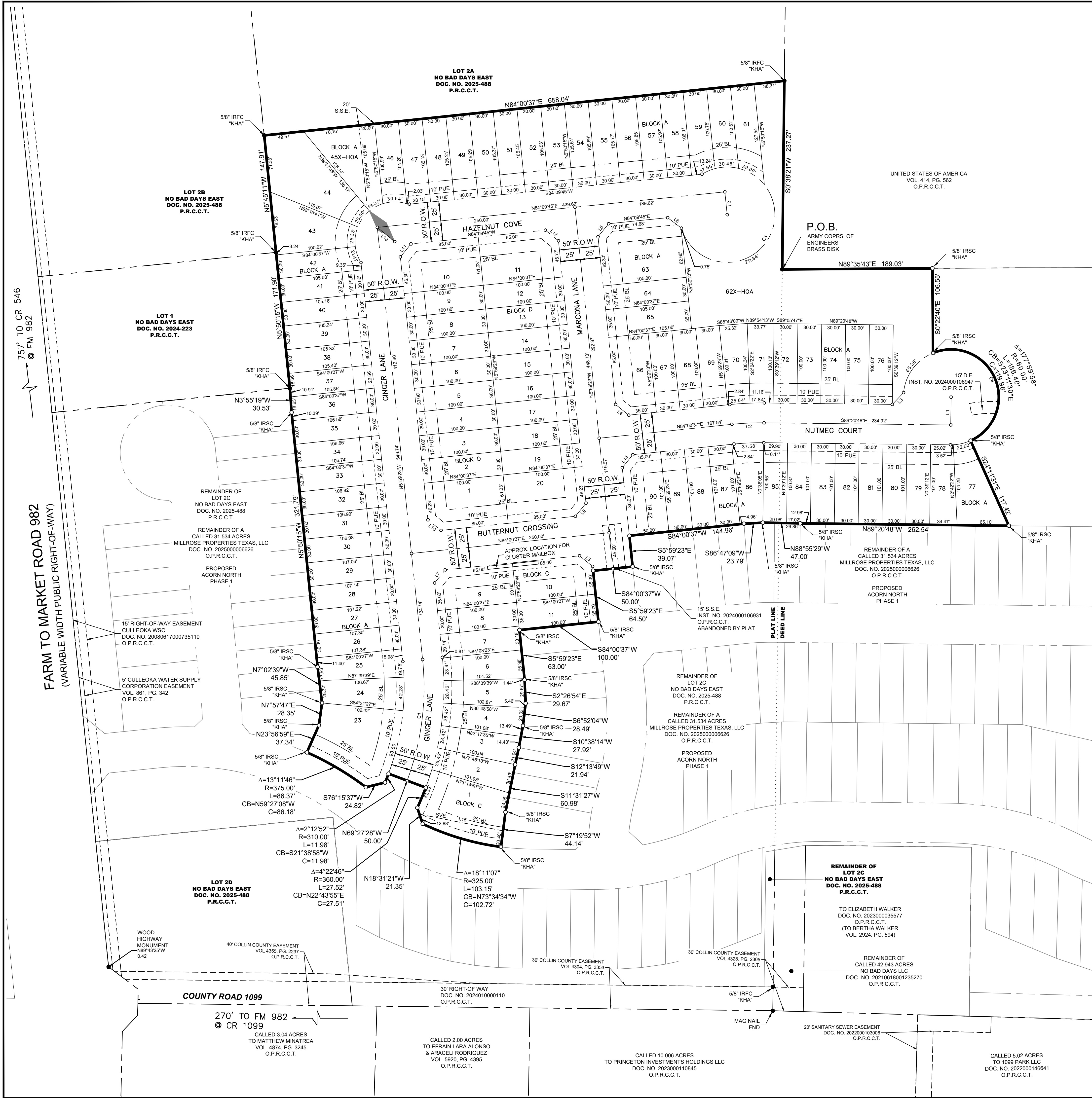
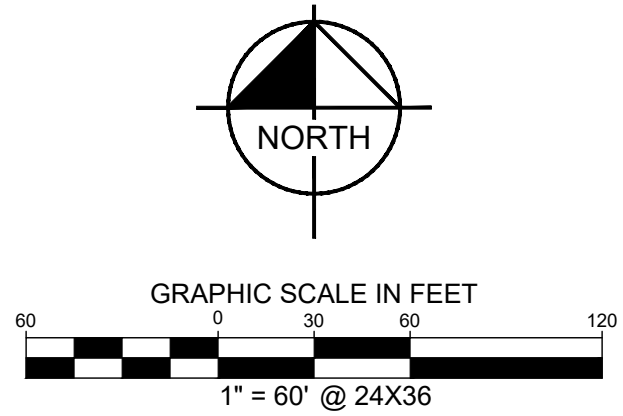
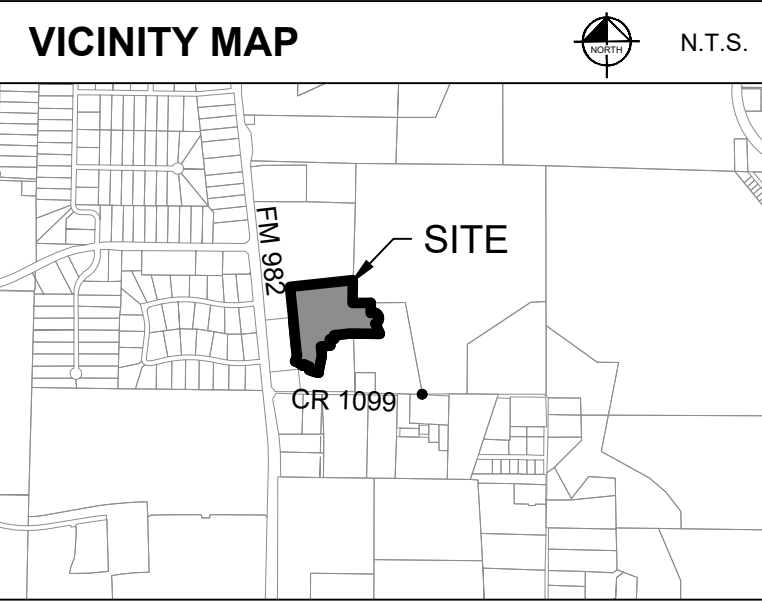




NOTE:

All bearings shown are based on grid north of the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9994731.



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°39'12"E	35.00'	L11	S39°05'11"W	21.19'
L2	S05°50'15"E	28.89'	L12	N50°54'49"W	21.24'
L3	N43°41'38"E	20.47'	L13	S50°54'49"E	28.32'
L4	N50°59'23"W	21.21'	L14	N39°00'37"E	21.21'
L5	N39°05'11"E	21.19'	L15	N78°41'52"W	107.31'
L6	N52°37'57"W	21.07'			
L7	S39°00'37"W	21.21'			
L8	N50°59'23"W	21.21'			
L9	N39°00'37"E	21.21'			
L10	S50°59'23"E	21.21'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°31'56"	335.00'	155.13'	N07°16'35"E	153.75'
C2	6°38'36"	350.00'	40.58'	S87°19'55"W	40.58'
C3	285°28'52"	60.00'	298.96'	N20°48'39"E	72.65'
C4	265°15'33"	60.00'	277.78'	N41°58'34"W	88.29'

LEGEND	
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD FOUND
IRSC	IRON ROD W/ CAP SET
BL	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	ROADWAY CENTERLINE
	STREET NAME CHANGE

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 2**

**BLOCK A, LOTS 23-44, 45X-HOA, 46-61,
62X-HOA, 63-90;
BLOCK C, LOTS 1-11;
BLOCK D, LOTS 1-20**

**97 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION
(HOA) LOTS**

**BEING 11.775 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.
1" = 60'	SPA	MJS/DRA	7/22/2025	063451606	1 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

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

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

APPLICANT:
Milrose Properties Texas, LLC
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

ACORN NORTH PHASE 2 DESCRIPTION

11.775-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. 202500006626, 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 Replat 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 an Army Corps of Engineers Brass Disk found in the east line of said Lot 2C, for a southwest corner of a 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 an interior corner of said 31.534-acre tract;

THENCE North 89°35'43" East, with the south line of said United States of America tract, same being common with a north line of said 31.534-acre tract, a distance of 189.03 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

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

South 00°22'40" East, a distance of 106.55 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 60.00 feet, a central angle of 177°59'58", and a chord bearing and distance of South 23°11'30" East, 119.98 feet;

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

South 24°11'31" East, a distance of 117.42 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

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

North 88°55'29" West, crossing the east line of said Lot 2C, at a distance of 26.86 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 Lot 2C;

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

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

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

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

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

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

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

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

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

South 6°52'04" West, a distance of 28.49 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

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

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

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

South 07°19'52" West, a distance of 44.14 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 325.00 feet, a central angle of 18°11'07", and a chord bearing and distance of North 73°34'34" West, 102.72 feet;

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

North 18°31'21" West, 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 curve having a radius of 360.00 feet, a central angle of 04°22'46", and a chord bearing and distance of North 22°43'55" East, 27.51 feet;

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

North 69°27'28" West, 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 curve having a radius of 310.00 feet, a central angle of 02°12'52", and a chord bearing and distance of South 21°38'58" West, 11.98 feet;

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

South 76°15'37" West, 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 curve having a radius of 375.00 feet, a central angle of 13°11'46", and a chord bearing and distance of North 59°27'08" West, 86.18 feet;

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

North 23°56'59" East, a distance of 37.34 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

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

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

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

North 03°55'19" West, a distance of 30.53 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southeast corner of Lot 1 of No Bad Days East, according to the Plat filed of record in Document No. 2024-223 P.R.C.C.T.;

THENCE North 05°50'15" West, with the east line of said Lot 1, same being common with a west line of said Lot 2C, a distance of 171.90 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southeast corner of Lot 2B of said No Bad Days East recorded in Document No. 2025-488;

THENCE North 05°45'11" West, with a west line of said Lot 2C, same being common with the east line of said Lot 2B, a distance of 147.91 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southwest corner of Lot 2A of said No Bad Days East recorded in Document No. 2025-488;

THENCE North 84°00'37" East, with the north line of said Lot 2C, same being common with the south line of said Lot 2A, a distance of 658.04 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner in a west line of the above-mentioned United States of America tract;

THENCE South 00°38'21" West, with the east line of said Lot 2C, same being common with a west line of said United States of America tract, a distance of 237.27 feet to the **POINT OF BEGINNING** containing 512,905 square feet or 11.775 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 PHASE 2**, 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 my 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.
- Al 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.
- 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, 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 23-44, 46-61, 63-90; Block C, Lots 1-11; Block D, Lots 1-20;
- Open Space Lots: Block A, 45X-HOA, 62X-HOA;

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2172
daniel.arthur@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 Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 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 "ACORN NORTH PHASE 2" 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

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

FINAL PLAT
ACORN NORTH PHASE 2

BLOCK A, LOTS 23-44, 45X-HOA, 46-61,
62X-HOA, 63-90;
BLOCK C, LOTS 1-11;
BLOCK D, LOTS 1-20

97 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION
(HOA) LOTS

BEING 11.775 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
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	MJS/DRA	7/22/2025	063451606	2 OF 2

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

ELECTRIC PROVIDER:
Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@oncor.com
Contact : Matthew Ward

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

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