



SPLAKSHMI YELURI & RADHIKA YELIVELLI
 INST. NO. 201512000064420
 D.R.C.C.T.

LINE	BEARING	DISTANCE
L1	N 45°50'04" E	14.14'
L2	N 44°04'58" W	14.14'
L3	N 45°50'04" E	14.14'
L4	S 44°04'58" W	14.14'
L5	S 45°50'04" E	14.14'
L6	S 45°50'04" E	14.14'
L7	S 44°04'58" W	14.14'
L8	S 44°04'58" W	14.14'
L9	S 44°04'58" W	14.14'
L10	S 45°50'04" E	14.14'
L11	N 45°50'04" E	14.14'
L12	S 44°04'58" W	14.14'

LINE	BEARING	DISTANCE
L13	N 45°50'04" E	28.37'
L14	N 45°50'04" E	28.37'
L15	S 44°04'58" W	14.14'
L16	S 44°04'58" W	14.14'
L17	S 44°04'58" W	14.14'
L18	S 45°50'04" E	14.14'
L19	S 44°04'58" W	14.14'
L20	S 45°50'04" E	14.14'
L21	S 44°04'58" W	14.14'
L22	N 45°50'04" E	14.14'
L23	S 44°04'58" W	14.14'
L24	N 09°59'48" E	28.37'

LEGEND	
○	5/8" IRON ROD SET W/ CAP STAMPED "WHITEHAWK 10291200" - UNLESS OTHERWISE NOTED
1/2" IRF	1/2" IRON ROD FOUND
1/2" IRFC	1/2" IRON ROD FOUND W/ CAP
BL	BUILDING LINE OR SETBACK
CM	CONTROLLING MONUMENT
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
ROW	RIGHT OF WAY
VL	VOLUME
PG.	PAGE
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS	

CURVE	DELTA	RADIUS	LENGTH	CHL. BEARING	CHL. LENGTH
C1	2°36'51"	530.00'	24.18'	S 42°02'50" W	24.18'
C2	29°07'31"	50.00'	22.80'	S 76°00'41" E	22.80'
C3	109°20'22"	50.00'	91.83'	N 04°05'24" E	79.52'
C4	34°01'40"	200.00'	118.76'	N 16°05'46" W	117.04'
C5	00°07'39"	500.00'	437.88'	N 85°49'44" E	424.02'

"RECOMMENDED FOR APPROVAL"

CHAIRMAN, PLANNING AND ZONING COMMISSION
 CITY OF PRINCETON, TEXAS

"APPROVED"

MAYOR
 CITY OF PRINCETON, TEXAS

DATE

Being a 49.199 acre tract of land situated in the DAVID CHERRY SURVEY, ABSTRACT NO. 166 - City of Princeton, Collin County, Texas, and being a portion of that certain 101.72 acre tract of land described in Special Warranty Deed to LGI Homes Texas, L.L.C. as recorded in Instrument Number 20161206001653690, of the Deed Records of Collin County (D.R.C.C.T.), Texas, and being all of that certain 12.26 acre tract of land described in Special Warranty Deed to LGI Homes Texas, L.L.C. as recorded in Instrument Number 20161202001634200, (D.R.C.C.T.), said 49.199 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for the Northwest corner of said 101.72 acre tract, same being the southwest corner of a certain 50.461 acre tract of land conveyed to SriLakshmi Yeluri and Radhika Yelivelli as recorded in Instrument Number 2015012000064420, (D.R.C.C.T.);

Thence along the common line of said LGI Tract and said 50.461 acre Tract, South 89 degrees 04 minutes 56 seconds East a distance of 1453.21 feet to a 1 inch iron pipe found for corner, same being an interior ell corner of said LGI Tract, same being the southeast corner of said 50.461 acre Tract;

Thence departing said common line, and continuing over and across said LGI Tract the following courses and distances;

South 00 degrees 55 minutes 04 seconds West a distance of 579.95 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 89 degrees 04 minutes 56 seconds East a distance of 270.00 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 00 degrees 55 minutes 04 seconds West a distance of 69.95 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 89 degrees 04 minutes 56 seconds East a distance of 32.23 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 00 degrees 55 minutes 04 seconds West a distance of 160.00 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 89 degrees 04 minutes 56 seconds East a distance of 150.00 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

North 80 degrees 41 minutes 15 seconds East a distance of 83.20 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

North 68 degrees 05 minutes 22 seconds East a distance of 74.75 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

North 56 degrees 10 minutes 19 seconds East a distance of 74.75 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

North 44 degrees 15 minutes 16 seconds East a distance of 59.36 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 49 degrees 15 minutes 35 seconds East a distance of 171.22 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner, same being a point of curvature;

Along a curve to the right, having a radius of 530.00 feet, a central angle of 02 degrees 36 minutes 51 seconds, a chord bearing and distance of South 42 degrees 02 minutes 50 seconds West a distance of 24.18 feet, an arc length of 24.18 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 47 degrees 24 minutes 45 seconds East a distance of 141.05 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 00 degrees 59 minutes 34 seconds West a distance of 568.60 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 88 degrees 44 minutes 27 seconds East a distance of 24.43 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 00 degrees 55 minutes 04 seconds West a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 89 degrees 04 minutes 56 seconds East a distance of 62.05 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner, same being a point of curvature;

Along a curve to the right, having a radius of 50.00 feet, a central angle of 25 degrees 50 minutes 31 seconds, a chord bearing and distance of South 76 degrees 09 minutes 41 seconds East 22.36 feet, an arc length of 22.55 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner, same being a point of reverse curvature;

Along a curve to the left, having a radius of 50.00 feet, a central angle of 105 degrees 20 minutes 22 seconds, a chord bearing and distance of North 64 degrees 05 minutes 24 seconds East a distance of 79.52 feet, an arc length of 91.93 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 89 degrees 04 minutes 56 seconds East a distance of 162.14 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner, same being a point on the common line of the aforementioned LGI tract, and the Monte Carlo Subdivision Phase 1 in addition to the City of Princeton as recorded in Volume 333A Page 2086 (D.R.C.C.T.);

Thence along the common line of said LGI Tract and said Monte Carlo Subdivision the following courses and distances;

South 00 degrees 44 minutes 54 seconds West a distance of 158.61 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

South 02 degrees 01 minutes 48 seconds West a distance of 235.79 feet to a 1 inch iron pipe found for corner, same being the south east corner of said LGI Tract, same being an interior ell corner of said Monte Carlo subdivision;

North 87 degrees 49 minutes 06 seconds West a distance of 293.17 feet to a 5/8 inch iron rod found for corner;

North 89 degrees 51 minutes 52 seconds West a distance of 600.20 feet to a 3/8 inch iron rod found for corner;

North 89 degrees 30 minutes 12 seconds West a distance of 470.83 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner, same being the southwest corner of said LGI tract, same being the northwest corner of said Park Trails Phase 1, in addition to the City of Princeton as recorded in Volume 5921 Page 2710 (D.R.C.C.T.);

Thence departing said common line, along the common line of said LGI Tract and said Park Trails Phase 1 the following courses and distances;

North 00 degrees 33 minutes 28 seconds East a distance of 1348.69 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner, same being the northeast corner of said Park Trails Phase 1;

North 89 degrees 04 minutes 29 seconds West a distance of 1180.44 feet to a 1/2 inch iron rod found for corner, same being an interior ell corner of said LGI Tract, same being an interior ell corner of said Park Trails Phase 1;

South 00 degrees 43 minutes 31 seconds West a distance of 70.00 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner;

North 89 degrees 16 minutes 29 seconds West a distance of 160.00 feet to a 5/8 inch iron rod with cap stamped "WHITEHAWK 10291200" set for corner, same being the southwest corner of said LGI tract, same being the northwest corner of said Park Trails Phase 1, same being a point on the east line of a certain tract of land conveyed to Tommy Lee and Pauline Potter as recorded in Volume 4444 Page 46, (D.R.C.C.T.);

Thence departing said common line, along the common line of said LGI Tract and said Tommy Lee and Pauline Potter the following courses and distances;

South 00 degrees 43 minutes 31 seconds West a distance of 610.30 feet to the POINT OF BEGINNING and containing 49.199 acres of land area within these metes and bounds

NOTICE: ALL CORNER MONUMENTS SHALL BE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PRINCETON, TEXAS.

2. ALL CORNER MONUMENTS SHALL BE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PRINCETON, TEXAS.

3. "NOTICE: SE ORNANCE BUILDING P

4. ALL OPEN S HOMEOWN WITH PD-6 Z

5. DEVELOPME

DEDICATION STATEMENT

NOW THEREFORE, K

That LGI HOMES-TE designating there he Texas, Collin County public use areas as s indicated to be pub shown herein. No bu or across the easem public utility desirg said use by public ut and any public utility shrubs or other imp or efficiency of its re all times have the ri constructing, recons respective system w

LGI HOMES-TEXAS, of the above-described claiming or to claim

This plat approved s Texas.

WITNESS MY HAND TH

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the und

instrument, and ackn expressed and in the

GIVEN UNDER MY H day of _____

Notary Public, State of

SURVEYOR'S CERTIFICATE

That I, G. Dennis Qualls, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments show thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Princeton, Texas.