

**LEGEND**

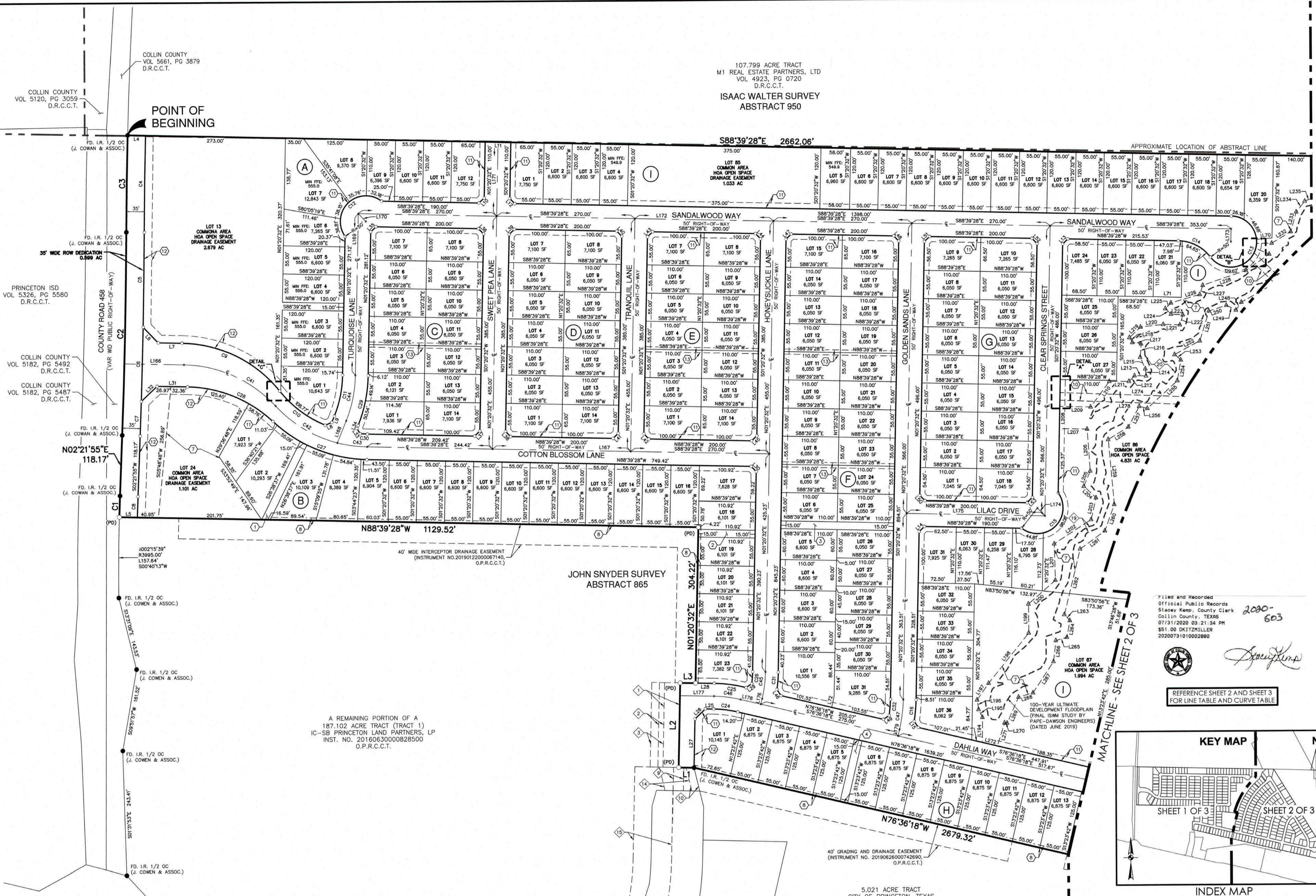
AC	ACRES	OC	ORANGE CAP
BL	BLOCK	VD	VOLUME
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR WD	VARIABLE WIDTH
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
INST	INSTRUMENT NUMBER	△	EASEMENT MARKER
---	ORIGINAL SURVEY/COUNTY LINE CENTERLINE		
- - -	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN		
◇	R.O.W. EASEMENT AREA	①	COMMON AREA, HOA OPEN SPACE, 16' SANITARY SEWER EASEMENT, LOT 25 (2483 SF)
◇	10 UTILITY EASEMENTS	②	COMMON AREA, HOA OPEN SPACE, DRAINAGE EASEMENT, LOT 26 (1655 SF)
◇	25 TEMP. CONSTRUCTION ACCESS AND GRADING EASEMENT	③	COMMON AREA, HOA OPEN SPACE, DRAINAGE EASEMENT, LOT 32 (3311 SF)
◇	25 TEMP. CONSTRUCTION AND GRADING EASEMENT	④	COMMON AREA, HOA OPEN SPACE, DRAINAGE EASEMENT, LOT 28 (1873 SF)
◇	PERMANENT PUBLIC DRAINAGE EASEMENT	⑤	PERMANENT PUBLIC ACCESS, COMMON AREA, HOA OPEN SPACE AND UTILITY EASEMENT, LOT 29 (3136 SF)
◇	10 PERMANENT PUBLIC UTILITY EASEMENT	⑥	24 PERMANENT PUBLIC ACCESS EASEMENT (BY THIS PLAT)
◇	20 PERMANENT PUBLIC UTILITY EASEMENT	⑦	VARIABLE WIDTH DRAINAGE EASEMENT (BY THIS PLAT)
◇	25 TEMP. CONSTRUCTION AND GRADING EASEMENT	⑧	5' WALL MAINTENANCE EASEMENT
◇	10 PERMANENT PUBLIC UTILITY EASEMENT	⑨	15' WATER EASEMENT (BY THIS PLAT)
◇	20 PERMANENT SEWER EASEMENT	⑩	15' SANITARY SEWER EASEMENT (BY THIS PLAT)
◇	10 PERMANENT PUBLIC UTILITY EASEMENT	⑪	10' UTILITY EASEMENT (BY THIS PLAT)
◇	10 PERMANENT PUBLIC UTILITY EASEMENT	⑫	15' UTILITY EASEMENT (BY THIS PLAT)
◇	15 PERMANENT PUBLIC UTILITY EASEMENT	⑬	10' UTILITY EASEMENT - CENTERED ON LOT LINE W/ 5' ON EACH LOT (BY THIS PLAT)
◇	40 X 75 PERMANENT PUBLIC DRAINAGE EASEMENT	⑭	107.799 ACRE TRACT M1 REAL ESTATE PARTNERS, LTD VOL. 4923, PG. 0720, D.R.C.C.T.

**NOTE:**

- HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL COMMON AREAS SUCH AS MAINTENANCE AND LANDSCAPED AREAS.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.
- THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48085C03151, DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS: ZONE X (UNSHADED), DEFINED AS "OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

**SURVEYOR'S NOTES:**

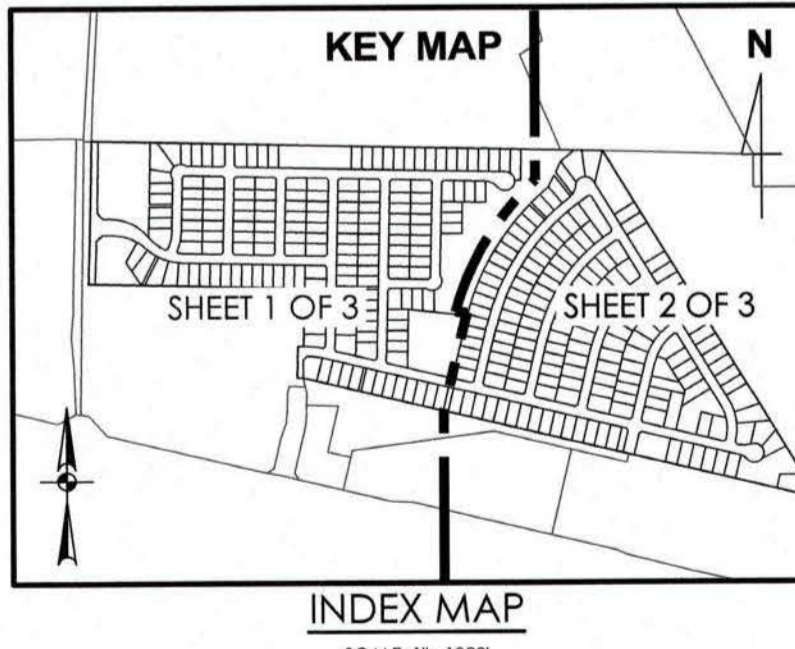
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.
- THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48085C03151, DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS: ZONE X (UNSHADED), DEFINED AS "OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.



Filed and Recorded  
Official Public Records  
Stacy Kemp, County Clerk  
Collin County, Texas  
07/31/2020 03:21:34 PM  
251.00 DKITZMILLER  
2020071910002880

2020-603

REFERENCE SHEET 2 AND SHEET 3 FOR LINE TABLE AND CURVE TABLE



**OWNER/DEVELOPER:**  
LGI HOMES-TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 210-5484  
FAX: (281) 210-2601

**SURVEYOR:**  
PAPE-DAWSON ENGINEERS, INC.  
5810 TENNYSON PARKWAY, SUITE 425  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
TBPLS FIRM NO. 10194390

DATE OF PREPARATION: MAY 6, 2020

**FINAL PLAT OF**

**PRINCETON CROSSROADS**

LOTS 1-13, BLOCK A; LOTS 2, BLOCK B; LOTS 1-14, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-32, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1-30, BLOCK H; LOTS 1-93, BLOCK I; LOTS 1-36, BLOCK J; LOTS 1-27, BLOCK K; LOTS 1-19, BLOCK L; LOTS 1-14, BLOCK M;

BEING A 88.208 ACRES SITUATED IN THE JOHN SNYDER SURVEY, ABSTRACT NUMBER 865 AND THE JOHN H. STANFORD SURVEY, ABSTRACT NUMBER 866, BOTH OF COLLIN COUNTY, TEXAS, IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS.

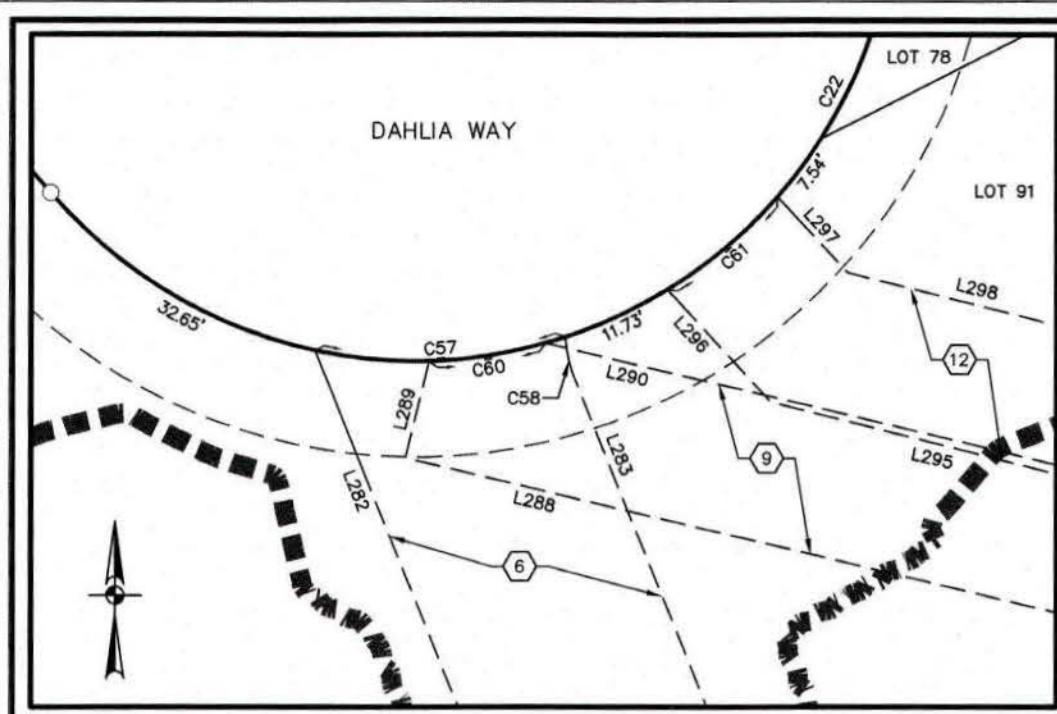
**PAPE-DAWSON ENGINEERS**

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

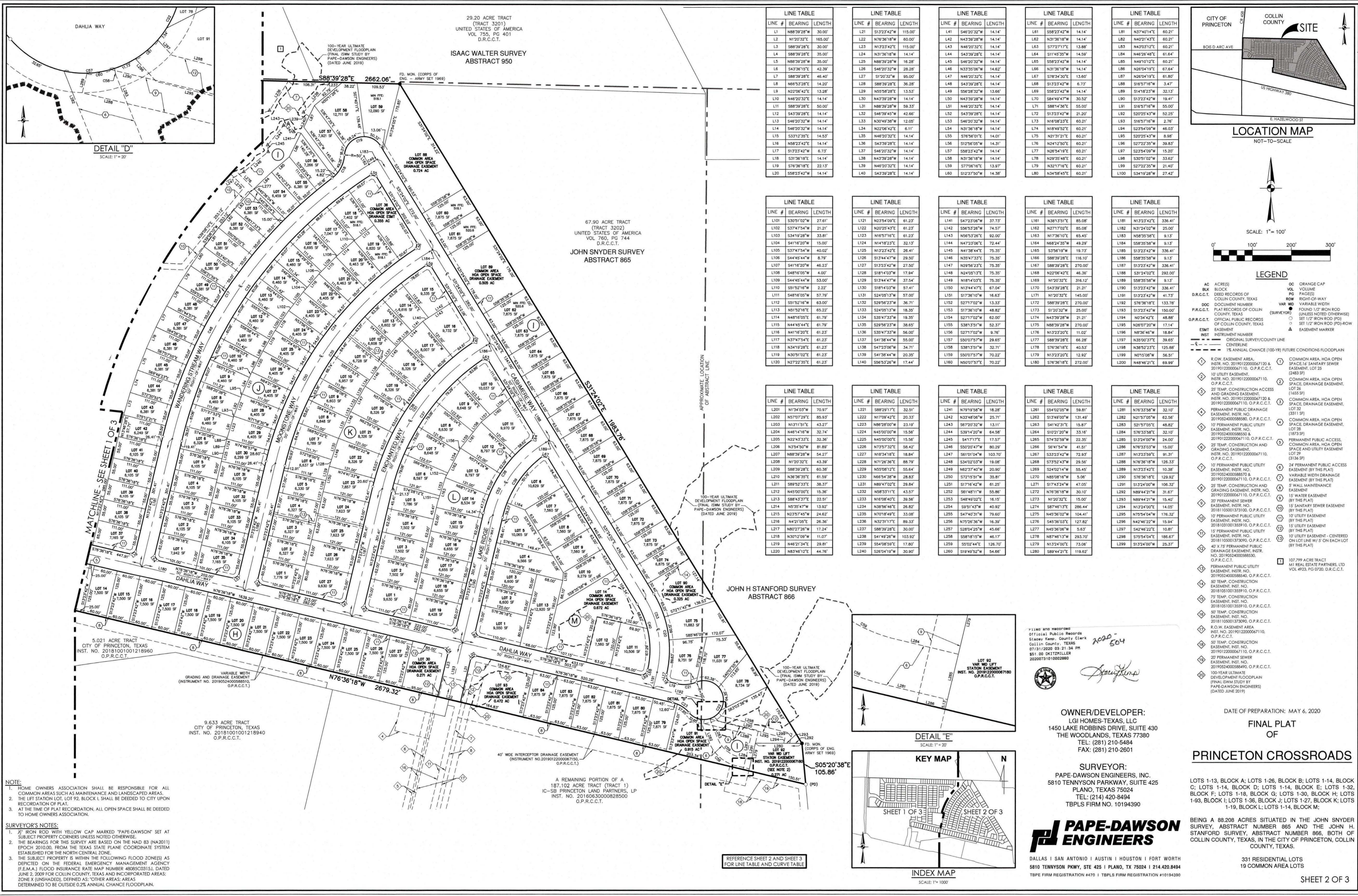
31 RESIDENTIAL LOTS  
19 COMMON AREA LOTS

**SHEET 1 OF 3**

File: W:\Projects\1506\62\UR\2.0\_Design\2.2\_Survey\2.2.2\_Final\Plat\1-7006206.dwg User: d... Date: May 06, 2020, 8:44am



DETAIL "D"  
SCALE: 1" = 20'



29.20 ACRE TRACT  
(TRACT 3201)  
UNITED STATES OF AMERICA  
VOL 755, PG 401  
D.R.C.C.T.

ISAAC WALTER SURVEY  
ABSTRACT 950

67.90 ACRE TRACT  
(TRACT 3202)  
UNITED STATES OF AMERICA  
VOL 760, PG 744  
D.R.C.C.T.

JOHN SNYDER SURVEY  
ABSTRACT 865

JOHN H STANFORD SURVEY  
ABSTRACT 866

LINE TABLE

LINE #	BEARING	LENGTH
L1	N88°39'28"E	30.00'
L2	N1°02'35"E	165.00'
L3	S88°39'28"E	30.00'
L4	N31°36'18"W	14.14'
L5	N88°39'28"E	35.00'
L6	S43°36'18"E	42.39'
L7	S88°39'28"E	46.40'
L8	N66°33'27"E	14.20'
L9	N22°08'42"E	13.58'
L10	N43°39'28"E	14.14'
L11	S88°39'28"E	50.00'
L12	S43°39'28"E	14.14'
L13	N30°49'38"W	12.00'
L14	N22°06'42"E	6.11'
L15	S33°12'38"E	14.53'
L16	N58°23'42"E	14.14'
L17	S13°23'42"W	6.73'
L18	S31°36'18"E	14.14'
L19	N46°20'32"E	22.13'
L20	S58°23'42"W	14.14'

LINE TABLE

LINE #	BEARING	LENGTH
L21	S13°23'42"W	115.00'
L22	N78°36'18"W	60.00'
L23	N13°33'42"E	115.00'
L24	N31°36'18"W	14.14'
L25	N88°39'28"E	16.28'
L26	S46°20'32"E	28.28'
L27	S1°02'35"E	65.00'
L28	S88°39'28"E	36.28'
L29	N35°56'28"E	13.53'
L30	N43°39'28"E	14.14'
L31	N88°39'28"E	59.33'
L32	S46°39'45"E	42.66'
L33	N30°49'38"W	12.00'
L34	N22°06'42"E	6.11'
L35	N46°20'32"E	14.14'
L36	S43°39'28"E	14.14'
L37	S46°20'32"E	14.14'
L38	N43°39'28"E	14.14'
L39	N46°20'32"E	14.14'
L40	S43°39'28"E	14.14'

LINE TABLE

LINE #	BEARING	LENGTH
L41	S46°20'32"E	14.14'
L42	N31°36'18"W	14.14'
L43	N46°20'32"E	14.14'
L44	S43°39'28"E	14.14'
L45	S46°20'32"E	14.14'
L46	N33°05'06"W	14.62'
L47	N46°20'32"E	14.14'
L48	S43°39'28"E	14.14'
L49	S56°26'52"W	13.66'
L50	N43°39'28"E	14.14'
L51	N46°20'32"E	14.14'
L52	S43°39'28"E	14.14'
L53	S46°20'32"E	14.14'
L54	N31°36'18"W	14.14'
L55	S76°56'01"E	14.01'
L56	S12°56'00"W	14.31'
L57	S58°23'42"W	14.14'
L58	N31°36'18"W	14.14'
L59	S77°05'18"E	13.97'
L60	S12°33'50"W	14.38'

LINE TABLE

LINE #	BEARING	LENGTH
L61	S58°23'42"W	14.14'
L62	N31°36'18"W	14.14'
L63	S77°27'17"E	13.88'
L64	S43°39'28"E	14.58'
L65	S58°23'42"W	14.14'
L66	N31°36'18"W	14.14'
L67	S78°34'30"E	13.60'
L68	S13°23'42"W	6.73'
L69	S58°23'42"W	14.14'
L70	S84°44'47"W	30.52'
L71	S88°39'28"E	55.00'
L72	S13°23'42"W	21.20'
L73	N16°57'16"W	2.76'
L74	N18°49'52"E	60.21'
L75	N21°31'21"E	60.21'
L76	N24°12'50"E	60.21'
L77	N25°49'09"E	60.21'
L78	N29°35'48"E	60.21'
L79	S27°22'35"E	21.40'
L80	N34°58'45"E	60.21'

LINE TABLE

LINE #	BEARING	LENGTH
L81	N37°40'14"E	60.21'
L82	N40°21'43"E	60.21'
L83	N43°01'14"E	60.21'
L84	N45°26'48"E	61.64'
L85	N49°01'14"E	60.21'
L86	N28°41'14"E	67.64'
L87	N28°41'14"E	61.80'
L88	S16°57'16"W	3.47'
L89	S14°18'23"W	32.13'
L90	S13°23'42"W	19.41'
L91	S16°57'16"W	55.00'
L92	S20°25'43"W	52.25'
L93	S16°57'16"W	2.76'
L94	S23°54'09"W	46.03'
L95	S20°25'43"W	8.88'
L96	S27°22'35"W	39.83'
L97	S23°54'09"W	15.20'
L98	S30°51'02"W	33.62'
L99	S27°22'35"W	21.40'
L100	S34°19'28"W	27.42'

LINE TABLE

LINE #	BEARING	LENGTH
L101	S30°51'02"W	27.61'
L102	S37°45'54"E	21.21'
L103	S34°19'28"W	33.81'
L104	S41°18'23"W	15.00'
L105	S37°45'54"E	40.02'
L106	S44°49'44"W	8.79'
L107	S41°18'23"W	46.23'
L108	S48°16'05"W	4.00'
L109	S44°49'44"W	53.00'
L110	S91°52'16"W	2.22'
L111	S48°16'05"W	57.79'
L112	S51°52'16"W	63.00'
L113	N51°52'16"E	65.22'
L114	N48°16'05"E	61.79'
L115	N44°54'44"E	61.79'
L116	N34°47'33"E	61.23'
L117	N37°45'44"E	61.23'
L118	N47°32'06"E	61.23'
L119	N30°51'02"E	61.23'
L120	N27°22'35"E	61.23'

LINE TABLE

LINE #	BEARING	LENGTH
L121	N23°54'09"E	61.23'
L122	N20°25'43"E	61.23'
L123	N51°57'16"E	61.23'
L124	N47°32'06"E	72.44'
L125	N13°23'42"E	26.41'
L126	S14°49'44"W	29.50'
L127	S13°23'42"E	27.50'
L128	S18°43'03"W	17.94'
L129	S13°44'47"W	37.54'
L130	S91°52'16"W	57.41'
L131	S24°05'13"W	57.00'
L132	S29°56'23"W	36.71'
L133	S24°05'13"W	18.30'
L134	S35°47'33"W	19.30'
L135	S29°56'23"W	38.65'
L136	S35°47'33"W	56.00'
L137	N41°38'44"W	55.00'
L138	N47°32'06"E	34.71'
L139	S41°38'44"W	20.35'
L140	S56°33'26"W	17.44'

LINE TABLE

LINE #	BEARING	LENGTH
L141	S47°23'06"W	37.73'
L142	S56°33'26"W	74.57'
L143	N56°33'26"E	92.00'
L144	N47°32'06"E	72.44'
L145	N41°38'44"E	75.30'
L146	N35°47'33"E	75.30'
L147	N29°56'23"E	75.30'
L148	N24°05'13"E	75.30'
L149	N18°43'03"E	75.30'
L150	N13°44'47"E	67.04'
L151	S17°36'10"W	16.63'
L152	S27°17'02"W	13.33'
L153	S17°36'10"W	48.82'
L154	N43°39'28"E	62.00'
L155	S38°13'51"E	52.37'
L156	S27°17'02"W	9.76'
L157	S50°07'57"W	29.65'
L158	S38°13'51"E	32.71'
L159	S50°07'57"W	70.32'
L160	N60°07'57"E	70.32'

LINE TABLE

LINE #	BEARING	LENGTH
L161	N38°13'51"E	85.08'
L162	N27°17'02"E	85.08'
L163	N17°36'10"E	65.45'
L164	N68°23'45"W	49.29'
L165	S35°49'19"W	19.73'
L166	S88°39'28"E	116.10'
L167	S88°39'28"E	270.00'
L168	N24°06'42"E	46.36'
L169	N19°03'32"E	316.12'
L170	S43°39'28"E	21.21'
L171	N19°03'32"E	145.00'
L172	S88°39'28"E	270.00'
L173	S19°03'32"E	25.00'
L174	N43°39'28"E	21.21'
L175	N88°39'28"E	270.00'
L176	N13°23'42"E	11.02'
L177	S88°39'28"E	66.28'
L178	S76°36'18"E	40.53'
L179	N13°23'42"E	12.82'
L180	S76°36'18"E	272.00'

LINE TABLE

LINE #	BEARING	LENGTH
L181	N13°23'42"E	336.41'
L182	N31°24'02"E	25.00'
L183	N68°35'56"E	9.13'
L184	S88°39'28"E	9.13'
L185	S13°23'42"E	336.41'
L186	S88°39'28"E	9.13'
L187	S13°23'42"E	336.41'
L188	S31°24'02"E	292.00'
L189	S88°39'28"E	9.13'
L190	S13°23'42"E	336.41'
L191	S13°23'42"E	41.73'
L192	S76°36'18"E	133.78'
L193	S13°23'42"E	150.00'
L194	N03°44'42"E	48.88'
L195	N26°07'20"W	17.14'
L196	N88°39'28"E	18.84'
L197	N30°00'33"E	39.65'
L198	N38°52'27"E	125.88'
L199	N01°08'08"W	56.51'
L200	N48°46'21"E	69.99'

LINE TABLE

LINE #	BEARING	LENGTH
L201	N1°34'03"W	70.97'
L202	N57°07'29"E	85.93'
L203	N1°31'51"E	43.27'
L204	N48°14'16"W	32.74'
L205	N24°33'43"E	32.36'
L206	N3°54'50"W	81.89'
L207	N88°39'28"E	54.27'
L208	N1°20'32"E	43.39'
L209	S88°39'28"E	60.38'
L210	N36°36'35"E	61.59'
L211	S89°52'33"E	38.37'
L212	N45°00'00"E	15.36'
L213	S88°33'27"E	22.51'
L214	N5°35'47"W	13.92'
L215	N23°45'45"W	24.62'
L216	N42°10'55"E	26.33'
L217	N80°72'28"W	17.24'
L218	N30°21'09"W	11.07'
L219	N46°21'34"E	29.81'
L220	N83°46'12"E	44.78'

LINE TABLE

LINE #	BEARING	LENGTH
L221	S88°29'17"E	32.51'
L222	N17°09'42"E	20.33'
L223	N86°28'00"W	23.18'
L224	N48°14'16"W	15.56'
L225	N45°00'00"E	15.56'
L226	N73°57'32"E	58.42'
L227	N15°34'18"E	18.84'
L228	N71°28'36"E	88.79'
L229	S88°39'28"E	55.64'
L230	N68°54'38"E	28.83'
L231	S89°47'02"E	29.84'
L232	N58°33'11"E	43.57'
L233	N16°08'40"E	39.56'
L234	N38°56'46"E	26.82'
L235	N18°49'52"E	33.08'
L236	N32°31'17"E	89.33'
L237	S88°39'28"E	30.00'
L238	S41°49'26"W	103.92'
L239	S54°08'59"E	17.80'
L240	S26°04'19"W	30.90'

LINE TABLE

LINE #	BEARING	LENGTH
L241	N79°19'58"W	18.28'
L242	N33°48'06"W	25.71'
L243	S67°20'32"E	13.11'
L244	S39°14'20"W	64.58'
L245	S47°17'17"E	17.57'
L246	S50°20'47"W	80.29'
L247	S61°04'04"W	103.70'
L248	S34°02'03"W	19.08'
L249	N62°37'40"W	20.90'
L250	S72°15'51"W	35.81'
L251	S17°16'42"W	61.25'
L252	S61°48'11"W	55.88'
L253	S48°49'02"E	16.15'
L254	S9°51'37"E	40.92'
L255	S47°40'31"W	79.60'
L256	N75°26'36"W	16.39'
L257	S28°04'25"W	45.66'
L258	S58°18'15"W	46.17'
L259	S50°24'42"E	126.70'
L260	S19°49'52"W	54.66'

LINE TABLE

LINE #	BEARING	LENGTH
L261	S54°02'05"W	59.81'
L262	S13°49'00"W	131.49'
L263	S41°42'31"E	15.87'
L264	S10°21'20"W	33.16'
L265	S74°32'59"W	22.35'
L266	S61°54'15"W	41.51'
L267	S33°23'42"W	72.83'
L268	S73°52'43"W	29.56'
L269	S24°02'14"W	55.45'
L270	N85°08'16"E	5.06'
L271	S17°42'14"W	47.05'
L272	S76°36'18"E	30.10'
L273	N19°03'32"E	15.00'
L274	S87°46'17"E	286.44'
L275	N45°36'02"E	104.41'
L276	S45°36'02"E	127.82'
L277	N45°36'02"E	5.63'
L278	N87°46'17"E	293.70'
L279	N13°24'02"E	73.06'
L280	S89°44'21"E	119.82'

LINE TABLE

LINE #	BEARING	LENGTH
L281	N76°33'58"W	32.10'
L282	S21°57'05"E	62.56'
L283	S21°57'05"E	48.82'
L284	S76°33'58"E	32.10'
L285	S13°24'00"W	24.00'
L286	N76°33'03"W	15.00'
L287	N13°23'56"E	91.31'
L288	N76°36'18"E	126.3

RECOMMENDED FOR APPROVAL  
CHAIRMAN, PLANNING AND ZONING COMMISSION  
CITY OF PRINCETON, TEXAS  
APPROVED  
MAYOR, CITY OF PRINCETON, TEXAS  
CERTIFICATE OF COMPLETION  
ACCEPTED  
MAYOR, CITY OF PRINCETON, TEXAS

PROPERTY OWNER'S CERTIFICATE:  
STATE OF TEXAS ( )  
COUNTY OF COLLIN ( )  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT LGI HOMES-TEXAS, LLC, ACTING HEREIN BY AND THROUGH THE UNDERSIGNED AUTHORITY DOES HEREBY ADOPT THIS PLAT DESCRIBING THE HEREINABOVE DESCRIBED PROPERTY AS PRINCETON CROSSROADS AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND PUBLIC USE AREAS AS SHOWN HEREIN AND DOES HEREBY THE EASEMENT SHOWN ON THE PLAT FOR THE PROPOSES INDICATED TO THE PUBLIC USE FOREVER, AND SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION FOR ALL PUBLIC UTILITY DESIRING TO USE FOR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITY. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF PRINCETON'S USE THEREOF. THE CITY OF PRINCETON AND PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS AND THE CITY OF PRINCETON OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PAIROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE.

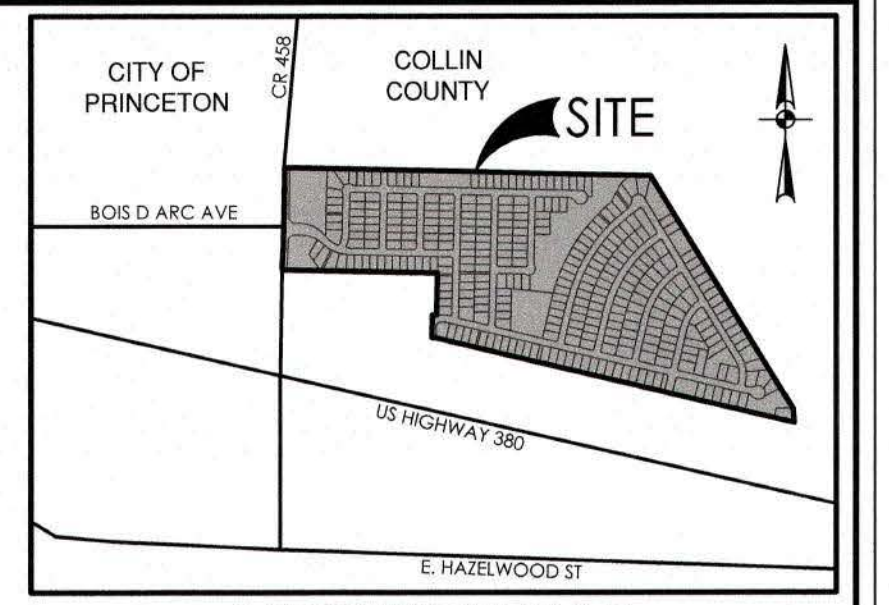
METES AND BOUNDS DESCRIPTION FOR  
AN 88.208 ACRE, OR 3,842,334 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT 88.208 ACRE TRACT DESCRIBED IN DEED TO LGI HOMES-TEXAS, LLC RECORDED IN INSTRUMENT NO. 20190122000067090 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, OUT OF THE JOHN SNYDER SURVEY, ABSTRACT 865, AND THE JOHN H. STANFORD SURVEY, ABSTRACT 866, COLLIN COUNTY, TEXAS, IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS, SAID 88.208 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00:  
BEGINNING: AT A FOUND 1/2" IRON ROD WITH AN ORANGE CAP MARKED "J. COWAN & ASSOCIATES" AT THE NORTHWEST CORNER OF SAID 88.208 ACRE TRACT, ON THE SOUTH LINE OF A CALLED 107.799 ACRE TRACT DESCRIBED IN DEED TO M1 REAL ESTATE PARTNERS, LTD. RECORDED IN VOLUME 4923, PAGE 720 OF THE DEED AND PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 458, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, RECORDED IN VOLUME 5182, PAGE 5492 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;  
THENCE: S 88°39'28" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 458, WITH THE NORTH LINE OF SAID 88.208 ACRE TRACT AND THE SOUTH LINE OF SAID 107.799 ACRE TRACT, A DISTANCE OF 2642.06 FEET TO A FOUND BRASS DISC IN CONCRETE MARKED "CORPS OF ENGINEERS - U.S. ARMY" AT THE NORTHEAST CORNER OF SAID 88.208 ACRE TRACT, AT THE NORTHWEST CORNER OF A CALLED 67.90 ACRE TRACT, TRACT 3202, DESCRIBED IN DEED TO THE UNITED STATES OF AMERICA RECORDED IN VOLUME 760, PAGE 744 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND ON THE SOUTH LINE OF A CALLED 29.20 ACRE TRACT, TRACT 3201, DESCRIBED IN DEED TO THE UNITED STATES OF AMERICA RECORDED IN VOLUME 755, PAGE 401 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;  
THENCE: S 31°24'02" E, WITH THE EAST LINE OF SAID 88.208 ACRE TRACT AND THE WEST LINE OF SAID 67.90 ACRE TRACT, A DISTANCE OF 1983.76 FEET TO A FOUND BRASS DISC IN CONCRETE MARKED "CORPS OF ENGINEERS - U.S. ARMY" AT AN EAST CORNER OF SAID 88.208 ACRE TRACT AND A WEST CORNER OF SAID 67.90 ACRE TRACT;  
THENCE: S 05°20'38" E, CONTINUING WITH THE EAST LINE OF SAID 88.208 ACRE TRACT AND THE WEST LINE OF SAID 67.20 ACRE TRACT, A DISTANCE OF 105.86 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE SOUTHEAST CORNER OF SAID 88.208 ACRE TRACT;  
THENCE: N 76°36'18" W, WITH THE SOUTH LINE OF SAID 88.208 ACRE TRACT, AT A DISTANCE OF 941.83 FEET PASSING THE NORTHEAST CORNER OF A 5.012 ACRE TRACT DESCRIBED IN DEED TO THE CITY OF PRINCETON, TEXAS IN INSTRUMENT NO. 2018001001218940 OF THE OFFICIAL PUBLIC RECORDS, OF COLLIN COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 2679.32 FEET TO A FOUND 1/2" IRON ROD WITH AN ORANGE CAP MARKED "J. COWAN & ASSOCIATES" AT THE NORTHWEST CORNER OF SAID 5.021 ACRE TRACT;  
THENCE: N 88°39'28" W, CONTINUING WITH THE SOUTH LINE OF SAID 88.208 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 88.208 ACRE TRACT;  
THENCE: WITH A WEST LINE AND A SOUTH LINE OF SAID 88.208 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:  
N 01°20'32" E, A DISTANCE OF 165.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";  
S 88°39'28" E, A DISTANCE OF 30.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";  
N 01°20'32" E, A DISTANCE OF 304.22 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT A REENTRANT CORNER OF SAID 88.208 ACRE TRACT;  
N 88°39'28" W, A DISTANCE OF 1129.52 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE WESTERNMOST SOUTHWEST CORNER OF SAID 88.208 ACRE TRACT AND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 458;  
THENCE: WITH THE WEST LINE OF SAID 88.208 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 458, THE FOLLOWING BEARINGS AND DISTANCES:  
NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3995.00 FEET, A CENTRAL ANGLE OF 00°35'22", A CHORD BEARING AND DISTANCE OF N 02°05'44" E, 41.10 FEET, FOR AN ARC LENGTH OF 41.10 FEET TO A FOUND 1/2" IRON ROD WITH AN ORANGE CAP MARKED "J. COWAN & ASSOCIATES";  
N 02°21'55" E, A DISTANCE OF 118.17 FEET TO A FOUND 1/2" IRON ROD WITH AN ORANGE CAP MARKED "J. COWAN & ASSOCIATES";  
NORTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12316.80 FEET, A CENTRAL ANGLE OF 01°50'37", A CHORD BEARING AND DISTANCE OF N 01°28'37" E, 396.28 FEET, FOR AN ARC LENGTH OF 396.29 FEET TO A FOUND 1/2" IRON ROD WITH AN ORANGE CAP MARKED "J. COWAN & ASSOCIATES";  
THENCE: NORTHEASTERLY, ALONG A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 9965.01 FEET, A CENTRAL ANGLE OF 01°05'22", A CHORD BEARING AND DISTANCE OF N 01°04'07" E, 189.48 FEET, FOR AN ARC LENGTH OF 189.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.208 ACRES IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 70062-06 BY PAPE-DAWSON ENGINEERS, INC.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3995.00	0°35'22"	N2°05'44"E	41.10'	41.10'
C2	12316.80	1°50'37"	N1°28'37"E	396.28'	396.29'
C3	9965.01	1°05'22"	N1°04'07"E	189.48'	189.48'
C4	9930.01	1°05'25"	S1°04'02"W	188.98'	188.98'
C5	12351.80	0°51'28"	S0°57'03"W	184.92'	184.92'
C6	12351.80	0°40'21"	S1°42'58"W	145.00'	145.00'
C7	12351.80	0°18'47"	S2°12'32"W	67.49'	67.49'
C8	3961.48	0°35'07"	S2°05'52"W	40.47'	40.47'
C9	250.00	50°13'30"	S6°32'43"E	212.20'	219.15'
C10	225.00	28°37'24"	S52°44'40"E	111.24'	112.40'
C11	225.00	20°46'10"	N11°43'37"E	81.12'	81.56'
C12	50.00	163°44'23"	N46°20'32"E	98.99'	142.89'
C13	50.00	232°01'12"	S27°21'08"W	89.87'	202.48'
C14	80.00	52°01'12"	N62°38'52"W	70.16'	72.63'
C15	50.00	163°44'23"	S46°20'32"W	98.99'	142.89'
C16	305.00	75°41'51"	S51°7'39"W	42.04'	42.08'
C17	1171.00	39°34'33"	N33°70'59"E	792.86'	808.85'
C18	80.00	49°38'03"	N28°09'14"E	67.16'	69.30'
C19	50.00	145°15'46"	N75°58'06"E	95.44'	126.77'
C20	275.00	44°47'44"	S9°00'10"E	208.57'	215.00'

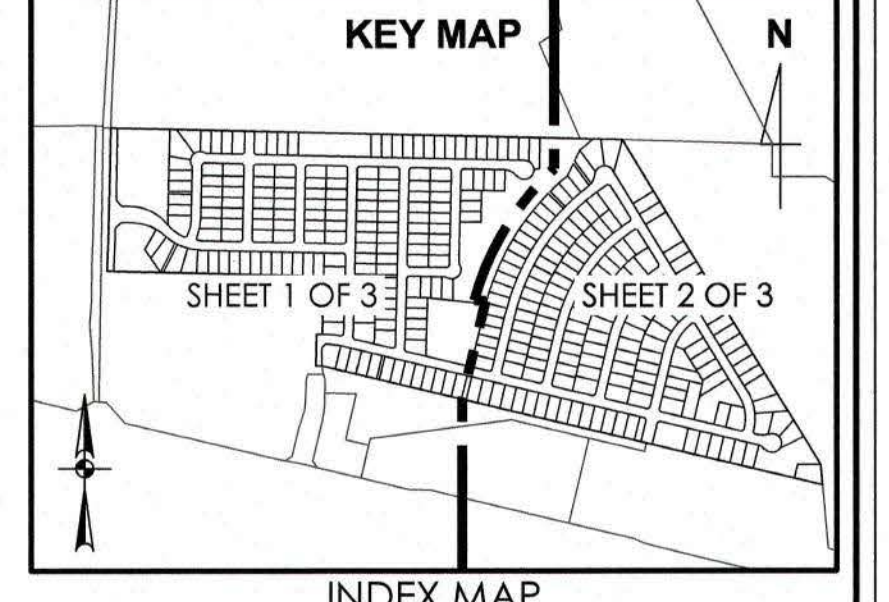
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	80.00	36°07'44"	N85°19'50"E	49.61'	50.45'
C22	50.00	252°15'28"	S13°23'42"W	80.77'	220.14'
C23	80.00	36°07'44"	N58°32'26"W	49.61'	50.45'
C24	225.00	12°03'10"	N82°37'53"W	47.24'	47.33'
C25	275.00	13°06'54"	S82°08'37"E	62.81'	62.95'
C26	225.00	5°56'18"	N4°18'41"E	23.31'	23.32'
C27	275.00	42°12'18"	N67°33'19"W	198.02'	202.57'
C28	250.00	42°12'18"	N67°33'19"W	180.02'	184.15'
C29	275.00	20°46'10"	N11°43'37"E	99.14'	99.69'
C30	225.00	3°37'07"	N88°50'55"W	14.21'	14.21'
C31	275.00	7°03'02"	N4°52'03"E	33.82'	33.84'
C32	255.00	7°05'25"	S4°52'03"E	31.54'	31.56'
C33	1121.00	43°52'57"	N35°20'11"E	837.73'	858.57'
C34	899.00	43°33'21"	S35°10'23"W	667.08'	683.41'
C35	848.00	43°27'32"	N35°07'28"E	628.64'	643.97'
C36	617.00	42°48'08"	S34°47'47"W	450.28'	460.92'
C37	567.00	42°35'26"	N34°41'25"E	411.84'	421.48'
C38	325.00	40°38'36"	S33°43'00"W	225.74'	230.54'
C39	275.00	39°48'48"	N33°18'06"E	187.27'	191.00'
C40	225.00	44°47'44"	S9°00'10"E	171.47'	175.91'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	250.00	46°08'57"	S65°35'00"E	195.96'	201.36'
C42	250.00	32°40'16"	S58°50'40"E	140.63'	142.96'
C43	250.00	13°28'39"	S81°55'09"E	58.67'	58.81'
C44	250.00	20°46'10"	N11°43'37"E	90.13'	90.62'
C45	250.00	12°02'48"	N72°15'56"E	52.47'	52.56'
C46	250.00	12°03'10"	S82°37'53"E	52.49'	52.59'
C47	280.00	12°02'48"	N72°15'56"E	58.76'	58.87'
C48	1146.00	44°24'40"	N35°36'02"E	866.22'	888.29'
C49	1146.00	0°47'36"	N58°12'11"E	15.87'	15.87'
C50	874.00	45°12'16"	S35°59'50"W	671.81'	698.56'
C51	592.00	45°12'16"	S35°59'50"W	455.05'	467.07'
C52	300.00	45°12'16"	S35°59'50"W	230.60'	236.69'
C53	250.00	44°47'44"	S9°00'10"E	190.52'	195.46'
C54	50.00	11°33'52"	N9°38'40"E	10.07'	10.09'
C55	50.00	17°31'11"	N34°26'33"E	15.23'	15.29'
C56	100.44	56°45'20"	N49°16'32"W	95.48'	99.50'
C57	50.00	30°15'51"	N86°58'20"E	26.10'	26.41'
C58	15.00	20°25'24"	S14°27'30"E	5.32'	5.35'
C59	77.28	56°44'38"	S49°16'32"E	73.44'	76.53'
C60	50.00	14°08'40"	N81°21'00"E	12.31'	12.35'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	50.00	17°16'15"	N49°48'04"E	15.01'	15.07'



LOCATION MAP  
NOT-TO-SCALE



INDEX MAP  
SCALE: 1"= 1000'

LG1 HOMES-TEXAS, LLC DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND, ALL AN SINGULAR, THE ABOVE-DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHT UNTO THE PUBLIC, AGAINST EVERY PERSON WHOSEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.  
THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF PRINCETON, TEXAS.  
WITNESS MY HAND, THIS 27<sup>th</sup> DAY OF May 20 20  
BY: ELAINE TORRES, OFFICER AUTHORIZED SIGNATURE OF OWNER  
STATE OF TEXAS ( )  
COUNTY OF COLLIN ( )  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, ELAINE TORRES, OFFICER, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27<sup>th</sup> DAY OF May 20 20  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: 3-7-22

ELAINE TORRES, OFFICER AUTHORIZED SIGNATURE OF OWNER  
STATE OF TEXAS ( )  
COUNTY OF COLLIN ( )  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, JON W. COOPER, RPLS, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8<sup>th</sup> DAY OF May 20 20  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: 3-7-22

THERESA DONIA  
Notary Public, State of Texas  
Comm. Expires 03-07-2022  
Notary ID 124914904

NOTE:  
1. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL COMMON AREAS SUCH AS MAINTENANCE AND LANDSCAPED AREAS.  
2. THE LIFT STATION LOT, LOT 92, BLOCK L, SHALL BE DEEDED TO CITY UPON RECORDATION OF PLAT.  
3. AT THE TIME OF PLAT RECORDATION, ALL OPEN SPACE SHALL BE DEEDED TO HOME OWNERS ASSOCIATION.

SURVEYOR'S NOTES:  
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.  
2. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.  
3. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS SPECIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48085C03151, DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS: ZONE X (UNSHADED), DEFINED AS: OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S CERTIFICATE:  
KNOW ALL MEN BY THESE PRESENTS:  
THAT I, JON W. COOPER, RPLS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DESOTO, TEXAS.  
DATED THIS THE 8<sup>th</sup> DAY OF MAY 20 20

JON W. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716  
JONCOOPER@PAPE-DAWSON.COM  
STATE OF TEXAS ( )  
COUNTY OF COLLIN ( )  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, JON W. COOPER, RPLS, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8<sup>th</sup> DAY OF May 20 20  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: 3-7-22

THERESA DONIA  
Notary Public, State of Texas  
Comm. Expires 03-07-2022  
Notary ID 124914904

FILED AND RECORDED  
Official Public Records  
Stacy Kerr, County Clerk  
Collin County, TEXAS  
07/31/2020 03:21:34 PM  
851 08 DKL12HILLER  
2020073101002689

2020  
606  
[Signature]

OWNER/DEVELOPER:  
LG1 HOMES-TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 210-5484  
FAX: (281) 210-2801

SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
5810 TENNYSON PARKWAY, SUITE 425  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
TBPLS FIRM NO. 10194390

PAPE-DAWSON ENGINEERS  
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494  
TBPLS FIRM REGISTRATION #4701 | TBPLS FIRM REGISTRATION #10194390

DATE OF PREPARATION: MAY 6, 2020  
FINAL PLAT OF PRINCETON CROSSROADS

LOTS 1-13, BLOCK A; LOTS 1-26, BLOCK B; LOTS 1-14, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-32, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1-30, BLOCK H; LOTS 1-93, BLOCK I; LOTS 1-36, BLOCK J; LOTS 1-27, BLOCK K; LOTS 1-19, BLOCK L; LOTS 1-14, BLOCK M;

BEING A 88.208 ACRES SITUATED IN THE JOHN SNYDER SURVEY, ABSTRACT NUMBER 865 AND THE JOHN H. STANFORD SURVEY, ABSTRACT NUMBER 866, BOTH OF COLLIN COUNTY, TEXAS, IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS.

331 RESIDENTIAL LOTS  
19 COMMON AREA LOTS