

**LEGEND**

○	5/8" IRON ROD SET W/ CAP STAMPED "WHITEHAWK 1019200" UNLESS OTHERWISE NOTED
1/2" IRF	1/2" IRON ROD FOUND
BL	BUILDING LINE OR SETBACK
CM	CONTROLLING MONUMENT
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
ROW	RIGHT OF WAY
VOL	VOLUME
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS

"RECOMMENDED FOR APPROVAL"  
 DATE 12/22/17  
 CHAIRMAN, PLANNING AND ZONING COMMISSION  
 CITY OF PRINCETON, TEXAS

"APPROVED"  
 DATE 12/19/17  
 MAYOR  
 CITY OF PRINCETON, TEXAS

- NOTES:
- BASIS OF BEARING, HORIZONTAL AND VERTICAL POSITION DERIVED FROM THE TEXAS LEICA SMARTNET RTK NETWORK-TEXAS STATE PLANNING COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202), NAD83 (COR96) EPOCH 2002.0, AND FOUND MONUMENTATION.
  - ALL CORNERS SET ARE MONUMENTED WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WHITEHAWK 1019200", UNLESS OTHERWISE NOTED.
  - "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS"
  - ALL OPEN SPACE - NON RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. FENCING ALONG OPEN SPACE/NON RESIDENTIAL LOTS SHALL COMPLY WITH PD-3 ZONING REQUIREMENTS.
  - DEVELOPMENT STANDARDS OF THE PLAT SHALL COMPLY WITH ZONING ORDINANCE PD-3

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That LGI HOMES-TEXAS, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating there herein above described property as PARK TRAILS PHASE 2, 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 hereon, and does herein dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easement on said plat. Utility easements may also be used for the mutual use and accommodation of all public utility desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Princeton's use thereof. The City of Princeton and any 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 with in any way endanger or interfere with the construction, maintenance, or efficiency of its respected 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 of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

LGI HOMES-TEXAS, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions for the City of Princeton, Texas.

WITNESS MY HAND THIS 19th DAY OF November, 2017

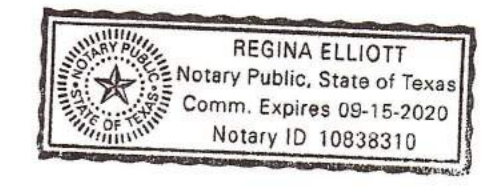
*Elaine Torres*  
 Vice President of Development DFW

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 *Elaine Torres*, 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 19th day of November, 2017

*Regina Elliott*  
 Notary Public, State of Texas



CERTIFICATE OF COMPLETION

"ACCEPTED"  
 DATE 12/19/17  
 MAYOR  
 CITY OF PRINCETON, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PRINCETON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE PARK TRAILS PHASE 2 AN ADDITION TO THE CITY OF PRINCETON WAS SUBMITTED TO THE CITY COUNCIL ON THE 19th DAY OF December, 2017, AND THE CITY COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS 19th DAY OF December, A.D., 2017.

*Johnathan Mann*  
 CITY SECRETARY  
 CITY OF PRINCETON, TEXAS



FINAL PLAT  
**PARK TRAILS  
 PHASE 2**

LOTS 1-12, BLOCK 8      LOTS 1-30, BLOCK 14  
 LOTS 1-22, BLOCK 9      LOTS 1-33, BLOCK 15  
 LOTS 1-44, BLOCK 10      LOTS 1-44, BLOCK 16  
 LOTS 1-21,1X, BLOCK 11      LOTS 1-15,1X,2X, BLOCK 17  
 LOTS 1-9,18, BLOCK 12      LOTS 1-12, BLOCK 18

229 RESIDENTIAL LOTS, 2 HOA LOTS  
 AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS  
 49.199 ACRES SITUATED IN THE  
 DAVID CHERRY SURVEY ABSTRACT NO. 166

OWNER/DEVELOPER  
 LGI Homes-Texas, LLC  
 1450 Lake Robbins Dr. Suite 430  
 The Woodlands, Texas, 77380  
 Tel: 281-362-8998

ENGINEERS  
 Pape-Dawson Engineers, Inc.  
 5700 W Plano Parkway, Suite 2500  
 Plano, Texas, 75093  
 Tel: 214-420-8494

**White Hawk**  
 ENGINEERING AND DESIGN  
 309 South Jupiter Road, Suite 200  
 Allen, TX 75002 PH: (469) 342-6844  
 TBPLS FIRM NO. 10191200  
 NOVEMBER 2017 SHEET 1 OF 1

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 20161206001653699, of the Deed Records of Collin County (D.R.C.C.T.), Texas, and being all of that certain 12.25 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 Veluri and Radhika Velveli 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 11 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 171.27 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 89 degrees 04 minutes 56 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 an 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 3/8 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 southeast corner of Park Trails Phase 1, an addition to the City of Princeton as recorded in Volume 592I 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 LGR 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 544, 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, North 00 degrees 38 minutes 07 seconds East a distance of 610.30 to the Point of Beginning and containing 49.199 acres of land area within these metes and bounds

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.

Dated this line 7th day of November, 2017

G. Dennis Qualls, R.P.L.S. NO. 4276

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas on this day personally appeared G. Dennis Qualls, 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 7th day of November, 2017

*Regina Elliott*  
 Notary Public, State of Texas



Filed and Recorded  
 Official Public Records  
 Sissy Kemp, County Clerk  
 Collin County, Texas  
 12/27/2017 03:15:02 PM  
 \$31.00 SSESER  
 2017122701000640

