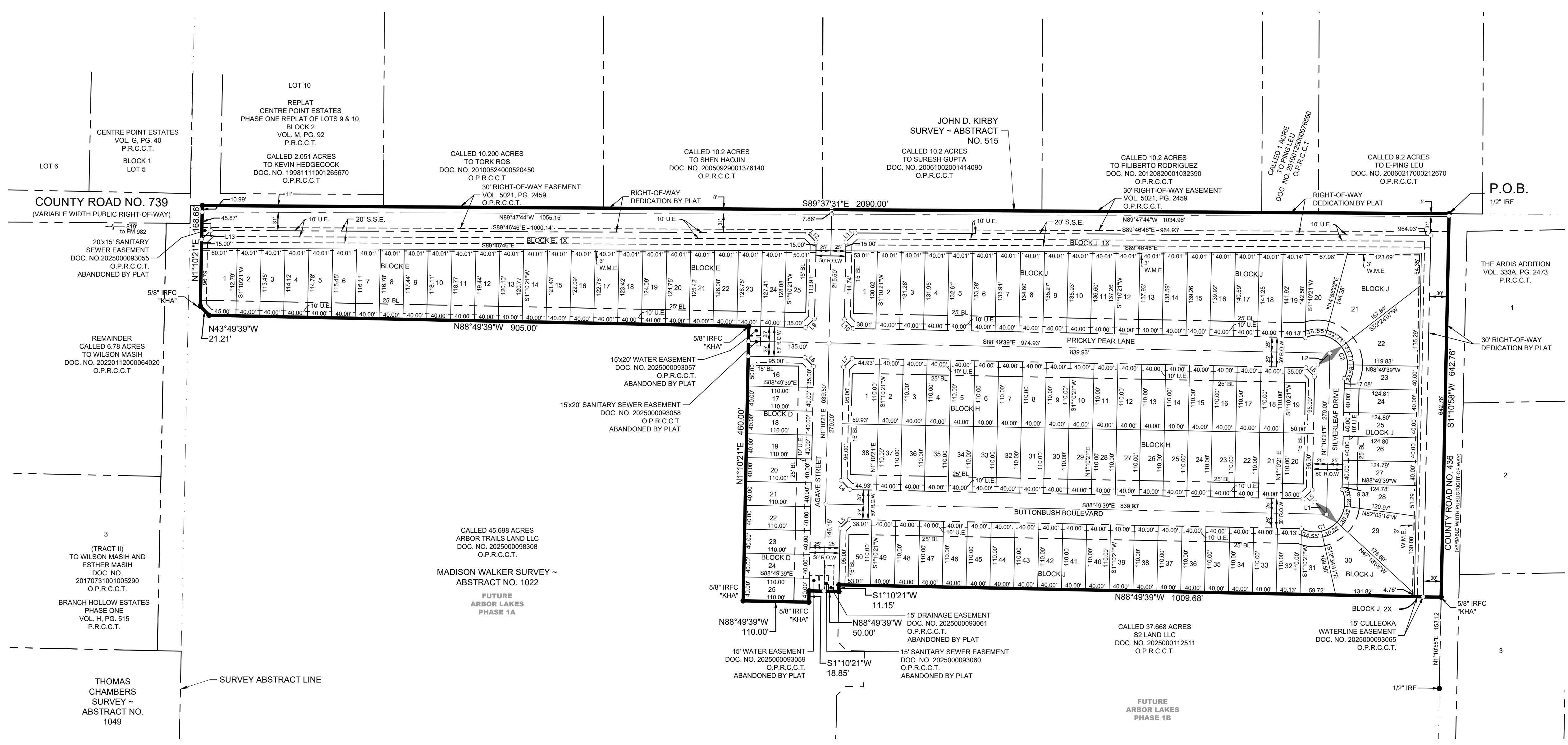


LEGEND	
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	STREET NAME CHANGE

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	LOT LINE
---	ROW LINE

LOT AREA	
SMALLEST**	4400 SQ. FT.
LARGEST**	15419 SQ. FT.
AVERAGE**	5045 SQ. FT.
**	EXCLUDES ALL HOA LOTS



**FINAL PLAT  
ARBOR LAKES PHASE 2A**

**BLOCK D, LOTS 16-25; BLOCK E, LOTS 1-25,  
1X-HOA; BLOCK H, LOTS 1-38; BLOCK J,  
LOTS 1-50, 1X&2X-HOA;**

**123 RESIDENTIAL LOTS  
3 COMMON AREA LOTS  
BEING 21.142 ACRES TOTAL  
IN THE  
MADISON WALKER SURVEY,  
ABSTRACT NO. 1022  
COLLIN COUNTY, TEXAS**

LOT AREA TABLE																			
BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE
D	16	5307	0.122	E	17	4924	0.113	H	17	4400	0.101	J	5	5318	0.122	J	31	4964	0.114
D	17	4400	0.101	E	18	4950	0.114	H	18	4400	0.101	J	6	5344	0.123	J	32	4415	0.101
D	18	4400	0.101	E	19	4977	0.114	H	19	5387	0.124	J	7	5371	0.123	J	33	4400	0.101
D	19	4400	0.101	E	20	5003	0.115	H	20	5387	0.124	J	8	5397	0.124	J	34	4400	0.101
D	20	4400	0.101	E	21	5030	0.115	H	21	4400	0.101	J	9	5424	0.125	J	35	4400	0.101
D	21	4400	0.101	E	22	5057	0.116	H	22	4400	0.101	J	10	5451	0.125	J	36	4400	0.101
D	22	4400	0.101	E	23	5083	0.117	H	23	4400	0.101	J	11	5477	0.126	J	37	4400	0.101
D	23	4400	0.101	E	24	5110	0.117	H	24	4400	0.101	J	12	5504	0.126	J	38	4400	0.101
D	24	4400	0.101	E	25	6312	0.145	H	25	4400	0.101	J	13	5530	0.127	J	39	4400	0.101
D	25	4400	0.101	E	1X	30679	0.704	H	26	4400	0.101	J	14	5557	0.128	J	40	4400	0.101
E	1	6625	0.152	H	1	6480	0.149	H	27	4400	0.101	J	15	5584	0.128	J	41	4400	0.101
E	2	4525	0.104	H	2	4400	0.101	H	28	4400	0.101	J	16	5610	0.129	J	42	4400	0.101
E	3	4551	0.104	H	3	4400	0.101	H	29	4400	0.101	J	17	5637	0.129	J	43	4400	0.101
E	4	4578	0.105	H	4	4400	0.101	H	30	4400	0.101	J	18	5663	0.130	J	44	4400	0.101
E	5	4605	0.106	H	5	4400	0.101	H	31	4400	0.101	J	19	5709	0.131	J	45	4400	0.101
E	6	4631	0.106	H	6	4400	0.101	H	32	4400	0.101	J	20	7078	0.162	J	46	4400	0.101
E	7	4658	0.107	H	7	4400	0.101	H	33	4400	0.101	J	21	15419	0.354	J	47	4400	0.101
E	8	4684	0.108	H	8	4400	0.101	H	34	4400	0.101	J	22	10602	0.243	J	48	4400	0.101
E	9	4711	0.108	H	9	4400	0.101	H	35	4400	0.101	J	23	4914	0.113	J	49	4400	0.101
E	10	4738	0.109	H	10	4400	0.101	H	36	4400	0.101	J	24	4992	0.115	J	50	5718	0.131
E	11	4764	0.109	H	11	4400	0.101	H	37	4400	0.101	J	25	4992	0.115	J	1X	37924	0.871
E	12	4791	0.110	H	12	4400	0.101	H	38	6480	0.149	J	26	4992	0.115				
E	13	4817	0.111	H	13	4400	0.101	J	1	6788	0.156	J	27	4991	0.115	ROW	231727	5.320	
E	14	4844	0.111	H	14	4400	0.101	J	2	5238	0.120	J	28	5375	0.123	BNDY	920943	21.142	
E	15	4870	0.112	H	15	4400	0.101	J	3	5265	0.121	J	29	10284	0.236				
E	16	4891	0.112	H	16	4400	0.101	J	4	5291	0.121	J	30	9862	0.226				

LINE TABLE		
NO.	BEARING	LENGTH
L1	N43°49'28"W	28.28'
L2	S46°10'10"W	28.28'
L3	S46°10'21"W	21.21'
L4	S43°49'39"E	21.21'
L5	N46°10'21"E	21.21'
L6	S43°49'39"E	21.21'
L7	N46°10'21"E	21.21'
L8	S43°49'39"E	21.21'
L9	S46°10'21"W	21.21'
L10	N43°49'39"W	21.21'
L11	N45°41'47"E	21.39'
L12	S44°16'13"E	21.04'
L13	N45°41'47"E	21.39'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	141°41'02"	50.00'	123.64'	N46°10'21"E	94.46'
C2	141°41'02"	50.00'	123.64'	N43°49'39"W	94.46'

**SEWER UTILITY PROVIDER:**  
City of Princeton  
255 E. Monte Carlo Blvd.  
Princeton, Texas 75407  
Phone: 972-736-2416  
Contact: Tommy Mapp

**ELECTRIC PROVIDER:**  
Onco Electric Delivery, LLC  
4600 State Highway 121  
McKinney, TX 75070  
Phone: 972-569-1283  
Email: matthew.ward@onco.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

# 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'	SPA	DRA	12/11/2025	063249617	1 OF 2

**OWNER:**  
ARBOR TRAILS LAND LLC  
10003 Technology Blvd  
Dallas, Texas 75220  
Phone: (972)-620-8204  
Contact: Justin Christ, P.E.

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

**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.

D:\NAME\F\CEL\_SURVEY\063249617-ARBOR LAKES PHASE 2A.DWG PLOTTED BY ALLEN STEPHEN 12/11/2025 10:38 AM LAST SAVED 11/25/2025 3:12 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That ARBOR TRAILS LAND, LLC, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as: ARBOR TRAILS PHASE 2A, 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 and easements shown thereon. ARBOR TRAILS LAND, LLC does hereby certify the following:

- 1. 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. 10 (the "District") will maintain the streets, storm drains, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Collin County shall have the full right of ingress and egress to or from a drainage easement of 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.
11. 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.
12. All modifications to this document shall be by means of plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

ARBOR TRAILS LAND LLC, a Texas limited liability company

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 202\_\_, by \_\_\_\_\_ of ARBOR TRAILS LAND LLC, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEING a tract of land situated in the Madison Walker Survey, Abstract No. 1022, Collin County, Texas and being a portion of a called 45.698-acre tract of land conveyed to Arbor Trails Land LLC, according to the document filed of record in Document No. 2025000098308 Official Public Records, 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 for the northeast corner of said 45.698-acre tract, same being the northwest corner of The Ardis Addition, an addition to Collin County, according to the Plat filed of record in Volume 333A, Page 2473 Plat Records, Collin County, Texas (P.R.C.C.T.), in the south line of a called 9.2-acre tract of land conveyed to E-Ping Leu, according to the document filed of record in Document No. 2006021700212670 O.P.R.C.C.T.;

THENCE South 01°10'58" West, with the east line of said 45.698-acre tract, same being common with the west line of said The Ardis Addition, a distance of 642.76 feet to a 5/8-inch iron rod found with cap stamped "KHA" for a southwest corner of said 45.698-acre tract, same being the northeast corner of a called 38.159-acre tract of land conveyed to S2 Land LLC according to the document filed of record in Document No. 2025000112511 O.P.R.C.C.T.;

THENCE North 88°49'39" West, with a south line of said 45.698-acre tract, same being common with the north line of said 38.159-acre tract, a distance of 1,009.68 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE South 01°10'21" West, with an east line of said 45.698-acre tract, same being common with a west line of said 38.159-acre tract, a distance of 11.15 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE over and across said 43.594-acre tract the following bearings and distances:

North 88°49'39" West, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 01°10'21" West, a distance of 18.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 88°49'39" West, a distance of 110.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 01°10'21" East, a distance of 460.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 88°49'39" West, a distance of 905.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 43°49'39" West, a distance of 21.21 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 01°10'21" East, a distance of 188.66 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner in the north line of said 43.594-acre tract, in County Road No. 739 a variable width right-of-way.

THENCE South 89°37'31" East, a distance of 2,090.00 feet to the POINT OF BEGINNING and containing 920,943 square feet or 21.142 acres of land.

NOTES:

- 1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998473223.
3. All common areas, HOA Lots, and drainage easements are to be owned and maintained by the Property Owner's Association.
4. FLOOD STATEMENT: According to Community Panel No. 48085C0440J and 48085C0430J dated June 02, 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 "Non-Shaded X", which is not a special flood hazard area, and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined). 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.
5. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
6. 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.
7. 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.
8. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
9. Collin County permits are required for all building construction.
10. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
11. 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.
12. The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
13. The homeowner is responsible for the lateral to the right-of-way line. The City is responsible for the lateral from the right-of-way line to the sanitary sewer main.
14. Mail boxes shall meet USPS specifications.
15. The streets, including street signs, street lights, and sidewalks, within Arbor Trails Phase South will be maintained by Collin County Municipal District Number 10.
16. Driveway connections must meet Collin County specifications.
17. All roadway signs shall meet Collin County specifications.
18. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
19. Collin County does not, and will not accept street lights for maintenance or operation.
20. A road dedicated to the public may not be obstructed, including by means of a gate.
21. 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.
22. 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.
23. 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.
24. 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.
25. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SWSP and submit to the Director of Engineering prior to receiving any permits.
26. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
27. Lot to lot drainage is not allowed and all water must be contained within drainage easements until it reaches the ROW.
28. Cluster Mailboxes shall be maintained by the HOA and will not be maintained by the County.
29. 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.
30. Approximate locations for Cluster Mailboxes.

SURVEYOR'S CERTIFICATION

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 within the 100 year floodplain.

Michael Swayne
Registered Professional Land Surveyor No. 7143
Kimley-Horn and Associates, Inc.
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Swayne, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "Arbor Trails Phase 2A" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ 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
ARBOR LAKES PHASE 2A

BLOCK D, LOTS 16-25; BLOCK E, LOTS 1-25,
1X-HOA; BLOCK H, LOTS 1-38; BLOCK J,
LOTS 1-50, 1X&2X-HOA;

123 RESIDENTIAL LOTS
3 COMMON AREA LOTS
BEING 21.142 ACRES TOTAL
IN THE
MADISON WALKER SURVEY,
ABSTRACT NO. 1022
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

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: NA, SPA, DRA, 12/1/2025, 063249617, 2 OF 2

OWNER: ARBOR TRAILS LAND LLC
10003 Technology Blvd
Dallas, Texas 75220
Phone: (972)-620-8204
Contact: Justin Christ, P.E.

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

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.

SEWER UTILITY PROVIDER: City of Princeton
255 E. Monte Carlo Blvd.
Princeton, Texas 75407
Phone: 972-736-2416
Contact: Tommy Mapp

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