

LEGEND	
P.O.B.	POINT OF BEGINNING
2F	CUT 2" FOUND
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
LOC. DIST.	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
FYSB	FRONT YARD SETBACK
SYSB	SIDE YARD SETBACK
FYSB	REAR YARD SETBACK
BOC	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 2**  
38.369 ACRES  
274 RESIDENTIAL LOTS / 5 HOA LOTS  
BLOCK A, LOTS 2-20, 22-74, 1X & 21X-HOA;  
BLOCK K, LOTS 1-27;  
BLOCK L, LOTS 2-44, 46-74,  
76-101, 1X, 45X, & 75X-HOA  
BLOCK M, LOTS 1-44; BLOCK N, LOTS 1-34  
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	9/30/2025	068517174	1 OF 5

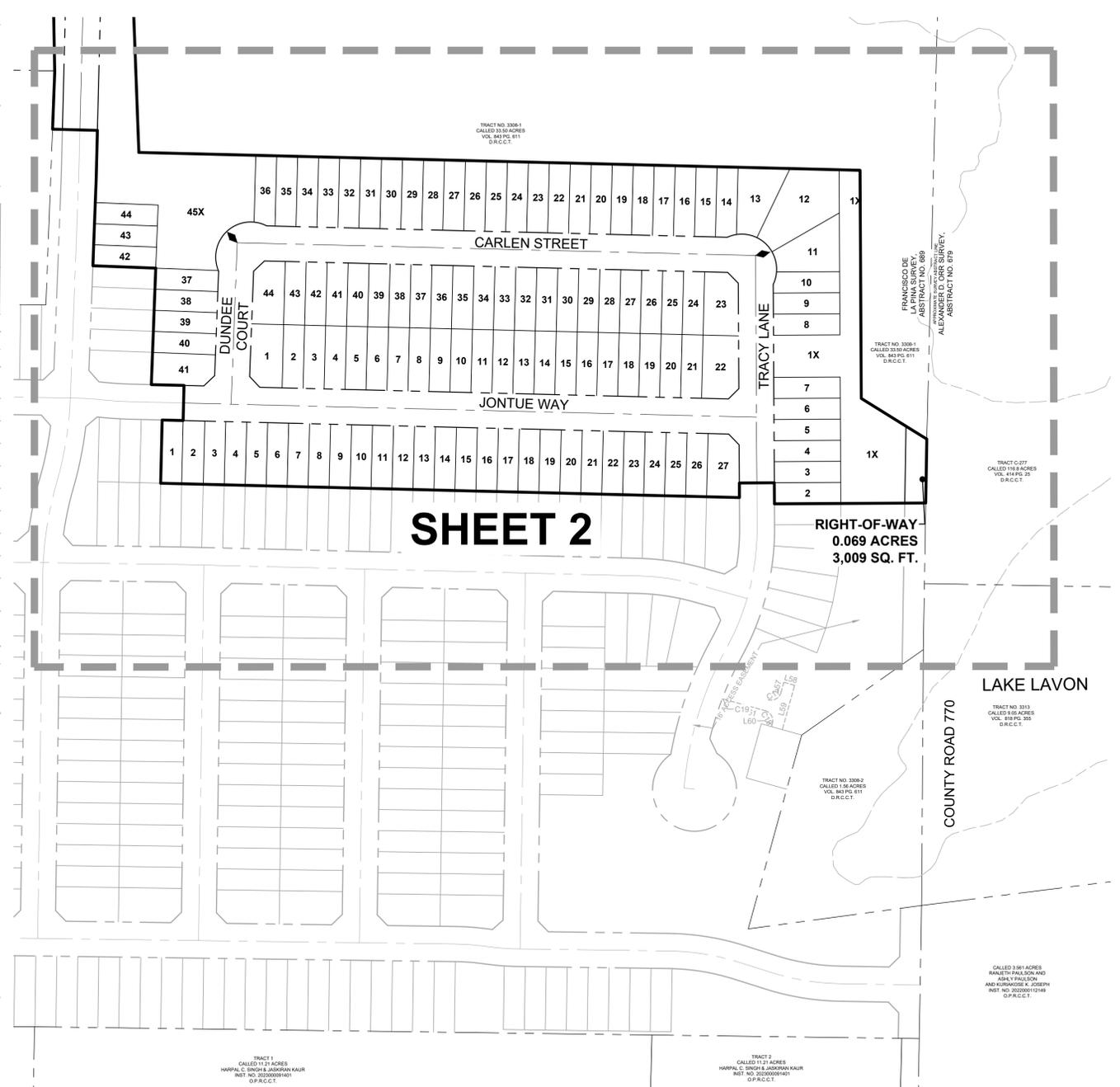
**OWNER:**  
Princeton 151, LBC, LLC  
One Energy Square  
4925 Greenville Ave.,  
Ste. 1400  
Dallas, Texas 75206

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

**SEWER UTILITY PROVIDER:**  
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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

**SURVEYOR:**  
Kimley-Horn and  
Associates, Inc.  
400 N. Oklahoma Dr.,  
Suite 105  
Celina, Texas 75088  
Phone: 469-501-2200  
Contact: Michael Swayne,  
R.P.L.S.



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	118°18'32"	50.00'	103.24'	S36°33'38"W	85.88'
C2	34°22'39"	50.00'	30.00'	N12°40'01"W	29.55'
C3	34°22'39"	50.00'	30.00'	S33°30'20"E	29.55'
C4	34°22'39"	50.00'	30.00'	S23°08'17"W	29.55'
C5	34°22'39"	50.00'	30.00'	N45°00'40"W	29.55'
C6	141°41'02"	50.00'	123.64'	S44°30'11"E	94.46'
C7	34°22'39"	50.00'	30.00'	N38°53'16"W	29.55'
C8	38°26'10"	50.00'	33.54'	N22°19'09"W	32.92'
C9	39°42'43"	50.00'	34.66'	N60°34'25"E	33.97'
C10	105°28'32"	50.00'	92.04'	N25°26'52"W	79.59'
C11	34°22'39"	50.00'	30.00'	S30°42'46"E	29.55'

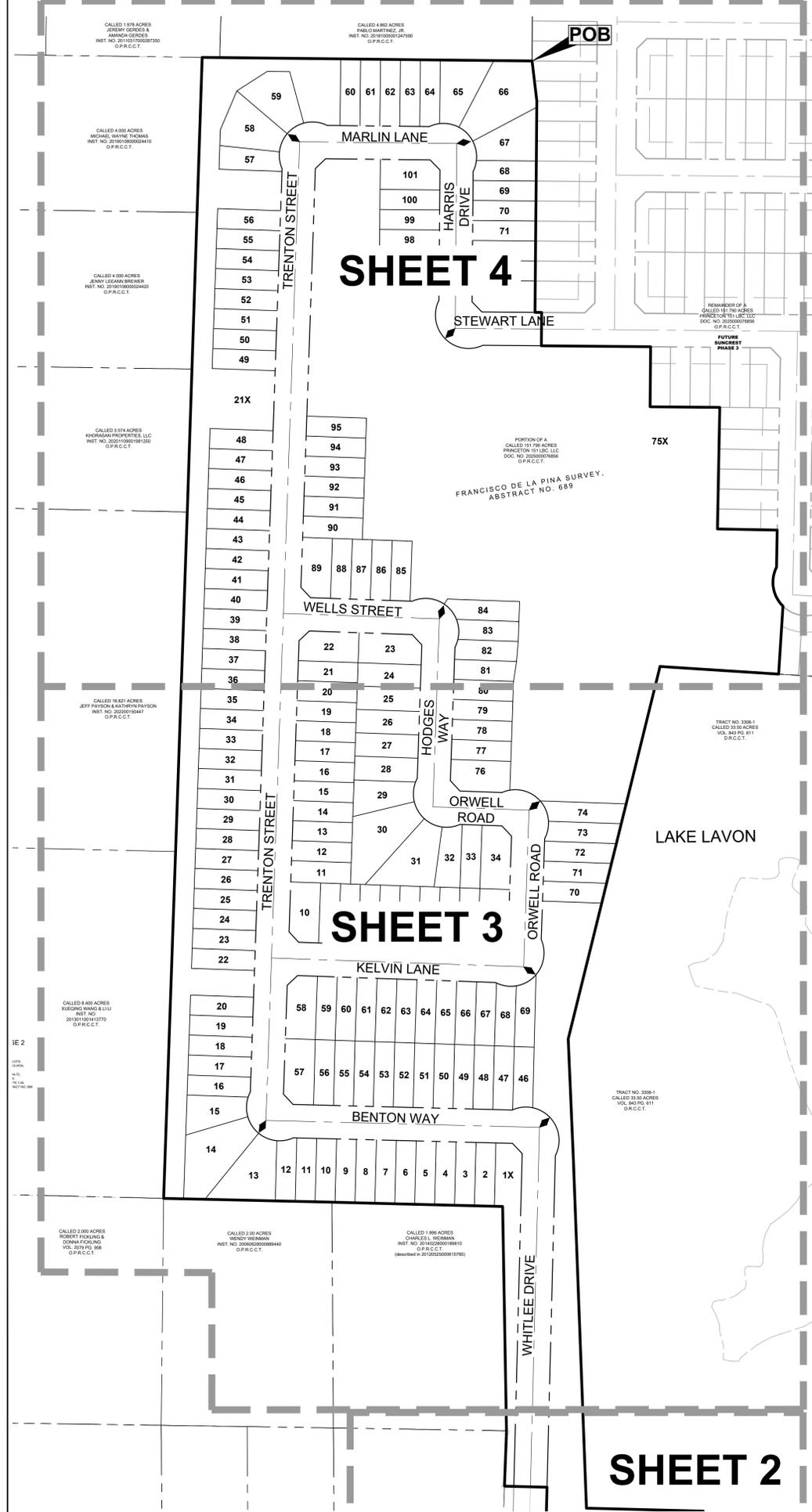
LINE TABLE				LINE TABLE				LINE TABLE						
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH				
L1	N00°19'01"W	30.00'	L13	N43°42'02"W	27.95'	L25	S43°01'06"E	21.21'	L1	N00°19'01"W	30.00'	L13	N43°42'02"W	27.95'
L2	S89°40'59"W	50.00'	L14	N45°50'13"E	27.62'	L26	S43°01'06"E	21.21'	L2	S89°40'59"W	50.00'	L14	N45°50'13"E	27.62'
L3	S00°19'01"E	20.79'	L15	S43°33'07"E	21.21'	L27	S46°58'54"W	21.21'	L3	S00°19'01"E	20.79'	L15	S43°33'07"E	21.21'
L4	S88°35'14"E	30.00'	L16	N44°30'11"W	21.21'	L28	N46°26'53"E	28.28'	L4	S88°35'14"E	30.00'	L16	N44°30'11"W	21.21'
L5	N01°24'46"E	50.00'	L17	S44°26'35"E	21.24'	L29	S46°42'54"W	28.42'	L5	N01°24'46"E	50.00'	L17	S44°26'35"E	21.24'
L6	N88°35'14"W	46.75'	L18	N46°17'58"E	21.46'	L30	N43°42'02"W	27.95'	L6	N88°35'14"W	46.75'	L18	N46°17'58"E	21.46'
L7	S44°27'07"E	21.53'	L19	N43°01'06"W	21.21'	L31	N45°33'25"E	28.25'	L7	S44°27'07"E	21.53'	L19	N43°01'06"W	21.21'
L8	S46°47'47"W	21.35'	L20	N43°01'06"W	21.21'	L32	S45°29'49"W	28.28'	L8	S46°47'47"W	21.35'	L20	N43°01'06"W	21.21'
L9	S45°32'53"W	20.89'	L21	N46°58'54"E	21.21'	L33	N46°58'54"E	28.28'	L9	S45°32'53"W	20.89'	L21	N46°58'54"E	21.21'
L10	N43°12'13"W	21.07'	L22	N43°17'06"W	21.11'	L34	S46°58'54"W	28.28'	L10	N43°12'13"W	21.07'	L22	N43°17'06"W	21.11'
L11	N46°47'47"E	21.35'	L23	N43°01'06"W	21.21'	L35	N46°58'54"E	28.28'	L11	N46°47'47"E	21.35'	L23	N43°01'06"W	21.21'
L12	S44°27'07"E	21.53'	L24	N46°58'54"E	21.21'	L36	S43°01'06"E	28.28'	L12	S44°27'07"E	21.53'	L24	N46°58'54"E	21.21'

**NOTES:**

- 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 corners are 5/8-inch iron rods with red plastic cap stamped "KHA" unless otherwise noted, and will be set prior to lot sales.
- According to the City of Princeton planning department, the surveyed property is not within the City of Princeton ETJ, and the City of Princeton Zoning Ordinance does not apply.
- NOTICE:** Selling a portion of this addition by metes and bounds description is a violation of City Subdivision Ordinance and State of Texas Statutes, and is subject to fines and withholding of utilities and building permits.

**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.

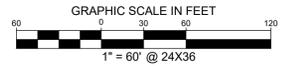
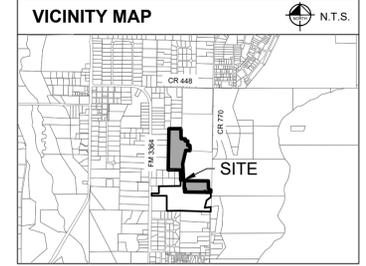


**SHEET 2**

CALLED 1.996 ACRES  
CHARLES L. WEINMAN  
INST. NO. 20140228000189810  
O.P.R.C.C.T.  
(described in 20120525000615760)

TRACT NO. 3308-1  
CALLED 33.50 ACRES  
VOL. 843 PG. 611  
D.R.C.C.T.

LAKE LAVON  
ZONE "A"  
(SHADED)  
SHADED ZONE "A" PER THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY'S  
FLOOD INSURANCE RATE MAP NO.  
48085C0315J FOR COLLIN COUNTY,  
TEXAS, DATED JUNE 2, 2009.



SEE SHEET 3 OF 5  
MATCHLINE

TRACT NO. 3308-1  
CALLED 33.50 ACRES  
VOL. 843 PG. 611  
D.R.C.C.T.

**LEGEND**

P.O.B.	POINT OF BEGINNING
XF	CUT "X" FOUND
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IRF	IRON ROD FOUND
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**LINE TYPE LEGEND**

---	BOUNDARY LINE - SUBJECT
---	EASEMENT LINE
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GDW	MJS	9/30/2025	068517174	2 OF 5

**OWNER:**  
Princeton 151, LBC, LLC  
One Energy Square  
4925 Greenville Ave.,  
Ste. 1400  
Dallas, Texas 75206

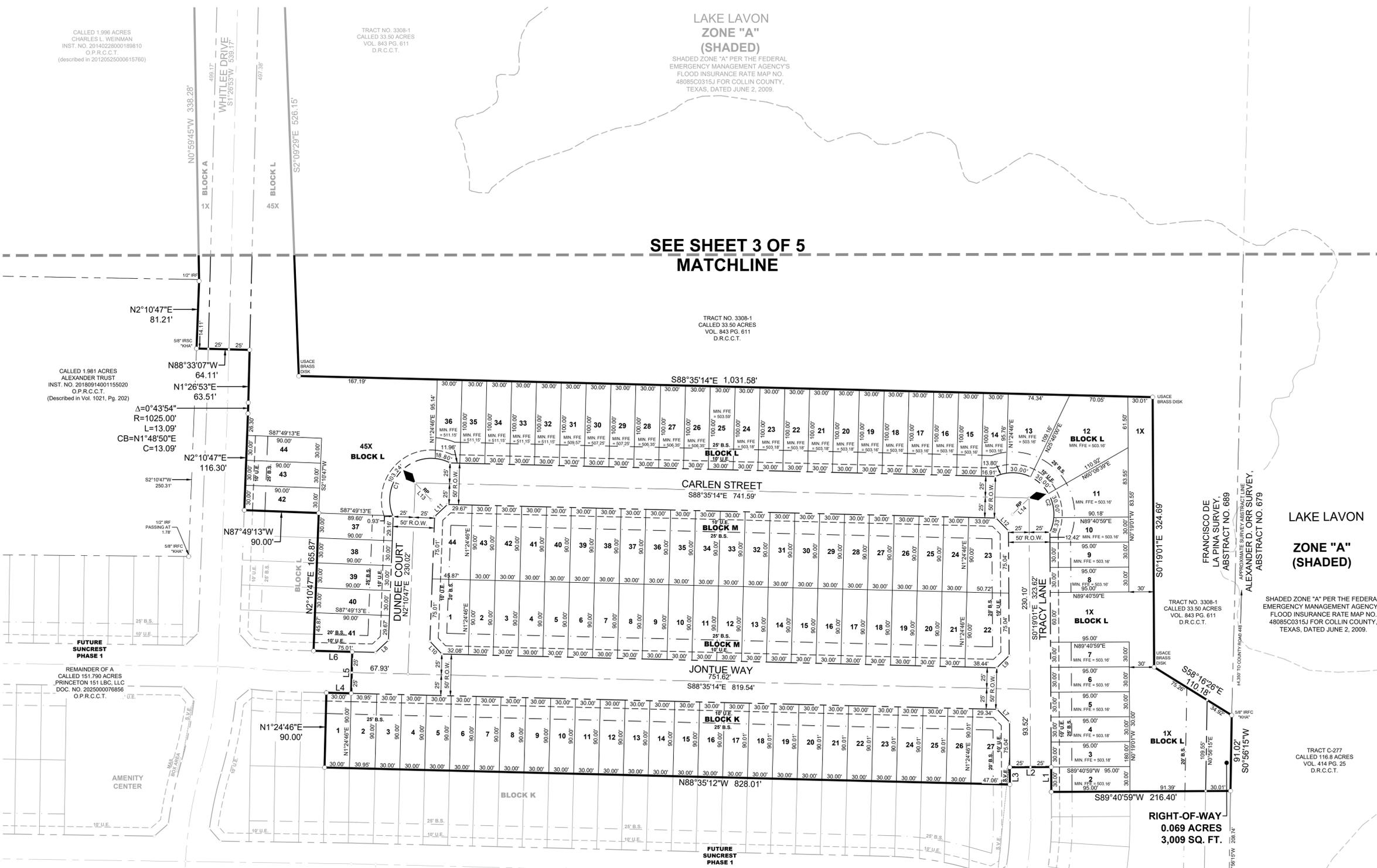
**SURVEYOR:**  
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Phone: 469-501-2200  
Contact : Michael Swayne,  
R.P.L.S.

**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

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Phone: 972-734-3572  
Contact : Peter Williams

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Contact : Tommy Mapp

**DEVELOPER:**  
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Phone: 214-607-4244  
Contact : David Booth

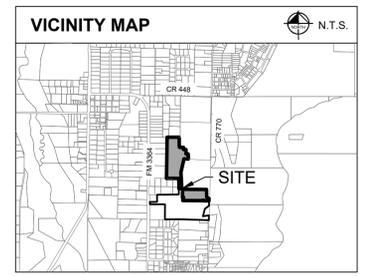
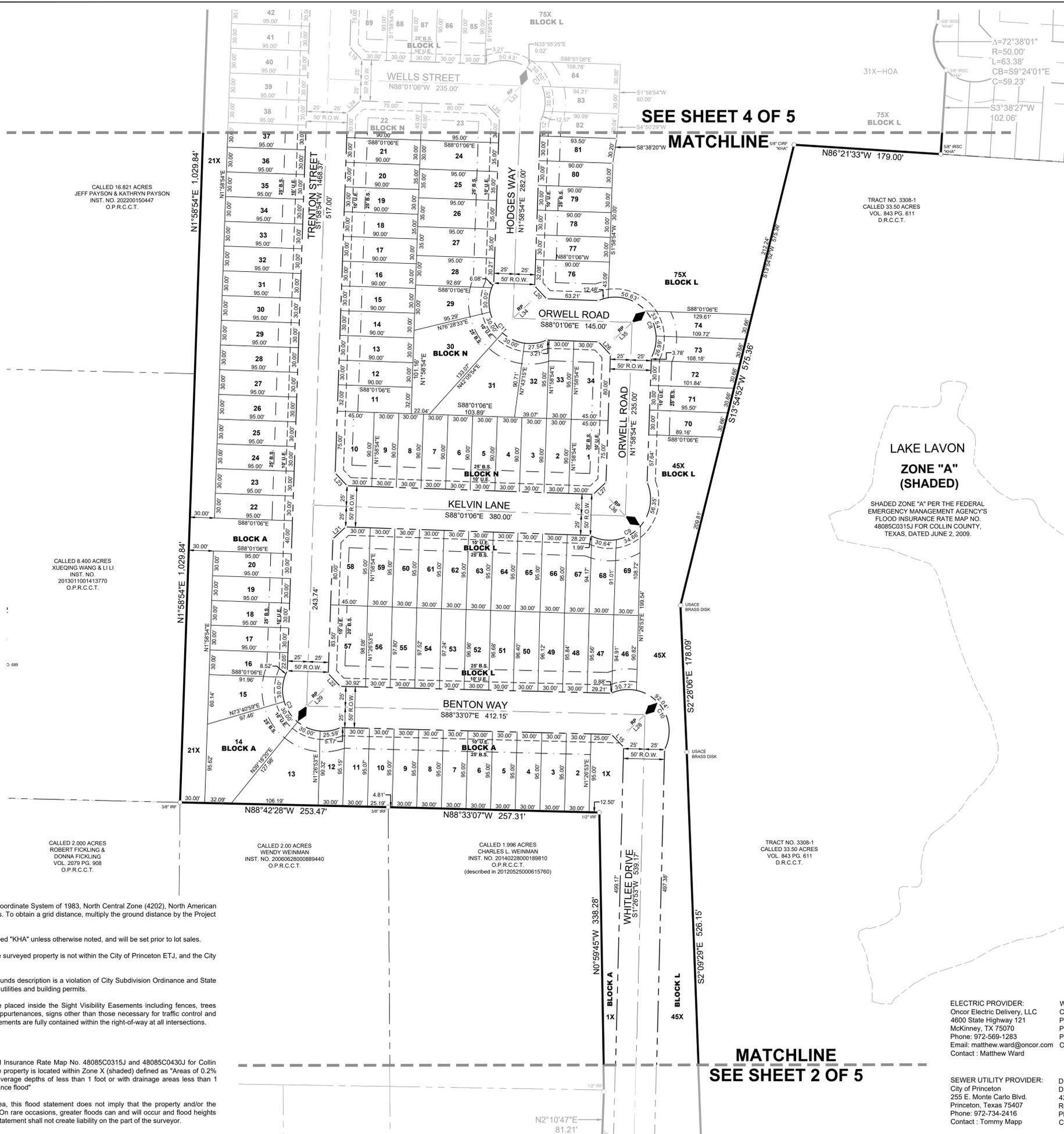


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SEE SHEET 4 OF 5  
MATCHLINE

MATCHLINE  
SEE SHEET 2 OF 5



