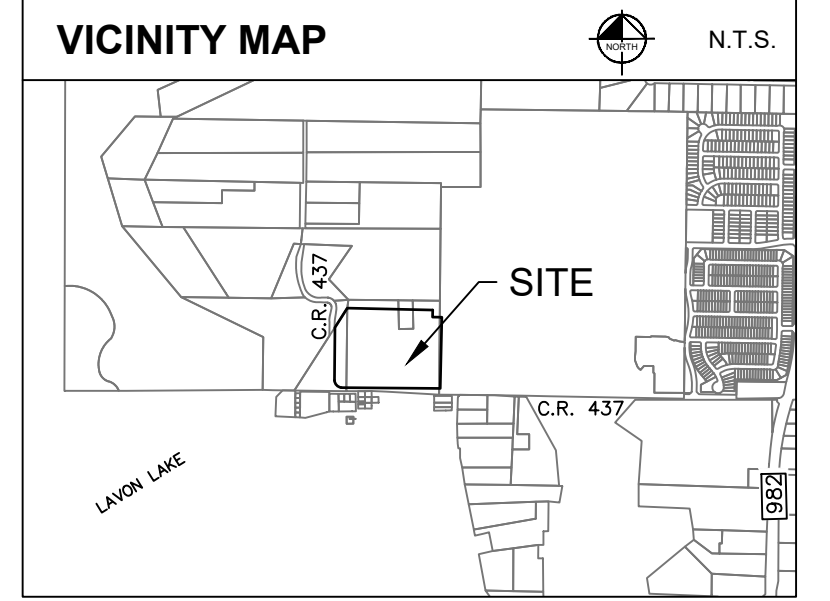
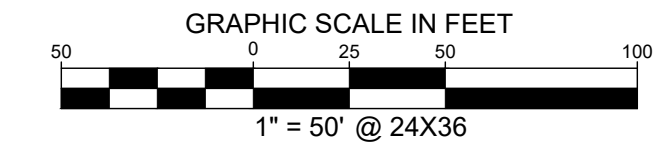
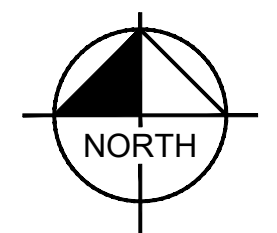


CALLED 42.94 ACRE  
TO S2 LAND DEVELOPMENT LLC  
DOC. NO. 202500072295  
O.P.R.C.C.T.



**LEGEND**

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRFS	IRON ROD SET W/ CAP
MNF	MAG NAIL FOUND
BL	BUILDING SETBACK LINE
UE	UTILITY EASEMENT
WE	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
RR	RAIL ROAD
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	ORIGINAL PLAT RECORDS OF COLLIN COUNTY, TEXAS

**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	LOT LINE
- - - -	ADJONER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE
---	INDICATES STREET NAME CHANGE

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S44°05'09"E	28.48'
L2	N45°31'18"E	28.29'
L3	S44°05'03"E	28.48'
L4	S46°18'00"W	21.21'
L5	N43°42'00"W	21.06'
L6	N45°54'57"E	21.07'
L7	N45°31'53"E	14.14'
L8	N44°28'07"W	28.28'
L9	S45°35'47"W	28.25'
L10	S44°28'07"E	21.21'
L11	S44°28'42"E	21.21'
L12	N45°31'18"E	21.22'
L13	S43°42'00"E	21.21'
L14	N46°18'00"E	21.21'
L15	S43°42'00"E	21.21'
L16	N46°18'00"E	21.21'
L17	N45°54'57"E	21.07'
L18	N45°54'21"E	28.48'
L19	S44°05'39"E	28.09'
L20	S33°02'22"E	22.74'
L21	S69°46'57"W	32.08'
L22	N56°01'49"E	16.11'
L23	N44°28'42"W	28.28'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	142°27'09"	50.00'	124.31'	S45°54'57"W	94.68'
C2	141°42'12"	50.00'	123.66'	S44°28'42"E	94.47'
C3	142°27'09"	50.00'	124.31'	S45°54'57"W	94.68'
C4	141°39'52"	50.00'	123.63'	N45°31'18"E	94.46'

**FINAL PLAT**  
**LAKESIDE AT ARBOR TRAILS, PHASE 1**  
BLOCK A, LOTS 1-15, 16X-HOA, 17-45; BLOCK B,  
LOTS 1-27, 28X-HOA, 29-64; BLOCK C, LOTS 1-19;  
BLOCK D, LOTS 1X-HOA, 2-23; BLOCK E, LOTS  
1X-HOA, 2-10, 11X-HOA;  
157 RESIDENTIAL LOTS  
5 HOMEOWNERS LOTS (HOA)  
BEING 20.418 ACRES  
IN THE  
WILLIAM W. BELL SURVEY,  
ABSTRACT NO. 37  
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" = 50'	SPA	MJS	1/26/2026	063249620	1 OF #

OWNER/DEVELOPER:  
S2 LAND DEVELOPMENT, LLC  
10003 TECHNOLOGY  
BOULEVARD W.  
DALLAS, TEXAS 75220  
CONTACT: KYLE BRADLEY, 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.

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: 972-736-2416  
CONTACT: TOMMY MAPP

REMAINDER  
CALLED 0.50 ACRE  
TO CYNTHIA MATILDA PERCIVAL AND  
TOM NEAL PERCIVAL  
DOC. NO. 20150923001208770  
O.P.R.C.C.T.

LAKE LAVON  
(NO DEED FOUND)

APPROXIMATE  
LOCATION OF FEMA  
ZONE A PER FEMA  
COMMUNITY PANEL NO.  
4806SC0410J DATED  
JUNE 02, 2009

TO CRAIG E. FLANNERY  
AND MARY P. FLANNERY  
DOC. NO.  
19970618000480370 &  
19970604000437940  
O.P.R.C.C.T.

TO CLIFTON BRYAN DOUGLAS  
DOC. NO. 19800208000041580  
O.P.R.C.C.T.  
  
TO CATHY LYNN POTTER  
DOC. NO. 19970207000102550  
O.P.R.C.C.T.

REMAINDER  
CALLED 4.59 AC.  
TO JAMES B. DOUGLAS  
VOL. 503, PG. 200  
D.R.C.C.T.

PORTION OF  
CALLED 5.1343 ACRES  
TO DAVID L. STRAWN AND DIANE S. STRAWN  
(TRUSTEES OF THE DAVID AND DIANE STRAWN FAMILY  
TRUST)  
DOC. NO. 2023000053397  
O.P.R.C.C.T.

3<sup>RD</sup> CORPS OF ENGINEERS BRASS  
DISK FOUND  
(RM-2023000053399, 2023000053397  
& VOL. 809, PG. 61)

15' CULLEOKA WATER  
SUPPLY CORP. EASEMENT  
DOC. NO. 2022000091185  
O.P.R.C.C.T.

15' CULLEOKA WATER  
SUPPLY CORP. EASEMENT  
DOC. NO. 2022000091185  
O.P.R.C.C.T.

15' CULLEOKA WATER  
SUPPLY CORP. EASEMENT  
DOC. NO. 2022000091185  
O.P.R.C.C.T.

15' CULLEOKA WATER  
SUPPLY CORP. EASEMENT  
DOC. NO. 2022000091185  
O.P.R.C.C.T.

15' CULLEOKA WATER  
SUPPLY CORP. EASEMENT  
DOC. NO. 2022000091185  
O.P.R.C.C.T.

Δ=79°11'26"  
R=80.07'  
L=110.57'  
CB=N43°04'48"W  
C=101.98'

COUNTY ROAD 437

COUNTY ROAD 437

COUNTY ROAD 437

COUNTY ROAD 437

COUNTY ROAD 437

COUNTY ROAD 437

COUNTY ROAD 437

COUNTY ROAD 437

COUNTY ROAD 437

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

LAKESIDE AT ARBOR TRAILS PHASE 1 DESCRIPTION

20.418 - ACRES

WHEREAS, S2 LAND DEVELOPMENT LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WILLIAM W. BELL SURVEY, ABSTRACT NO. 37, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A CALLED 42.94-ACRE TRACT OF LAND CONVEYED TO S2 LAND DEVELOPMENT LLC, ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NO. 202500072295 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND IN COUNTY ROAD 437 FOR THE SOUTHEAST CORNER OF SAID 42.94-ACRE, SAME BEING FOR THE SOUTHWEST CORNER OF TILLAGE FARMS WEST PHASE 1B, AN ADDITION TO COLLIN COUNTY, ACCORDING TO THE PLAT FILED OF RECORD IN VOLUME 2024, PAGE 658 PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.);

THENCE NORTH 89°29'17" WEST, WITH SAID COUNTY ROAD 437, A DISTANCE OF 1,032.70 FEET TO A MAG NAIL FOUND FOR CORNER IN SAID COUNTY ROAD 437, IN THE SOUTH LINE OF A CALLED 5.1343-ACRE TRACT OF LAND CONVEYED TO DAVID L. STRAWN AND DIANE S. STRAWN, ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NO. 2023000053397 O.P.R.C.C.T., AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 79°11'26", AND A CHORD BEARING AND DISTANCE OF NORTH 43°04'48" WEST, 101.98 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, WITH THE WEST LINE OF SAID 42.94-ACRE TRACT, OVER AND ACROSS SAID 5.1343-ACRE TRACT, AN ARC DISTANCE OF 110.57 FEET TO A MAG NAIL FOUND FOR CORNER;

THENCE NORTH 00°31'53" EAST, CONTINUING WITH SAID WEST LINE AND OVER SAID 5.1343-ACRE TRACT, A DISTANCE OF 551.35 FEET TO A MAG NAIL FOUND FOR CORNER IN THE NORTHWESTERLY LINE OF SAID 5.1343-ACRE TRACT, SAME BEING COMMON WITH THE SOUTHEASTERLY LINE OF A CALLED 15.86-ACRE TRACT OF LAND DESCRIBED AS TRACT NO. 4007 CONVEYED TO UNITED STATES OF AMERICA, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 809, PAGE 681 DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.);

THENCE NORTH 32°24'45" EAST, WITH SAID COMMON LINE, A DISTANCE OF 238.23 FEET TO A POINT FOR CORNER, FROM WHICH A 3" CORPS OF ENGINEERS BRASS DISK FOUND FOR AN INTERIOR CORNER OF SAID 42.94-ACRE TRACT, BEARS NORTH 32°24'45" EAST, A DISTANCE OF 22.56 FEET;

THENCE OVER AND ACROSS SAID 42.94-ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 88°42'00" EAST, A DISTANCE OF 890.23 FEET TO A POINT FOR CORNER;

SOUTH 01°18'00" WEST, A DISTANCE OF 72.74 FEET TO A POINT FOR CORNER;

SOUTH 88°42'00" EAST, A DISTANCE OF 98.00 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID 42.94-ACRE TRACT, SAME BEING COMMON WITH THE WEST LINE OF SAID TILLAGE FARMS WEST PHASE 1B;

THENCE SOUTH 01°18'00" WEST, WITH SAID COMMON LINE, A DISTANCE OF 741.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 899.420 SQUARE FEET OR 20.418 ACRES OF LAND.

STANDARD PLAT NOTES:

- 1. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
2. DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.
3. ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.
4. COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.
5. COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.
6. A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.
7. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
8. 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.
9. 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.
10. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
11. 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.
12. 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.
13. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOOD PLAIN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

SURVEY 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 (1983), TO CONVERT THE SURFACE DISTANCES TO GRID VALUES, MULTIPLY THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99984731.
3. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0410J 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.

GENERAL NOTES:

- 1. ALL COMMON AREAS, HOA LOTS, AND DRAINAGE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
2. LOT TO LOT DRAINAGE IS NOT ALLOWED AND ALL WATER MUST BE CONTAINED WITHIN DRAINAGE EASEMENTS UNTIL IT REACHES THE ROW.
3. CLUSTER MAILBOXES SHALL BE MAINTAINED BY THE HOA AND WILL NOT BE MAINTAINED BY THE COUNTY.
4. ALL SIGHT VISIBILITY EASEMENTS ARE CONTAINED WITHIN RIGHT-OF-WAY AT ALL INTERSECTIONS.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT S2 LAND DEVELOPMENT, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as LAKESIDE AT ARBOR TRAILS, PHASE 1, 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. S2 LAND DEVELOPMENT, 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 storm drain system, streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. 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.
4. 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.
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, said use by public utilities being subordinate to the public and Collin County and subject to offset specifications for any existing 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 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.
9. 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 on private lots or adjacent thereto.
10. 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.
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\_\_.

S2 LAND DEVELOPMENT, LLC
a Texas limited liability company

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

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

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

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on \_\_\_\_\_, 202\_\_ by \_\_\_\_\_ of S2 LAND DEVELOPMENT, LLC, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Swayne, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Michael Swayne
Registered Professional Land Surveyor No. 7143
Kimley-Horn and Associates, Inc.
400 N. 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 \_\_\_\_\_, 202\_\_.

Notary Public, State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "LAKESIDE AT ARBOR TRAILS, PHASE 1" 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
LAKESIDE AT ARBOR TRAILS, PHASE 1
BLOCK A, LOTS 1-15, 16X-HOA, 17-45; BLOCK B, LOTS 1-27, 28X-HOA, 29-64; BLOCK C, LOTS 1-19; BLOCK D, LOTS 1X-HOA, 2-23; BLOCK E, LOTS 1X-HOA, 2-10, 11X-HOA; 157 RESIDENTIAL LOTS 5 HOMEOWNERS LOTS (HOA) BEING 20.418 ACRES IN THE WILLIAM W. BELL SURVEY, ABSTRACT NO. 37 COLLIN COUNTY, TEXAS

Kimley»Horn

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. and a large text area for owner/developer information.

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