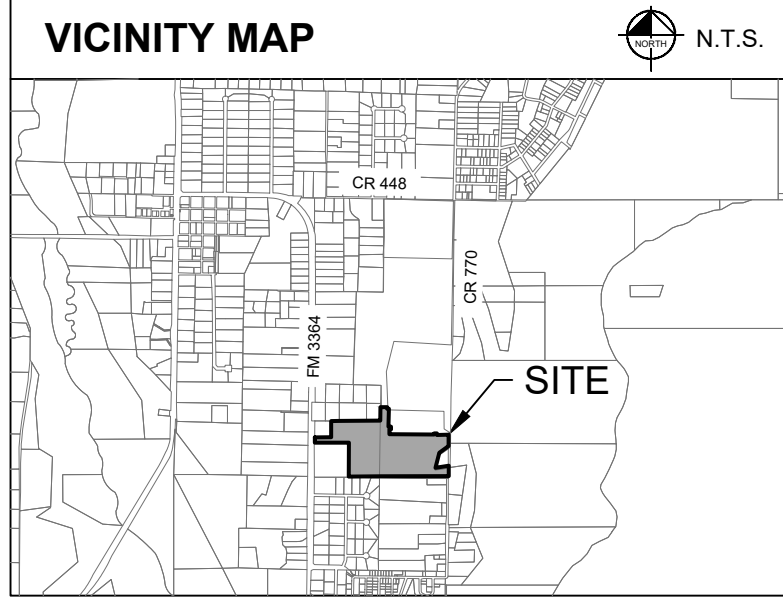


LEGEND	
P.O.B.	POINT OF BEGINNING
XF	CUT "X" FOUND
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
[XX.XX]	RECORD DISTANCE
M.D.R.C.C.T.	MAP-DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
B.S.	BUILDING SETBACK LINE
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
O.S.E.	OPEN SPACE EASEMENT
ESMT	EASEMENT
CAB. PG.	CABINET PAGE
SB	SETBACK
NTS	NOT TO SCALE
F.Y.S.B.	FRONT YARD SETBACK
S.Y.S.B.	SIDE YARD SETBACK
R.Y.S.B.	REAR YARD SETBACK
B.C.	BACK OF CURB
S.S.E.	SANITARY SEWER EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION

LINE TYPE LEGEND	
————	BOUNDARY LINE - SUBJECT
----	EASEMENT LINE
---	PROPERTY LINE

FINAL PLAT SUNCREST PHASE 1

40.10 ACRES
358 RESIDENTIAL LOTS / 15 HOA LOTS
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BLOCK B, LOTS 1-24, 26-48, 25X-HOA
BLOCK C, LOTS 2-55, 57-64, 1X & 56X-HOA
BLOCK D, LOTS 2-31, 1X-HOA; BLOCK E, LOTS 2-31, 1X-HOA
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BLOCK H, LOTS 2-31, 1X-HOA; BLOCK I, LOTS 2-10,
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BLOCK K, LOTS 2-31, 59-61, 1X-HOA; BLOCK L, LOTS 2-9, 1X-HOA
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 689
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'	GDW	MJS	6/26/2025	068517174	1 OF 5

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

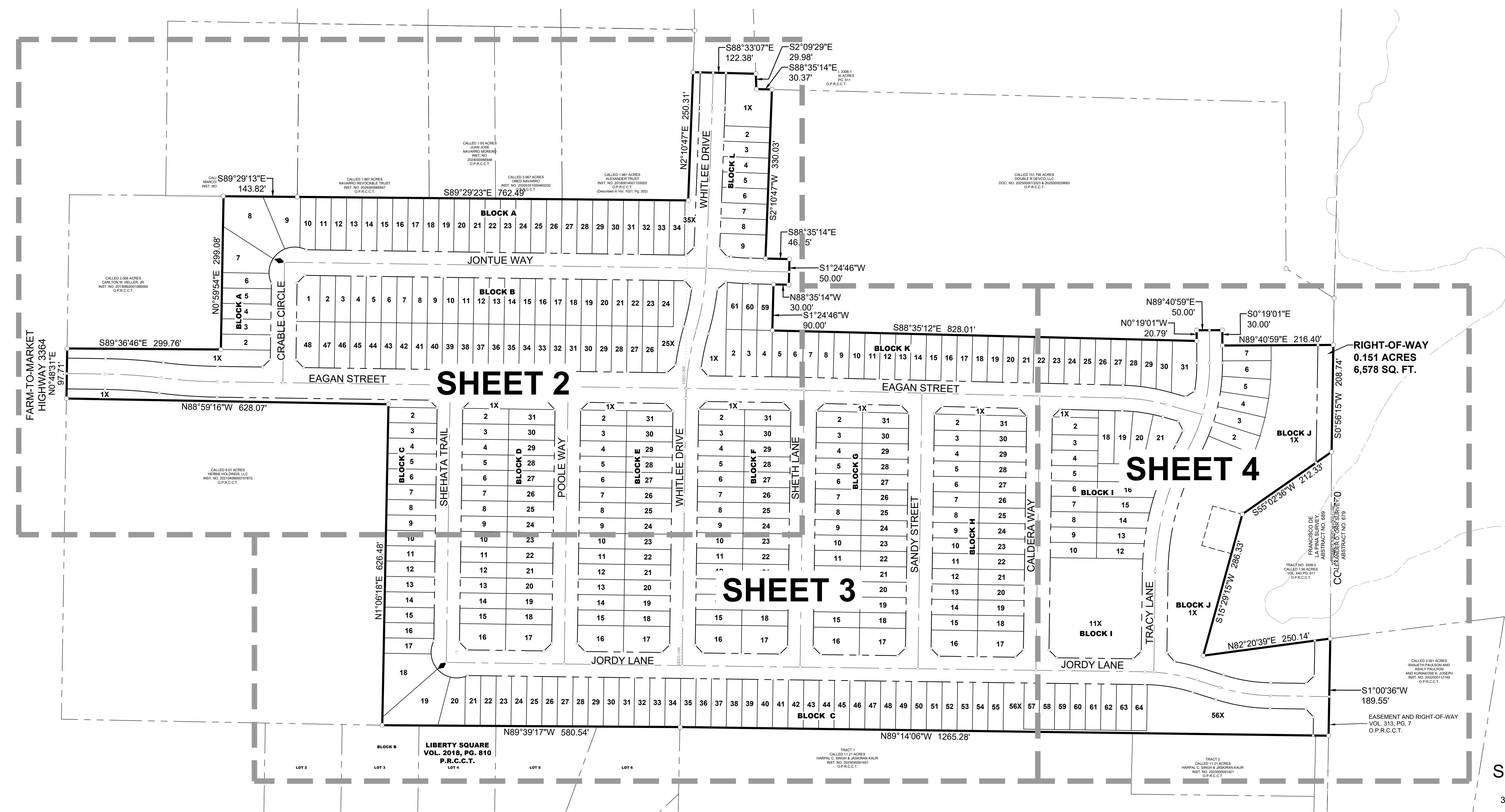
SURVEYOR:
Kimley-Horn and
Associates, Inc.
400 N. Oklahoma Dr.,
Suite 105
Celina, Texas 75008
Phone: 469-501-2200
Contact : Michael Swayne,
R.P.L.S.

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

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



NOTES:

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LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	S02°09'29"E	29.98'		L15	S41°30'27"E	20.20'		L29	N46°06'39"E	21.10'	
L2	S88°35'14"E	30.37'		L16	N48°53'15"E	22.32'		L30	S43°53'21"E	21.32'	
L3	S45°48'31"W	21.21'		L17	N45°48'31"E	21.21'		L31	S45°47'13"W	21.22'	
L4	N46°29'39"E	21.47'		L18	S44°11'29"E	21.21'		L32	N44°12'47"W	21.21'	
L5	S41°41'58"E	21.62'		L19	S45°47'13"W	21.22'		L33	N46°06'39"E	21.10'	
L6	N50°09'27"E	21.42'		L20	N44°12'47"W	21.21'		L34	S43°53'21"E	21.32'	
L7	S41°05'26"E	20.03'		L21	N45°48'31"E	21.21'		L35	S45°47'13"W	21.22'	
L8	N58°10'06"E	20.31'		L22	S44°11'29"E	21.21'		L36	N44°12'47"W	21.21'	
L9	S40°23'45"E	22.57'		L23	S45°47'13"W	21.22'		L37	N46°06'39"E	21.10'	
L10	N46°00'36"E	21.21'		L24	N44°12'47"W	21.21'		L38	S26°05'49"E	19.94'	
L11	S43°59'24"E	21.21'		L25	N45°48'31"E	21.21'		L39	N45°47'13"E	21.22'	
L12	N44°11'29"W	21.21'		L26	S44°11'29"E	21.21'		L40	N44°12'47"W	21.21'	
L13	S44°11'29"E	21.21'		L27	S45°47'13"W	21.22'		L41	N01°26'53"E	63.51'	
L14	S45°48'31"W	21.21'		L28	N44°12'47"W	21.21'					

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	6°16'46"	1000.00'	109.60'	N86°03'06"W	109.54'
C3	6°16'46"	1000.00'	109.60'	N86°03'06"W	109.54'
C4	14°08'30"	350.00'	86.39'	N81°30'59"W	86.17'
C5	29°16'05"	350.00'	178.79'	N14°19'03"E	176.85'
C6	28°08'35"	500.00'	245.59'	N14°52'49"E	243.13'
C7	16°43'55"	350.00'	102.21'	N80°52'08"W	101.85'
C8	16°29'14"	350.00'	100.71'	N80°44'47"W	100.37'
C9	0°43'54"	1000.00'	12.77'	N01°48'50"E	12.77'
C10	14°02'39"	500.00'	122.56'	N09°12'07"E	122.25'
C11	15°24'55"	500.00'	134.52'	N08°30'59"E	134.12'
C12	5°14'40"	500.00'	45.77'	S86°34'09"E	45.75'
C13	4°38'24"	500.00'	40.49'	S86°16'01"E	40.48'
C16	0°09'41"	32625.39'	91.85'	S01°24'46"W	91.85'

FARM-TO-MARKET HIGHWAY 3364
(20-FOOT PUBLIC RIGHT-OF-WAY)

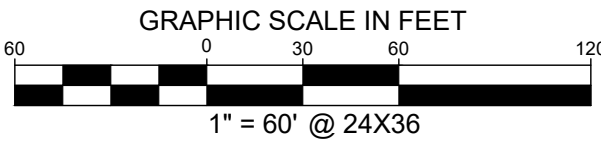
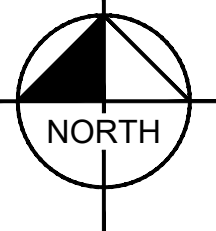
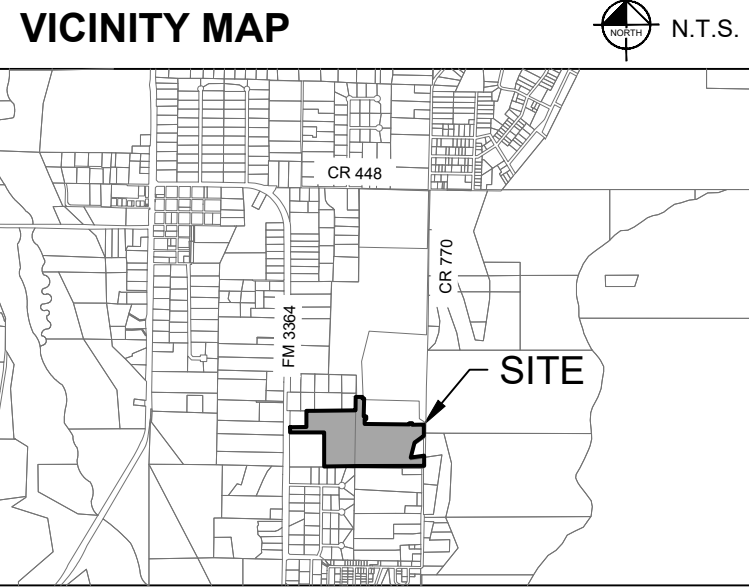
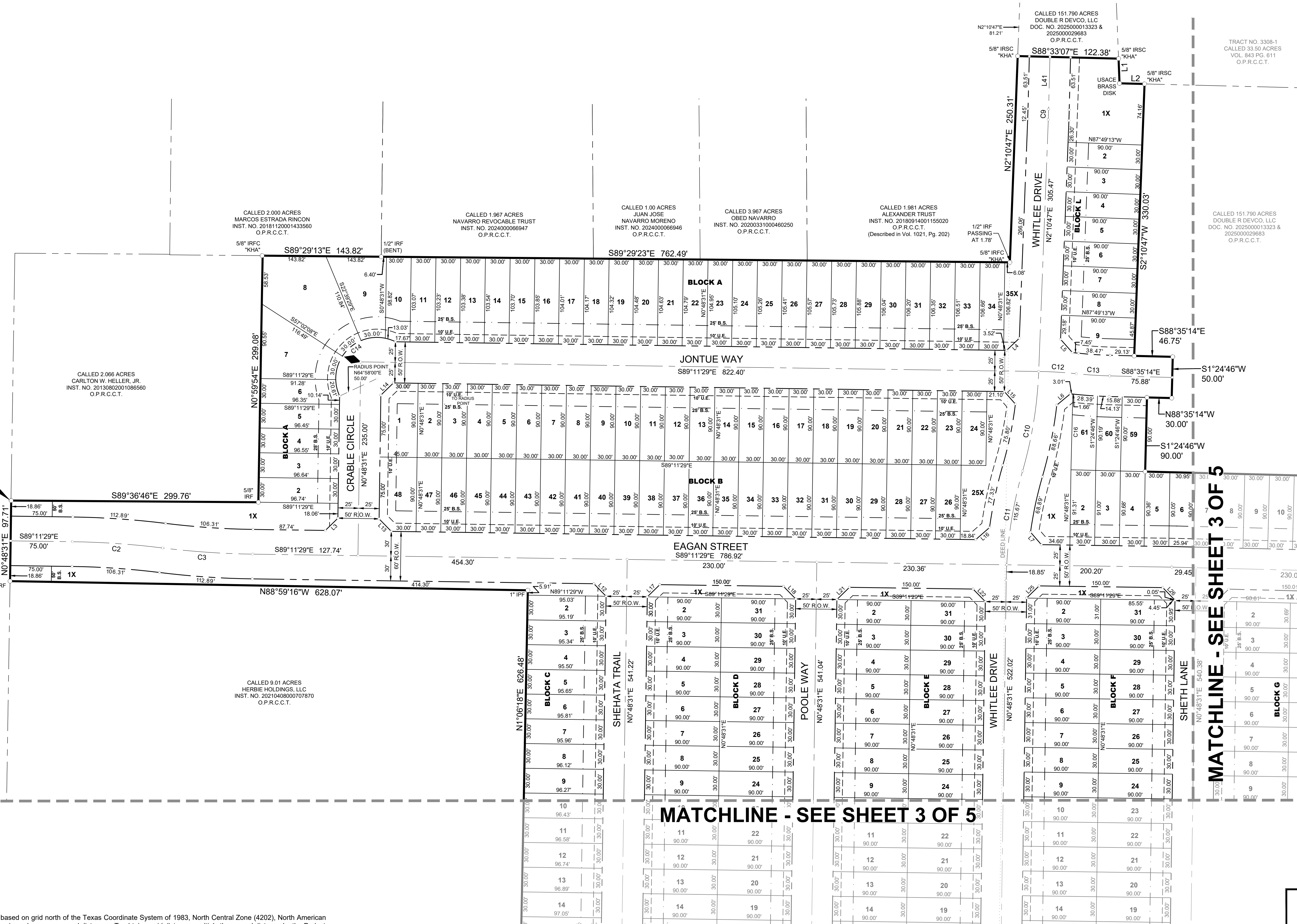
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LEGEND

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IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
(XX.XX)	RECORD DISTANCE
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E.E.M.T.	EASEMENT
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M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION

LINE TYPE LEGEND

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FINAL PLAT
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FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 689
COLLIN COUNTY, TEXAS

Kimley»Horn

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Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GDW	MJS	6/26/2025	068517174	2 OF 5

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

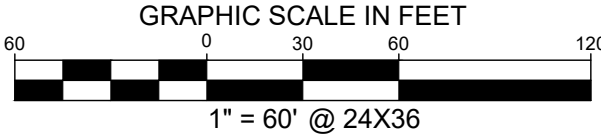
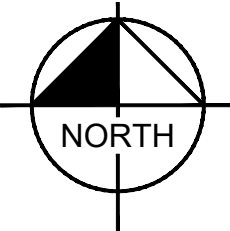
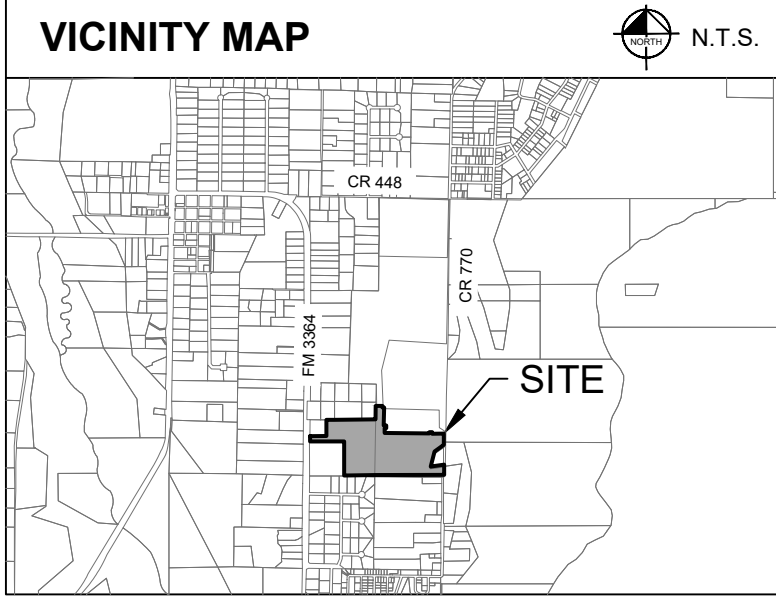
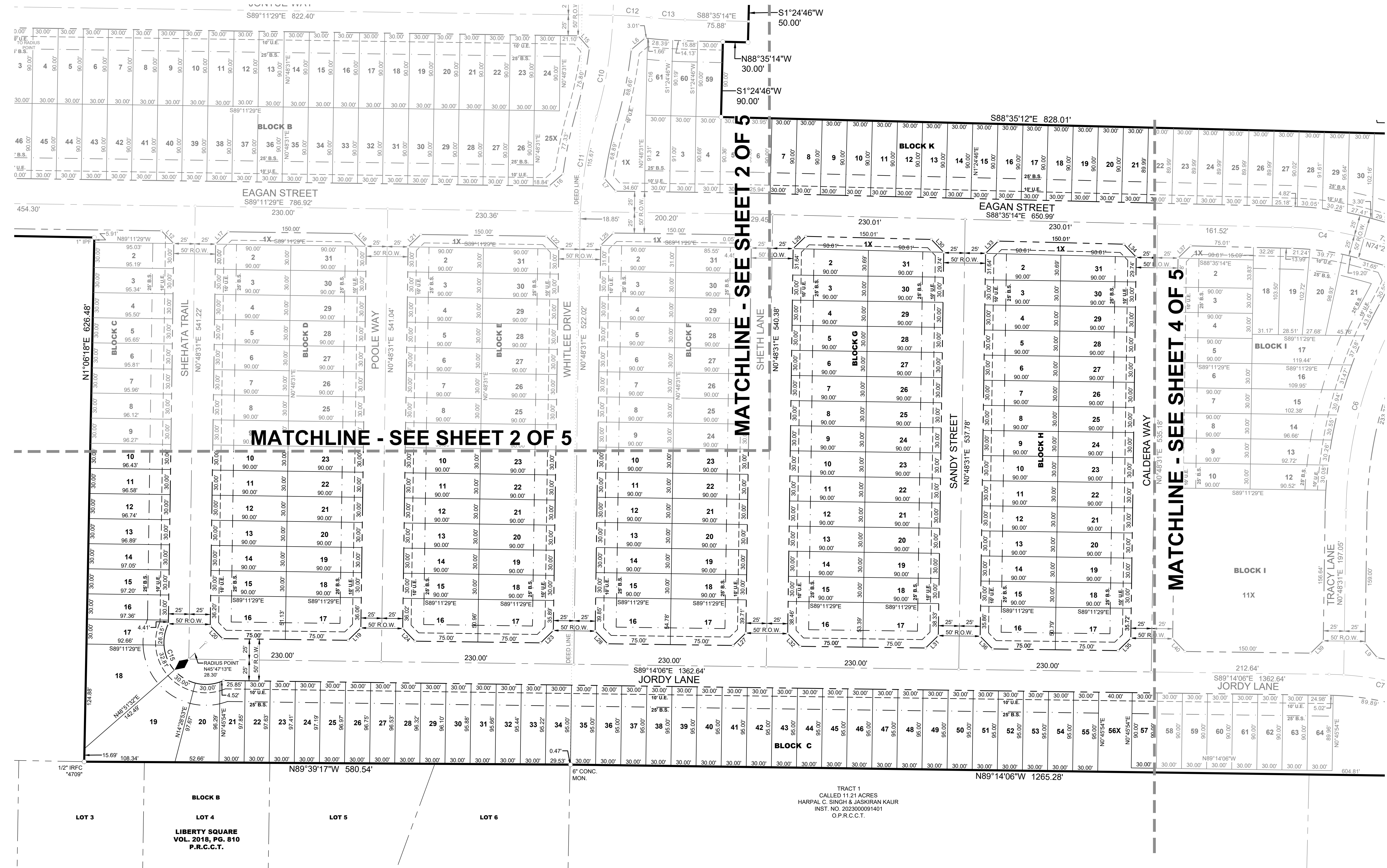
WATER UTILITY PROVIDER:
Culleoka Water Supply Corporation
P.O. Box 909
Princeton, Texas 75407
Phone: 972-734-3572
Contact : Peter Williams

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

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

SURVEYOR:
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Associates, Inc.
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Suite 105
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Phone: 469-501-2200
Contact : Michael Swayne,
R.P.L.S.



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M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION

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---	EASEMENT LINE
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FINAL PLAT SUNCREST PHASE 1

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FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 689
COLLIN COUNTY, TEXAS

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TRACT 1
CALLED 11.21 ACRES
HARPAL C. SINGH & JASKIRAN KAUR
INST. NO. 2023000091401
O.P.R.C.C.T.

ELECTRIC PROVIDER:
Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@oncor.com
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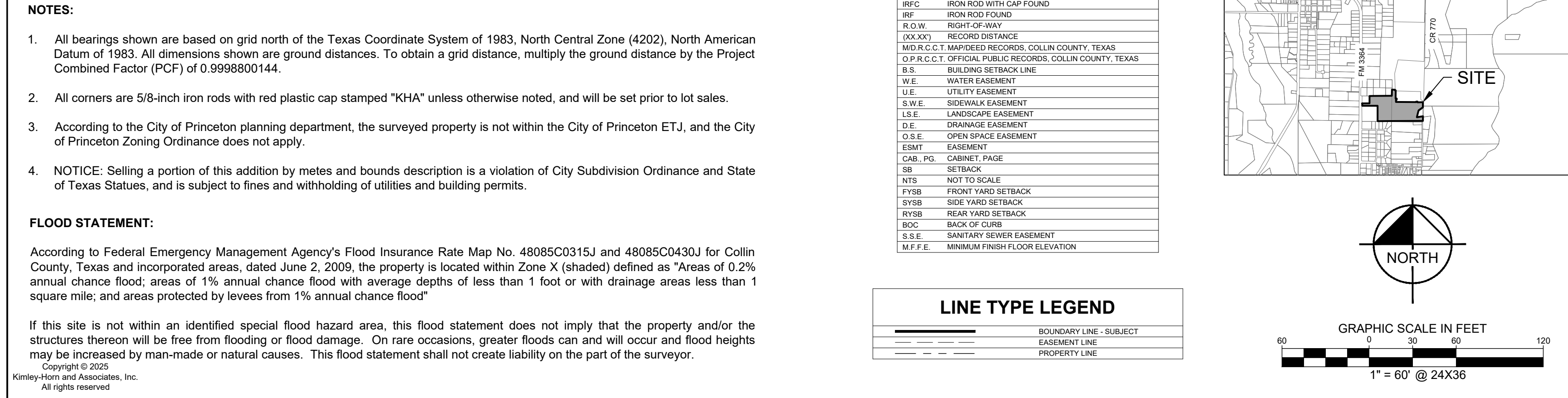
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GDW	MJS	6/26/2025	068517174	3 OF 5



LOT TABLE				LOT TABLE - HOA				LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE - HOA				LOT TABLE								
BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.					
BLOCK A	2	0.067	2,901	BLOCK B	25X	0.140	6,109	BLOCK D	2	0.062	2,700	BLOCK F	2	0.064	2,790	BLOCK H	2	0.064	2,804	BLOCK I	1X	0.028	1,238	BLOCK I	11X	0.801	34,888	BLOCK I	1	2	0.062	2,700
BLOCK A	3	0.067	2,898	LOT TABLE				BLOCK D	3	0.062	2,700	BLOCK F	3	0.062	2,700	BLOCK H	3	0.062	2,700	BLOCK I	3	0.073	3,202	BLOCK I	3	3	0.062	2,700	BLOCK I	4	0.062	2,700
BLOCK A	4	0.066	2,895	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK D	4	0.062	2,700	BLOCK F	4	0.062	2,700	BLOCK H	4	0.062	2,700	BLOCK I	4	0.073	3,202	BLOCK I	4	4	0.062	2,700	BLOCK I	5	0.062	2,700
BLOCK A	5	0.066	2,892	BLOCK C	2	0.066	2,853	BLOCK D	5	0.062	2,700	BLOCK F	5	0.062	2,700	BLOCK H	5	0.062	2,700	BLOCK I	5	0.073	3,202	BLOCK I	5	5	0.062	2,700	BLOCK I	6	0.062	2,700
BLOCK A	6	0.065	2,825	BLOCK C	3	0.066	2,858	BLOCK D	6	0.062	2,700	BLOCK F	6	0.062	2,700	BLOCK H	6	0.062	2,700	BLOCK I	6	0.073	3,202	BLOCK I	6	6	0.062	2,700	BLOCK I	7	0.062	2,700
BLOCK A	7	0.132	5,733	BLOCK C	4	0.066	2,863	BLOCK D	7	0.062	2,700	BLOCK F	7	0.062	2,700	BLOCK H	7	0.062	2,700	BLOCK I	7	0.073	3,202	BLOCK I	7	7	0.062	2,700	BLOCK I	8	0.062	2,700
BLOCK A	8	0.208	9,055	BLOCK C	5	0.066	2,867	BLOCK D	8	0.062	2,700	BLOCK F	8	0.062	2,700	BLOCK H	8	0.062	2,700	BLOCK I	8	0.073	3,202	BLOCK I	8	8	0.062	2,700	BLOCK I	9	0.092	3,999
BLOCK A	9	0.118	5,153	BLOCK C	6	0.066	2,872	BLOCK D	9	0.062	2,700	BLOCK F	9	0.062	2,700	BLOCK H	9	0.062	2,700	BLOCK I	9	0.073	3,202	LOT TABLE - HOA				BLOCK	LOT #	ACRES	SQ. FT.	
BLOCK A	10	0.070	3,061	BLOCK C	7	0.066	2,877	BLOCK D	10	0.062	2,700	BLOCK F	10	0.062	2,700	BLOCK H	10	0.062	2,700	BLOCK I	10	0.073	3,202	BLOCK I	10	9	0.062	2,700	BLOCK I	1X	0.193	8,403
BLOCK A	11	0.071	3,094	BLOCK C	8	0.066	2,881	BLOCK D	11	0.062	2,700	BLOCK F	11	0.062	2,700	BLOCK H	11	0.062	2,700	LOT TABLE - HOA				BLOCK	LOT #	ACRES	SQ. FT.					
BLOCK A	12	0.071	3,099	BLOCK C	9	0.066	2,886	BLOCK D	12	0.062	2,700	BLOCK F	12	0.062	2,700	BLOCK H	12	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	13	0.071	3,104	BLOCK C	10	0.066	2,891	BLOCK D	13	0.062	2,700	BLOCK F	13	0.062	2,700	BLOCK H	13	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	14	0.071	3,109	BLOCK C	11	0.066	2,895	BLOCK D	14	0.062	2,700	BLOCK F	14	0.062	2,700	BLOCK H	14	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	15	0.071	3,113	BLOCK C	12	0.067	2,900	BLOCK D	15	0.062	2,700	BLOCK F	15	0.062	2,700	BLOCK H	15	0.062	2,700	LOT TABLE				BLOCK	LOT #	ACRES	SQ. FT.					
BLOCK A	16	0.072	3,118	BLOCK C	13	0.067	2,904	BLOCK D	16	0.103	4,492	BLOCK F	16	0.111	4,821	BLOCK H	16	0.102	4,462	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	17	0.072	3,123	BLOCK C	14	0.067	2,909	BLOCK D	17	0.103	4,486	BLOCK F	17	0.111	4,815	BLOCK H	17	0.102	4,456	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	18	0.072	3,127	BLOCK C	15	0.067	2,914	BLOCK D	18	0.062	2,700	BLOCK F	18	0.062	2,700	BLOCK H	18	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	19	0.072	3,132	BLOCK C	16	0.067	2,918	BLOCK D	19	0.062	2,700	BLOCK F	19	0.062	2,700	BLOCK H	19	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	20	0.072	3,137	BLOCK C	17	0.065	2,831	BLOCK D	20	0.062	2,700	BLOCK F	20	0.062	2,700	BLOCK H	20	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	21	0.072	3,141	BLOCK C	18	0.181	7,901	BLOCK D	21	0.062	2,700	BLOCK F	21	0.062	2,700	BLOCK H	21	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	22	0.072	3,146	BLOCK C	19	0.187	8,125	BLOCK D	22	0.062	2,700	BLOCK F	22	0.062	2,700	BLOCK H	22	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	23	0.072	3,151	BLOCK C	20	0.089	3,870	BLOCK D	23	0.062	2,700	BLOCK F	23	0.062	2,700	BLOCK H	23	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	24	0.072	3,155	BLOCK C	21	0.067	2,935	BLOCK D	24	0.062	2,700	BLOCK F	24	0.062	2,700	BLOCK H	24	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	25	0.073	3,160	BLOCK C	22	0.067	2,932	BLOCK D	25	0.062	2,700	BLOCK F	25	0.062	2,700	BLOCK H	25	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	26	0.073	3,165	BLOCK C	23	0.067	2,926	BLOCK D	26	0.062	2,700	BLOCK F	26	0.062	2,700	BLOCK H	26	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	27	0.073	3,169	BLOCK C	24	0.067	2,919	BLOCK D	27	0.062	2,700	BLOCK F	27	0.062	2,700	BLOCK H	27	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	28	0.073	3,174	BLOCK C	25	0.067	2,913	BLOCK D	28	0.062	2,700	BLOCK F	28	0.062	2,700	BLOCK H	28	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	29	0.073	3,179	BLOCK C	26	0.067	2,906	BLOCK D	29	0.062	2,700	BLOCK F	29	0.062	2,700	BLOCK H	29	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	30	0.073	3,184	BLOCK C	27	0.067	2,899	BLOCK D	30	0.062	2,700	BLOCK F	30	0.062	2,700	BLOCK H	30	0.062	2,700	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	31	0.073	3,188	BLOCK C	28	0.066	2,893	BLOCK D	31	0.062	2,700	BLOCK F	31	0.064	2,790	BLOCK H	31	0.062	2,719	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	32	0.073	3,193	BLOCK C	29	0.066	2,886	LOT TABLE - HOA				LOT TABLE - HOA				LOT TABLE - HOA				LOT TABLE - HOA												
BLOCK A	33	0.073	3,198	BLOCK C	30	0.066	2,880	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.									
BLOCK A	34	0.074	3,202	BLOCK C	31	0.066	2,873	BLOCK	LOT #	0.057	2,475	BLOCK	LOT #	0.057	2,475	BLOCK	LOT #	0.057	2,475	BLOCK	LOT #	0.057	2,475									
LOT TABLE - HOA				LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE								
BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.	
BLOCK A	1X	0.240	10,440	BLOCK E	2	0.062	2,700	BLOCK G	2	0.064	2,804	BLOCK I	2	0.071	3,087	BLOCK K	2	0.063	2,735	BLOCK M	2	0.063	2,735	BLOCK O	2	0.063	2,735	BLOCK Q	2	0.063	2,735	
BLOCK A	35X	0.131	5,726	BLOCK E	3	0.062	2,700	BLOCK G	3	0.062	2,700	BLOCK I	3	0.062	2,700	BLOCK K	3	0.063	2,725	BLOCK M	3	0.063	2,725	BLOCK O	3	0.063	2,725	BLOCK Q	3	0.063	2,725	
LOT TABLE				BLOCK E	4	0.062	2,700	BLOCK G	4	0.062	2,700	BLOCK I	4	0.062	2,700	BLOCK K	4	0.062	2,716	BLOCK M	4	0.062	2,716	BLOCK O	4	0.062	2,716	BLOCK Q	4	0.062	2,716	
BLOCK	LOT #	ACRES	SQ. FT.	BLOCK E	5	0.062	2,700	BLOCK G	5	0.062	2,700	BLOCK I	5	0.062	2,700	BLOCK K	5	0.062	2,706	BLOCK M	5	0.062	2,706	BLOCK O	5	0.062	2,706	BLOCK Q	5	0.062	2,706	
BLOCK B	1	0.090	3,937	BLOCK E	6	0.062	2,700	BLOCK G	6	0.062	2,700	BLOCK I	6	0.062	2,700	BLOCK K	6	0.063	2,743	BLOCK M	6	0.063	2,743	BLOCK O	6	0.063	2,743	BLOCK Q	6	0.063	2,743	
BLOCK B	2	0.062	2,700	BLOCK E	7	0.062	2,700	BLOCK G	7	0.062	2,700	BLOCK I	7	0.062	2,700	BLOCK K	7	0.062	2,700	BLOCK M	7	0.062	2,700	BLOCK O	7	0.062	2,700	BLOCK Q	7	0.062	2,700	
BLOCK B	3	0.062	2,700	BLOCK E	8	0.062	2,700	BLOCK G	8	0.062	2,700	BLOCK I	8	0.062	2,700	BLOCK K	8	0.062	2,700	BLOCK M	8	0.062	2,700	BLOCK O	8	0.062	2,700	BLOCK Q	8	0.062	2,700	
BLOCK B	4	0.062	2,700	BLOCK E	9	0.062	2,700	BLOCK G	9	0.062	2,700	BLOCK I	9	0.062	2,700	BLOCK K	9	0.062	2,700	BLOCK M	9	0.062	2,700	BLOCK O	9	0.062	2,700	BLOCK Q	9	0.062	2,700	
BLOCK B	5	0.062	2,700	BLOCK E	10	0.062	2,700	BLOCK G	10	0.062	2,700	BLOCK I	10	0.062	2,700	BLOCK K	10	0.062	2,700	BLOCK M	10	0.062	2,700	BLOCK O	10	0.062	2,700	BLOCK Q	10	0.062	2,700	
BLOCK B	6	0.062	2,700	BLOCK E	11	0.062	2,700	BLOCK G	11	0.062	2,700	BLOCK I	11	0.062	2,700	BLOCK K	11	0.062	2,700	BLOCK M	11	0.062	2,700	BLOCK O	11	0.062	2,700	BLOCK Q	11	0.062	2,700	
BLOCK B	7	0.062	2,700	BLOCK E	12	0.062	2,700	BLOCK G	12	0.062	2,700	BLOCK I	12	0.063	2,744	BLOCK K	12	0.062	2,700	BLOCK M	12	0.062	2,700	BLOCK O	12	0.062	2,700	BLOCK Q	12	0.062	2,700	
BLOCK B	8	0.062	2,700	BLOCK E	13	0.062	2,700	BLOCK G	13	0.062	2,700	BLOCK I	13	0.068	2,981	BLOCK K	13	0.062	2,700	BLOCK M	13	0.062	2,700	BLOCK O	13	0.062	2,700	BLOCK Q	13	0.062	2,700	
BLOCK B	9	0.062	2,700	BLOCK E	14	0.062	2,700	BLOCK G	14	0.062	2,700	BLOCK I	14	0.068	2,981	BLOCK K	14	0.062	2,700	BLOCK M	14	0.062	2,700	BLOCK O	14	0.062	2,700	BLOCK Q	14	0.062	2,700	
BLOCK B	10	0.062	2,700	BLOCK E	15	0.062	2,700	BLOCK G	15	0.062	2,700	BLOCK I	15	0.073	3,180	BLOCK K	15	0.062	2,700	BLOCK M	15	0.062	2,700	BLOCK O	15	0.062	2,700	BLOCK Q	15	0.062	2,700	
BLOCK B	11	0.062	2,700	BLOCK E	16	0.103	4,477	BLOCK G	16	0.108	4,696	BLOCK I	16	0.079																		

PROPERTY DESCRIPTION

BEING a tract of land situated in the Francisco De La Pina Survey, Abstract No. 689, Collin County, Texas being a portion of a called 151.790 acre tract of land conveyed to Double R Devco, LLC by deed recorded in Document No. 2025000013323 and Correction Deed recorded in Document No. 2025000029683, Official Public Records of 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 capped (stamped "RPLS 4709") for the southwest corner of said 151.790 acre tract, for the southeast corner of a called 9.01 acre tract of land conveyed to Herbie Holdings, LLC by deed recorded in Document No. 20210408000707870, O.P.R.C.C.T.;

THENCE North 01°06'18" East, with a west line of said 151.790 acre tract and the east line of said 9.01 acre tract, 626.48 feet to a 1-inch iron pipe found for a west corner of said 151.790 acre tract and for the northeast corner of said 9.01 acre tract;

THENCE North 88°59'16" West, with a south line of said 151.790 acre tract and the north line of said 9.01 acre tract, 628.07 feet to a 5/8-inch iron rod found for a west corner of said 151.790 acre tract, for the northwest corner of said 9.01 acre tract, and in the east right-of-way line of Farm-to-Market Highway 3364;

THENCE North 00°48'31" East, with a west line of said 151.790 acre tract and said east right-of-way line, 97.71 feet to a 5/8-inch iron rod found for a west corner of said 151.790 acre tract and for the southwest corner of a called 2.066 acre tract of land conveyed to Carlton W. Heller, Jr. by deed recorded in Document No. 20130802001086560, O.P.R.C.C.T.;

THENCE South 89°36'46" East, with a north line of said 151.790 acre tract and the south line of said 2.066 acre tract, 299.76 feet to a 5/8-inch iron rod found for a west corner of said 151.790 acre tract and for the southeast corner of said 2.066 acre tract;

THENCE North 00°59'54" East, with a west line of said 151.790 acre tract and the east line of said 2.066 acre tract, 299.08 feet to a 5/8-inch iron rod set capped (stamped "KHA") at a west corner of said 151.790 acre tract, at the northeast corner of said 2.066 acre tract, and in the south line of a called 2,000 acre tract of land conveyed to Marcos Estrada Rincon by deed recorded in Document No. 20181120001433560, O.P.R.C.C.T.;

THENCE South 89°29'13" East, with a north line of said 151.790 acre tract and the south line of said 2,000 acre tract, 143.82 feet to a 1/2-inch iron rod found bent for a north corner of said 151.790 acre tract, at the southeast corner of said 2,000 acre tract, and at the southwest corner of a called 1,000 acre tract of land conveyed to Navarro Revocable Trust by deed recorded in Document No. 2024000066947, O.P.R.C.C.T.;

THENCE South 89°29'23" East, with a north line of said 151.790 acre tract, 762.49 feet to a 5/8-inch iron rod set capped (stamped "KHA") at a west corner of said 151.790 acre tract;

THENCE North 02°10'47" East, with a west line of said 151.790 acre tract, passing at 1.78 a 1/2-inch iron rod found and continuing for a total of 250.32 feet to a point for corner;

THENCE South 88°33'07" East, over said 151.790 acre tract, 122.38 feet to a 5/8-inch iron rod set capped (stamped "KHA") in an east line of said 151.790 acre tract and in the west line of a called 33.50 acre tract of land (Tract No. 3308-1) conveyed to the United States of America by deed recorded in Volume 843, Page 611, Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE South 02°09'29" East, with the common line of said 151.790 acre tract and said 33.50 acre tract, 29.98 feet to a 3-inch Corps of Engineers brass disk found;

THENCE South 88°35'14" East, with the common line of said 151.790 acre tract and said 33.50 acre tract 30.37 feet to a 5/8-inch iron rod set capped (stamped "KHA"), from which a 3-inch Corps of Engineers brass disk found for a corner of said 151.790 acre tract and said 33.50 acre tract bears, South 88°35'14" East, 1,001.22 feet;

THENCE over said 151.790 acre tract the following courses:

South 02°10'47" West, 330.03 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 88°35'14" East, 46.75 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 01°24'46" West, 50.00 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 88°35'14" West, 30.00 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 01°24'46" West, 90.00 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 88°35'12" East, 828.01 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 00°19'01" West, 20.79 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 89°40'59" East, 50.00 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 00°19'01" East, 30.00 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 89°40'59" East, 216.40 feet to a 5/8-inch iron rod set capped (stamped "KHA") in an east line of said 151.790 acre tract and in County Road 770;

THENCE South 00°56'15" West, with an east line of said 151.790 acre tract and in County Road 770, 208.74 feet to a 5/8-inch iron rod found for an east corner of said 151.790 acre tract and at the north corner of a called 1.56 acre tract of land (Tract No. 3308-2) conveyed to the United States of America by deed recorded in Volume 843, Page 611, D.R.C.C.T.;

THENCE with the common lines of said 151.790 acre tract and said 1.56 acre tract the following courses:

South 55°02'36" West, passing at 24.98 feet a 3-inch Corps of Engineers brass disk found and continuing for a total of 212.33 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 15°29'15" West, 286.33 feet to a 3-inch Corps of Engineers brass disk found;

North 82°20'39" East, 250.14 feet to a 1/2-inch iron rod found for an east corner of said 151.790 acre tract in County Road 770;

THENCE South 01°00'36" West, with an east line of said 151.790 acre tract and in County Road 770, 189.55 feet to a 5/8-inch iron rod set capped (stamped "KHA") at the southeast corner of said 151.790 acre tract in County Road 770;

THENCE North 89°14'06" West, with a south line of said 151.790 acre tract and the north lines of a called 0.98 acre tract of land (Tract 2) and a called 11.21 acre tract of land (Tract 1) conveyed to Harpal C. Singh and Jaskiran Kaur by deed recorded in Document No. 2023000091401, O.P.R.C.C.T., 1,265.28 feet to a 6-inch concrete monument found for a south corner of said 151.790 acre tract, for the northwest corner of said 11.21 acre tract, and for the northeast corner of said Liberty Square;

THENCE North 89°39'17" West, with a south line of said 151.790 acre tract, 580.54 feet to the **POINT OF BEGINNING** and containing 1,746,914 square feet or 40.10 acres of land.

OWNER'S DEDICATION
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 final plat designating the herein described tracts as, **SUNCREST PHASE 1**, an addition to Collin County, Texas, and does 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. **DOUBLE R DEVCO, LLC** does herein 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. Tickey Creek Municipal Utility District of Collin County (the "District") will maintain the streets, sidewalks, drainage, barrier free ramps, signage, and striping within the rights-of-way as well as drainage infrastructure.
- 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 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 will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- 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.
- 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. All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand this _____ day of _____, 2025.

DOUBLE R DEVCO, LLC

By: _____
Reagan Horton, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Reagan Horton, Manager of **DOUBLE R DEVCO, LLC**, on behalf of said company.

Notary Public

STANDARD PLAT NOTES:

- All corners are 5/8 inch iron rods with red plastic caps 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 ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998800144.
- All common areas are to be owned and maintained by the Property Owner's Association.
- FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0315J and 48085C0430J for Collin County, Texas and incorporated areas, dated June 2, 2009, the property is located within Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" 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 floodway 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 District 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, as well drainage within Suncrest Phase 1 will be maintained by Tickey Creek Municipal Utility District of Collin County.

STATE OF TEXAS §
COUNTY OF COLLIN §

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

The property is not partially within the 100 year floodplain

Michael J. Swayne
Registered Professional Land Surveyor
Texas Registration No. 7143
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2172
michael.swayne@kimley-horn.com

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 Michael J. Swayne, 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 _____, 2025.

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 "Suncrest Phase 1" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 2025 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

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

FINAL PLAT
SUNCREST PHASE 1

40.10 ACRES

358 RESIDENTIAL LOTS / 15 HOA LOTS

BLOCK A, LOTS 2-34, 1X & 35X-HOA

BLOCK B, LOTS 1-24, 26-48, 25X-HOA

BLOCK C, LOTS 2-55, 57-64, 1X & 56X-HOA

BLOCK D, LOTS 2-31, 1X-HOA; BLOCK E, LOTS 2-31, 1X-HOA

BLOCK F, LOTS 2-31, 1X-HOA; BLOCK G, LOTS 2-31, 1X-HOA

BLOCK H, LOTS 2-31, 1X-HOA; BLOCK I, LOTS 2-10,

12-21, 1X & 11X-HOA; BLOCK J, LOTS 2-7, 1X-HOA

BLOCK K, LOTS 2-31, 59-61, 1X-HOA; BLOCK L, LOTS 2-9, 1X-HOA

FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 689

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	GDW	MJS	6/26/2025	068517174	5 OF 5

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

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

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