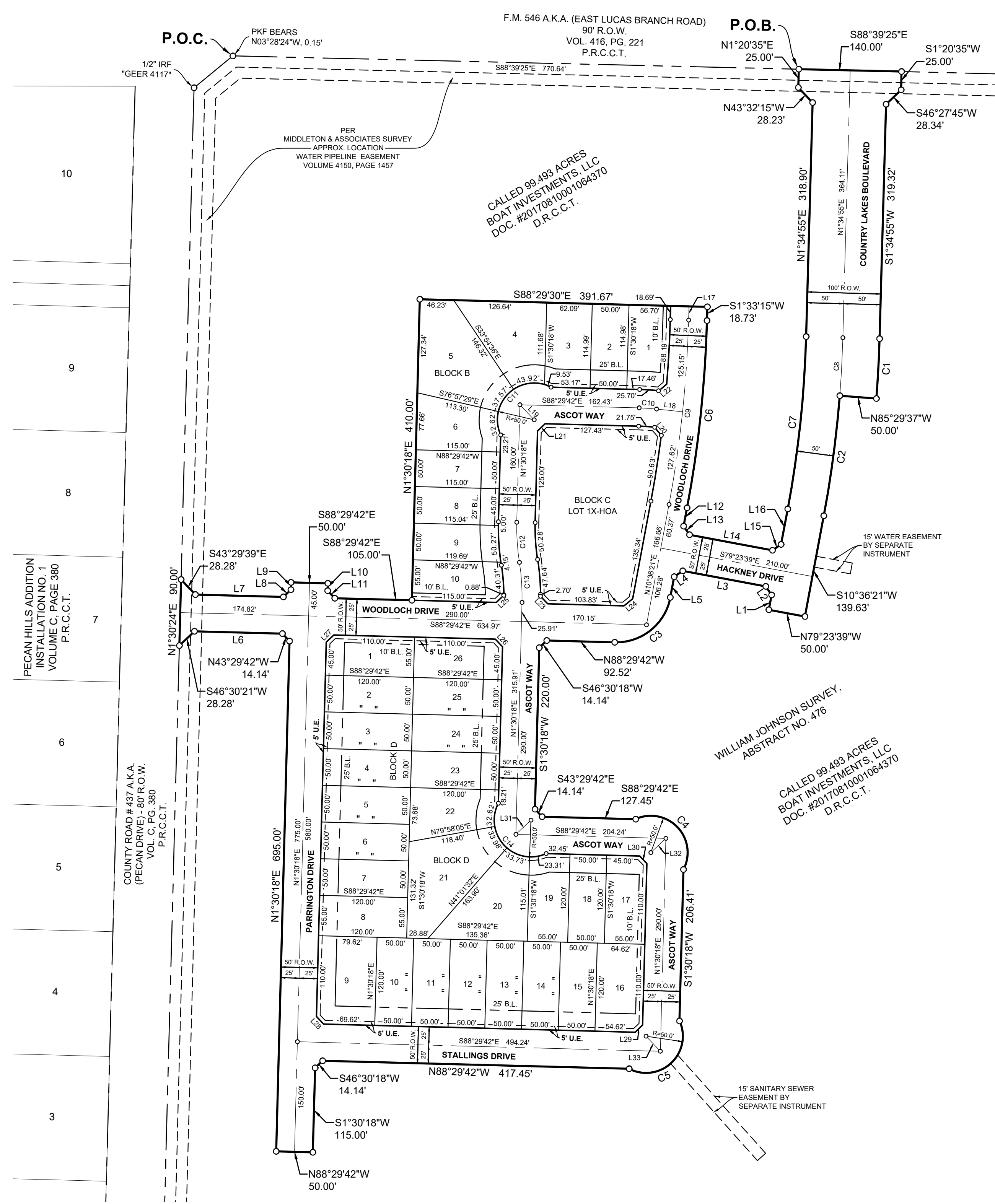




LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	N10°36'21"E	20.50'	L18	S83°57'51"E	35.64'		
L2	N34°23'39"W	14.14'	L19	N43°29'42"W	28.28'		
L3	N79°23'39"W	115.00'	L20	N39°40'06"W	14.32'		
L4	S55°36'21"W	14.14'	L21	S46°30'18"W	14.14'		
L5	S10°36'21"W	28.66'	L22	N50°29'24"E	14.01'		
L6	N88°29'42"W	119.83'	L23	S43°51'36"E	14.23'		
L7	S88°29'42"E	119.82'	L24	N51°03'20"E	15.22'		
L8	N46°30'18"E	14.14'	L25	N46°04'35"E	14.04'		
L9	N01°30'18"E	10.00'	L26	S43°29'42"E	14.14'		
L10	S01°30'18"W	10.00'	L27	N46°30'18"E	14.14'		
L11	S43°29'42"E	14.14'	L28	N43°29'42"W	14.14'		
L12	S10°36'21"W	25.37'	L29	S46°30'18"W	14.14'		
L13	S34°23'39"E	14.14'	L30	S43°29'42"E	14.14'		
L14	S79°23'39"E	115.00'	L31	S46°30'18"W	28.28'		
L15	N55°36'21"E	14.14'	L32	N46°30'18"E	28.28'		
L16	N01°36'21"E	49.13'	L33	S43°29'42"E	28.28'		
L17	N01°33'15"E	18.71'					

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°55'28"	1600.00'	81.67'	S03°02'39"W	81.66'
C2	6°05'58"	1550.00'	165.01'	S07°33'22"W	164.93'
C3	80°53'57"	75.00'	105.90'	S51°03'20"W	97.32'
C4	141°41'02"	50.00'	123.64'	S43°29'42"E	94.46'
C5	141°41'02"	50.00'	123.64'	S46°30'18"W	94.46'
C6	9°03'07"	1625.00'	256.72'	S06°04'48"W	256.46'
C7	9°01'26"	1500.00'	236.25'	N06°05'38"E	236.00'
C8	2°55'28"	1550.00'	79.11'	N03°02'39"E	79.11'
C9	9°03'07"	1600.00'	252.77'	N06°04'48"E	252.51'
C10	4°31'50"	300.00'	23.72'	N86°13'47"W	23.72'
C11	141°41'02"	50.00'	123.64'	S46°30'18"W	94.46'
C12	10°28'31"	300.00'	54.85'	S03°43'57"E	54.77'
C13	10°28'31"	300.00'	54.85'	N03°43'57"W	54.77'
C14	141°41'02"	50.00'	123.64'	S43°29'42"E	94.46'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS BOAT INVESTMENTS, LLC, is the owner of a tract of land situated in the W. Johnson Survey, Abstract No. 476, Collin County, Texas, and being a portion of a called 99.493 acre tract of land described in a deed to Boat Investments, LLC, according to the document filed of record in Instrument No. 20170810001064370 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

COMMENCING at the most northerly northwest corner of said 99.493 acre tract, same being the south line of F.M. 546 A.K.A. East Lucas Branch Road, from which a PK Nail found for reference bears North 03°28'24" West, 0.15 feet;

THENCE South 88°39'25" East, with the north line of said 99.493 acre tract and the common south line of said F.M. 546, a distance of 770.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the POINT OF BEGINNING and the most northerly northwest corner of the herein described tract;

THENCE South 88°39'25" East, continuing with said common line, a distance of 140.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most northerly northeast corner of this tract;

THENCE leaving said common line, over and across the above mentioned 99.493 acre tract, the following thirty (30) courses and distances:

South 01°20'35" West, a distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 46°27'45" West, a distance of 28.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°34'55" West, a distance of 319.32 feet to a 5/8 inch 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 02°55'28", a radius of 1600.00 feet, a chord bearing and distance of South 03°02'39" West, 81.66 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 81.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 85°29'37" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a non-tangent curve to the right having a central angle of 06°05'58", a radius of 1550.00 feet, a chord bearing and distance of South 07°33'22" West, 164.93 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 165.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 10°36'21" West, a distance of 139.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 79°23'39" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 10°36'21" East, a distance of 20.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 34°23'39" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 79°23'39" West, a distance of 115.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 55°36'21" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 10°36'21" West, a distance of 28.66 feet to a 5/8 inch 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 80°53'57", a radius of 75.00 feet, a chord bearing and distance of South 51°03'20" West, 97.32 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 105.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 88°29'42" West, a distance of 92.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 46°30'18" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°30'18" West, a distance of 220.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 43°29'42" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 88°29'42" East, a distance of 127.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a non-tangent curve to the right having a central angle of 141°41'02", a radius of 50.00 feet, a chord bearing and distance of South 43°29'42" East, 94.46 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 123.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°30'18" West, a distance of 206.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a non-tangent curve to the right having a central angle of 141°41'02", a radius of 50.00 feet, a chord bearing and distance of South 46°30'18" West, 94.46 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 123.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 88°29'42" West, a distance of 417.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 46°30'18" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°30'18" West, a distance of 115.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 88°29'42" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 01°30'18" East, a distance of 695.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 43°29'42" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 88°29'42" West, a distance of 119.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 46°30'21" West, a distance of 28.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most westerly southwest corner of this tract on the west line of the above mentioned 99.493 acre tract, same being the common east line of Country Road 437 A.K.A. Pecan Drive, an 80' right-of-way dedication, according to the plat filed of record in Volume C, Page 380 (P.R.C.C.T.);

THENCE North 01°30'24" East, with said common line, a distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most westerly northwest corner of this tract;

THENCE leaving said common line, over and across the above mentioned 99.493 acre tract, the following twenty-one (21) courses and distances:

South 43°29'39" East, a distance of 28.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 88°29'42" East, a distance of 119.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 46°30'18" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 01°30'18" East, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 88°29'42" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°30'18" West, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 43°29'42" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 88°29'42" East, a distance of 105.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 01°30'18" East, a distance of 410.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 88°29'30" East, a distance of 391.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°33'15" West, a distance of 18.73 feet to a 5/8 inch 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 09°03'07", a radius of 1625.00 feet, a chord bearing and distance of South 06°05'38" East, 256.46 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 256.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 10°36'21" West, a distance of 25.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 34°23'39" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 79°23'39" East, a distance of 115.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 55°36'21" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 10°36'21" East, a distance of 49.13 feet to a 5/8 inch 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 09°01'26", a radius of 1500.00 feet, a chord bearing and distance of North 06°05'38" East, 236.00 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 236.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 01°34'55" East, a distance of 318.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 43°32'15" West, a distance of 28.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 01°20'35" East, a distance of 25.00 feet to the POINT OF BEGINNING and containing 12.151 acres (529,302 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 Block B Lots 1-10, Block C Lot 1X-HOA, and Block D Lots 1-26, BRIDGEWATER, PHASE 1A, 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 _____ day of _____, 2018.

BOAT INVESTMENTS, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2018, by _____ of Boat Investments, LLC, a Texas limited liability company, on behalf of the limited liability company.

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.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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 _____, 2018.

Notary Public, State of Texas

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 roadway 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.

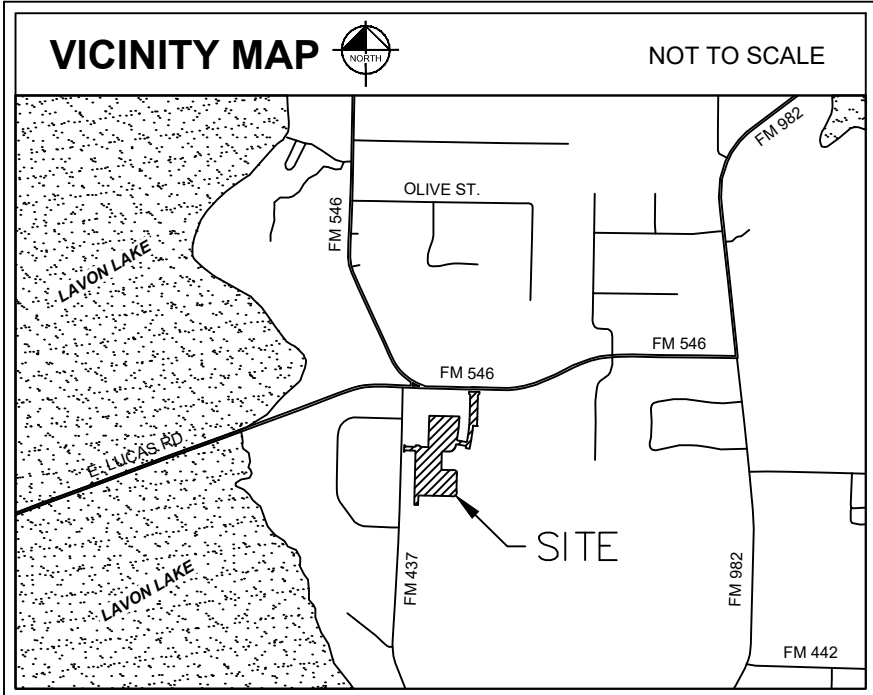
7. Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.

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.



VICINITY MAP

N.T.S.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
BL	BUILDING LINE
U.E.	UTILITY EASEMENT
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE

FINAL PLAT OF BRIDGEWATER PHASE 1A

BLOCK B LOTS 1-10;
BLOCK C LOT 1X-HOA;
BLOCK D LOTS 1-26;

BEING 12.151 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
36 RESIDENTIAL LOTS
1 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTC	KHA	JAN. 2019	063233703	1 OF 1

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

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Ct., Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Todd A. Hensley, P.E.