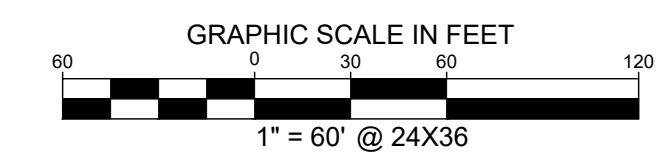
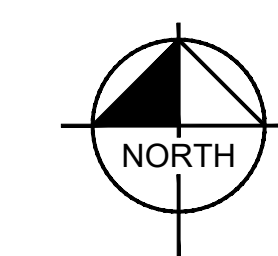
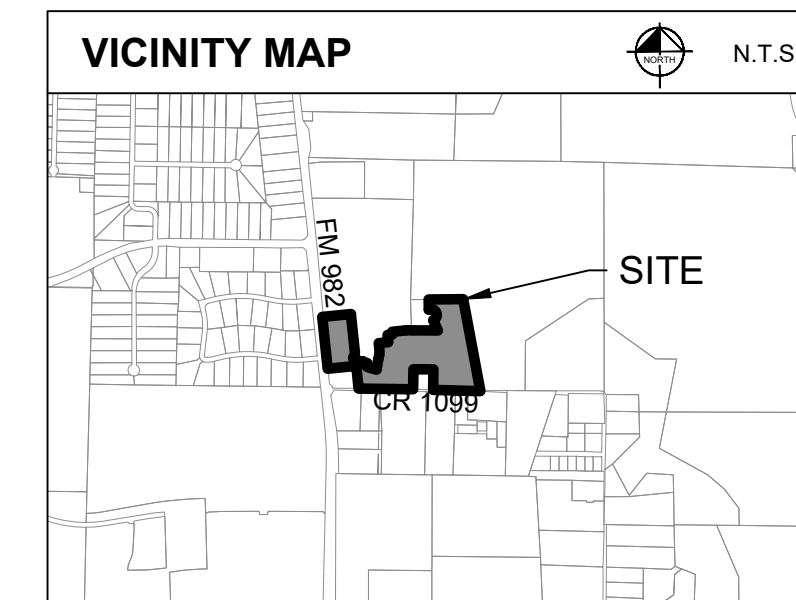


NOTE:
All bearings shown are based on grid north of the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731.



LEGEND

P.O.B.	POINT OF BEGINNING
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND CAP FOUND
IRSC	IRON ROD WITH CAP SET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
SVE	SOFT VIBRITY EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

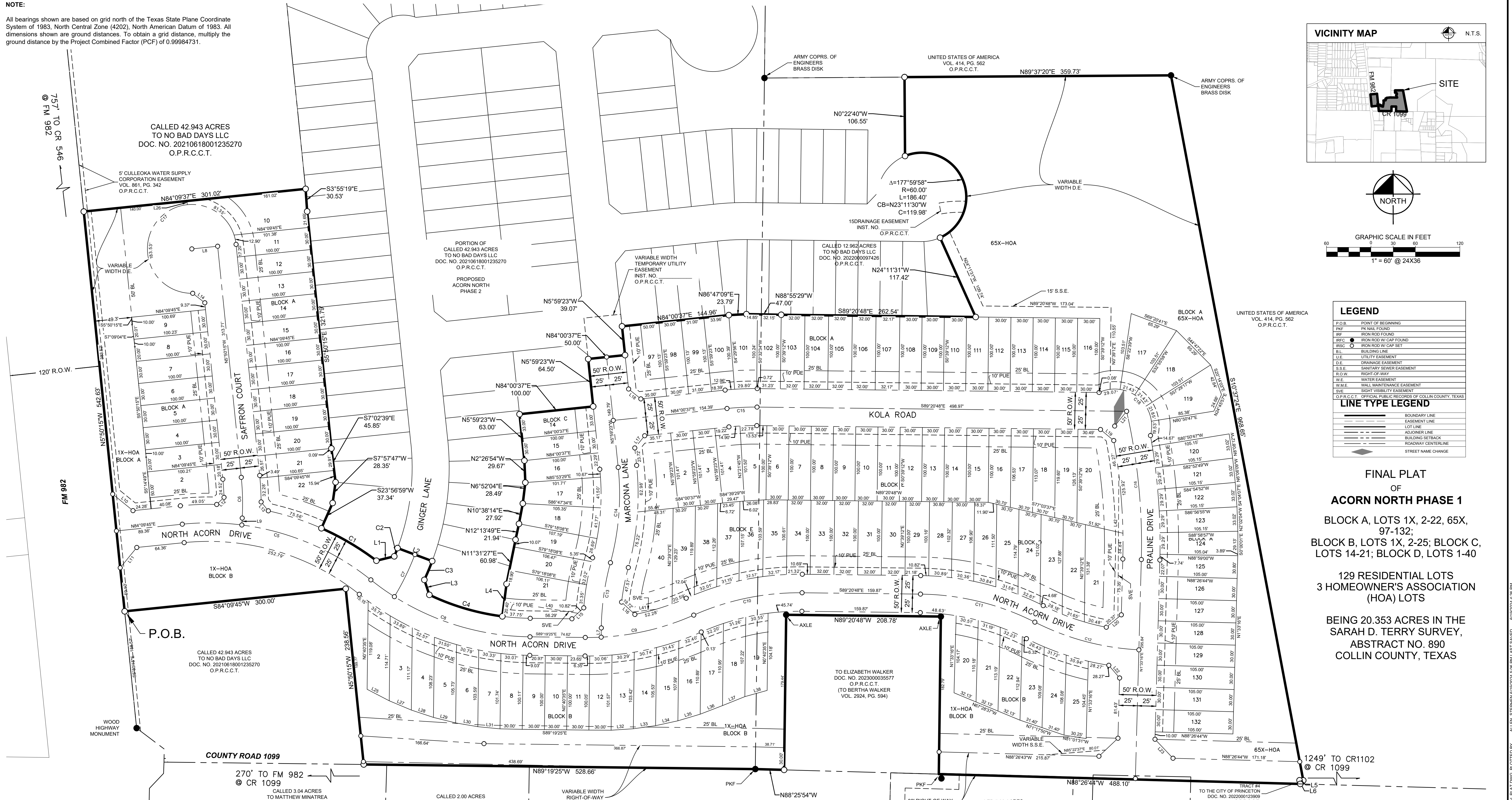
LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOURNER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE
---	STREET NAME CHANGE

FINAL PLAT
OF
ACORN NORTH PHASE 1
BLOCK A, LOTS 1X, 2-22, 65X,
97-132;
BLOCK B, LOTS 1X, 2-25; BLOCK C,
LOTS 14-21; BLOCK D, LOTS 1-40

129 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION
(HOA) LOTS

BEING 20.353 ACRES IN THE
SARAH D. TERRY SURVEY,
ABSTRACT NO. 890
COLLIN COUNTY, TEXAS



LINE TABLE				LINE TABLE				LINE TABLE				CURVE TABLE				CURVE TABLE							
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N76°15'37"E	24.82'	L11	S39°09'45"W	35.36'	L21	S39°00'01"W	25.62'	L32	N86°17'19"E	30.09'	C1	13°11'46"	375.00'	86.37'	S59°27'08"E	86.18'	C11	26°14'48"	350.00'	160.33'	N76°13'25"W	158.93'
L2	S69°27'28"E	50.00'	L12	S45°53'43"W	13.76'	L22	N40°22'11"W	22.45'	L33	N82°01'39"E	30.35'	C2	2°12'52"	310.00'	11.98'	N21°38'58"E	11.98'	C12	23°58'14"	350.00'	146.43'	S75°05'08"E	145.36'
L3	S18°31'21"E	21.35'	L13	N38°59'00"W	15.46'	L23	N43°26'44"W	35.36'	L34	N77°45'40"E	30.78'	C3	4°22'46"	360.00'	27.52'	S22°43'55"W	27.51'	C13	14°36'05"	350.00'	89.19'	S07°58'37"W	88.95'
L4	N07°19'52"E	44.14'	L14	S51°59'45"E	20.74'	L25	N62°34'59"W	33.59'	L35	N73°24'43"E	31.42'	C4	18°11'07"	325.00'	103.15'	S73°34'34"E	102.72'	C14	21°16'02"	350.00'	129.91'	N04°38'38"E	129.17'
L5	N88°26'44"W	5.00'	L15	S47°09'23"W	21.75'	L26	N05°50'23"W	5.00'	L36	N68°57'23"E	32.29'	C5	44°33'57"	350.00'	272.24'	N73°33'16"W	265.43'	C15	6°38'36"	350.00'	40.58'	S87°19'55"W	40.56'
L6	S10°37'24"E	5.00'	L16	S47°07'21"E	24.48'	L27	N67°11'59"W	32.38'	L37	N68°06'45"E	32.49'	C6	9°00'37"	350.00'	55.04'	N01°19'56"W	54.98'	C16	14°26'44"	800.00'	201.70'	N05°40'05"W	201.16'
L7	N00°40'35"E	12.48'	L17	N39°00'37"E	21.21'	L28	N71°40'01"W	31.48'	L38	N74°24'50"E	31.25'	C7	10°49'18"	335.00'	63.27'	N25°57'12"E	63.18'	C17	175°15'25"	60.00'	183.53'	S03°28'05"E	119.90'
L8	S84°09'45"W	35.00'	L18	N50°59'23"W	21.21'	L29	N76°01'25"W	30.83'	L40	N80°47'50"W	100.63'	C8	38°03'08"	350.00'	232.45'	S70°17'52"E	228.20'	C18	24°33'19"	50.00'	21.43'	N44°47'22"W	21.26'
L9	N03°10'22"E	9.35'	L19	N50°06'57"W	23.24'	L30	N80°18'04"W	30.38'	L41	N83°20'23"E	32.33'	C9	24°39'38"	350.00'	150.64'	N78°20'45"E	149.48'						
L10	N50°50'15"W	35.36'	L20	S50°22'50"W	26.33'	L31	N84°31'45"W	30.11'	L42	N00°23'01"E	193.38'	C10	24°38'16"	350.00'	150.50'	S78°20'04"W	149.35'						

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, R.P.L.S.

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.

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" = 60'	SPA	DRA	6/19/2024	063451606	1 OF #

OWNER/DEVELOPER:
No Bad Days LLC
4052 Park Lane
Dallas, Texas 75220
Phone: N/A
Contact : N/A

DWG NAME: E:\CADD\SURVEY\1063451606-ACORN NORTH PHASE 1 FINAL PLAT.DWG PLOTTED BY: ALLEN, STEPHEN 6/19/2024 5:00 PM LAST SAVED: 6/19/2024 4:28 PM

PROPERTY DESCRIPTION

20.353 - ACRES

BEING a tract of land situated in the Sarah D. Terry Survey, Abstract No. 890, Collin County, Texas and being all of a called 12.962 acre tract of land conveyed to No Bad Days LLC by deed recorded in Document No. 2022000097428, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being a portion of a called 42.943 acre tract of land conveyed to No Bad Days LLC by deed recorded in Document No. 20210618001235270, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set with cap stamped "KHA" in the east right-of-way line of FM 982, same being common with the west line of said 42.943-acre tract, from which a northeast corner clip in the intersection of FM 982 and County Road 1099 bears North 05°50'15" East, a distance of 158.57 feet, from said corner a Wood Highway Monument found for reference bears North 89°43'25" West, a distance of 0.42 feet;

THENCE North 05°50'15" West, with said common line, a distance of 542.63 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

THENCE over and across said No Bad Days tracts the following bearings and distances:

North 84°09'37" East, a distance of 301.02 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 03°55'19" East, a distance of 30.53 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 05°50'15" East, a distance of 321.79 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 07°02'39" East, a distance of 45.85 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 07°57'47" West, a distance of 28.35 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 23°56'59" West, a distance of 37.34 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 13°11'46", and a chord bearing and distance of South 59°27'08" East, 86.18 feet;

With said curve to the right, an arc distance of 86.37 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 76°15'37" East, a distance of 24.82 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 310.00 feet, a central angle of 02°12'52", and a chord bearing and distance of North 21°38'58" East, 11.98 feet;

With said curve to the left, an arc distance of 11.98 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 69°27'28" East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 360.00 feet, a central angle of 04°22'46", and a chord bearing and distance of South 22°43'55" West, 27.51 feet;

With said curve to the right, an arc distance of 27.52 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 18°31'21" East, a distance of 21.35 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 18°11'07", and a chord bearing and distance of South 73°34'34" East, 102.72 feet;

With said curve to the left, an arc distance of 103.15 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 07°19'52" East, a distance of 44.14 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 11°31'27" East, a distance of 60.98 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 12°13'49" East, a distance of 21.94 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 10°38'14" East, a distance of 27.92 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 06°52'04" East, a distance of 28.49 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 02°26'54" West, a distance of 29.67 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 05°59'23" West, a distance of 63.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 84°00'37" East, a distance of 100.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 05°59'23" West, a distance of 64.50 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 84°00'37" East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 05°59'23" West, a distance of 39.07 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 84°00'37" East, a distance of 144.96 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 86°47'09" East, a distance of 23.79 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 88°55'29" East, a distance of 47.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 89°20'48" East, a distance of 262.54 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 24°11'31" West, a distance of 117.42 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 60.00 feet, a central angle of 177°59'58", and a chord bearing and distance of North 23°11'30" West, 119.98 feet;

With said curve to the left, an arc distance of 186.40 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 00°22'40" West, a distance of 106.55 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner in a south line of that tract of land conveyed to the United States of America, according to the document filed of record in Volume 414, Page 562 (O.P.R.C.C.T.), same being common with the north line of the above-mentioned 12.982-acre tract;

THENCE North 89°37'20" East, with said common line, a distance of 359.73 feet to a Army Corps of Engineers Brass Disk found for a northeast corner of the above-mentioned 12.982-acre tract;

THENCE South 10°37'24" East, with the east line of said 12.982-acre tract, a distance of 968.65 feet to a 5/8-inch iron rod set with cap stamped "KHA" for the northeast corner of that tract of land described as Tract #4 conveyed to The City of Princeton, according to the document filed of record in Document No. 2022000123909 (O.P.R.C.C.T.);

THENCE North 88°26'44" West, with the north line of said Tract #4, a distance of 5.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

THENCE South 10°37'24" East, with the west line of said Tract #4, a distance of 5.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner in the north line of a called 2.850-acre tract of land conveyed to Jimmy W. Janacek, according to the document filed of record in Document No. 20081104001298670 (O.P.R.C.C.T.), same being in the approximate centerline of County Road 1099;

THENCE North 88°26'44" West, with the south line of said 12.982-acre tract, a distance of 488.10 feet to a pk nail found for the southeast corner of that tract of land conveyed to Elizabeth Walker, according to the document filed of record in Document No. 202300035577 (O.P.R.C.C.T.);

THENCE with the common lines of said Walker tract and this tract the following bearings and distances:

North 00°44'24" East, a distance of 212.80 feet to an axle found for corner;

North 89°20'48" West, a distance of 208.78 feet to an axle found for corner;

South 00°46'49" West, a distance of 209.44 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner in the north line of a called 10,006-acre tract of land conveyed to Princeton Investments Holdings, LLC., according to the document filed of record in Document No. 2023000110845 (O.P.R.C.C.T.);

THENCE North 88°25'54" West, with the south line of the above-mentioned tract, a distance of 38.89 feet to a PK Nail found for corner;

THENCE North 89°19'25" West, continuing with said south line, a distance of 528.66 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner in the north line of a called 3.04-acre tract of land conveyed to Matthew Minatrea, according to the document filed of record in Volume 4874, Page 3245 (O.P.R.C.C.T.);

THENCE North 05°50'15" West, over and across the above-mentioned 42.943-acre tract, a distance of 238.56 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

THENCE South 84°09'45" West, continuing over and across said 42.943-acre tract, a distance of 300.00 feet to the POINT OF BEGINNING and containing 886,581 square feet or 20.353 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT NO BAD DAYS, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as, ACORN NORTH, 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, rights-of-way, other public improvements and easements shown thereon. NO BAD DAYS, 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. 2 (the "District") will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
2. All Public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
11. Collin County, shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
12. Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by fence, gate, or otherwise.
13. All modifications to this document shall be by means of plat approved by Collin County.
14. This Plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand this the _____ day of _____, 20____.

NO BAD DAYS, LLC, a Delaware limited liability company

By: _____

_____, (print name), the manager of No Bad Days, LLC, a Delaware limited liability company, the Authorized Agent of No Bad Days, LLC

STATE OF _____ §

COUNTY OF _____ §

The instrument was acknowledged before me this ____ day of _____, 20____, by _____, the manager of No Bad Days, LLC, an Delaware limited liability company, the Authorized Agent of No Bad Days, LLC, a Delaware limited liability company, for and on behalf thereof.

_____, Notary Public

Notes :

- 1. Mailboxes shall meet USPS specifications.
2. Driveway connections must meet Collin County specifications.
3. All Roadway signs shall meet Collin County specifications.
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
5. Collin County does not and will not accept streetlights for maintenance or operation.
6. A road dedication to the public may not be obstructed, including by means of a gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. The existing creeks or drainage channels traversing along or across the subdivision 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.
9. Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage way.
10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. All surface drainage easement shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
12. 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.
13. All necessary Collin County authorizations (i.e. OSSF, floodplain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
14. All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving surface.
15. The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
16. 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.
17. 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.
18. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.
19. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
20. 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 surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731.
21. All HOA lots are to be owned and maintained by the Homeowner's Association.
22. All lots meet the minimum requirements of PD#56
23. According to Community Panel No. 48085C0410J & 48085C0430J, 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, a this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. 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.
24. 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 utility and building permits.
25. Residential Lots : Block A, Lots 2-22, 97-132; Block B, Lots 2-25; Block C, Lots 14-21; Block D, Lots 1-40;
26. Open Space Lots: Block A, 1X-HOA, 65X-HOA; Block B 1X-HOA

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

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) 501-2122
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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "ACORN NORTH, PHASE 1" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 2024 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 ACORN NORTH PHASE 1 BLOCK A, LOTS 1X, 2-22, 65X, 97-132; BLOCK B, LOTS 1X, 2-25; BLOCK C, LOTS 14-21; BLOCK D, LOTS 1-40

129 RESIDENTIAL LOTS 3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 20.353 ACRES IN THE SARAH D. TERRY SURVEY, ABSTRACT NO. 890 COLLIN COUNTY, TEXAS

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.
N/A SPA DRA 6/19/2024 063451606 2 OF #
OWNER/DEVELOPER: No Bad Days LLC 4052 Park Lane Dallas, Texas 75220 Phone: N/A Contact : N/A
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: 972-569-1283 Email: matthew.ward@oncor.com Contact : Matthew Ward
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.