

MATCHLINE SEE SHEET 1 OF 3



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, LOTS 1-16, 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

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Rel. No. (469) 501-2200

FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	ANY	KHA	AUG. 2019	063233712	2 OF 3

OWNER/DEVELOPER:
Lennar Homes
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
Contact : Justin Christ, P.E.

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.

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 feet;

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 feet;

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 feet;

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;

THENCE North 1°30'24" East, a distance of 560.00 feet to the POINT OF BEGINNING and containing 11.473 acres or 499780 square feet of land.

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 feet;

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 feet;

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 North 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;

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 feet;

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 feet;

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 feet;

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 feet;

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 31°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°11'55" 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°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°53'09" West, 47.90 feet;

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 feet;

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:
- 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.
 - All common areas are to be owned and maintained by the Property Owner's Association.
 - 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.
 - 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.
 - All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
 - 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.
 - 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.
 - 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.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as Block C, Lots 20-30, 30X-HOA; Block E, Lots 1-20; Block F, Lots 15-38, 38X-HOA; 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, Lots 1-16, 32-41; Block V, Lots 1-11; Block W, Lots 1X-HOA, 1-24, BRIDGEWATER, PHASE 2, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown thereon.

Witness, my hand this the _____ day of _____, 2019.

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

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2019, by _____ of Lennar Homes of Texas Land & Construction Ltd., a Texas limited liability company, on behalf of the limited liability company.

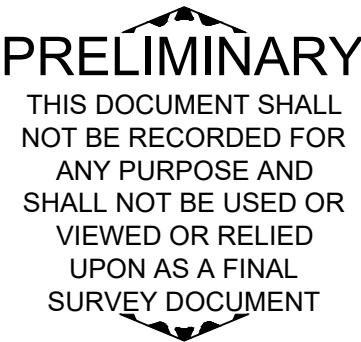
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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.

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 §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

Notary Public, State of Texas

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;
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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

Kimley»Horn

400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ANY	KHA	AUG. 2019	063233712	3 OF 3

OWNER/DEVELOPER:
Lennar Homes
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
Contact : Justin Christ, P.E.

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.