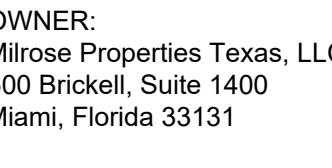


All bearings shown are based on grid north of the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731.





ACORN NORTH PHASE 1 DESCRIPTION

19.759 - ACRES

**BEING** a tract of land situated in the Sarah D. Terry Survey, Abstract No. 890, Collin County, Texas and being a portion of a called 31.534 acre tract of land conveyed to Milrose Properties Texas, LLC., by deed recorded in Document No. 202300006626, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), also being a portion of Lot 2C No Bad Days East, an addition to Collin County, according to the Re-Plat filed of record in Document No. 2025-488 Plat Records, Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found with cap stamped "KHA" for the northwest corner of Lot 2D of said No Bad Days East, same being a southwest corner of said Lot 2C, being in the east right-of-way line of FM 982, from which a northeast corner clip in the intersection of FM 982 and County Road 1099 bears South 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 east right-of-way, a distance of 542.63 feet to a 5/8-inch iron rod found with cap stamped "KHA" for a northwest corner of said Lot 2C, same being for the southwest corner of Lot 1 No Bad Days East, an addition to Collin County, according to the Plat filed of record in Document No. 2024-233 P.R.C.C.T.,

**THENCE** North 84°09'37" East, with the south line of said Lot 1, a distance of 301.02 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

**THENCE** over and across said Lot 2C the following bearings and distances:

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°1'46", and a chord bearing and distance of South 59°27'08" East, 11.98 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;

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

South 88°55'29" East, passing the east line of said Lot 2C at a distance of 20.14 feet and continuing for a total distance of 47.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner in said 31.534-acre tract;

**THENCE** over and across said 31.5347-acre tract the following bearings and distances:

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;

E-015.44,  
North 24°11'13" 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;

E-015.44,  
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;

E-015.44,  
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 a north line of the above-mentioned 31.534-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 said 31.534-acre tract;

**THENCE** South 10°37'24" East, with the east line of said 31.534-acre tract, a distance of 937.96 feet to a 5/8-inch iron rod set with cap stamped "KHA";

**THENCE** over and across said 31.534-acre tract the following bearings and distances:

North 88°26'44" West, a distance of 5.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 10° 37°24" East, a distance of 5.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 88°26'44" East, a distance of 5.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner returning to said east line;

**THENCE** South 10°37'24" East, with said east line of said 31.534-acre tract, a distance of 25.69 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 south line of said 31.534-acre tract, same being in the approximate centerline of County Road 1099;

**THENCE** North 88°26'44" West, with the south line of said 35.534-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. 2023000035577 (O.P.R.C.C.T.);

**THENCE** North 00°44'24" East, with the east line of said Walker tract, a distance of 212.80 feet to an axle found for corner;

**THENCE** North 89°20'48" West, with the north line of said Walker tract, a distance of 208.78 feet to an axle found for corner;

**THENCE** South 80°36'01" West, passing the east line of said Lot 2C at a distance of 39.58 feet and continuing for a total distance of 50.50 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

**THENCE** South 00°46'49" West, across said Lot 2C, a distance of 169.80 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner, in the north right-of-way of County Road 1099;

**THENCE** North 89°19'55" West, continuing with said north right-of-way line, a distance of 521.33 feet to a 5/8-inch iron rod found with cap stamped "KHA" in the southeast corner of said Lot 2D;

**THENCE** North 05°50'15" West, with a west line of said Lot 2C, same being common with the east line of said Lot 2D, a distance of 208.24 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the northeast corner of said Lot 2D;

**THENCE** South 84°09'45" West, with the north line of said Lot 2D, a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 860,710 square feet or 19.759 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

**THAT MILROSE PROPERTIES TEXAS, 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. **MILROSE PROPERTIES TEXAS, 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 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 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 Regulations of Collin County, Texas.

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**MILROSE PROPERTIES TEXAS, LLC**, a Texas limited liability company

By: \_\_\_\_\_

(print name)

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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.,
- Cluster Mailboxes shall be maintained by the HOA.
- If Sight Visibility Easements are not shown in an intersection they are guilty contained within the right of way.
- Residential Lots : Block A, Lots 2-22, 91-126; Block B, Lots 2-24; Block C, Lots 14-21; Block E, Lots 1-40;
- Open Space Lots: Block A, 1X-HOA, 65X-HOA; Block B 1X-HOA

PURPOSE STATEMENT:  
THE PURPOSE OF THIS PARTIAL RE-PLAT IS TO RE-PLAT THIS PORTION OF LOT 2C OF NO BAD DAYS EAST INTO LOTS AND BLOCKS AS PART OF ACORN NORTH.

PARTIAL RE-PLAT OF  
NO BAD DAYS EAST LOT 2C

FINAL PLAT  
ACORN NORTH PHASE 1

BLOCK A, LOTS 1X, 2-22, 65X, 91-126;  
BLOCK B, LOTS 1X, 2-24; BLOCK C, LOTS  
14-21; BLOCK E, LOTS 1-40

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

BEING 19.759 ACRES, AND A PARTIAL  
RE-PLAT OF LOT 2C, NO BAD DAYS EAST  
RECORDED IN  
INST. NO. 2025-488

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	7/22/2025	063451607	2 OF 2

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

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.

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.

OWNER:  
Milrose Properties Texas, LLC  
600 Brickell, Suite 1400  
Miami, Florida 33131