NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

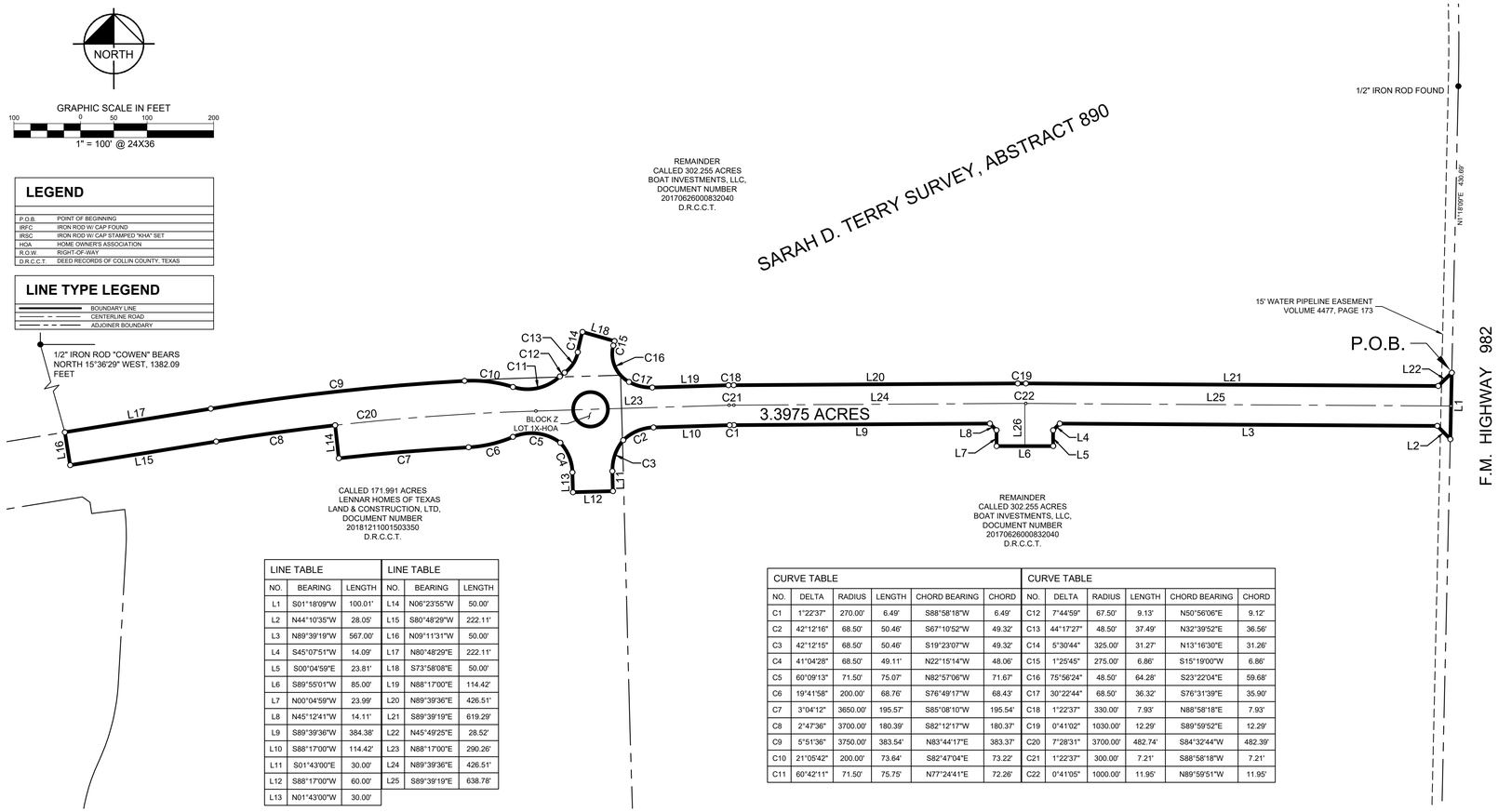
1" = 100' @ 24X36

## LEGEND

| | |
|---|---|
| P.O.B. | POINT OF BEGINNING |
| IRFC | IRON ROD W/ CAP FOUND |
| IRSC | IRON ROD W/ CAP STAMPED "KHA" SET |
| HOA | HOME OWNER'S ASSOCIATION |
| R.O.W. | RIGHT-OF-WAY |
| D.R.C.C.T. | DEED RECORDS OF COLLIN COUNTY, TEXAS |

## LINE TYPE LEGEND

| | |
|---|---|
| ——— | BOUNDARY LINE |
| — · — | CENTERLINE ROAD |
| — · — | ADJOINER BOUNDARY |

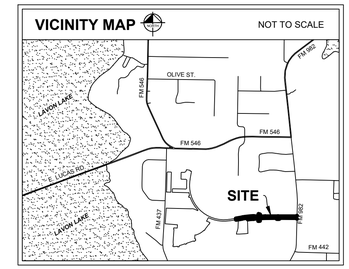



| LINE TABLE | | | LINE TABLE | | |
|---|---|---|---|---|---|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | S01°18'09"W | 100.01' | L14 | N06°23'55"W | 50.00' |
| L2 | N44°10'35"W | 28.05' | L15 | S80°48'29"W | 222.11' |
| L3 | N89°39'19"W | 567.00' | L16 | N09°11'31"W | 50.00' |
| L4 | S45°07'51"W | 14.09' | L17 | N80°48'29"E | 222.11' |
| L5 | S00°04'59"E | 23.81' | L18 | S73°58'08"E | 50.00' |
| L6 | S89°55'01"W | 85.00' | L19 | N88°17'00"E | 114.42' |
| L7 | N00°04'59"W | 23.99' | L20 | N89°39'36"E | 426.51' |
| L8 | N45°12'41"W | 14.11' | L21 | S89°39'19"E | 619.29' |
| L9 | S89°39'36"W | 384.38' | L22 | N45°49'25"E | 28.52' |
| L10 | S88°17'00"W | 114.42' | L23 | N88°17'00"E | 290.26' |
| L11 | S01°43'00"E | 30.00' | L24 | N89°39'36"E | 426.51' |
| L12 | S88°17'00"W | 60.00' | L25 | S89°39'19"E | 638.78' |
| L13 | N01°43'00"W | 30.00' | | | |

| CURVE TABLE | | | | | | CURVE TABLE | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD | NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 1°22'37" | 270.00' | 6.49' | S88°58'18"W | 6.49' | C12 | 7°44'59" | 67.50' | 9.13' | N50°56'06"E | 9.12' |
| C2 | 42°12'16" | 68.50' | 50.46' | S67°10'52"W | 49.32' | C13 | 44°17'27" | 48.50' | 37.49' | N32°39'52"E | 36.56' |
| C3 | 42°12'15" | 68.50' | 50.46' | S19°23'07"W | 49.32' | C14 | 5°30'44" | 325.00' | 31.27' | N13°16'30"E | 31.26' |
| C4 | 41°04'28" | 68.50' | 49.11' | N22°15'14"W | 48.06' | C15 | 1°25'45" | 275.00' | 6.86' | S15°19'00"W | 6.86' |
| C5 | 60°09'13" | 71.50' | 75.07' | N82°57'06"W | 71.67' | C16 | 75°56'24" | 48.50' | 64.28' | S23°22'04"E | 59.68' |
| C6 | 19°41'58" | 200.00' | 68.76' | S76°49'17"W | 68.43' | C17 | 30°22'44" | 68.50' | 36.32' | S76°31'39"E | 35.90' |
| C7 | 3°04'12" | 3650.00' | 195.57' | S85°08'10"W | 195.54' | C18 | 1°22'37" | 330.00' | 7.93' | N88°58'18"E | 7.93' |
| C8 | 2°47'36" | 3700.00' | 180.39' | S82°12'17"W | 180.37' | C19 | 0°41'02" | 1030.00' | 12.29' | S89°59'52"E | 12.29' |
| C9 | 5°51'36" | 3750.00' | 383.54' | N83°44'17"E | 383.37' | C20 | 7°28'31" | 3700.00' | 482.74' | S84°32'44"W | 482.39' |
| C10 | 21°05'42" | 200.00' | 73.64' | S82°47'04"E | 73.22' | C21 | 1°22'37" | 300.00' | 7.21' | S88°58'18"W | 7.21' |
| C11 | 60°42'11" | 71.50' | 75.75' | N77°24'41"E | 72.26' | C22 | 0°41'05" | 1000.00' | 11.95' | N89°59'51"W | 11.95' |

**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 all building construction.
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 streets, including street signs, street lights, and sidewalks, within Bridgewater Parkway Extension will be maintained by Collin County Municipal District Number 2.




VICINITY MAP
N.T.S.

**LEGAL DESCRIPTION**

**3.3975 ACRES**

**BEING** a tract of land situated in the Sarah D. Terry Survey, Abstract Number 890, City of Princeton, Collin County, Texas and being a portion of that tract of land conveyed to Boat Investments, LLC, according to the document filed of record in Document Number 20170626000832040, Deed Records Colin County, Texas, (D.R.C.C.T.) also being a portion of that tract of land conveyed to Lennar Homes of Texas Land & Construction, LTD, according to the document filed of record in Document Number 20181211001503350, (D.R.C.C.T.) said tract being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "KHA" set in the west line of F.M. Highway 982, from which a 1/2" iron rod found in said line for a corner of said Boat Investments tract bears North 1°18'09" East, 430.69 feet;

**THENCE** South 1°18'09" West, a distance of 100.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

**THENCE** over and across said Lennar Homes and Boat Investment tracts the following fourty-one (41) courses and distances:

North 44°10'35" West, a distance of 28.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°39'19" West, a distance of 567.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 45°07'51" West, a distance of 14.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 0°04'59" East, a distance of 23.81 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 89°55'01" West, a distance of 85.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 0°04'59" West, a distance of 23.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 45°12'41" West, a distance of 14.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 89°39'36" West, a distance of 384.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a tangent curve to the left having a central angle of 1°22'37", a radius of 270.00 feet, a chord bearing and distance of South 88°58'18" West, 6.49 feet;

With said curve to the left, an arc distance of 6.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 88°17'00" West, a distance of 114.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a tangent curve to the left having a central angle of 42°12'16", a radius of 68.50 feet, a chord bearing and distance of South 67°10'52" West, 49.32 feet;

With said curve to the left, an arc distance of 50.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a non-tangent curve to the left having a central angle of 42°12'15", a radius of 68.50 feet, a chord bearing and distance of South 19°23'07" West, 49.32 feet;

With said curve to the left, an arc distance of 50.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 1°43'00" East, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 88°17'00" West, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 1°43'00" West, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a tangent curve to the left having a central angle of 41°04'28", a radius of 68.50 feet, a chord bearing and distance of North 22°15'14" West, 48.06 feet;

With said curve to the left, an arc distance of 49.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a non-tangent curve to the left having a central angle of 60°09'13", a radius of 71.50 feet, a chord bearing and distance of North 82°57'06" West, 71.67 feet;

With said curve to the left, an arc distance of 75.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a reverse curve to the right having a central angle of 19°41'58", a radius of 200.00 feet, a chord bearing and distance of South 76°49'17" West, 68.43 feet;

With said curve to the right, an arc distance of 68.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a reverse curve to the left having a central angle of 3°04'12", a radius of 3650.00 feet, a chord bearing and distance of South 85°08'10" West, 195.54 feet;

With said curve to the left, an arc distance of 195.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 6°23'55" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a non-tangent curve to the left having a central angle of 2°47'36", a radius of 3700.00 feet, a chord bearing and distance of South 82°12'17" West, 180.37 feet, from said 5/8" iron rod a 1/2" iron rod with plastic cap stamped "COWEN" found for the northwest corner of the above mentioned Boat Investments tract bears, North 15°36'29" West, 1382.09 feet;

With said curve to the left, an arc distance of 180.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 80°48'29" West, a distance of 222.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 9°11'31" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 80°48'29" East, a distance of 222.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a tangent curve to the right having a central angle of 5°51'36", a radius of 3750.00 feet, a chord bearing and distance of North 83°44'17" East, 383.37 feet;

With said curve to the right, an arc distance of 383.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a compound curve to the right having a central angle of 21°05'42", a radius of 200.00 feet, a chord bearing and distance of South 82°47'04" East, 73.22 feet;

With said curve to the right, an arc distance of 73.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a reverse curve to the left having a central angle of 60°42'11", a radius of 71.50 feet, a chord bearing and distance of North 77°24'41" East, 72.26 feet;

With said curve to the left, an arc distance of 75.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a reverse curve to the right having a central angle of 7°44'59", a radius of 67.50 feet, a chord bearing and distance of North 50°56'06" East, 9.12 feet;

With said curve to the right, an arc distance of 9.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a reverse curve to the left having a central angle of 44°17'27", a radius of 48.50 feet, a chord bearing and distance of North 32°39'52" East, 36.56 feet;

With said curve to the left, an arc distance of 37.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a reverse curve to the right having a central angle of 5°30'44", a radius of 325.00 feet, a chord bearing and distance of North 13°16'30" East, 31.26 feet;

With said curve to the right, an arc distance of 31.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 73°58'08" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a non-tangent curve to the left having a central angle of 1°25'45", a radius of 275.00 feet, a chord bearing and distance of South 15°19'00" West, 6.86 feet;

With said curve to the left, an arc distance of 6.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a compound curve to the left having a central angle of 75°56'24", a radius of 48.50 feet, a chord bearing and distance of South 23°22'04" East, 59.68 feet;

With said curve to the left, an arc distance of 64.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a compound curve to the left having a central angle of 30°22'44", a radius of 68.50 feet, a chord bearing and distance of South 76°31'39" East, 35.90 feet;

With said curve to the left, an arc distance of 36.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 88°17'00" East, a distance of 114.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a tangent curve to the right having a central angle of 1°22'37", a radius of 330.00 feet, a chord bearing and distance of North 88°58'18" East, 7.93 feet;

With said curve to the right, an arc distance of 7.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°39'36" East, a distance of 426.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a tangent curve to the right having a central angle of 0°41'02", a radius of 1030.00 feet, a chord bearing and distance of South 89°59'52" East, 12.29 feet;

With said curve to the right, an arc distance of 12.29 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 89°39'19" East, a distance of 619.29 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 45°49'25" East, a distance of 28.52 feet to the **POINT OF BEGINNING**

and containing 3.3975 acres or 150,121 square feet of land, more or less.

**OWNER'S DEDICATION STATEMENT**

**STATE OF TEXAS §**

**COUNTY OF COLLIN §**

**NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

**THAT BOAT INVESTMENTS, LLC**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as Bridgewater Parkway right-of-way and Lot 1X-HOA, **BRIDGEWATER PARKWAY**, 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 _____, 2020.

**BOAT INVESTMENTS, LLC**,
a Texas limited liability company

By:_____

Name:_____

Title:_____

**STATE OF TEXAS §**

**COUNTY OF _____ §**

This instrument was acknowledged before me on _____, 2020, by _____, _____ of **Boat Investments, LLC**, 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 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone 469-501-2200

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

**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 _____, 2020.

_____
Notary Public, State of Texas

**THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT**
this the _____ day of _____, 2020.

_____
Collin County Judge, Chris Hill

# FINAL PLAT
OF
# BRIDGEWATER PARKWAY EXTENSION

BLOCK Z, LOT 1X-HOA;

BEING 3.3975 ACRES IN THE
SARAH D. TERRY SURVEY, ABSTRACT NO. 890

COLLIN COUNTY, TEXAS
RIGHT OF WAY
1 HOMEOWNER'S ASSOCIATION (HOA) LOT

Kimley»Horn

| Scale | Drawn by | Checked by | Date | Project No. | Sheet |
|---|---|---|---|---|---|
| 1" = 100' | SEP | KHA | JAN. 2020 | 063233715 | 1 of 1 |

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

OWNER:
Boat Investments, LLC
1312 Stonecrest Drive
Coppell, Texas 75019
Contact : Sherman Wyman

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.



DWG NAME: K:\CEL_SURVEY\063233700-COUNTRY LANES\DWG\PLATS\BRIDGEWATER PARKWAY FP.DWG PLOTTED BY LETNEY, BLAKE 1/7/2020 4:18 PM LAST SAVED 1/7/2020 4:18 PM