



- | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | S12°49'57"W | 122.74 | L26 | S42°16'58"E | 14.14 | L51 | S45°30'01"W | 13.58 | L76 | S77°11'03"E | 24.81 | L101 | S02°43'02"W | 30.00 |
| L2 | S77°11'03"E | 18.95 | L27 | S02°43'02"W | 10.50 | L52 | N44°29'59"W | 14.68 | L77 | S77°11'03"E | 20.12 | L102 | S02°43'02"W | 22.50 |
| L3 | S09°51'58"W | 118.76 | L28 | N87°16'58"E | 50.00 | L53 | S48°43'33"W | 14.04 | L78 | S77°11'03"E | 24.88 | L103 | S02°43'02"W | 22.50 |
| L4 | S80°08'02"E | 40.55 | L29 | N00°54'15"E | 50.00 | L54 | S47°43'02"W | 14.14 | L79 | N87°16'58"W | 50.00 | L104 | S02°43'02"W | 30.00 |
| L5 | S09°51'58"W | 50.00 | L30 | S02°43'02"W | 35.00 | L55 | N78°03'15"W | 44.14 | L80 | N87°16'58"W | 5.00 | L105 | S02°43'02"W | 15.00 |
| L6 | N80°08'02"W | 10.50 | L31 | S45°20'37"W | 13.53 | L56 | N81°06'19"W | 43.98 | L81 | N87°16'58"W | 40.00 | L106 | S02°43'02"W | 37.50 |
| L7 | S54°51'58"E | 14.14 | L32 | S42°16'58"E | 14.14 | L57 | N84°24'58"W | 43.97 | L82 | N87°16'58"W | 10.00 | L107 | S02°43'02"W | 7.50 |
| L8 | N80°08'02"W | 50.00 | L33 | N47°43'02"E | 14.14 | L58 | N86°46'40"W | 44.37 | L83 | N87°16'58"W | 35.00 | L108 | S02°43'02"W | 52.50 |
| L9 | S09°51'58"W | 10.50 | L34 | S42°16'58"E | 14.14 | L59 | N86°59'56"W | 45.00 | L84 | N87°16'58"W | 15.00 | L109 | S02°25'35"W | 27.63 |
| L10 | S54°51'58"E | 14.14 | L35 | S47°43'02"W | 14.14 | L60 | N87°16'58"W | 45.00 | L85 | N87°16'58"W | 30.00 | L110 | S77°11'03"E | 100.00 |
| L11 | N47°02'02"W | 14.71 | L36 | S42°16'58"E | 28.28 | L61 | N87°16'58"W | 45.00 | L86 | N87°16'58"W | 20.00 | L111 | S80°07'39"E | 45.50 |
| L12 | N89°36'58"W | 25.42 | L37 | N47°43'02"E | 14.14 | L62 | N87°16'58"W | 45.00 | L87 | N87°16'58"W | 25.00 | L112 | S34°12'56"E | 14.37 |
| L13 | S84°47'44"W | 108.67 | L38 | S42°16'58"E | 14.14 | L63 | N87°16'58"W | 45.00 | L88 | N87°16'58"W | 25.00 | L113 | N42°16'58"W | 14.14 |
| L14 | S72°49'33"W | 20.98 | L39 | S42°16'58"E | 14.14 | L64 | S88°53'27"W | 45.10 | L89 | N87°16'58"W | 20.00 | | | |
| L15 | N87°16'58"W | 50.52 | L40 | N47°43'02"E | 14.14 | L65 | S88°53'27"W | 45.10 | L90 | N87°16'58"W | 30.00 | | | |
| L16 | N47°43'02"E | 14.14 | L41 | S47°43'02"W | 14.14 | L66 | S02°43'02"W | 8.98 | L91 | N87°16'58"W | 15.00 | | | |
| L17 | S87°16'58"E | 10.50 | L42 | N42°16'58"W | 14.14 | L67 | S84°28'06"E | 5.43 | L92 | N87°16'58"W | 35.00 | | | |
| L18 | N02°43'02"E | 50.00 | L43 | N47°43'02"E | 14.14 | L68 | S84°28'06"E | 9.63 | L93 | N87°16'58"W | 10.00 | | | |
| L19 | N87°16'58"W | 55.50 | L44 | S42°16'58"E | 14.14 | L69 | S84°28'06"E | 9.36 | L94 | S87°22'57"E | 51.79 | | | |
| L20 | S87°16'58"E | 105.00 | L45 | S47°43'02"W | 14.14 | L70 | S84°28'06"E | 31.89 | L95 | S89°02'24"E | 51.80 | | | |
| L21 | S42°16'58"E | 14.14 | L46 | S42°16'58"E | 14.14 | L71 | N78°09'31"W | 17.25 | L96 | S89°04'51"E | 51.84 | | | |
| L22 | S02°43'02"W | 10.50 | L47 | S54°03'26"W | 32.02 | L72 | N78°09'31"W | 27.76 | L97 | S89°11'29"E | 51.92 | | | |
| L23 | S87°16'58"E | 50.00 | L48 | S47°43'02"W | 14.14 | L73 | S77°11'03"E | 20.19 | L98 | N89°50'09"E | 63.24 | | | |
| L24 | N02°43'02"E | 10.50 | L49 | S42°16'58"E | 14.14 | L74 | S77°11'03"E | 24.81 | L99 | S02°43'02"W | 37.50 | | | |
| L25 | N47°43'02"E | 14.14 | L50 | S49°09'13"E | 13.53 | L75 | S77°11'04"E | 20.19 | L100 | S02°43'02"W | 15.00 | | | |

30°W

~ 5° S.S.E. BY
SEPARATE
INSTRUMENT

FINAL PLAT
OF
BRIDGEWATER
PHASE 3B

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. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 100' | ANY | KHA | JAN. 2020 | 063233714 | 1 OF 2 |

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 §

BEING a tract of land situated in the W. Johnson Survey, Abstract No. 476, Sarah D. Terry Survey, Abstract No.890 and William W. Bell Survey, Abstract No. 37, Collin County, Texas, and being a portion of a called 171.991 acre tract of land described in a deed to Lennar Homes of Texas Land & Construction, LTD, according to the document filed of record in Instrument No. 20181211001503350 of the Deed Records of Collin County, Texas (D.R.C.C.T.), a portion of the remainder of a called 302.255-acre tract of land conveyed to Boat Investments, LLC, according to the document filed of record in 20170626000832040 (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of said Lennar tract, same being the southeast corner of that tract of land conveyed to Dewayne Harper, according to the document filed of record in Volume 5594, Page 1104 (D.R.C.C.T.)

THENCE North 3°40'23" East, with the east line of said Harper tract, a distance of 280.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, leaving said east line, a distance of 642.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 2°43'02" East, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 47°43'02" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, a distance of 10.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 2°43'02" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 87°16'58" West, a distance of 55.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 2°43'02" East, a distance of 127.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 69°55'44" East, a distance of 41.91 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, a distance of 615.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 2°43'02" East, a distance of 27.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, a distance of 115.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 2°43'02" East, a distance of 547.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 42°16'58" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 2°43'02" West, a distance of 10.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 2°43'02" East, a distance of 10.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 47°43'02" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 42°16'58" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 2°43'02" West, a distance of 10.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 2°43'02" West, a distance of 94.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 87°16'58" East, a distance of 256.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 1°59'28" East, a distance of 115.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 1°05'13", a radius of 2525.00 feet, a chord bearing and distance of South 88°33'09" East, 47.90 feet;

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 47.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 0°54'15" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 6°59'45", a radius of 2475.00 feet, a chord bearing and distance of North 87°24'23" East, 302.00 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 302.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 94°22'29", a radius of 75.00 feet, a chord bearing and distance of South 48°54'15" East, 110.04 feet;

THENCE in a southeasterly direction, with said curve to the right, an arc distance of 123.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 1°43'00" East, a distance of 385.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 4°39'20", a radius of 1820.00 feet, a chord bearing and distance of South 0°36'40" West, 147.85 feet;

THENCE in a southwesterly direction, with said curve to the right, an arc distance of 147.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 95°15'41", a radius of 50.00 feet, a chord bearing and distance of South 25°04'23" West, 73.88 feet;

THENCE in a southwesterly direction, with said curve to the right, an arc distance of 83.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 12°48'57" West, a distance of 122.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 77°11'03" East, a distance of 18.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 9°51'58" West, a distance of 118.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 80°08'02" East, a distance of 40.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 9°51'58" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 80°08'02" West, a distance of 10.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 54°51'58" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 9°51'58" West, a distance of 224.97 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 80°08'02" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 9°51'58" West, a distance of 10.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 54°51'58" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 80°08'02" West, a distance of 165.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 9°28'56", a radius of 525.00 feet, a chord bearing and distance of North 84°52'30" West, 86.79 feet;

THENCE in a northwesterly direction, with said curve to the left, an arc distance of 86.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°36'58" West, a distance of 352.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 47°02'02" West, a distance of 14.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 158°03'36", a radius of 60.00 feet, a chord bearing and distance of North 88°11'44" West, 117.81 feet;

THENCE in a northwesterly direction, with said curve to the left, an arc distance of 165.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°36'58" West, a distance of 25.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 84°47'44" West, a distance of 108.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 72°49'33" West, a distance of 20.98 feet to a 1/2" iron rod found for corner;

THENCE North 87°16'58" West, a distance of 50.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 87°16'58" West, a distance of 1492.39 feet to the POINT OF BEGINNING and containing 42.785 acres or 1,863,710 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 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 Q, LOTS 6-24; BLOCK R, LOTS 1-21; BLOCK S, LOTS 13-30; BLOCK U, LOTS 17-31; BLOCK W, LOTS 25-38, 38X-HOA, 39-49; BLOCK X, LOTS 1-51, 51X-HOA; BLOCK Y, LOTS 1-42; BLOCK Z, LOTS 1-30; and BLOCK AA, LOTS 1-26, BRIDGEWATER, PHASE 3B, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culleoka Water Supply Corporation, forever, the streets and easements shown thereon. LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD does hereby certify the following:

- The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas for sanitary sewer purposes. Collin County Municipal Utility District No. 2 (the "District") will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for Collin County, City of Princeton, and Culleoka Water Supply Corporation, forever for the purposes indicated on the plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by Collin County.
- Collin County, City of Princeton, and Culleoka Water Supply Corporation are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and Collin County and subject to offset specifications for any existing utilities.
- Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
- Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the Developer or District, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.
- The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.

Witness, my hand this the _____ day of _____, 2020.

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 _____, 2020, 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

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

Mayor
City of Princeton, Texas

Date

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

Collin County Judge, Chris Hill

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

ELECTRIC PROVIDER:
Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: ryan.rosa@oncor.com
Contact : Ryan Rosa

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

FINAL PLAT
OF
BRIDGEWATER
PHASE 3B

BLOCK Q, LOTS 6-24; BLOCK R, LOTS 1-21; BLOCK S, LOTS 13-30; BLOCK U, LOTS 17-31; BLOCK W, LOTS 25-38, 38X-HOA, 39-49; BLOCK X, LOTS 1-51, 51X-HOA; BLOCK Y, LOTS 1-42; BLOCK Z, LOTS 1-30; and BLOCK AA, LOTS 1-26,

BEING 42.785 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476, WILLIAM W. BELL SURVEY,
ABSTRACT 37, AND THE SARAH D. TERRY SURVEY, ABSTRACT NO. 890

COLLIN COUNTY, TEXAS
247 RESIDENTIAL LOTS
2 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 | JAN. 2020 | 063233714 | 2 OF 2 |

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.