

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
L.O.C.S.D.	RECORD DISTANCE
M.D.R.C.C.T.	MAPODEED 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	FRONT 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 3**

44.108 ACRES
375 RESIDENTIAL LOTS / 3 HOA LOTS
BLOCK A, LOTS 1-36, 37X-HOA;
BLOCK B, LOTS 1-20; BLOCK C, LOTS 1-22
BLOCK D, LOTS 1-22; BLOCK E, LOTS 1-58;
BLOCK F, LOTS 1-32; BLOCK G, LOTS 1-58;
BLOCK H, LOTS 1-18; BLOCK I LOTS 1-29;
BLOCK L, LOTS 1-27, 29-58, 60-82, 28X & 59X-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" = ###'	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

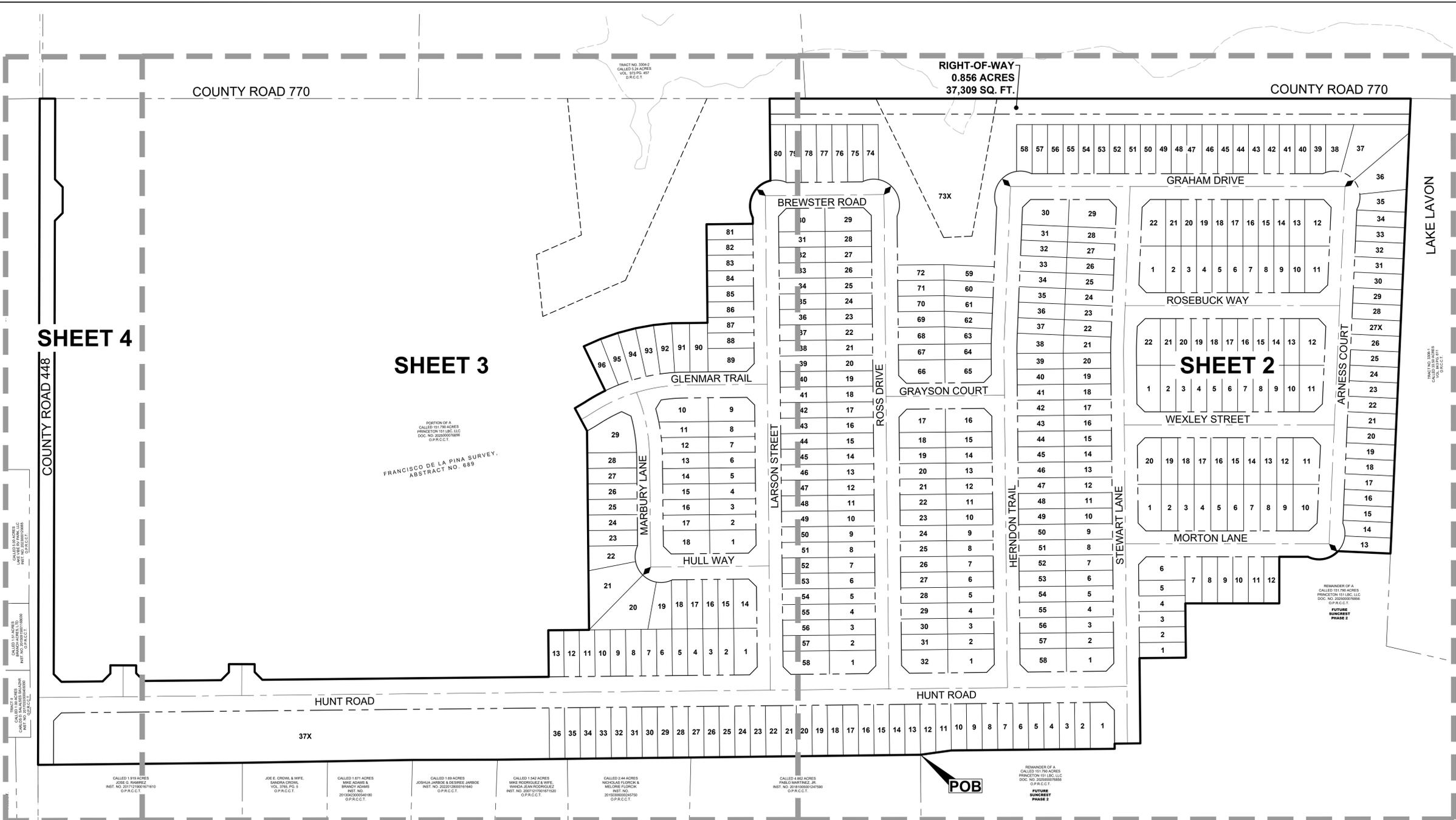
SURVEYOR:
Kimley-Horn and
Associates, Inc.
400 N. Oklahoma Dr.,
Suite 105
Celina, Texas 75008
Phone: 469-501-2200
Contact : Michael Swayne,
R.P.L.S.

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



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	34°22'39"	50.00'	30.00'	N67°54'59"E	29.55'
C2	139°07'03"	50.00'	121.40'	S42°38'32"E	93.70'
C3	34°22'39"	50.00'	30.00'	S28°29'06"W	29.55'
C4	104°18'18"	50.00'	91.02'	N64°11'11"E	78.96'
C5	105°06'49"	50.00'	91.73'	N59°49'49"W	79.40'
C6	32°13'55"	335.00'	188.46'	N15°37'09"W	185.98'
C7	2°57'28"	732.00'	37.79'	N88°01'27"W	37.78'
C8	2°57'28"	500.00'	25.81'	N88°01'27"W	25.81'
C9	21°51'14"	335.00'	127.78'	S79°34'00"W	127.00'
C10	4°29'22"	335.00'	26.25'	N29°29'26"W	26.24'

LINE TABLE		LINE TABLE		LINE TABLE	
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°12'52"E	21.11'	L16	S47°21'28"W	20.73'
L2	S45°29'49"W	21.21'	L17	N42°38'32"W	21.68'
L3	S44°08'29"E	21.35'	L18	N47°15'53"E	20.77'
L4	N44°30'11"W	21.21'	L19	S42°44'07"E	21.65'
L5	S45°29'49"W	21.21'	L20	S47°21'28"W	20.73'
L6	S26°30'37"W	20.13'	L21	N42°38'32"W	21.68'
L7	N44°30'11"W	21.21'	L22	N44°30'11"W	21.21'
L8	N45°29'49"E	21.21'	L23	N45°29'49"E	21.21'
L9	N44°30'11"W	21.21'	L24	S42°44'07"E	21.65'
L10	N45°47'08"E	21.32'	L25	S47°15'53"W	20.77'
L11	S44°12'52"E	21.11'	L26	N44°30'11"W	21.21'
L12	S47°21'28"W	20.73'	L27	N45°29'49"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.
- See sheet 4 for lot area tables.

FLOOD STATEMENT:

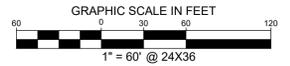
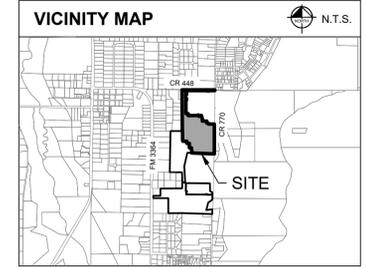
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0315J and 48085C0430J for Collin County, Texas and incorporated areas, dated June 2, 2009, the property is located within Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood 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 4

SHEET 3

SHEET 2



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.	MAPPERED 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
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BOC	BACK OF CURB
S.S.E.	SANITARY SEWER EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION

LINE TYPE LEGEND

(Solid line)	BOUNDARY LINE - SUBJECT
(Dashed line)	EASEMENT LINE
(Thin solid line)	PROPERTY LINE

**FINAL PLAT
SUNCREST PHASE 3**

44.108 ACRES
375 RESIDENTIAL LOTS / 3 HOA LOTS
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BLOCK L, LOTS 1-27, 29-58, 60-82, 28X & 59X-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" = 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

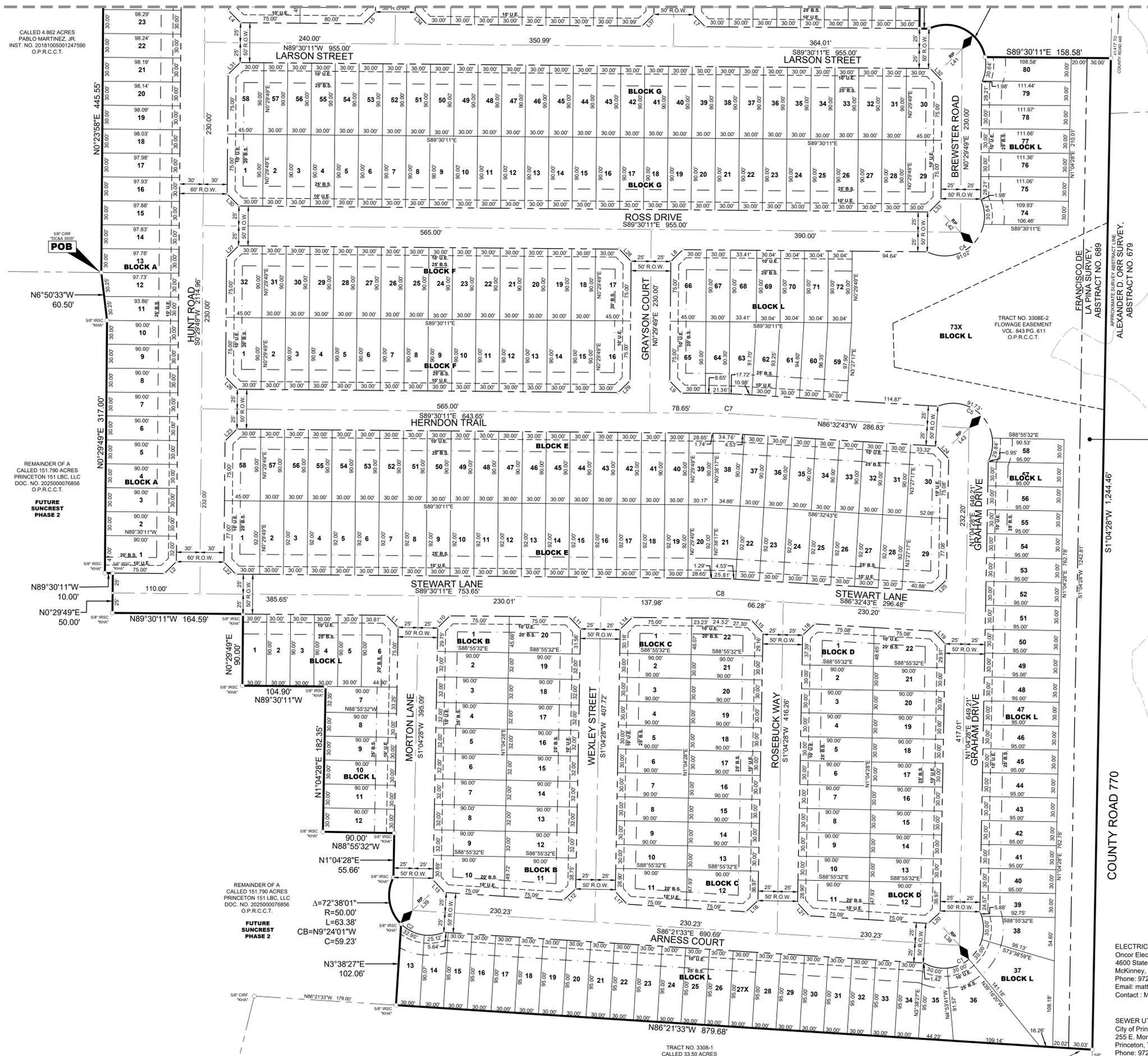
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400 N. Oklahoma Dr.,
Suite 105
Celina, Texas 75008
Phone: 469-501-2200
Contact: Michael Swayne,
R.P.L.S.

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



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.

RIGHT-OF-WAY
0.856 ACRES
37,309 SQ. FT.

CALLLED 4.862 ACRES
PABLO MARTINEZ, JR.
INST. NO. 2018100501247590
O.P.R.C.C.T.

REMAINDER OF A
CALLLED 151.790 ACRES
PRINCETON 151 LBC, LLC
DOC. NO. 202500076856
O.P.R.C.C.T.

REMAINDER OF A
CALLLED 151.790 ACRES
PRINCETON 151 LBC, LLC
DOC. NO. 202500076856
O.P.R.C.C.T.

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

TRACT NO. 3304-2
CALLLED 5.24 ACRES
VOL. 973 PG. 457
D.R.C.C.T.

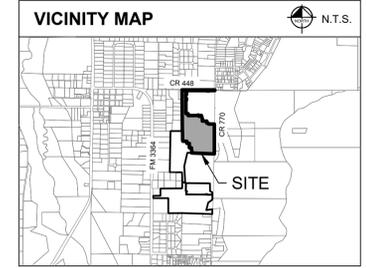
FRANCISCO DE
LA PINA SURVEY,
ABSTRACT NO. 689

COUNTY ROAD 770

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

MATCHLINE - SEE SHEET 4 OF 5

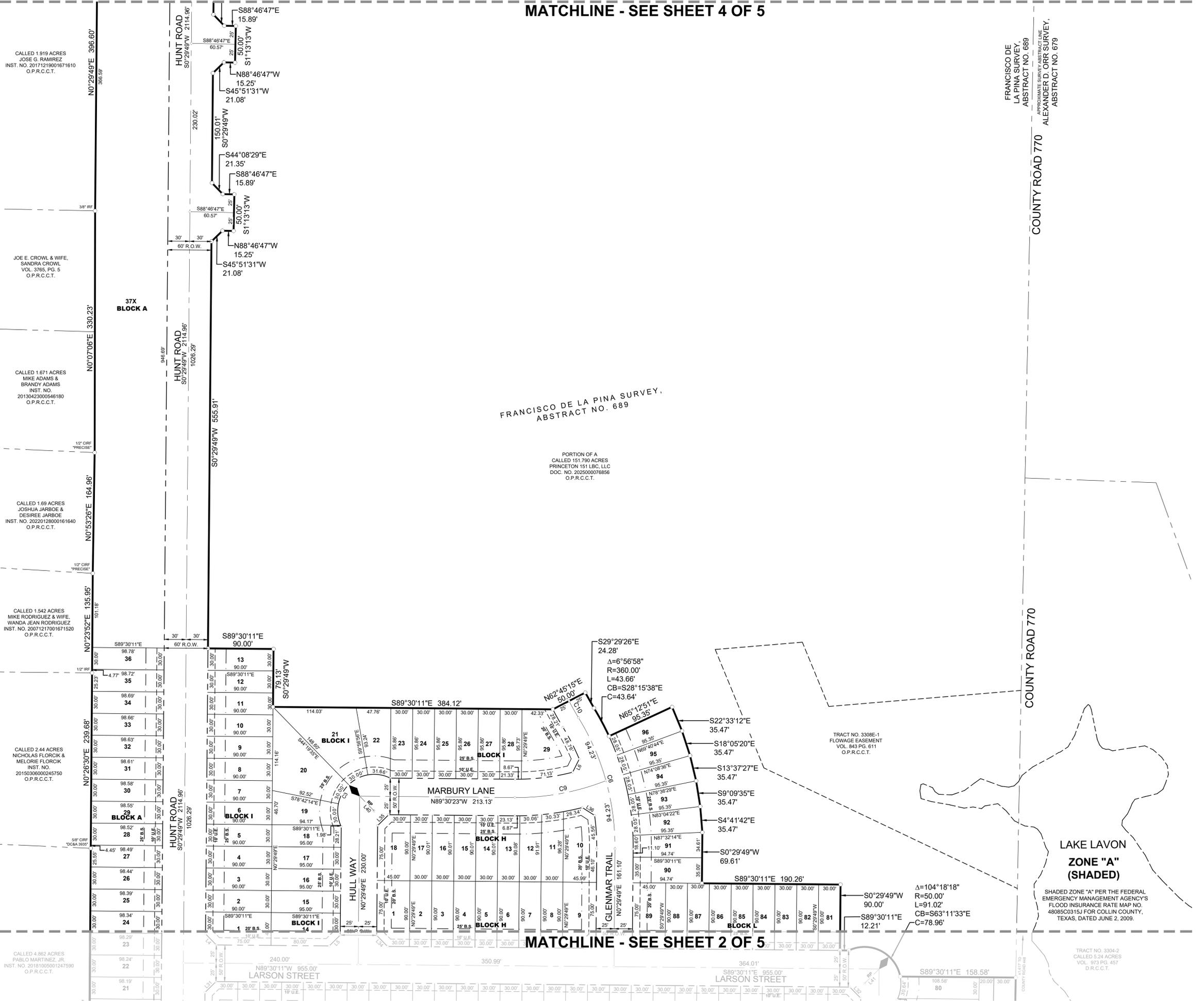


LEGEND

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O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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LINE TYPE LEGEND

---	BOUNDARY LINE - SUBJECT
---	EASEMENT LINE
---	PROPERTY LINE



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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" = ##'	GDW	MJS	9/30/2025	068517174	3 OF 5

MATCHLINE - SEE SHEET 2 OF 5

PROPERTY DESCRIPTION
STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Princeton 151 LBC, LLC are the owners of 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 described in the Special Warranty Deed to Princeton 151 LBC, LLC, recorded in Document No. 2025000076856, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found capped (stamped "DC&A" 3935) for a west corner of said 151.790 acre tract and for the southeast corner of a called 4.862 acre tract of land conveyed to Pablo Martinez, Jr. by deed recorded in Document No. 20101005001247590, O.P.R.C.C.T., from which a 5/8-inch iron rod found capped (stamped "DC&A" 3935) for a west corner of said 151.790 acre tract, and for the northeast corner of said 4.862 acre tract, and for the southeast corner of a called 2.44 acre tract of land conveyed to Nicholas Florick and Melorie Florick by deed recorded in Document No. 20150306000245750, O.P.R.C.C.T. bears North 00°23'58" East, 445.55 feet;

THENCE North 00°23'58" East, with a west line of said 151.790 acre tract and the east line of said 4.862 acre tract, 445.55 feet to a 5/8-inch iron rod found capped (stamped "DC&A" 3935) for a west corner of said 151.790 acre tract, for the northeast corner of said 4.862 acre tract, and for the southeast corner of a called 2.44 acre tract of land conveyed to Nicholas Florick and Melorie Florick by deed recorded in Document No. 20150306000245750, O.P.R.C.C.T.;

THENCE North 00°26'20" East, with a west line of said 151.790 acre tract and the east line of said 2.44 acre tract, 239.68 feet to a point for a west corner of said 151.790 acre tract and for the northeast corner of said 2.44 acre tract, from which a 1/2-inch iron rod found for reference bears North 89°29'11" West, 1.29 feet;

THENCE North 00°23'52" East, with a west line of said 151.790 acre tract, 135.95 feet to a 1/2-inch iron rod found capped (stamped "Precision" for a west corner of said 151.790 acre tract, at the southeast corner of a called 1.69 acre tract of land conveyed to Joshua Jarboe and Desiree Jarboe by deed recorded in Document No. 20220128000161640, O.P.R.C.C.T.;

THENCE North 00°53'26" East, with a west line of said 151.790 acre tract and along the east line of said 1.69 acre tract, 164.96 feet to a 1/2-inch iron rod found capped (stamped "Precision" for a west corner of said 151.790 acre tract, for the northeast corner of said 1.69 acre tract, and for the southeast corner of a called 1.671 acre tract of land conveyed to Mike Adams and Brandy Adams by deed recorded in Document No. 20130423000546180, O.P.R.C.C.T.;

THENCE North 00°07'06" East, with a west line of said 151.790 acre tract, 330.23 feet to a 3/8-inch iron rod found for a west corner of said 151.790 acre tract, at an east corner of a tract of land conveyed to Joe E. Crowl and Sandra Crowl by deed recorded in Volume 3765, Page 5, O.P.R.C.C.T., and at the southeast corner of a called 1.919 acre tract of land conveyed to Jose G. Ramirez by deed recorded in Document No. 20171219001671610, O.P.R.C.C.T.;

THENCE North 00°29'49" East, with a west line of said 151.790 acre tract, 396.60 feet to a magнал set at the northwest corner of said 151.790 acre tract in County Road 448;

THENCE South 88°46'47" East, with the north line of said 151.790 acre tract and in County Road 448, 1,286.96 feet to a magнал set at the northeast corner of said 151.790 acre tract;

THENCE South 01°04'28" West, with an east line of said 151.790 acre tract and in County Road 770, 30.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;

THENCE over and across said 151.790 acre tract, the following courses:

North 88°46'47" West, a distance of 155.95 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 46°13'13" West, a distance of 21.21 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 88°46'47" West, a distance of 50.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 43°46'47" West, a distance of 21.21 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 88°46'47" West, a distance of 875.70 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 45°51'31" West, a distance of 21.08 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 00°29'49" West, a distance of 80.01 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 44°08'29" East, a distance of 21.35 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 88°46'47" East, a distance of 15.89 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 01°13'13" West, a distance of 50.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 88°46'47" West, a distance of 15.25 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 45°51'31" West, a distance of 21.08 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 00°29'49" West, a distance of 150.01 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 44°08'29" East, a distance of 21.35 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 88°46'47" East, a distance of 15.89 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 01°13'13" West, a distance of 50.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 88°46'47" West, a distance of 15.25 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 45°51'31" West, a distance of 21.08 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 00°29'49" West, a distance of 555.91 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 89°30'11" East, a distance of 90.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 00°29'49" West, a distance of 79.13 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 89°30'11" East, a distance of 384.12 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 62°45'15" East, a distance of 50.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 29°29'26" East, a distance of 24.28 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the beginning of a non-tangent curve to the right with a radius of 360.00 feet, a central angle of 06°56'58", and a chord bearing and distance of South 28°15'38" East, 43.64 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 43.66 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;

North 65°12'51" East, a distance of 95.35 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 22°33'12" East, a distance of 35.47 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 18°05'20" East, a distance of 35.47 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 13°37'27" East, a distance of 35.47 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 09°09'35" East, a distance of 35.47 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 04°41'42" East, a distance of 35.47 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 00°29'49" West, a distance of 69.61 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 89°30'11" East, a distance of 190.26 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 00°29'49" West, a distance of 90.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
South 89°30'11" East, a distance of 12.21 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the beginning of a non-tangent curve to the right with a radius of 50.00 feet, a central angle of 104°18'18", and a chord bearing and distance of South 63°11'33" East, 78.96 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 91.02 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;

South 89°30'11" East, a distance of 158.58 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner in the east line of said 151.790 acre tract;

THENCE South 01°04'28" West, with the east line of said 151.790 acre tract, a distance of 1,244.46 feet to a 5/8-inch iron rod set capped (stamped "KHA") at an east corner of said 151.790 acre tract and at the northeast corner 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 North 86°21'33" West, with a south line of said 151.790 acre tract and the north line of said 33.50 acre tract, passing at 14.00 feet a 3-inch Corps of Engineers brass disk found, continuing for a total of 879.68 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner from which a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said 33.50 acre tract and a south corner of said 151.790 acre tract bears North 86°21'33" West, a distance of 179.00 feet;

THENCE over and across said 151.790 acre tract, the following courses:

North 03°38'27" East, a distance of 102.06 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the beginning of a non-tangent curve to the right with a radius of 50.00 feet, a central angle of 72°38'01", and a chord bearing and distance of North 09°24'01" West, 59.23 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 63.38 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;

North 01°04'28" East, a distance of 55.66 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 88°55'32" West, a distance of 90.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 01°04'28" East, a distance of 182.35 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 89°30'11" West, a distance of 104.90 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 00°29'49" East, a distance of 90.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 89°30'11" West, a distance of 164.59 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 00°29'49" East, a distance of 50.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 89°30'11" West, a distance of 10.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 00°29'49" East, a distance of 317.00 feet to a 5/8-inch iron rod set capped (stamped "KHA") for corner;
North 06°50'33" West, a distance of 60.50 feet to a the **POINT OF BEGINNING** and containing 1,921,337 square feet or 44.108 acres of land.

OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT PRINCETON 151 LBC, 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 2**, 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. **THAT PRINCETON 151 LBC, 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 the _____ day of _____, 2025.

PRINCETON 151 LBC, LLC

By: _____
xxxxxx

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ___ day of _____, 2025, by xxxxxx of **PRINCETON 151 LBC, LLC**, on behalf of said company.

Notary Public

GENERAL SURVEY 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.
 - 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.
- STANDARD PLAT NOTES:**
- Mail boxes shall meet USPS specifications and are to be placed within the right-of-way avoiding any utility and driveway conflicts. Locations shown hereon are approximate and subject to change.
 - 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 street lights for maintenance or operation.
 - A road dedicated 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 ways.
 - 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 easements 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, flood plain 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.
 - No jurisdictional dams affect this property.
 - 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

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

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 3" 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

FINAL PLAT
SUNCREST PHASE 3

44.108 ACRES
375 RESIDENTIAL LOTS / 3 HOA LOTS
BLOCK A, LOTS 1-36; 37X-HOA;
BLOCK B, LOTS 1-20; BLOCK C, LOTS 1-22
BLOCK D, LOTS 1-22; BLOCK E, LOTS 1-58;
BLOCK F, LOTS 1-32; BLOCK G, LOTS 1-58;
BLOCK H, LOTS 1-18; BLOCK I LOTS 1-29;
BLOCK L, LOTS 1-27, 29-58, 60-82, 28X & 59X-HOA
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 689
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.
N/A	GDW	MJS	9/30/2025	068517174	5 OF 5

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

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.

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