

LEGEND

P.O.B. POINT OF BEGINNING
 IRFC IRON ROD W/ CAP FOUND
 IRSC IRON ROD W/ CAP SET
 B.L. BUILDING LINE
 D.E. DRAINAGE EASEMENT
 U.E. UTILITY EASEMENT
 W.E. WATER EASEMENT
 HOA HOME OWNERS ASSOCIATION
 R.O.W. RIGHT-OF-WAY
 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
 BUILDING LINE
 LOT LINE
 ROW LINE

LOT AREA

SMALLEST**	4400 SQ. FT.
LARGEST**	7162 SQ. FT.
AVERAGE**	4551 SQ. FT.
**	EXCLUDES ALL HOA LOTS

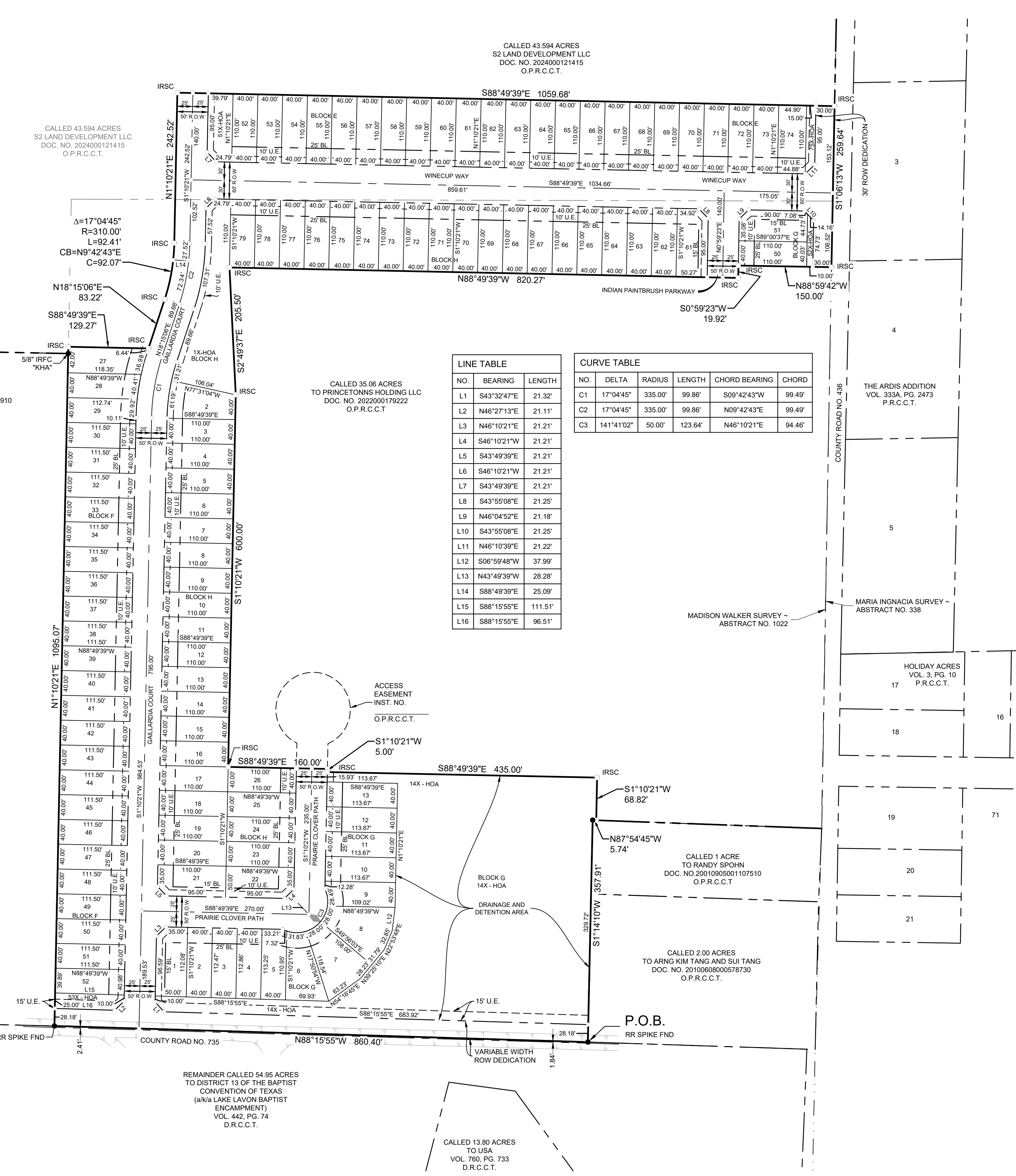
- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.99984729.
 - All common areas, HOA Lots, and drainage easements are to be owned and maintained by the Property Owner's Association.
 - FLOOD STATEMENT: According to Community Panel No. 48085C0440J and 48085C0430J 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, and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined). 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.
 - 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 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 Lakes Phase 1B 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 around 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 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 SW3P and submit to the Director of Engineering prior to receiving any permits.
 - All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.

LINE TABLE

NO.	BEARING	LENGTH
L1	S43°32'47"E	21.32'
L2	N46°27'13"E	21.11'
L3	N46°10'21"E	21.21'
L4	S46°10'21"W	21.21'
L5	S43°49'39"E	21.21'
L6	S46°10'21"W	21.21'
L7	S43°49'39"E	21.21'
L8	S43°55'08"E	21.25'
L9	N46°04'52"E	21.18'
L10	S43°55'08"E	21.25'
L11	N46°10'38"E	21.22'
L12	S06°59'48"W	37.99'
L13	N43°49'39"W	28.28'
L14	S88°49'39"E	25.00'
L15	S88°15'55"E	111.51'
L16	S88°15'55"E	96.51'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°04'45"	335.00'	99.86'	S09°42'43"W	99.49'
C2	17°04'45"	335.00'	99.86'	N09°42'43"E	99.49'
C3	141°14'10"	50.00'	123.64'	N46°10'21"E	94.46'



**FINAL PLAT
ARBOR LAKES PHASE 1B**

BLOCK E, LOTS 51X-HOA, 52-74, 75X-HOA; BLOCK F,
LOTS 27-52, 53X-HOA; BLOCK G, LOTS 1-13,
14X-HOA, 50-51, 52X-HOA; BLOCK H, LOTS 1X-HOA,
2-26, 61-79;

108 RESIDENTIAL LOTS
6 COMMON AREA LOTS

BEING 19.676 ACRES TOTAL
IN THE
MADISON WALKER SURVEY,
ABSTRACT NO. 1022
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.
1" = 100'	SPA	DRA	12/12/2024	063249617	1 OF 2

OWNERS:
Princetonns Holding LLC,
421 Country Club Road
Fairview, Texas 75069
Phone:
Contact:

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

OWNERS:
S2 Land Development LLC,
10003 Technology Blvd
Dallas, Texas 75220
Phone:
Contact:

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.

MADISON WALKER SURVEY -
ABSTRACT NO. 1022

CALLED 43.594 ACRES
S2 LAND DEVELOPMENT LLC
DOC. NO. 2024000121415
O.P.R.C.C.T.

CALLED 22 ACRES
TO SUI TANG
DOC. NO. 20120326000344910
O.P.R.C.C.T.

CALLED 35.06 ACRES
TO PRINCETONNS HOLDING LLC
DOC. NO. 2022000179222
O.P.R.C.C.T.

MADISON WALKER SURVEY -
ABSTRACT NO. 1022

MARIA INGNACIA SURVEY -
ABSTRACT NO. 338

CALLED 1 ACRE
TO RANDY SPOHN
DOC. NO. 20010905001107510
O.P.R.C.C.T.

CALLED 2.00 ACRES
TO ARNG KIM TANG AND SUI TANG
DOC. NO. 20100608000578730
O.P.R.C.C.T.

REMAINDER CALLED 54.95 ACRES
TO DISTRICT 13 OF THE BAPTIST
CONVENTION OF TEXAS
(a/k/a LAKE LAVON BAPTIST
ENCAMPMENT)
VOL. 442, PG. 74
D.R.C.C.T.

CALLED 13.80 ACRES
TO USA
VOL. 760, PG. 733
D.R.C.C.T.

SEWER UTILITY PROVIDER:
City of Princeton
255 E. Monte Carlo Blvd.
McKinney, TX 75070
Phone: 972-736-2416
Contact: Tommy Mapp

ELECTRIC PROVIDER:
Onor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@onor.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

DWG NAME: FCCEL_SURVEY108249617-ARBOR LAKES PHASE 1B.DWG PLOTTED BY: ALLEN, STEPHEN 12/12/2024 12:49 PM (LAST SAVED: 12/12/2024 12:35 PM) Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

PROPERTY DESCRIPTION

BEING a tract of land situated in the Madison Walker Survey, Abstract No. 1022, Collin County, Texas and being a portion of a called 43.594-acre tract of land conveyed to S2 Land Development, L.L.C., according to the document filed of record in Document No. 2024000121415 Official Public Records, Collin County, Texas, and a portion of a called 35.06-acre tract of land conveyed to Princetonnns Holding L.L.C., according to the document filed of record in Document No. 2022000178222 O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a railroad spike found in the approximate centerline of County Road 735, for a southeast corner of said 35.06-acre tract, same being for the southwest corner of a called 2.00-acre tract of land conveyed to Ang Kim Tang and Sui Tang, according to the document filed of record in Document No. 2010068000578730 O.P.R.C.C.T.;

THENCE North 88°15'55" West, with the south line of said 35.06-acre tract, with said County Road 735, a distance of 860.40 feet to a railroad spike found for the southwest corner of said 35.06-acre tract, same being for the southeast corner of a called 22-acre tract of land conveyed to Sui Tang, according to the document filed of record in Document No. 20120326000344910 O.P.R.C.C.T.;

THENCE North 01°10'21" East, with the west line of said 35.06-acre tract, same being common with the east line of said 22-acre tract, passing a 5/8-inch iron rod found for the northeast corner of said 22-acre tract, same being a southeast corner of said 43.594-acre tract at a distance of 1084.15 feet and continuing with an east line of said 43.594-acre tract for a total distance of 1,095.07 feet to a point for corner;

THENCE over and across said 35.06-acre tract the following bearings and distances:

South 88°49'39" East, a distance of 129.27 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 18°15'06" East, a distance of 83.22 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a curve having a radius of 310.00 feet, a central angle of 17°04'45", and a chord bearing and distance of North 09°42'43" East, 92.07 feet;

With said curve, an arc distance of 92.41 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

THENCE North 01°10'21" East, passing the north line of said 35.06-acre tract, same being common with a south line of said 43.594-acre tract, at a distance of 70.38 feet and continuing for a total distance of 242.52 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

THENCE South 88°49'39" East, over and across said 43.594-acre, a distance of 1,059.88 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner in the east line of said 43.594-acre tract, in the approximate centerline of County Road 436;

THENCE South 01°06'13" West, with said east line and County Road 436, a distance of 299.64 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner in the east line of said 35.06-acre tract;

THENCE over and across said 35.06-acre tract the following bearings and distances:

North 88°59'42" West, a distance of 150.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 00°59'23" West, a distance of 19.92 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 88°49'39" West, a distance of 820.27 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 02°49'37" East, a distance of 205.50 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 01°10'21" West, a distance of 600.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 88°49'39" East, a distance of 160.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 01°10'21" West, a distance of 5.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 88°49'39" East, a distance of 435.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 01°10'21" West, a distance of 68.82 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner in the north line of a called 1-acre tract conveyed to Randy Spohn, according to the document filed of record in Document No 20010905001107510 O.P.R.C.C.T.;

THENCE North 87°54'45" West, with said north line, a distance of 5.74 feet to a 5/8-inch iron rod found for the northwest corner of said 1-acre tract;

THENCE South 01°14'10" West, a distance of 357.91 feet to the POINT OF BEGINNING containing 857,088 square feet or 19.676 acres of land.

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 0.999847929.
3. All common areas, HOA Lots, and drainage easements are to be owned and maintained by the Property Owner's Association.
4. FLOOD STATEMENT: According to Community Panel No. 48085C0440J and 48085C0430J dated June 02, 2008 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, and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined). 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 City 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 Arbor Lakes Phase 1B will be maintained by Collin County Municipal District Number 10.
16. Driveway connections must meet Collin County specifications.
17. All roadway signs shall meet Collin County specifications.
18. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
19. Collin County does not, and will not accept street lights for maintenance or operation.
20. A road dedicated to the public may not be obstructed, including by means of a gate.
21. 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.
22. 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.
23. 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.
24. 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.
25. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SWQP and submit to the Director of Engineering prior to receiving any permits.
26. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That S2 LAND DEVELOPMENT, L.L.C. & PRINCETONNS HOLDINGS LLC, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as: ARBOR LAKES PHASE 1B, 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. S2 LAND DEVELOPMENT, L.L.C. & PRINCETONNS HOLDINGS 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 streets, storm drains, 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.
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.
9. 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.
10. Collin County shall have the full right of ingress and egress to or from a drainage easement of necessary to maintain or repair the effect of the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
11. Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
12. All modifications to this document shall be by means of plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand this _____ day of _____, 202____.

S2 LAND DEVELOPMENT, L.L.C., a Texas limited liability company

By:
It's General Partner: _____

Name:
Title:

Notary Public, State of Texas

PRINCETONNS HOLDING, L.L.C., a Texas limited liability company

By:
It's General Partner: _____

Name:
Title:

Notary Public, State of Texas

PRINCETONNS HOLDING, L.L.C., a Texas limited liability company

By:
It's General Partner: _____

Name:
Title:

Notary Public, State of Texas

PRINCETONNS HOLDING, L.L.C., a Texas limited liability company

By:
It's General Partner: _____

Name:
Title:

Notary Public, State of Texas

PRINCETONNS HOLDING, L.L.C., a Texas limited liability company

By:
It's General Partner: _____

Name:
Title:

Notary Public, State of Texas

PRINCETONNS HOLDING, L.L.C., a Texas limited liability company

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I 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 herein as determined by an actual survey made on the ground under my direction and supervision.

The property is not within the 100 year floodplain.

Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
400 North 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 Daniel Arthur, 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 _____ day of _____, 20____.

Notary Public, State of Texas

Collin County Judge, Chris Hill

Collin County Judge, Chris Hill

Collin County Judge, Chris Hill

Collin County Judge, Chris Hill

Collin County Judge, Chris Hill

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Table with 14 columns: BLOCK, LOT, SQ. FT., ACRE, BLOCK, LOT, SQ. FT., ACRE, BLOCK, LOT, SQ. FT., ACRE, BLOCK, LOT, SQ. FT., ACRE. Rows include lots 1-31 with various area measurements.

SEWER UTILITY PROVIDER:
Oncoz Electric Delivery, LLC
City of Princeton
255 E. Monte Carlo Blvd.
Princeton, Texas 75407
Phone: 972-736-2416
Contact : Tommy Mapp

ELECTRIC PROVIDER:
Oncoz Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@oncoz.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

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

Kimley Horn logo and contact information. Includes address: 400 North Oklahoma Dr., Suite 105, Celina, Texas 75009. Phone: (469) 501-2200. Website: www.kimley-horn.com. Project No. 063249617, Sheet No. 2 OF 2.

FINAL PLAT
ARBOR LAKES PHASE 1B
BLOCK E, LOTS 51X-HOA, 52-74, 75X-HOA; BLOCK F,
LOTS 27-52, 53X-HOA; BLOCK G, LOTS 1-13,
14X-HOA, 50-51, 52X-HOA; BLOCK H, LOTS 1X-HOA,
2-26, 61-79;
108 RESIDENTIAL LOTS
6 COMMON AREA LOTS
BEING 19.676 ACRES TOTAL
IN THE
MADISON WALKER SURVEY,
ABSTRACT NO. 1022
COLLIN COUNTY, TEXAS