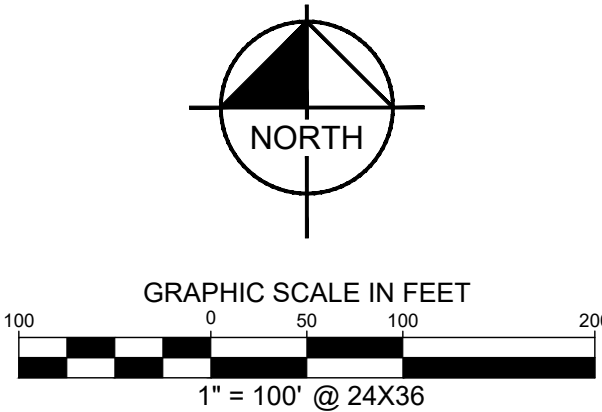
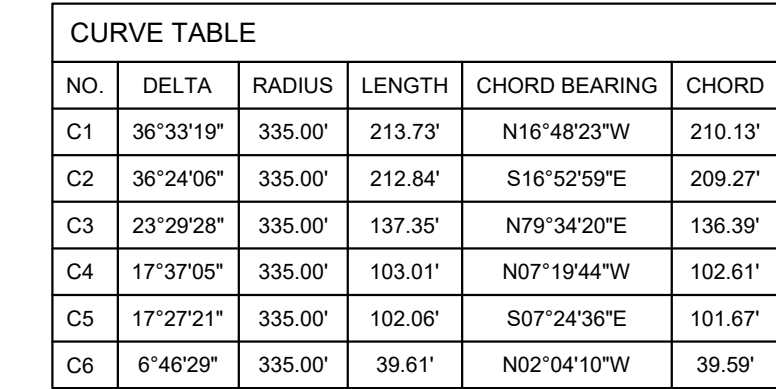




LEGEND	
P.O.B.	POINT OF BEGINNING
PKF	PK NAIL FOUND
IRC	IRON ROD FOUND
IRF	IRON ROD WITH CAP FOUND
UNE	UNE NAIL FOUND
BL	BUILDING LINE
D.E	DRAINAGE EASEMENT
S.S.E	SANITARY SEWER EASEMENT
U.E	UTILITY EASEMENT
W.E	WATER EASEMENT
R.O.W	RIGHT-OF-WAY
O.C.	OBSCURE ORIGIN
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
LINE TYPE LEGEND	
=====	BOUNDARY LINE
----	EASEMENT LINE
---	LOT LINE
- - - -	ADJUNCTION
- . - . -	BUILDING SETBACK
.....	ROADWAY CENTERLINE
STREET NAME CHANGE	

FINAL PLAT
OF
ACORN SOUTH

BLOCK A, LOTS 1X-HOA, 2-20; BLOCK B, LOTS 1X-HOA, 2-36; BLOCK C, LOTS 1-54, 55X-HOA, 56-67; BLOCK D, LOTS 1-6; BLOCK E, LOTS 1-30; BLOCK F, LOTS 1-20; BLOCK G, LOTS 1-18; BLOCK H, LOTS 1-27

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

BEING 42.912 ACRES IN THE
SARAH D. TERRY SURVEY,
ABSTRACT NO. 890
COLLIN COUNTY, TEXAS

Kimley»»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
" = 100'	SPA	MJS/DRA	3/17/2025	063451605	1 OF 2

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

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 : Anthony Leoffel, P.E.

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

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

PROPERTY DESCRIPTION

WHEREAS, NO BAD DAYS, LLC., is the owner of a tract of land situated in the Sarah D. Terry Survey, Abstract No. 890, Collin County, Texas being all of a called 21.450 acre tract of land conveyed to No Bad Days LLC by deed recorded in Document No. 2023000016893, Official Public Records Collin County, Texas (O.P.R.C.C.T.), being all of a called 21.457 acre tract of land (Tract 1) conveyed to No Bad Days LLC by deed recorded in Document No. 2023000015695, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found capped (stamped "Roomer") for the southeast corner of said 21.450 acre tract, same being in the north line of a called 1.955 acre tract of land conveyed to Keith W. Atkins and Violette Atkins by deed recorded in Document No. 20220413000598540, O.P.R.C.C.T., from which a railroad spike found near the centerline of pavement for reference bears North 02°47'35" East, 18.21 feet,

THENCE North 88°31'43" West, along the south line of said 21.450 acre tract, the north line of said 1.955 acre tract, and the north line of a called 11.97 acre tract of land conveyed to Garry George and Nancy George by deed recorded in Document No. 19980504000433580, 1,188.76 feet to a mag nail found for the southwest corner of said 21.450 acre tract, same being at the northeast corner of a called 33.662 acre tract of land conveyed to One World Estate, LLC by deed recorded in Document No. 20120217000185470, O.P.R.C.C.T., same being at the southeast corner of a remainder of a called 38.3410 acre tract of land conveyed to Tru Robertson by deed recorded in Document No. 20130925001342880, O.P.R.C.C.T.;

THENCE North 01°1'19'04" East, along the west lines of said 21.450 acre tract and said 21.457 acre tract, and the east line of a called 28.341 acre tract of land conveyed to No Bad Days LLC by deed recorded in Document No. 2022000119895, O.P.R.C.C.T., 1,658.07 feet to a 1/2-inch iron rod found capped (stamped "Roomer") for the northwest corner of said 21.457 acre tract, same being the northeast corner of said 28.341 acre tract, and same being in the south line of a called 5.02 acre tract of land conveyed to 1099 Park LLC by deed recorded in Document No. 2022000146641, O.P.R.C.C.T.;

THENCE South 88°26'13" East, along the north line of said 21.457 acre tract, same being the south line of said 5.02 acre tract, 176.74 feet to a 5/8-inch iron rod found for a north corner of said 21.457 acre tract, same being the southeast corner of said 5.02 acre tract, and same being at the southwest corner of a tract of land conveyed to Marcelina Thomas by deed recorded in Volume 1310, Page 751, O.P.R.C.C.T.;

THENCE South 88°12'13" East, along the north line of said 21.457 acre tract, same being the south line of said Thomas tract, 573.83 feet to an iron gear shaft found for a north corner of said 21.457 acre tract, same being at the southeast corner of said Thomas tract, and same being at the southwest corner of a called 7.75 acre tract of land conveyed to Shepherd of Lourdes, LLC by deed recorded in Document No. 20181231001578600, O.P.R.C.C.T.;

THENCE South 87°51'19" East, along the north line of said 21.457 acre tract, same being the south line of said 7.75 acre tract, 240.08 feet to a brass disk found for a north corner of said 21.457 acre tract, same being the southeast corner of said 7.75 acre tract, and same being the southwest corner of Lot 6R, Block A of Miller's Addition, an addition to Collin County recorded in Document No. 20210902010003210, O.P.R.C.C.T.;;

THENCE South 85°34'50" East, along the north line of said 21.457 acre tract, same being a southwest line of said Lot 6R, 79.83 feet to an elm tree found for the northeast corner of said 21.457 acre tract, same being a south corner of said Lot 6R, and same being the northwest corner of a called 6.729 acre tract of land conveyed to Rodney Donic Resh and Pamela Kay Shaw by deed recorded in Document No. 20180125000101580, O.P.R.C.C.T.;

THENCE South 02°47'35" East, along the east lines of said 21.457 acre tract and said 21.450 acre tract, same being the west line of said 6.729 acre tract, the west line of a called 5.50 acre tract conveyed to Robert Q. Fowler and Myrna Fowler by deed recorded in Document No. 2015012000058020, O.P.R.C.C.T., the west line of a called 8.772 acre tract of land conveyed to Jin He, Qin Lus, Qin Lin and Feng Lin by deed recorded in Document No. 20091215001499740, O.P.R.C.C.T., and the west line of a called 0.416 acre tract of land conveyed to Taylor Hutcheson by deed recorded in Document No. 20201020001824380, O.P.R.C.C.T., passing at 1,356.84 feet, and 4.79 feet right a 1/2-inch iron rod found capped (stamped "Collis RPS 1764") for an errored corner of said 0.416 acre tract, and continuing with the east line of said 21.450 acre tract, and west line of said 0.416 acre tract, 1,652.17 feet to the **POINT OF BEGINNING** and containing 1,869,249 square feet or 42.912 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 SOUTH**, 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:

- 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.
- All Public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Collin County, shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the affect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
- 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.
- All modifications to this document shall be by means of plat approved by Collin County.
- This Plat is subject to the Subdivision Regulatinos of Collin County, Texas.

Witness, my hand this _____ 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, a 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 :

- Mailboxes shall meet USPS specifications.
- 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 streetlights for maintenance or operation.
- A road dedication to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 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.
- 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.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 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.
- 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.
- All necessary Collin County authorizations (i.e. OSSF, floodplain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- 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.
- 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 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 SW3P and submit to the Director of Engineering prior to receiving any permits.
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- 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.
- All HOA lots are to be owned and maintained by the Homeowner's Association.
- All lots meet the minimum requirements of PD#56
- 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.
- 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.
- No Vertical objects with a height of more than 2' shall be placed inside the Sight Visibility Easements including fences, trees, shrubs, parked vehicles, mailboxes, above ground utility appurtenances, signs other than those necessary for traffic control and identification of roadway names, etc.
- If Sight Visibility Easements are not shown in an intersection they are fully contained within the right-of-way
- Cluster Mailboxes shall be maintained by the HOA.
- Residential Lots : Block A, Lots 2-20; Block B, Lots 2-18, 20-37; Block C, Lots 1-54, 56-67; Block D, Lots 1-6; Block E, Lots 1-30; Block F, Lots 1-20; Block G, Lots 1-18; Block H, Lots 1-27
- Open Space Lots: Block A, 1X-HOA; Block B 1X-HOA, 19X-HOA; Block C, 55X-HOA;

FINAL PLAT
OF
ACORN SOUTH

BLOCK A, LOTS 1X, 2-20; BLOCK B, LOTS 1X, 2-36; BLOCK C, LOTS 1-54, 55X, 56-67; BLOCK D, LOTS 1-6; BLOCK E, LOTS 1-30; BLOCK F, LOTS 1-20; BLOCK G, LOTS 1-18; BLOCK H, LOTS 1-27

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

BEING 42.912 ACRES IN THE
SARAH D. TERRY SURVEY,
ABSTRACT NO. 890
COLLIN COUNTY, TEXAS

Kimley»Horn

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FIRM # 10194503
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	MJS/DRA	3/17/2025	063451605	2 OF 2

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

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

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

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

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