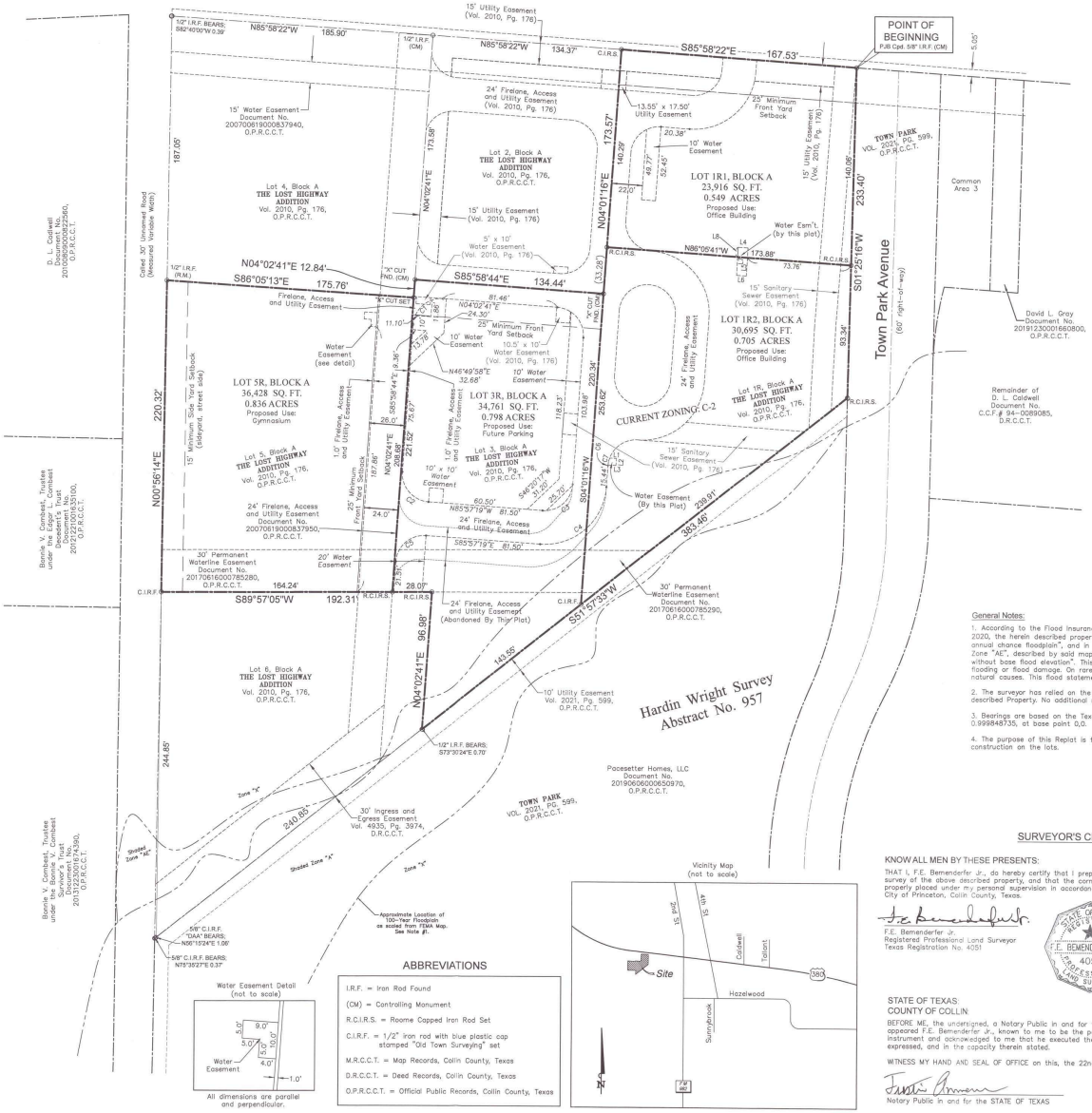
UNOFFICIAL COPY

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C6 | 20.00' | 0.63' | 0.63' | N 04°55'18" E | 1°48'05" |
| C7 | 20.00' | 5.08' | 5.06' | N 13°05'47" E | 14°32'56" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 86°04'38" E | 4.86' |
| L2 | S 04°42'31" W | 5.00' |
| L3 | N 86°04'38" W | 5.60' |
| L4 | S 86°51'38" E | 7.00' |
| L5 | N 03°08'22" E | 20.00' |
| L6 | N 86°51'38" W | 7.00' |
| L7 | N 03°08'22" E | 20.00' |
| L8 | N 03°08'22" E | 6.92' |




## ABBREVIATIONS

I.R.F. = Iron Rod Found

(CM) = Controlling Monument

R.C.I.R.S. = Roome Capped Iron Rod Set

C.I.R.F. = 1/2" iron rod with blue plastic cap stamped "Old Town Surveying" set

M.R.C.C.T. = Map Records, Collin County, Texas

D.R.C.C.T. = Deed Records, Collin County, Texas

O.P.R.C.C.T. = Official Public Records, Collin County, Texas




STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GMV Property, LLC, Lost Highway Classic Cars, LLC, and TXEPV, LLC are the owners of the above described property and does hereby adopt this Replat designating the herein above described property as the **REPLAT OF THE LOST HIGHWAY ADDITION LOTS 1R1, 3R AND 5R, BLOCK A**, an addition to the City of Princeton, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of Princeton and all public utilities desiring to use or using same. All and any public utility and the City of Princeton shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of Princeton and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Princeton.

WITNESS MY HAND at Collin, Texas, this 26 day of June, 2023.

GMV Property, LLC (LOT 3R)
Marvin Gathright V – President/Owner

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 Marvin Gathright, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 26 day of June, 2023.

Notary Public in and for the STATE OF TEXAS

BOBBI-LEE BARRY
Notary ID #129486689
My Commission Expires
July 26, 2025

Lost Highway Classic Cars, LLC (LOT 1R1 & Lot 1R2)
Marvin Gathright V – President/Owner

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 Marvin Gathright, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 26 day of June, 2023.

Notary Public in and for the STATE OF TEXAS

BOBBI-LEE BARRY
Notary ID #129486689
My Commission Expires
July 26, 2025

TXEPV, LLC (LOT 5R)
Chad Andrews – Owner

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 Chad Andrews, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 26th day of June, 2023.

Notary Public in and for the STATE OF TEXAS

BOBBI-LEE BARRY
Notary ID #129486689
My Commission Expires
July 26, 2025

## OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

Being a tract of land situated in the City of Princeton, Collin County, Texas, being part of the Hardin Wright Survey, Abstract No. 957 and being all of Lots 1R1, 3R and 5R, Block A of the **REPLAT OF THE LOST HIGHWAY ADDITION**, as recorded in Book 2023, Page 189, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

**BEGINNING** at a PJB 5/8" capped iron rod found for corner in the southerly monumented line of U.S. Highway No. 380, said iron rod being the most northerly northwest corner of that tract of land described in deed to Pacesetter Homes, LLC, as recorded under Document No. 20190606000650970, O.P.R.C.C.T. and being the northeasterly corner Lot 1 of said addition;

**THENCE** South 01°25'16" West, along the common line between said Lot 1 and Pacesetter Homes, LLC tract, a distance of 233.40' to a Roome capped iron rod set marking the southeasterly corner of said Lot 1, same being an "ell" corner of said Pacesetter Homes, LLC tract;

**THENCE** South 51°57'33" West, continuing partially along the common line between said Lot 1 and Pacesetter Homes, LLC and partially along the common line between said Lot 3 and Pacesetter Homes, LLC tract, a distance of 383.46' to a point for corner, being the most southerly southwest corner of said Lot 3, same being the southeasterly corner of Lot 6, of said addition, from which a 1/2" iron rod found bears, South 73°30'24" East, a distance of 0.70';

**THENCE** North 04°02'41" East, along the common line between said Lot 3 and Lot 6, a distance of 96.98' to a Roome capped iron rod set for the northeasterly corner of said Lot 6, same being an "ell" corner of said Lot 3;

**THENCE** South 89°57'05" West, along the common line between said Lot 3 and Lot 6, passing a Roome capped iron rod set at a distance of 28.07', for the southeasterly corner of the aforementioned Lot 5, and continuing along the common line between said Lot 5 and Lot 6, a total distance of 192.31' to a 1/2" iron rod with a blue plastic cap stamped "Old Town Surveying" set for the northwesterly corner of said Lot 6, same being the southwesterly corner of said Lot 5, said corner also being in the easterly monumented line of an unnamed road;

**THENCE** North 00°56'14" East, along the easterly monumented line of said unnamed road, same being the westerly line of said Lot 5, a distance of 220.32' to a 1/2" iron rod found for the northwesterly corner of said Lot 5, same being the southwesterly corner of Lot 4, of said addition;

**THENCE** South 86°05'13" East, along the common line between said Lot 4 and Lot 5, a distance of 175.76' to an "X" cut in concrete for the northeasterly corner of said Lot 5, same being the southwesterly corner of said Lot 4, same being in the westerly line of the aforementioned Lot 3;

**THENCE** North 04°02'41" East, along the common line between said Lot 3 and Lot 4, a distance of 12.84' to an "X" cut found for the northwesterly corner of said Lot 3, same being the southwesterly corner of Lot 2, of said addition;

**THENCE** South 85°58'44" East, along the common line between said Lot 2 and Lot 3, a distance of 134.44' to an "X" cut found for the northeasterly corner of said Lot 3, same being the southeasterly corner of said Lot 2, same being in the westerly line of the aforementioned Lot 1;

**THENCE** North 04°01'16" East, along the common line between said Lot 1 and Lot 2, passing at 33.28 feet an "X" cut in concrete, and continuing for a total distance of 173.57' to a 1/2" iron rod with a blue plastic cap stamped "Old Town Surveying" found for the northeasterly corner of said Lot 2, same being the northwesterly corner of said Lot 1, said corner also being in the aforementioned southerly monumented line of U.S. Highway No. 380, from which a 1" iron pipe found bears, North 62°24'35" East, a distance of 5.56';

**THENCE** South 85°58'22" East, along said southerly monumented line of U.S. Highway No. 380, a distance of 167.53' to the **POINT OF BEGINNING** and containing 125,800 square feet or 2.888 acres of land, more or less.

## 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.

CITY APPROVAL – APPROVED BY MINOR PLAT PROCEDURE

Shawn Fort, Director – City of Princeton, Texas

6/28/2023
Date

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Princeton, Collin County, Texas.

F.E. Bemenderfer Jr.
Registered Professional Land Surveyor
Texas Registration No. 4051

DATE: June 22, 2023

STATE OF TEXAS
F. E. BEMENDERFER JR.
4051
REGISTERED PROFESSIONAL LAND SURVEYOR

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 F.E. Bemenderfer Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 22nd day of June, 2023.

Notary Public in and for the STATE OF TEXAS

JUSTIN SCOTT ANNEBAUM
Notary ID #132629039
My Commission Expires
August 18, 2024

## General Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0295J, Letter of Map Revision, dated February 03, 2020, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain", and in Shaded Zone "AE", described by said map to be "0.2% annual chance flood hazard", and in Shaded Zone "AE", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 0.1% annual chance flood, without base flood elevation". This flood statement does not imply that the property and/or the structure 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 in any way.

2. The surveyor has relied on the herein described plat with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD 83. Surface to Grid scale factor is 0.999848735, at base point 0,0.

4. The purpose of this Replat is to revise the 24' Fire Lane, Access and Utility Easement and add water easements, for the purpose of construction on the lots.

**ENGINEER**
Helmberger Associates, Inc.
1525 Bozman Road
Wylie, Texas 75098
Ph.: (972) 442-7459
Contact: Randy Helmberger

**OWNER: LOT 1R**
Lost Highway Classic Cars, LLC
123 W Princeton Drive #104
Princeton, Texas 75407

**OWNER: LOT 3R**
GMV Property, LLC
255 West Princeton Drive #104
Princeton, Texas 75407

**OWNER: LOT 5R**
TXEPV LLC
277 West Princeton Drive
Princeton, Texas 75407

**OWNER: LOT 6**
Gmv Property, LLC
275 West Princeton Drive #104
Princeton, Texas 75407

**SURVEYOR**
Roome Land Surveying, Inc.
2000 G Ave., Suite 810
Plano, Texas 75074
Ph.: (972) 423-4372
Contact: Fred Bemenderfer
Email: fredb@roomeinc.com

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 06/30/2023 09:03 AM
PLAT BOOK: 2023 PAGE: 455 – 455
NUMBER OF PAGES: 1 AMOUNT: $37.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS

BY: Matthew McQueen DEPUTY
McQueen, Matthew

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0 40 80
Scale: 1"=40'

# REPLAT OF THE LOST HIGHWAY ADDITION

## LOTS 1R1, 1R2, 3R AND 5R, BLOCK A

**125,800 Gross Sq. Ft. / 2.888 Gross Acres**
**HARDIN WRIGHT SURVEY, ABSTRACT NUMBER 957**
**CITY OF PRINCETON, COLLIN COUNTY, TEXAS**
**Date: 10/19/2022**
**Current Zoning: C-2**

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

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