 | S15°29'01"W | 38.67' |
| L15 | N46°17'39"E | 14.22' | L40 | S00°24'39"W | 46.62' |
| L16 | S44°00'32"E | 14.14' | L41 | S12°32'37"E | 41.76' |
| L17 | N45°59'28"E | 14.14' | L42 | S28°01'43"E | 41.76' |
| L18 | S54°48'15"W | 13.34' | L43 | S42°58'00"E | 44.36' |
| L19 | S25°39'37"E | 13.35' | L44 | S48°49'12"E | 44.39' |
| L20 | S43°42'21"E | 14.07' | L45 | S64°44'34"E | 41.76' |
| L21 | N46°17'39"E | 14.22' | L46 | S80°13'40"E | 41.76' |
| L22 | S43°42'21"E | 14.07' | L47 | N84°30'05"E | 41.79' |
| L23 | N46°17'39"E | 14.22' | L48 | S74°12'53"W | 32.06' |
| L24 | S65°33'22"W | 14.32' | L49 | S13°46'31"W | 23.05' |
| L25 | N28°15'28"W | 14.43' | L50 | S67°35'37"W | 21.89' |

| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-----|-----------|---------|---------|---------------|---------|
| C1 | 3°45'26" | 500.00' | 32.79' | N75°50'21"E | 32.78' |
| C2 | 59°37'46" | 300.00' | 312.22' | N76°13'29"W | 298.32' |
| C3 | 48°00'27" | 300.00' | 251.37' | N22°24'23"W | 244.08' |
| C4 | 89°23'37" | 250.00' | 390.05' | N46°17'39"E | 351.68' |
| C5 | 13°19'13" | 250.00' | 58.12' | S82°20'56"E | 57.99' |
| C6 | 13°17'37" | 250.00' | 58.00' | N07°38'16"E | 57.87' |
| C7 | 9°04'43" | 250.00' | 39.61' | N18°49'28"E | 39.57' |
| C8 | 19°57'57" | 250.00' | 87.12' | S79°01'34"E | 86.68' |
| C9 | 3°59'03" | 902.41' | 62.75' | N21°22'06"E | 62.74' |
| C10 | 19°31'30" | 899.25' | 306.44' | N09°36'49"E | 304.96' |
| C11 | 15°52'55" | 900.99' | 249.75' | N08°05'23"E | 248.95' |
| C12 | 17°07'27" | 250.00' | 74.72' | N82°31'22"E | 74.44' |



LEGEND

- P.O.B. POINT OF BEGINNING
- IRSC IRON ROD W/ CAP FOUND
- 5" IRON ROD W/ "X" CAP SET
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- HOA HOME OWNERS ASSOCIATION
- R.O.W. RIGHT-OF-WAY
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- STREET NAME CHANGE

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 2

BLOCK G, LOTS 22-42; BLOCK H, LOTS 34-94, 51X-HOA; BLOCK I, LOTS 1-18; BLOCK J, LOTS 1-15; BLOCK K, LOTS 1-11; BLOCK L, LOTS 1-50

BEING 39.683 ACRES IN THE WILLIAM D. THOMPSON SURVEY, ABSTRACT NO. 892

COLLIN COUNTY, TEXAS
176 RESIDENTIAL LOTS
1 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 100' | SPA | MJS | May, 2023 | 068517117 | 1 OF 2 |

ELECTRIC PROVIDER:
Onco Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@onco.com
Contact: Matthew Ward

WATER UTILITY PROVIDER:
Culleoka Water Supply Corporation
P.O. Box 909
Princeton, Texas 75407
Phone: 972-734-3572
Contact: Peter Williams

SEWER UTILITY PROVIDER:
City of Princeton
235 E. Monte Carlo Blvd.
Princeton, Texas 75407
Phone: 972-734-2416
Contact: Tommy Mapp

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

APPLICANT:
Kimley-Horn and Associates, Inc.
1501 Ash Dr.
Fort Worth, Texas 75009
Phone: 214-607-4244
Contact: Reagan Horton

DEVELOPER:
D.R. Horton - Texas, LTD.
4305 Miller Road
Rowlett, Texas 75088
Phone: 214-607-4244
Contact: David Booth

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.

SWAYNE, MICHAEL 5/22/2023 2:31 PM LAST SAVED 5/20/23 10:47 AM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Double R Devco, LLC is the owner of a tract of land situated in the William D. Thompson Survey, Abstract No. 892, Collin County, Texas and being a portion of that tract of 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 1/2-inch iron rod found in the west line of that tract of land conveyed to Classic Country Land LLC., according to the deed filed of record in Instrument No. 2021072800151830 (O.P.R.C.C.T.), for the southeast corner of Lakeridge Farms, an addition to Collin County, according to the Plat filed of record in Cabinet I, Page 118 Plat Records, Collin County, Texas, same for the northeast corner of said Double R, Devco tract;

THENCE South 01°35'51" West, with the east line of said Double R, Devco tract, a distance of 1,652.72 feet to a point corner in the west line of that tract of land conveyed to Richard Bonner J., according to the deed filed of record in Instrument No. 202006200980046 (O.P.R.C.C.T.), for the northeast corner of Lot 15 of Bratonia Cove, an addition to Collin County, according to the Plat filed of record in Cabinet C, Page 790 (P.R.C.C.T.), same for the southeast corner of said Double R, Devco tract from which a 5/8-inch iron rod found for reference bears North 46°48'01" West, a distance of 2.89 feet;

THENCE North 89°00'32" West, with the north line of said Bratonia Cove, same being the south line of said Double R, Devco tract, a distance of 1,203.40 feet to a point for corner;

THENCE over and across said Double R, Devco tract the following twelve (12) courses and distances:

North 00°59'28" East, a distance of 120.00 feet to a point for corner;

South 89°00'32" East, a distance of 28.76 feet to a point for corner;

North 00°59'28" East, a distance of 302.61 feet to a point for corner;

North 12°37'59" East, a distance of 93.02 feet to a point for corner;

North 23°21'48" East, a distance of 297.10 feet to a point for corner;

North 15°28'24" East, a distance of 96.18 feet to a point for corner;

North 09°45'50" East, a distance of 96.12 feet to a point for corner;

North 01°20'01" East, a distance of 96.12 feet to a point for corner;

North 06°37'35" West, a distance of 189.87 feet to a point for corner;

North 12°16'56" West, a distance of 50.00 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 475.00 feet, a central angle of 01°28'41", and a chord bearing and distance of South 78°27'24" West, 12.25 feet;

With said curve to the right, an arc distance of 12.25 feet to a point for corner of this tract;

North 10°48'16" West, a distance of 119.05 feet to a point for corner in the south line of Ramble Phase 1, an addition to Collin County, according to the plat filed of record in Cabinet C, Page 429 (P.R.C.C.T.), same being the north line of the above-mentioned Double R, Devco tract;

THENCE North 83°22'25" East, with said common line, a distance of 3.29 feet to a 1/2-inch iron rod for corner;

THENCE North 73°57'38" East, continuing with said common line, a distance of 319.24 feet to a 1/2-inch iron rod found for the southeast corner of above-mentioned Ramblewood Phase 1;

THENCE North 00°32'32" West, with the east line of said Ramblewood Phase 1, a distance of 44.24 feet to a point for the southwest corner of the above-mentioned Lakeridge Farms, same being a northwest "oil" corner of the above-mentioned Double R, Devco;

THENCE North 84°23'20" East, with the south line of said Lakeridge Farms, same being common with the north line of said Double R, Devco, a distance of 791.86 feet to the POINT OF BEGINNING and containing 1,728,595 square feet or 39.683 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 DOUBLE R DEVCO, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as: Block G Lots 22-42; Block H Lots 34-94, 51X-HOA; Block I Lots 1-18; Block J Lots 1-15; Block K Lots 1-11; Block L Lots 1-50, FRONTIER POINTE, PHASE 2, 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. DOUBLE R DEVCO, 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. 4 (the "District") will maintain the streets, sidewalks, drainage, barrier free ramps, signage, and striping within the rights-of-way as well as drainage infrastructure.
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 ___ day of _____, 202__.

DOUBLE R DEVCO, LLC, a Texas limited liability company

By: Double R Devco, LLC, a Texas limited liability company its Authorized Agent

By: Reagan Horton, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ___ day of _____, 2023, by Reagan Horton, Manager of Double R Devco, LLC., a Texas limited liability company, the authorized agent of Double R Devco, LLC., a Texas limited liability company, on behalf of said company.

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 (1983). 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. 48085C0410J 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, as well drainage within Frontier Pointe Phase 2 will be maintained by Collin County Municipal Utility District Number 4.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

This property is not partially within the 100 year floodplain

Daniel Arthur
Registered Professional Land Surveyor No. 5933
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 §

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ day of _____, 202__.

Notary Public, State of Texas

My commission expires: _____

I hereby certify that the attached and foregoing Final Plat of the Frontier Pointe Phase 2 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 2 columns: LOT AREA, and 2 rows: SMALLEST** (5951 SQ. FT.), LARGEST** (20016 SQ. FT.), AVERAGE** (6828 SQ. FT.), ** EXCLUDES ALL HOA LOTS

Large table with 16 columns: BLOCK, LOT, ACRE, SQ.FT. and 16 rows of lot data (G-48, H-84, J-17, K-17, L-48).

ELECTRIC PROVIDER: Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@oncor.com
Contact : Matthew Ward

WATER UTILITY PROVIDER: Culleoka Water Supply Corporation
P.O. Box 909
Princeton, Texas 75407
Phone: 972-734-3572
Contact : Peter Williams

SEWER UTILITY PROVIDER: City of Princeton
255 E. Monte Carlo Blvd.
Princeton, Texas 75407
Phone: 972-734-2416
Contact : Tommy Mapp

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

FINAL PLAT OF FRONTIER POINTE PHASE 2

BLOCK G, LOTS 22-42; BLOCK H, LOTS 34-94, 51X-HOA; BLOCK I, LOTS 1-18; BLOCK J, LOTS 1-15; BLOCK K, LOTS 1-11; BLOCK L, LOTS 1-50

BEING 39.683 ACRES IN THE WILLIAM D. THOMPSON SURVEY, ABSTRACT NO. 892

COLLIN COUNTY, TEXAS 176 RESIDENTIAL LOTS 1 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, SPA, MJS, May, 2023, 068517117, 2 OF 2

DEVELOPER: D.R. Horton - Texas, LTD.
4306 Miller Road
Rowlett, Texas 75088
Phone: 214-607-4244
Contact : David Booth

OWNER: Double R, Devco, LLC.
1501 Alta Dr.
Fort Worth, Texas 76107
Phone: 214-607-4244
Contact : Reagan Horton