

	LINE	TABLE
LINE	LENGTH	BEARING
L1	14.14	S43 ° 29'41.72"E
L2	14.14	S46*30'18.28"W
L3	14.14	N43 ° 29'41.72"W
L4	14.14	S43°29'41.72"E
L5	14.14	N46°30'18.28"E
L6	14.24	S46*05'45.10"W
L7	28.28	N43 ° 29'30.71"W
L8	28.28	N46°30'18.28"E
L9	12.88	N33°16'50.44"E
L10	15.42	N58*58'34.12"W
L11	20.79	N46°19'43.25"E
L12	61.43	S59°27'18.35"E
L13	61.43	S68*19'53.82"E
L14	61.43	S77°12'29.30"E
L15	58.10	N87°27'09.77"E
L16	13.93	N87°27'09.77"E
L17	3.14	N88*29'41.72"W
L18	15.00	S78 • 36'14.48"W
L19	10.00	S85*58'47.00"E
L20	10.00	S85*58'47.00"E
L21	7.74	N85*58'47.00"W
L22	12.88	N56 * 38'25.38"W
L23	50.00	S86*52'50.97"W
L24	15.35	S31 ° 16'17.02"W
L25	13.70	N62°05'53.31"W
L26	50.00	S71°20'32.19"W
L27	14.66	S2817'53.82"W
L28	14.10	N63*42'07.57"W
L29	10.50	N18*51'23.05"W
L30	50.00	S71 ° 08'36.95"W

	LINE	TABLE
LINE	LENGTH	BEARING
L31	10.50	S18*51'23.05"E
L32	14.19	S26•20'01.82"W
L33	20.83	S71°08'36.95"W
L34	50.00	S18*51'23.05"E
L35	13.95	N71*08'36.95"E
L36	12.10	S56°05'19.94"E
L37	38.66	N85*58'47.00"W
L38	44.25	S71 ° 08'36.95"W
L39	45.05	S66*41'07.46"W
L40	45.03	S63*20'49.55"W
L41	45.03	S59*54'26.45"W
L42	45.03	S56*13'57.37"W
L43	44.41	S52*38'30.56"W
L44	48.81	S49*46'44.19"W
L45	10.00	N44 ° 17'47.64"W
L46	50.00	S45*42'12.36"W
L47	9.19	S44°17'47.64"E
L48	50.00	S20*40'05.44"W
L49	14.14	N54 ° 11'31.39"W
L50	5.00	N9 ° 11'31.39"W
L51	50.00	S82*53'30.80"W
L54	10.50	S2*43'01.75"W
L55	14.14	S42°16'58.25"E
L56	14.14	N47°43'01.75"E
L57	10.50	N2 * 43'01.75"E
L58	50.00	S87*16'58.25"E
L59	10.50	S2*43'01.75"W
L60	14.14	S42"16'58.25"E
L61	41.91	S69°55'43.76"E
L62	55.50	N87*16'58.25"W

		TABLE
LINE	LENGTH	BEARING
L63	10.50	S87*16'58.25"E
L64	14.14	N47 * 43'01.75"E
L65	14.14	N49 ° 01'13.00"E
L66	14.73	N43 ° 31'25.83"W
L67	14.73	S41 ° 35'44.06"W
L68	9.55	S84*05'00.09"W
L69	27.71	N49*46'06.30"W
L70	27.71	S37 • 55'55.76"W
L71	14.14	S42*16'58.25"E
L72	14.14	N47 ° 43'01.75"E
L73	14.14	S42°16'58.25"E
L74	14.14	S42*16'58.25"E
L75	14.14	N42 ° 16'58.25"W
L76	14.14	N47 * 43'01.75"E
L77	13.03	S18*51'23.05"E
L78	2.61	N18 * 57'25.57"W
L79	14.14	N42°16'57.22"W
L80	14.14	N47°43'01.75"E
L81	8.03	S78*48'25.66"W
L82	8.03	S78*48'25.66"W
L83	13.33	N3 ° 40'35.37"W
L84	14.14	N47 * 43'01.75"E
L85	14.14	S42*16'58.25"E
L86	14.14	S47°43'01.75"W
L87	14.14	S42 ° 16'58.25"E
L88	14.40	S47 * 33'32.46"W
L89	25.00	N30°27'26.08"W
L90	25.00	N36*55'49.35"E
L91	14.14	S47°43'01.75"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	300.00'	17.97'	N89 ° 47'20"E	17.97'	3 • 25'56"	8.99'
C2	275.00'	16.47'	N89 ° 47'20"E	16.47'	3 ° 25'56"	8.24'
C3	325.00'	9.85'	N88 ° 56'27"E	9.85'	1 ° 44'09"	4.92'
C4	50.00'	123.64'	S43 ° 29'42"E	94.46'	141*41'02"	143.92'
C5	50.00'	123.64'	N46 ° 30'18"E	94.46'	141*41'02"	143.92'
C6	275.00'	18.42'	N86°09'13"E	18.42'	3 ° 50'18"	9.21'
C7	325.00'	32.54'	S85°12'17"W	32.52'	5 ° 44'11"	16.28'
C10	325.00'	111.62'	N84 ° 10'52"E	111.07'	19 ° 40'42"	56.37'
C11	325.00'	102.73'	S83°23'51"W	102.31'	18 ° 06'41"	51.80'
C13	275.00'	12.38'	N4 ° 24'32"W	12.38'	2 ° 34'45"	6.19'
C15	325.00'	26.10'	S5•25'13"E	26.10'	4 ° 36'07"	13.06'
C18	275.00'	10.94'	N17 ° 31'05"W	10.94'	2 ° 16'46"	5.47'
C20	225.00'	11.13'	S17 ° 14'28"E	11.12'	2 ° 49'59"	5.56'
C39	1450.00'	120.01'	S66 • 57'39"E	119.98'	4 ° 44'32"	60.04'
C41	275.00'	10.00'	N8°09'00"W	10.00'	2 ° 05'02"	5.00'
C42	2475.00'	20.99'	N88 ° 51'10"W	20.99'	0 ° 29'10"	10.50'
C43	2525.00'	47.90'	S88•33'09"E	47.90'	1 ° 05'13"	23.95'
C44	685.00'	59.69'	S1 * 31'26"W	59.67'	4 ° 59'34"	29.86'
C45	300.00'	52.03'	N89 ° 03'07"E	51.96'	9 ° 56'13"	26.08'
C46	300.00'	30.56'	S0 ° 12'04"E	30.55'	5 ° 50'11"	15.29'

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CURVE TABLE						
CURVE	CURVE RADIUS LENGTH CHORD BEARING CHORD DELTA					
C47	300.00'	115.05'	N8°16'11"W 114.35' 21°58'25		21*58'25"	TANGENT 58.24'
C48	250.00'	298.57'	S53°04'11"E	281.14'	68 ° 25'35"	169.98'
C49	845.00'	346.76'	N59 ° 23'15"E	344.33'	23°30'44"	175.85'
C50	250.00'	48.18'	N42 ° 06'37"E	48.11'	11°02'31"	24.16'
C51	250.00'	187.56'	S65 ° 47'23"E	183.19'	42 ° 59'10"	98.44'
C52	1425.00'	372.96'	N76 ° 49'47"W	371.89'	14 • 59'45"	187.55'
C53	300.00'	114.47'	N14 ° 11'35"E	113.78'	21 ° 51'46"	57.94'
C54	300.00'	117.32'	N13 ° 55'15"E	116.58'	22 ° 24'26"	59.42'
C55	2500.00'	69.05'	S88 ° 04'27"E	69.04'	1 ° 34'57"	34.53'
C56	300.00'	54.30'	N1 ° 55'24"W	54.22'	10 ° 22'11"	27.22'
C57	50.00'	123.64'	N49°01'13"E	94.46'	141*41'02"	143.92'
C58	50.00'	123.64'	S42 ° 16'58"E	94.46'	141 ° 41'02"	143.92'
C59			22.01'	66 ° 45'16"	13.18'	
C60			S53 ° 04'11"E	98.56'	160 ° 33'37"	291.90'
C61	20.00'	23.30'	N80 ° 01'39"E	22.01'	66 ° 45'16"	13.18'
C62	20.00'	24.86'	S80*28'38"E	23.29'	71 ° 13'20"	14.32'
C63	50.00'	131.93'	N59 ° 32'34"E	96.85'	151*10'56"	194.61'
C64	20.00'	24.86'	N19 * 33'46"E	23.29'	71 ° 13'20"	14.32'
C65	50.00'	120.03'	S40*12'39"E	93.21'	137 • 32'23"	128.71'
C66	60.00'	302.41'	S56*26'54"E	69.87 '	288 • 46'55"	42.97'



NOTES:

- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal
- Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998800144.3. All common areas are to be owned and maintained by the Property Owner's Association.
- 4. 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. 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.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 6. The existing creeks or drainage channels traversing along or across the addition 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.
- 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.
- Collin County will not be responsible for any damage, personal injury or loss of life or property
 occasioned by flooding or flooding conditions.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 10. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 11. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- 12. The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
- After the two-year maintenance period ends, the homeowner shall be responsible for the sanitary sewer service line from the house to the connection to the main line.
 Mail boxes shall meet USPS specifications.
- 15. Collin County MUD No. 2 will be responsible for road maintenance.

FINAL PLAT OF BRIDGEWATER PHASE 2

TRACT 1 BLOCK C, LOTS 20-30, 30X-HOA; BLOCK E, LOTS 1-20; BLOCK F, LOTS 15-38, 38X-HOA;

TRACT 2

BLOCK G, LOTS 40-61, 61X-HOA; BLOCK J, LOTS 1-13; BLOCK N, LOTS 7-14; BLOCK O, LOTS 4-21; BLOCK P, LOTS 6X-HOA, 6-47; BLOCK Q, LOTS 1-5; BLOCK S, LOTS 1-12; BLOCK T, LOTS 1-21; BLOCK U, LOTS1-16, 32-41; BLOCK V, LOTS 1-11; BLOCK W, LOTS 1X-HOA, 1-24;

> TRACT 1 - BEING 11.473 ACRES IN THE W. JOHNSON SURVEY, ABSTRACT NO. 476

TRACT 2 - BEING 37.244 ACRES IN THE W. JOHNSON SURVEY, ABSTRACT NO. 476, AND THE SARAH D. TERRY SURVEY, ABSTRACT NO. 890

COLLIN COUNTY, TEXAS 257 RESIDENTIAL LOTS 5 HOMEOWNER'S ASSOCIATION (HOA) LOTS









OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN §

TRACT 1

BEING a tract of land situated in the W. Johnson Survey, Abstract No. 476, Collin County, Texas, and being a portion of a called 171.991 acre tract of land conveyed to Lennar Homes of Texas Land & Construction, LTD, according to the document filed of record in Instrument No. 20181211001503350, Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows

BEGINNING at a *****

THENCE South 88°29'42" East, a distance of 149.85 feet to a point for corner;

THENCE South 88°29'42" East, a distance of 50.00 feet to a point for corner;

THENCE South 88°29'42" East, a distance of 558.36 feet to a point for corner;

THENCE North 78°36'14" East, a distance of 15.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°00'10", a radius of 1250.00 feet, a chord bearing and distance of South 13°53'50" East, 109.11

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 109.14 feet to a point for corner;

THENCE South 33°16'50" West, a distance of 12.88 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 3°50'18", a radius of 275.00 feet, a chord bearing and distance of South 86°09'13" West, 18.42

THENCE in a southwesterly direction, with said curve to the right, an arc distance of 18.42 feet to a point for corner; THENCE South 1°55'38" East, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°44'11", a radius of 325.00 feet, a chord bearing and distance of North 85°12'17" East, 32.52 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 32.54 feet to a point for corner,

THENCE South 58°58'34" East, a distance of 15.42 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 24°01'59", a radius of 1250.00 feet, a chord bearing and distance of South 31°39'17" East, 520.48

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 524.32 feet to a point for corner;

THENCE South 46°19'43" West, a distance of 20.79 feet to a point for corner;

THENCE North 59°27'18" West, a distance of 61.43 feet to a point for corner;

THENCE North 68°19'54" West, a distance of 61.43 feet to a point for corner; THENCE North 77°12'29" West, a distance of 61.43 feet to a point for corner;

THENCE South 87°27'10" West, a distance of 58.10 feet to a point for corner; THENCE North 88°29'42" West, a distance of 865.90 feet to a point for corner;

and containing 11.473 acres or 499780 square feet of land.

THENCE North 1°30'24" East, a distance of 560.00 feet to the POINT OF BEGINNING

TRACT 2

BEING a tract of land situated in the W. Johnson Survey, Abstract No. 476 and the Sarah D. Terry Survey, Abstract No. 890, Collin County, Texas, and being a portion of a called 171.991 acre tract of land conveyed to Lennar Homes of Texas Land & Construction, LTD, according to the document filed of record in Instrument No. 20181211001503350, Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a *****

THENCE South 85°58'47" East, a distance of 429.57 feet to a point for corner;

THENCE South 4°01'13" West, a distance of 120.00 feet to a point for corner;

THENCE North 85°58'47" West, a distance of 119.69 feet to a point for corner;

THENCE South 4°01'13" West, a distance of 50.00 feet to a point for corner;

THENCE South 85°58'47" East, a distance of 10.00 feet to a point for corner; THENCE South 4°01'13" West, a distance of 424.74 feet to a point for corner;

THENCE South 2°12'55" East, a distance of 42.25 feet to a point for corner;

THENCE South 4°21'24" East, a distance of 88.86 feet to a point for corner;

THENCE North 85°58'47" West, a distance of 10.00 feet to a point for corner;

THENCE South 4°01'13" West, a distance of 50.00 feet to a point for corner;

THENCE South 85°58'47" East, a distance of 43.28 feet to a point at the beginning of a tangent curve to the left having a central angle of 19°40'42", a radius of 325.00 feet, a chord bearing and distance of North 84°10'52" East, 111.07 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 111.62 feet to a point for corner; THENCE South 56°38'25" East, a distance of 12.88 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 2°34'45", a radius of 275.00 feet, a chord bearing and distance of South 4°24'32" East, 12.38 feet;

THENCE in a southeasterly direction, with said curve to the right, an arc distance of 12.38 feet to a point for corner; THENCE North 86°52'51" East, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the left

having a central angle of 4°36'07", a radius of 325.00 feet, a chord bearing and distance of North 5°25'13" West, 26.10 feet; THENCE in a northwesterly direction, with said curve to the left, an arc distance of 26.10 feet to a point for corner;

THENCE North 31°16'17" East, a distance of 15.35 feet to a point for corner;

THENCE North 71°08'37" East, a distance of 205.20 feet to a point for corner;

THENCE South 62°05'53" East, a distance of 13.70 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 2°16'46", a radius of 275.00 feet, a chord bearing and distance of South 17°31'05" East, 10.94

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 10.94 feet to a point for corner; THENCE North 71°20'32" East, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 2°49'59", a radius of 225.00 feet, a chord bearing and distance of North 17°14'28" West, 11.12

THENCE in a northwesterly direction, with said curve to the right, an arc distance of 11.13 feet to a point for corner; THENCE North 28°17'54" East, a distance of 14.66 feet to a point for corner;

THENCE North 71°08'37" East, a distance of 245.25 feet to a point for corner;

THENCE South 63°42'08" East, a distance of 14.10 feet to a point for corner; THENCE South 18°51'23" East, a distance of 10.50 feet to a point for corner;

THENCE North 71°08'37" East, a distance of 50.00 feet to a point for corner; THENCE North 18°51'23" West, a distance of 10.50 feet to a point for corner;

THENCE North 26°20'02" East, a distance of 14.19 feet to a point for corner;

THENCE North 71°08'37" East, a distance of 20.83 feet to a point for corner;

THENCE North 18°51'23" West, a distance of 50.00 feet to a point for corner;

THENCE South 71°08'37" West, a distance of 13.95 feet to a point for corner;

THENCE North 56°05'20" West, a distance of 12.10 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 6°03'44", a radius of 225.00 feet, a chord bearing and distance of North 0°59'21" East, 23.79 feet;

THENCE in a northeasterly direction, with said curve to the right, an arc distance of 23.81 feet to a point for corner;

THENCE North 4°01'13" East, a distance of 107.55 feet to a point for corner; THENCE South 85°58'47" East, a distance of 38.66 feet to a point for corner; THENCE North 71°08'37" East, a distance of 44.25 feet to a point for corner; THENCE North 66°41'07" East, a distance of 45.05 feet to a point for corner; THENCE North 63°20'50" East, a distance of 45.03 feet to a point for corner; **THENCE** North 59°54'26" East, a distance of 45.03 feet to a point for corner; THENCE North 56°13'57" East, a distance of 45.03 feet to a point for corner;

THENCE North 52°38'31" East, a distance of 44.41 feet to a point for corner;

THENCE North 49°46'44" East, a distance of 48.81 feet to a point for corner;

THENCE South 44°17'48" East, a distance of 10.00 feet to a point for corner;

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THENCE North 45°42'12" East, a distance of 50.00 feet to a point for corner;

THENCE North 44°17'48" West, a distance of 9.19 feet to a point for corner; THENCE North 37°11'32" East, a distance of 244.66 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 0°23'43", a radius of 1450.00 feet, a chord bearing and distance of South 69°08'03" East, 10.00

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 10.00 feet to a point for corner;

THENCE North 20°40'05" East, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 5°08'45", a radius of 1400.00 feet, a chord bearing and distance of North 66°45'32" West, 125.70

THENCE in a northwesterly direction, with said curve to the right, an arc distance of 125.74 feet to a point for corner; THENCE North 25°48'51" East, a distance of 135.13 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 34°53'27", a radius of 1250.00 feet, a chord bearing and distance of South 81°44'48" East, 749.49

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 761.20 feet to a point for corner; THENCE North 80°48'29" East, a distance of 245.03 feet to a point for corner;

THENCE South 54°11'31" East, a distance of 14.14 feet to a point for corner;

THENCE South 9°11'31" East, a distance of 6.93 feet to a point at the beginning of a tangent curve to the right having a central angle of 2°05'02", a radius of 275.00 feet, a chord bearing and distance of South 8°09'00" East, 10.00 feet;

THENCE in a southeasterly direction, with said curve to the right, an arc distance of 10.00 feet to a point for corner; THENCE North 82°53'31" East, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 10°22'11", a radius of 325.00 feet, a chord bearing and distance of South 1°55'24" East, 58.74

THENCE in a southeasterly direction, with said curve to the right, an arc distance of 58.82 feet to a point for corner;

THENCE South 3°15'42" West, a distance of 202.63 feet to a point at the beginning of a tangent curve to the right having a central angle of 21°51'46", a radius of 325.00 feet, a chord bearing and distance of South 14°11'35" West, 123.26 feet;

THENCE in a southwesterly direction, with said curve to the right, an arc distance of 124.01 feet to a point at the beginning of a reverse curve to the left having a central angle of 22°18'46", a radius of 275.00 feet, a chord bearing and distance of South 13°58'04" West, 106.42 feet;

THENCE in a southwesterly direction, with said curve to the left, an arc distance of 107.09 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $0^{\circ}29'10''$, a radius of 2475.00 feet, a chord bearing and distance of South 88°51'10" East, 20.99 feet;

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 20.99 feet to a point for corner; THENCE South 0°54'15" West, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 1°05'13", a radius of 2525.00 feet, a chord bearing and distance of North 88°33'09" West, 47.90

THENCE in a northwesterly direction, with said curve to the right, an arc distance of 47.90 feet to a point for corner; THENCE South 1°59'28" West, a distance of 115.21 feet to a point for corner;

THENCE North 87°16'58" West, a distance of 256.14 feet to a point for corner; **THENCE** North 2°43'02" East, a distance of 94.50 feet to a point for corner;

THENCE North 87°16'58" West, a distance of 50.00 feet to a point for corner;

THENCE North 2°43'02" East, a distance of 10.50 feet to a point for corner;

THENCE North 42°16'58" West, a distance of 14.14 feet to a point for corner;

THENCE North 87°16'58" West, a distance of 210.00 feet to a point for corner; THENCE South 47°43'02" West, a distance of 14.14 feet to a point for corner;

THENCE South 2°43'02" West, a distance of 10.50 feet to a point for corner;

THENCE North 87°16'58" West, a distance of 50.00 feet to a point for corner;

THENCE North 2°43'02" East, a distance of 10.50 feet to a point for corner;

THENCE North 42°16'58" West, a distance of 14.14 feet to a point for corner;

THENCE North 87°16'58" West, a distance of 105.00 feet to a point for corner;

THENCE South 2°43'02" West, a distance of 547.50 feet to a point for corner; **THENCE** North 87°16'58" West, a distance of 115.00 feet to a point for corner;

THENCE South 2°43'02" West, a distance of 27.50 feet to a point for corner;

THENCE North 87°16'58" West, a distance of 615.00 feet to a point for corner;

THENCE North 69°55'44" West, a distance of 41.91 feet to a point for corner;

THENCE South 2°43'02" West, a distance of 127.50 feet to a point for corner;

THENCE South 87°16'58" East, a distance of 55.50 feet to a point for corner; THENCE South 2°43'02" West, a distance of 50.00 feet to a point for corner;

THENCE North 87°16'58" West, a distance of 10.50 feet to a point for corner;

THENCE South 47°43'02" West, a distance of 14.14 feet to a point for corner;

THENCE South 2°43'02" West, a distance of 105.00 feet to a point for corner;

THENCE North 87°16'58" West, a distance of 642.71 feet to a point for corner; THENCE North 3°40'23" East, a distance of 106.75 feet to a point for corner;

THENCE North 86°47'49" West, a distance of 39.07 feet to a point for corner;

THENCE North 2°43'02" East, a distance of 135.63 feet to a point for corner;

THENCE North 85°58'47" West, a distance of 247.16 feet to a point for corner;

THENCE North 85°58'47" West, a distance of 93.73 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 4°50'13", a radius of 872.20 feet, a chord bearing and distance of North 11°17'40" West, 73.61

THENCE in a northwesterly direction, with said curve to the right, an arc distance of 73.63 feet to a point at the beginning of a compound curve to the right having a central angle of 12°40'21", a radius of 872.20 feet, a chord bearing and distance of North 2°32'23" West, 192.52 feet;

THENCE in a northwesterly direction, with said curve to the right, an arc distance of 192.91 feet to a point for corner; THENCE North 4°01'19" East, a distance of 632.40 feet to the POINT OF BEGINNING and containing 37.244 acres or 1622335 square feet of land.

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 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998800144.
- 3. All common areas are to be owned and maintained by the Property Owner's Association.
- 4. 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. 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.
- 5. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited
- 6. The existing creeks or drainage channels traversing along or across the addition 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.
- 7. 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.
- 8. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions
- 9. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 10. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 11. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- 12. The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-vear maintenance period ends
- 13. After the two-year maintenance period ends, the homeowner shall be responsible for the sanitary sewer service line from the house to the connection to the main line.
- 14. Mail boxes shall meet USPS specifications.
- 15. The finish floor elevations of all house pads will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.

STATE OF TEXAS § COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TE certify and adopt this plat design 38X-HOA; Block G, Lots 40-61, Lots1-5; Block S, Lots 1-12; Bloc PHASE 2, an addition to Collin C	ating the herein described 61X-HOA; Block J, Lots 1 ck T, Lots 1-21; Block U, L	d tract as Block C, Lots 20-3 -13; Block N, Lots 7-14; Blo .ots 1-16, 32-41; Block V, Lo
Witness, my hand this the	day of	, 2019.

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD., a Texas limited liability company

By:			_	
lame:				
Title:				

STATE OF TEXAS COUNTY OF _____

This instrument was acknowledged before me on _

limited liability company

KNOW ALL MEN BY THESE PRESENTS:

Sean Patton Registered Professional Land Surveyor No. 5660 Kimley-Horn and Associates, Inc 400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 Phone 469-501-2200

STATE OF TEXAS

COUNTY OF COLLIN §

purposes and considerations therein expressed and in the capacity therein stated.

Notary Public, State of Texas

City of Princeton, Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the ______ day of ______, 2019.

Collin County Judge, Chris Hill

OWNER'S DEDICATION STATEMENT

ND & CONSTRUCTION LTD., acting herein by and through its duly authorized officers, does hereby herein described tract as Block C, Lots 20-30, 30X-HOA; Block E, Lots 1-20; Block F, Lots 15-38, ; Block J, Lots 1-13; Block N, Lots 7-14; Block O, Lots 4-21; Block P, Lots 6X-HOA, 6-47; Block Q, 1-21; Block U, Lots 1-16, 32-41; Block V, Lots 1-11; Block W, Lots 1X-HOA, 1-24, BRIDGEWATER. exas, and do hereby dedicate to the public use forever, the streets and easements shown thereon.

, 2019, by of Lennar Homes of Texas Land & Construction Ltd., a Texas limited liability company, on behalf of the

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

That I, Sean Patton, 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.

PRELIMIN THIS DOCUMENT SHALI NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL

SURVEY DOCUMENT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ , 2019.

> FINAL PLAT OF BRIDGEWATER PHASE 2

Date

TRACT 1 BLOCK C, LOTS 20-30, 30X-HOA; BLOCK E, LOTS 1-20; BLOCK F, LOTS 15-38, 38X-HOA;

TRACT 2

BLOCK G, LOTS 40-61, 61X-HOA; BLOCK J, LOTS 1-13; BLOCK N, LOTS 7-14; BLOCK O, LOTS 4-21; BLOCK P, LOTS 6X-HOA, 6-47; BLOCK Q, LOTS 1-5; BLOCK S, LOTS 1-12; BLOCK T, LOTS 1-21; BLOCK U, LOTS1-16, 32-41; BLOCK V, LOTS 1-11; BLOCK W, LOTS 1X-HOA, 1-24;

> TRACT 1 - BEING 11.473 ACRES IN THE W. JOHNSON SURVEY, ABSTRACT NO. 476

TRACT 2 - BEING 37.244 ACRES IN THE W. JOHNSON SURVEY, ABSTRACT NO. 476, AND THE SARAH D. TERRY SURVEY, ABSTRACT NO. 890

COLLIN COUNTY, TEXAS 257 RESIDENTIAL LOTS 5 HOMEOWNER'S ASSOCIATION (HOA) LOTS



WATER UTILITY PROVIDER: Culleoka Water Supply Corporation P.O. Box 909 Princeton, Texas 75407 Phone: 972-734-3572 Contact : Peter Williams

SEWER UTILITY PROVIDER: City of Princeton 255 E. Monte Carlo Blvd. Princeton, Texas 75407 Phone: 972-734-2416 Contact : Tommy Mapp

APPLICANT: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Todd A. Hensley, P.E.