

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	141°4'02"	50.00'	123.64'	N44°26'51"W	94.46'

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N44°26'51"W	28.28'	L11	S44°26'51"E	14.14'
L2	S45°32'58"W	28.28'	L12	N45°33'09"E	14.14'
L3	S44°26'51"E	14.14'	L13	S44°26'51"E	14.14'
L4	S45°33'09"W	14.14'	L14	N45°33'09"E	14.14'
L5	S44°26'51"E	14.14'	L15	N34°43'46"E	24.02'
L6	N45°33'09"E	14.14'	L16	N20°24'21"E	29.55'
L7	S44°26'51"E	14.14'	L17	N11°13'22"E	26.63'
L8	N45°33'09"E	14.14'	L18	S00°33'09"W	37.28'
L9	S44°26'51"E	14.14'	L19	N79°10'48"E	66.41'
L10	S45°33'09"W	14.14'			

LENNA HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
(CALLED 59.3542 ACRES)
DOC. NO. 20210817001659680
O.P.R.C.C.T.

CLAY ROBERTSON
(PART OF CALLED 75.80 ACRES)
DOC. NO. 20191202001525350
O.P.R.C.C.T.

MICHAEL THOMAS BUTLER AND
CHRIS PAUL BUTLER
(CALLED SECOND TRACT: 22.44 ACRES)
DOC. NO. 20211129002421930
O.P.R.C.C.T.

ARBOR TRAILS LAND, LLC
(CALLED 70.0209 ACRES)
DOC. NO. 2022000177846
O.P.R.C.C.T.

PROPOSED
ARBOR TRAIL PHASE 1

ARBOR TRAILS LAND, LLC
(CALLED 70.0209 ACRES)
DOC. NO. 2022000177846
O.P.R.C.C.T.

PROPOSED
ARBOR TRAILS PHASE 1

ARBOR TRAILS LAND, LLC
(CALLED 70.0209 ACRES)
DOC. NO. 2023000102989
O.P.R.C.C.T.

PROPOSED
ARBOR TRAILS PHASE 1

COPE ADDITION NO. 2
DOC. NO. 2017030010005000
O.P.R.C.C.T.

VARIABLE
WIDTH D.E.
DOC. NO. 2023000069971
O.P.R.C.C.T.

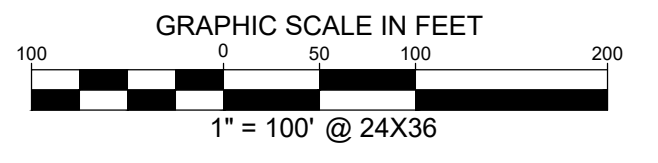
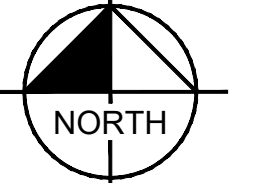
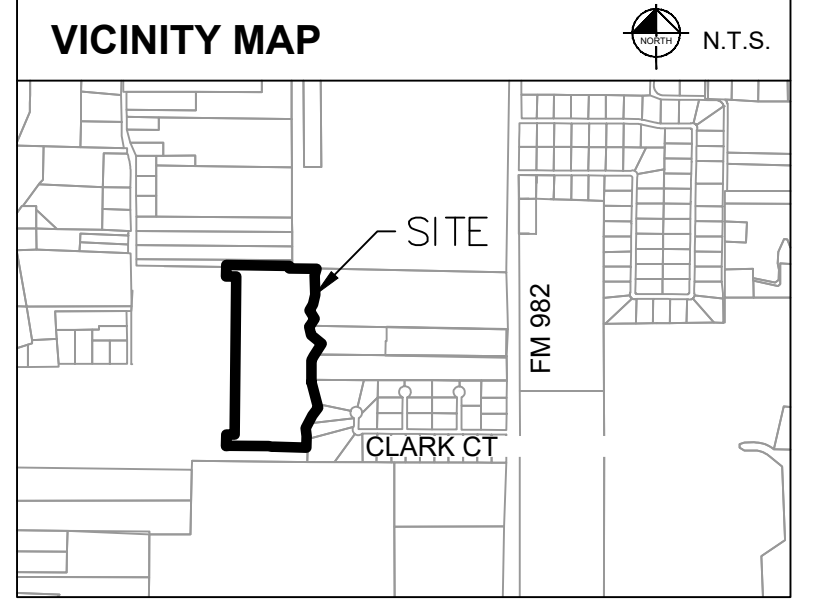
WAYNE VANDELL AND
JENNIFER VANDELL
(CALLED 12.239 ACRES)
DOC. NO. 20130321000378110
O.P.R.C.C.T.

BRANCH VILLAGE,
PHASE 2
DOC. NO. 2021-511
O.P.R.C.C.T.

PROPOSED 100-YR FULLY
DEVELOPED FLOODPLAIN
BOUNDARY (PER FLOODPLAIN
09/26/2023)

BRIDGEWATER PHASE 5
DOC. NO. 2022010003003
O.P.R.C.C.T.

- 1. NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - 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 0.9998473223.
 - All common areas, HOA Lots, and drainage easements are to be owned and maintained by the Property Owner's Association.
 - FLOOD STATEMENT: According to LOMR 20-06-3461P of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Collin County, dated August 16, 2021, a portion of the subject tract is situated within Shaded Zone A, areas determined to be in the 1% annual chance flood (100-year flood), also known as the base flood, with no base flood elevations determined.
 - Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - 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.
 - 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.
 - Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - Collin County permits are required for all building construction.
 - All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
 - 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.
 - The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
 - The homeowner is responsible for the lateral to the right-of-way line. The City is responsible for the lateral from the right-of-way line to the sanitary sewer main.
 - Mail boxes shall meet USPS specifications.
 - The streets, including street signs, street lights, and sidewalks, within Arbor Trails Phase 2 will be maintained by Collin County Municipal District Number 10.
 - Driveway connections must meet Collin County specifications.
 - All roadway signs shall meet Collin County specifications.
 - Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
 - Collin County does not, and will not accept street lights for maintenance or operation.
 - A road dedicated to the public may not be obstructed, including by means of a gate.
 - Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
 - The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground within the house after final grading and two feet (2') above the 100-yr base flood elevation.
 - Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
 - Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
 - The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SWPSP and submit to the Director of Engineering prior to receiving any permits.
 - Temporary Access Easement recorded in Document 2023000069975 Official Records, Collin County, Texas located on Azalea Road and displayed in Arbor Trails Phase 1 to be abandoned by this plat.



LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIPE FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
E.E.	ELECTRIC EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.S.B.	FRONT SETBACK LINE
S.S.B.	SIDE SETBACK LINE
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
H.O.A.	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
---	STREET NAME CHANGE
---	EASEMENT ABANDONMENT AREA

LINE TYPE LEGEND

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

LOT AREA

SMALLEST**	5838 SQ. FT.
LARGEST**	13645 SQ. FT.
AVERAGE**	6417 SQ. FT.
**	EXCLUDES ALL HOA LOTS

**FINAL PLAT
OF
ARBOR TRAILS
PHASE 2**

BLOCK A, LOTS 1X-HOA, 1-38, 39X-HOA, 40-80;
BLOCK B, LOTS 1-54, BLOCK C, LOTS 1-38;
BLOCK G, LOTS 28-54; BLOCK H, 20-38

BEING 31.601 ACRES IN THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37

COLLIN COUNTY, TEXAS
217 RESIDENTIAL LOTS
2 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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	MJS	9/12/2023	063249603	1 OF 2

OWNER/DEVELOPER:
S2 Land Development
10003 Technology Blvd.
Dallas, Texas 75220
Phone: 972-620-8204
Contact : Justin Christ, P.E.

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

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

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

ELECTRIC PROVIDER:
Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1293
Email: ryan.rosa@oncor.com
Contact : Ryan Rosa

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

FIELD NOTE DESCRIPTION

31.601 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 plastic cap stamped "KHA" set in the north line of said 70.0209-acre tract, same being common with the south line of Lot 1, Helen Russel 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, for the southwest corner of said Lot 1, same being the northwest corner of that tract of land described as a part of a called 75.80-acre tract of land conveyed to Clay Robertson, according to the document filed of record in Document No.20191202001525350 (O.P.R.C.C.T.), bears North 89°00'43" West, a distance of 999.24 feet;

THENCE South 89°00'43" East, with said common line, a distance of 623.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the west line of a Bridgewater Phase 5, an addition to Collin County, according to the document filed of record in Document No. 2022010000303 (O.P.R.C.C.T.), for the southeast corner of said Helen Russel Addition;

THENCE South 00°05'55" East, with said west line, a distance of 23.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 89°12'23" East, with a north line of the above-mentioned 70.0209-acre tract, a distance of 269.93 feet to a 3/8-inch iron rod found for the northeast corner of said 70.0209-acre tract.

THENCE with the east line of said 70.0209-acre tract the following seventeen (17) courses and distances:

South 16°07'16" West, a distance of 68.00 feet to a point for corner;

South 01°07'10" East, a distance of 190.10 feet to a point for corner;

South 12°38'26" West, a distance of 99.00 feet to a point for corner;

South 29°03'46" West, a distance of 68.00 feet to a point for corner;

South 31°04'37" East, a distance of 95.40 feet to a point for corner;

South 33°22'19" West, a distance of 75.90 feet to a point for corner;

South 33°20'08" West, a distance of 19.35 feet to a point for corner;

South 12°19'17" East, a distance of 84.80 feet to a point for corner;

South 51°09'33" East, a distance of 132.51 feet to a point for corner;

South 32°24'33" West, a distance of 146.09 feet to a point for corner;

South 27°03'50" West, a distance of 49.15 feet to a point for corner;

South 00°03'09" West, a distance of 212.14 feet to a point for corner;

South 14°26'19" East, a distance of 263.81 feet to a point for corner;

South 36°42'57" West, a distance of 93.19 feet to a point for corner;

South 28°01'50" West, a distance of 142.69 feet to a point for corner;

South 08°02'50" East, a distance of 78.88 feet to a point for corner;

South 01°42'17" West, a distance of 113.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

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

North 88°17'43" West, a distance of 313.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°26'51" West, a distance of 28.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°59'07" West, a distance of 30.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°26'51" West, a distance of 390.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°32'17" West, a distance of 30.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°33'09" East, a distance of 114.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°26'51" East, a distance of 83.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°33'09" East, a distance of 1,560.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°26'51" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°33'09" East, a distance of 113.89 to the POINT OF BEGINNING and containing 1,376,518 square feet or 31.601 acres of land.

OWNER'S CERTIFICATION STATEMENT

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 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. 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.

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

By: Its General Partner: _____

Name: _____

Title: _____

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.

Notary Public, State of Texas

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 _____ day of _____, 2023.

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 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

FINAL PLAT OF ARBOR TRAILS PHASE 2

BLOCK A, LOTS 1X-HOA, 1-38, 39X-HOA, 40-80; BLOCK B, LOTS 1-54, BLOCK C, LOTS 1-38; BLOCK G, LOTS 28-54; BLOCK H, 20-38

BEING 31.601 ACRES IN THE WILLIAM W. BELL SURVEY, ABSTRACT NO. 37

COLLIN COUNTY, TEXAS 217 RESIDENTIAL LOTS 2 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

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = ###', SPA, MJS, 9/12/2023, 063249603, 2 OF 2

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

ELECTRIC PROVIDER: Oncor Electric Delivery, LLC 4600 State Highway 121 McKinney, TX 75070 Phone: 972-569-1283 Email: ryan.rosa@oncor.com Contact : Ryan Rosa

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

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

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

Large table with 20 columns: BLOCK, LOT, SQ. FT., ACRE. Rows 1-37 detailing lot areas and acreages for blocks A through H.