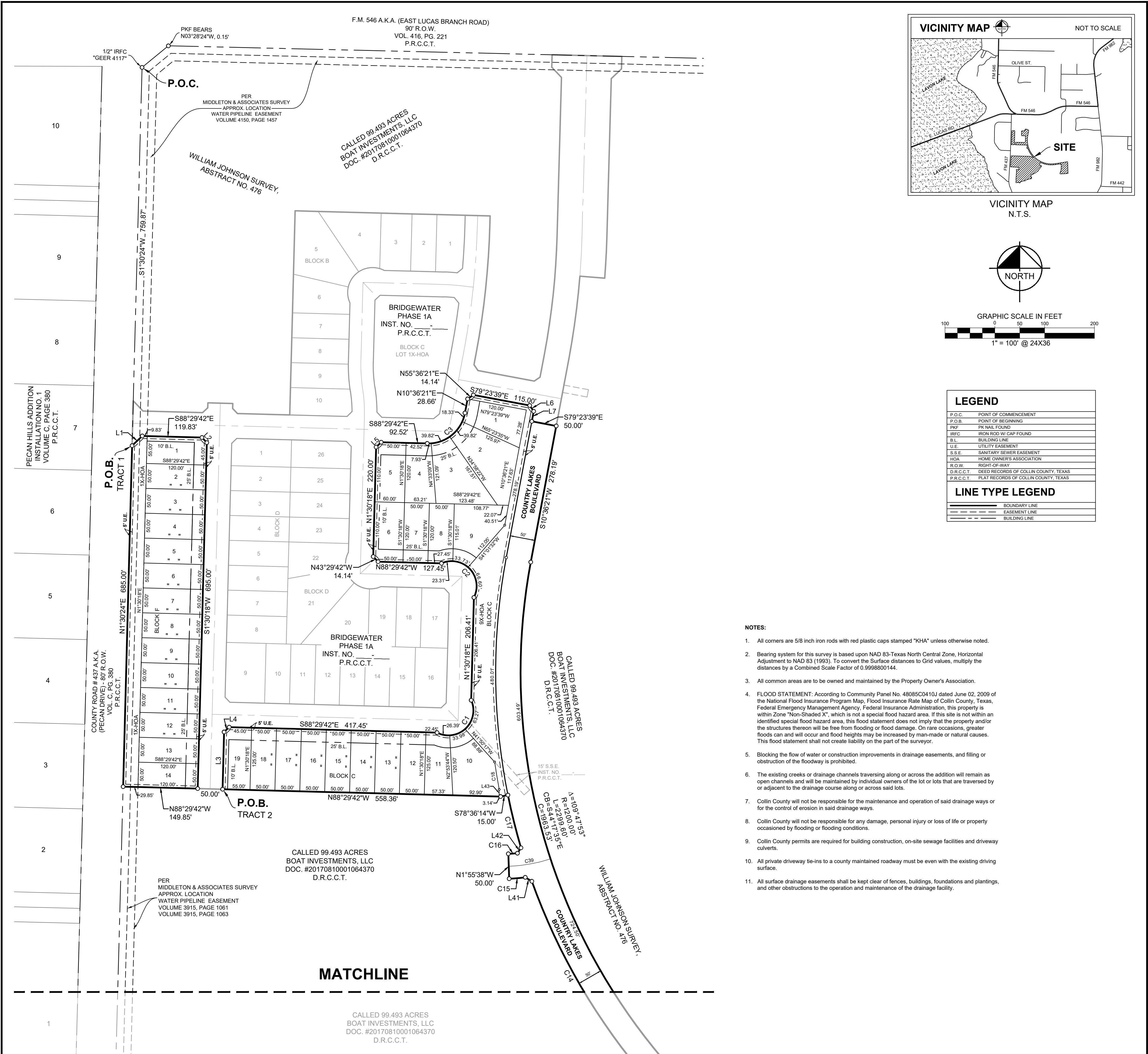




LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N46°30'21"E	28.28'	L26	S71°08'37"W	50.00'	L51	S52°48'28"E	17.69'	L76	N18°51'23"W	21.20'
L2	S43°29'42"E	14.14'	L27	N18°51'23"W	10.50'	L52	N50°34'43"W	59.75'	L77	S85°58'47"E	43.28'
L3	N01°30'18"E	115.00'	L28	N63°42'09"W	14.10'	L53	S87°18'31"E	58.54'	L78	S18°51'23"E	42.55'
L4	N46°30'18"E	14.14'	L29	S28°17'54"W	14.66'	L54	N42°34'16"W	14.21'	L79	S00°36'55"W	35.10'
L5	N46°30'18"E	14.14'	L30	S71°20'32"W	50.00'	L55	S47°46'16"W	14.16'	L80	S04°01'13"W	48.00'
L6	S34°23'39"E	14.14'	L31	N62°05'53"W	13.70'	L56	S46°30'18"W	14.14'	L81	S40°58'47"E	14.14'
L7	S10°36'21"W	20.50'	L32	S31°16'17"W	15.35'	L57	S43°29'42"E	14.14'	L82	N49°01'13"E	14.14'
L8	S82°53'31"W	50.00'	L33	S86°52'51"W	50.00'	L58	N09°54'58"W	25.00'	L83	S40°58'47"E	14.14'
L9	N08°11'31"W	6.93'	L34	N56°38'25"W	12.88'	L59	N37°11'32"E	50.18'	L84	S49°01'13"W	14.14'
L10	N54°11'31"W	14.14'	L35	N01°30'24"E	76.61'	L60	S39°50'58"W	50.52'	L85	N18°51'23"W	15.05'
L11	S45°42'12"W	50.00'	L36	N87°27'10"E	58.10'	L61	S45°34'42"W	46.92'	L86	S03°37'34"W	45.03'
L12	N44°17'48"W	10.00'	L37	S77°12'29"E	61.43'	L62	S52°18'07"W	46.82'	L87	S01°30'18"W	45.00'
L13	S49°46'44"W	48.81'	L38	S68°19'54"E	61.43'	L63	S57°13'48"W	46.77'	L88	S43°29'42"E	28.28'
L14	S52°38'31"W	44.41'	L39	S59°27'18"E	61.43'	L64	N67°59'00"E	57.38'	L89	S46°30'18"W	28.28'
L15	S56°13'57"W	45.03'	L40	N46°19'43"E	20.79'	L65	S14°14'08"E	13.44'	L90	S46°30'18"W	14.14'
L16	S59°54'26"W	45.03'	L41	N58°58'34"W	15.42'	L66	N74°03'26"E	14.97'	L91	S43°29'42"E	14.14'
L17	S63°20'50"W	45.03'	L42	N33°16'50"E	12.88'	L67	S01°18'59"E	14.63'	L92	S46°30'18"W	14.14'
L18	S66°41'07"W	45.05'	L43	N01°30'18"E	14.06'	L68	S88°23'28"E	14.36'	L93	N43°29'42"W	14.14'
L19	S71°08'37"W	44.25'	L44	N37°13'23"E	22.69'	L69	S37°54'16"W	16.60'	L94	S46°30'18"W	14.14'
L20	N85°58'47"W	38.66'	L45	N04°59'58"W	13.79'	L70	N51°20'35"W	24.31'	L95	S43°29'42"E	14.14'
L21	S56°09'20"E	12.10'	L46	N83°14'59"E	14.72'	L71	N32°28'57"E	15.62'	L96	S48°12'35"W	28.68'
L22	N71°08'37"E	13.95'	L47	N07°20'02"W	13.94'	L72	S53°54'32"E	11.49'	L97	S41°51'12"E	27.85'
L23	S71°08'37"W	20.83'	L48	N83°27'56"E	14.10'	L73	S34°14'27"W	15.99'	L98	N04°01'13"E	37.69'
L24	S26°20'02"W	14.19'	L49	S07°06'51"E	14.31'	L74	N63°51'23"W	14.14'	L99	S09°11'31"E	66.93'
L25	S18°51'23"E	10.50'	L50	S82°02'16"W	14.18'	L75	S26°58'39"W	13.93'	L100	N35°48'29"E	14.14'

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	141°41'02"	50.00'	123.64'	N46°30'18"E	94.46'	C21	17°03'35"	250.00'	74.44'
C2	141°41'02"	50.00'	123.64'	N43°29'42"W	94.46'	C22	5°51'19"	1400.00'	143.07'
C3	80°53'57"	75.00'	105.90'	N51°03'20"E	97.32'	C23	16°31'26"	1425.00'	410.97'
C4	10°22'11"	325.00'	58.82'	N01°55'24"W	58.74'	C24	9°54'22"	300.00'	51.87'
C5	2°05'02"	275.00'	10.00'	N08°09'00"W	10.00'	C25	3°59'36"	1265.00'	88.17'
C6	5°08'45"	1400.00'	125.74'	S66°45'32"E	125.70'	C26	55°29'57"	350.00'	339.03'
C7	0°23'43"	1450.00'	10.00'	N69°08'03"W	10.00'	C27	2°30'55"	5000.00'	219.49'
C8	6°03'44"	225.00'	23.81'	S00°59'21"W	23.79'	C28	41°32'32"	250.00'	181.26'
C9	2°49'59"	225.00'	11.13'	S17°14'28"E	11.12'	C29	119°10'47"	50.00'	104.00'
C10	2°16'46"	275.00'	10.94'	N17°31'05"W	10.94'	C30	36°47'54"	563.00'	361.59'
C11	4°36'07"	325.00'	26.10'	S05°25'13"E	26.10'	C31	22°52'36"	250.00'	99.82'
C12	2°34'45"	275.00'	12.38'	N04°24'32"W	12.38'	C32	22°40'41"	250.00'	98.95'
C13	19°40'42"	325.00'	111.62'	S84°10'52"W	111.07'	C33	15°44'14"	300.00'	82.40'
C14	24°01'59"	1250.00'	524.32'	N31°39'17"W	520.48'	C34	22°52'36"	300.00'	119.78'
C15	5°44'11"	325.00'	32.54'	S85°12'17"W	32.52'	C35	22°52'36"	300.00'	119.78'
C16	3°50'18"	275.00'	18.42'	N86°09'13"E	18.42'	C36	141°41'02"	50.00'	123.64'
C17	5°00'10"	1250.00'	109.14'	N13°53'50"W	109.11'	C37	141°41'02"	50.00'	123.64'
C18	2°32'06"	1265.00'	55.97'	S09°28'34"E	55.96'	C38	2°31'00"	300.00'	13.18'
C19	3°35'32"	250.00'	15.67'	S39°01'09"W	15.67'	C39	16°19'11"	300.00'	85.45'
C20	17°01'43"	250.00'	74.30'	N45°44'14"E	74.03'	C40	2°05'02"	300.00'	10.91'

FINAL PLAT
OF
BRIDGEWATER
PHASE 1B

TRACT 1
BLOCK F, LOTS 1X-HOA, 1-14;

TRACT 2
BLOCK C, LOTS 1-9, 9X-HOA, 10-19; BLOCK F, LOTS 38X-HOA, 39-63, 63X-HOA;
BLOCK G, LOTS 1X-HOA, 1-39; BLOCK H, LOTS 1-26; BLOCK J, LOTS 1-20;
BLOCK K, LOTS 1X-HOA, 1-7; BLOCK L, LOTS 1-37; BLOCK M, LOTS 1-6;
BLOCK N, LOTS 1-3; BLOCK O, LOTS 1X-HOA, 1-5; BLOCK Z, LOT 1X-HOA;

TRACT 1 - BEING 2.419 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476

TRACT 2 - BEING 43.139 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476, AND THE
SARAH D. TERRY SURVEY, ABSTRACT NO. 890

CITY OF PRINCETON, COLLIN COUNTY, TEXAS
201 RESIDENTIAL LOTS
8 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

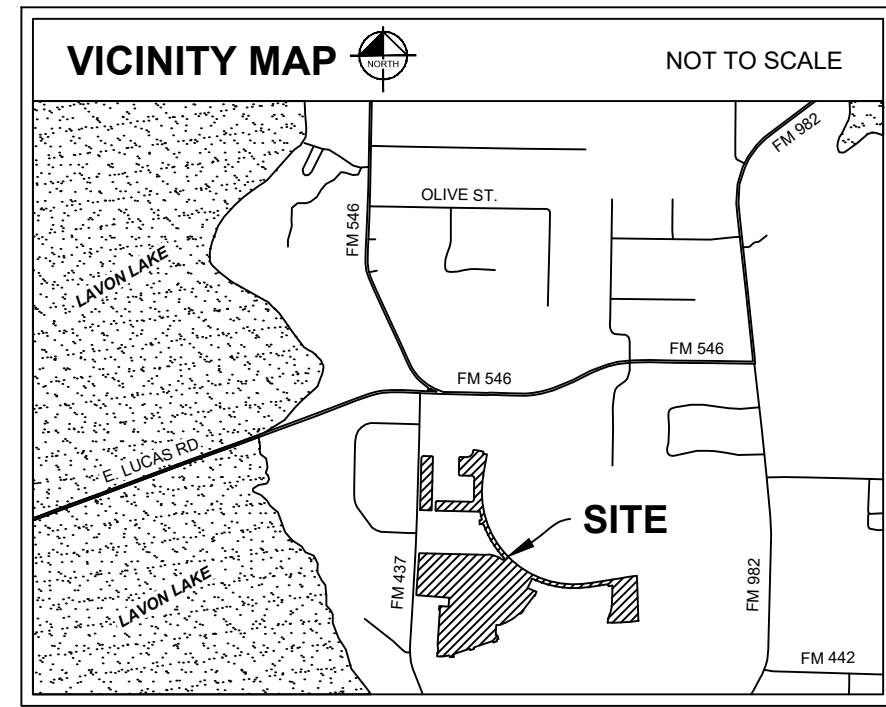
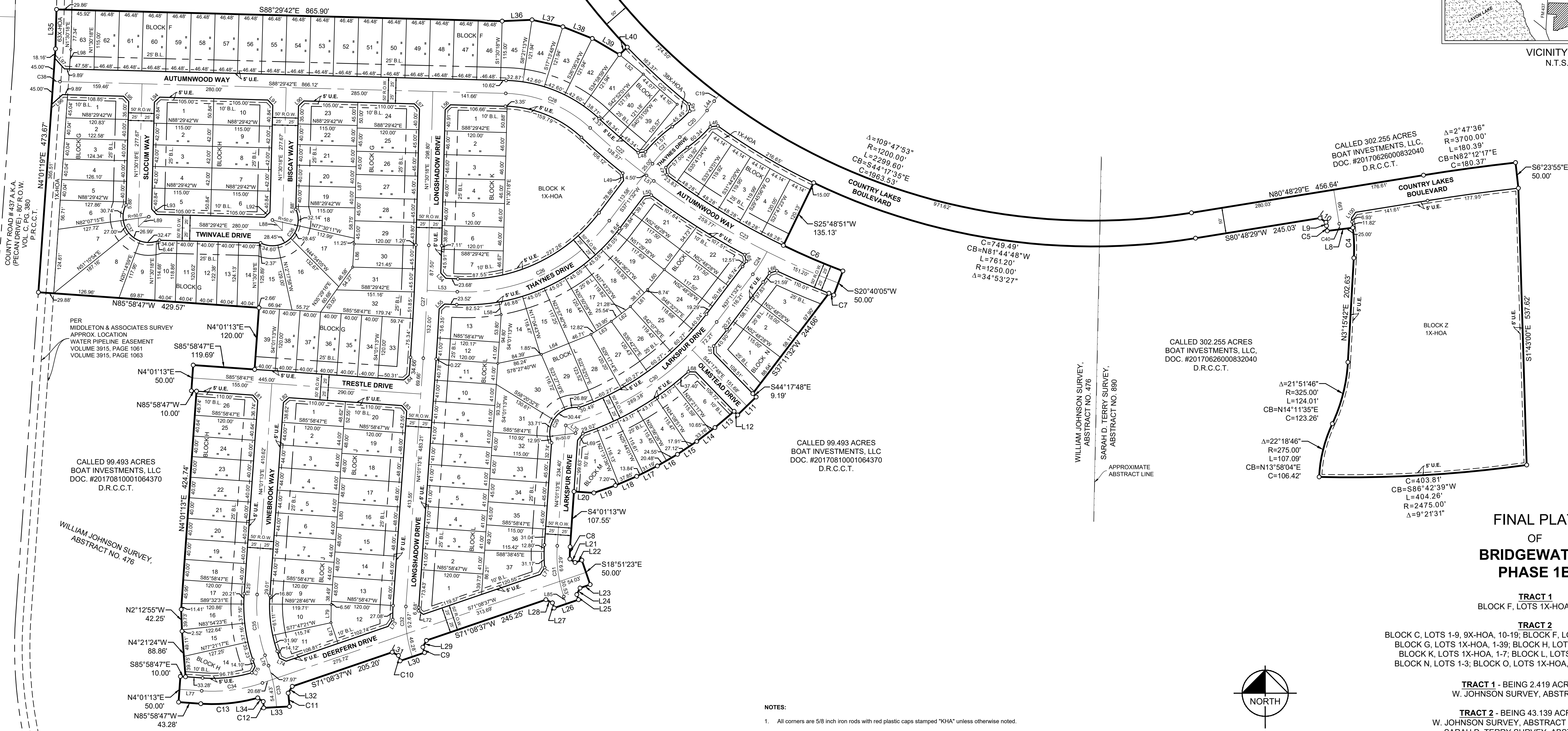
Scale 1" = 100'	Drawn by JTC	Checked by KHA	Date DEC. 2018	Project No. 063233703	Sheet No. 1 OF 3
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OWNER/DEVELOPER:
Lennar Homes
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
Contact : Justin Christ

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

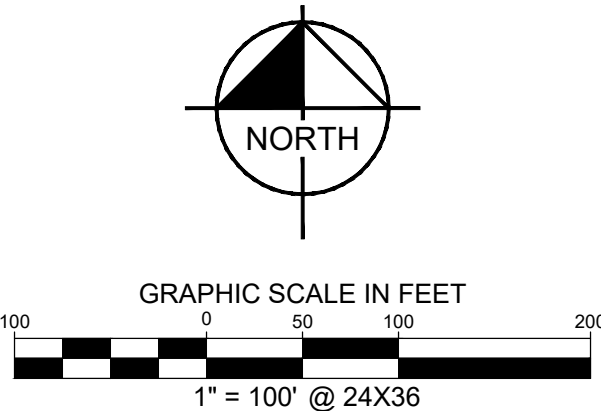
MATCHLINE

CALLLED 99.493 ACRES
BOAT INVESTMENTS, LLC
DOC. #20170810001064370
D.R.C.C.T.

VICINITY MAP
N.T.S.

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.



LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PKF	PK NAIL FOUND
IRFC	IRON ROD W/ CAP FOUND
B.L.	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 1B

TRACT 1
BLOCK F, LOTS 1X-HOA, 1-14;

TRACT 2
BLOCK C, LOTS 1-9, 9X-HOA, 10-19; BLOCK F, LOTS 38X-HOA, 39-63, 63X-HOA;
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CITY OF PRINCETON, COLLIN COUNTY, TEXAS
201 RESIDENTIAL LOTS
8 HOMEOWNER'S ASSOCIATION (HOA) LOTS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTC	KHA	DEC. 2018	063233703	2 OF 3

OWNER/DEVELOPER:
Lennar Homes
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
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APPLICANT:
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5750 Genesis Ct., Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Brent L. Murphree, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

TRACT 1

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 a 1/2 inch iron rod with plastic cap stamped "Geer 4117" found for the most westerly northwest corner of said 99.493 acre tract, same being the east line of County 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 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE South 01°30'24" West, with the common line of said 99.493 acre tract and the east line of said County Road 437, a distance of 759.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the **POINT OF BEGINNING** and the most westerly northwest corner of the herein described tract;

THENCE leaving said common line, over and across said 99.493 acre tract, the following five (5) courses and distances:

North 46°30'21" East, a distance of 28.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most northerly northwest corner of this tract;

South 88°29'42" East, a distance of 119.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most northerly northeast 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 the most easterly northeast corner of this tract;

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

North 88°29'42" West, a distance of 149.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of this tract on the west line of the above mentioned 99.493 acre tract, same being the common east line of the above mentioned County Road 437;

THENCE North 01°30'24" East, a distance of 685.00 feet to the **POINT OF BEGINNING** and containing 2.419 acres (105,384 square feet) of land, more or less.

TRACT 2

WHEREAS BOAT INVESTMENTS, LLC, is the owner of 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 99.493 acre tract of land described in a deed to Boat Investments, LLC, according to the document filed of record in Document No. 20170810001064370 of the Deed Records of Collin County, Texas (D.R.C.C.T.), also being a portion of a called 302.255 acre tract of land described in a deed to Boat Investments, LLC, according to the document filed of record in Document No. 20170620008035240 (D.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Geer 4117" found for the most westerly northwest corner of said 99.493 acre tract, same being the east line of County 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 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE South 01°30'24" West, with the common line of said 99.493 acre tract and the east line of said County Road 437, a distance of 1444.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a point;

THENCE leaving said common line, over and across said 99.493 acres tract and 302.255 acre tract, the following twenty-one (21) courses and distances:

South 88°29'42" East, a distance of 199.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the **POINT OF BEGINNING** of the herein described tract;

North 01°30'18" 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 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;

South 88°29'42" East, 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 at the beginning of a non-tangent curve to the left having a central angle of 141°41'02", a radius of 50.00 feet, and a chord bearing and distance of North 46°30'18" East, 94.46 feet;

In a northeasterly direction, with said curve to the left, 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 01°30'18" East, 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 left having a central angle of 141°41'02", a radius of 50.00 feet, and a chord bearing and distance of North 43°29'42" West, 94.46 feet;

In a northwesterly direction, with said curve to the left, 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 127.45 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 01°30'18" East, 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;

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;

South 88°29'42" East, 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 at the beginning of a tangent curve to the left having a central angle of 80°53'57", a radius of 75.00 feet, and a chord bearing and distance of North 51°03'20" East, 97.32 feet;

In a northeasterly direction, with said curve to the left, 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 10°36'21" East, a distance of 28.86 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;

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;

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 10°36'21" West, 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;

South 79°23'39" 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 10°36'21" West, a distance of 278.19 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 109°47'53", a radius of 1200.00 feet, and a chord bearing and distance of South 44°17'35" East, 1963.53 feet;

In a southeasterly direction, with said curve to the left, passing at a distance of 2120.93 feet the east line of the above mentioned 99.493 acre tract, same being the common west line of the above mentioned 302.255 acre tract, over and across said 302.255 acre tract for a total arc distance of 2299.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

THENCE continuing over and across said 302.255 acre tract, the following fifteen (15) courses and distances:

North 80°48'29" East, a distance of 456.64 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°47'36", a radius of 3700.00 feet, and a chord bearing and distance of North 82°12'17" East, 180.37 feet;

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

South 06°23'55" 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°43'00" East, a distance of 537.62 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 09°21'31", a radius of 2475.00 feet, and a chord bearing and distance of South 86°42'39" West, 403.81 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 404.26 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 22°18'46", a radius of 275.00 feet, and a chord bearing and distance of North 13°58'04" East, 106.42 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 107.09 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 reverse curve to the left having a central angle of 21°51'46", a radius of 325.00 feet, and a chord bearing and distance of North 14°11'35" East, 123.28 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 124.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 03°15'42" East, a distance of 202.63 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 10°22'11", a radius of 325.00 feet, and a chord bearing and distance of North 01°52'24" West, 58.74 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 58.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 82°53'31" 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 left having a central angle of 02°05'02", a radius of 275.00 feet, and a chord bearing and distance of North 08°00'00" West, 10.00 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 00°11'31" West, a distance of 6.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 54°11'31" 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 80°48'29" West, a distance of 245.03 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 34°53'27", a radius of 1250.00 feet, and a chord bearing and distance of North 81°44'48" West, 749.49 feet;

In a northwesterly direction, with said curve to the right, passing at a distance of 187.73 feet the west line of the above mentioned 302.255 acre tract, same being the common east line of the above mentioned 99.493 acre tract, over and across said 99.493 acre tract for a total arc distance of 761.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

THENCE continuing over and across said 99.493 acre tract, the following fifty-one (51) courses and distances:

South 25°48'51" West, a distance of 135.13 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 non-tangent curve to the left having a central angle of 05°08'45", a radius of 1400.00 feet, and a chord bearing and distance of South 68°46'32" East, 125.70 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 125.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 20°40'05" 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 00°23'43", a radius of 1450.00 feet, and a chord bearing and distance of North 69°08'03" West, 10.00 feet;

In a northwesterly direction, with said curve to the right, an arc 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 37°11'32" West, a distance of 244.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 44°17'48" East, a distance of 9.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 45°42'12" 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 44°17'48" 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 49°46'44" West, a distance of 48.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 52°58'31" West, a distance of 44.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 56°13'57" West, a distance of 45.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 59°54'26" West, a distance of 45.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 63°20'50" West, a distance of 45.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 66°41'07" West, a distance of 45.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 71°08'37" West, a distance of 44.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 85°58'47" West, a distance of 38.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 04°01'13" West, a distance of 107.55 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 06°03'44", a radius of 225.00 feet, and a chord bearing and distance of South 00°59'21" West, 23.79 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 23.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 56°05'20" East, a distance of 12.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 71°08'37" East, a distance of 13.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 18°51'23" 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 43°29'42" West, a distance of 20.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 26°20'02" West, a distance of 14.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 18°51'23" East, a distance of 10.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 71°08'37" 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;

North 18°51'23" West, a distance of 10.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 63°42'08" West, a distance of 14.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 71°08'37" West, a distance of 245.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 28°17'54" West, a distance of 14.66 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 non-tangent curve to the left having a central angle of 02°49'59", a radius of 225.00 feet, and a chord bearing and distance of South 17°14'28" East, 11.12 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 11.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 71°20'32" 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 02°16'46", a radius of 275.00 feet, and a chord bearing and distance of North 17°31'05" West, 10.94 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 10.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 62°05'53" West, a distance of 13.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 71°08'37" West, a distance of 205.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 31°16'17" West, a distance of 15.35 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 04°36'07", a radius of 325.00 feet, and a chord bearing and distance of South 05°25'13" East, 26.10 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 26.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 86°52'51" 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 left having a central angle of 02°34'45", a radius of 275.00 feet, and a chord bearing and distance of North 04°24'32" West, 12.38 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 12.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 56°38'25" West, a distance of 12.88 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 19°40'42", a radius of 325.00 feet, and a chord bearing and distance of South 84°10'52" West, 111.07 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 111.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 85°58'47" West, a distance of 43.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 04°01'13" 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 85°58'47" 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;

North 04°21'24" West, a distance of 88.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 02°12'55" West, a distance of 42.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 04°01'13" East, a distance of 424.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 85°58'47" 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;

North 04°01'13" 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 85°58'47" East, a distance of 119.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 04°01'13" East, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 85°58'47" West, a distance of 429.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract on the west line of the above mentioned 99.493 acre tract, same being the common east line of the above mentioned County Road 437;

THENCE with said common line, the following two (2) courses and distances:

North 04°01'19" East, a distance of 473.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 01°30'24" East, a distance of 76.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

THENCE leaving the above mentioned common line, over and across the above mentioned 99.493 acre tract the following fifteen (15) courses and distances:

South 88°29'42" East, a distance of 865.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 87°27'10" East, a distance of 58.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 77°12'29" East, a distance of 61.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 68°19'54" East, a distance of 61.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 59°27'18" East, a distance of 61.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 46°19'43" East, a distance of 20.79 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 24°01'59", a radius of 1250.00 feet, and a chord bearing and distance of North 31°39'17" West, 520.48 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 524.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 58°58'34" West, a distance of 15.42 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 05°44'11", a radius of 325.00 feet, and a chord bearing and distance of South 85°12'17" West, 32.52 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 32.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 01°55'38" 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 left having a central angle of 03°50'18", a radius of 275.00 feet, and a chord bearing and distance of North 86°09'13" East, 18.42 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 18.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 33°16'50" East, a distance of 12.88 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 left having a central angle of 05°00'10", a radius of 1250.00 feet, and a chord bearing and distance of North 13°53'50" West, 109.11 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 109.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 78°36'14" West, a distance of 15.00 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 558.36 feet to the **POINT OF BEGINNING** and containing 43.139 acres (1,879,118 square feet) of land, more or less.

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 (1983). 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.

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 C Lots 1-9, 9X-HOA, 10-19, Block F Lots 1X-HOA, 1-14, 38X-HOA, 39-63, 63X-HOA, Block G Lots 1X-HOA, 1-39, Block H, Lots 1-26, Block J, Lots 1-20, Block K, Lots 1X-HOA, 1-7, Block L, Lots 1-37, Block M, Lots 1-6, Block N, Lots 1-3, Block O, Lots 1X-HOA, 1-5, and Block Z Lot 1X-HOA, **BRIDGEWATER, PHASE 1B**, 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 _____, 2018.

BOAT INVESTMENTS, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

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.

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.
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

FINAL PLAT
OF
BRIDGEWATER
PHASE 1B

TRACT 1
BLOCK F, LOTS 1X-HOA, 1-14;

TRACT 2
BLOCK C, LOTS 1-9, 9X-HOA, 10-19; BLOCK F, LOTS 38X-HOA, 39-63, 63X-HOA; BLOCK G, LOTS 1X-HOA, 1-39; BLOCK H, LOTS 1-26; BLOCK J, LOTS 1-20; BLOCK K, LOTS 1X-HOA, 1-7; BLOCK L, LOTS 1-37; BLOCK M, LOTS 1-6; BLOCK N, LOTS 1-3; BLOCK O, LOTS 1X-HOA, 1-5; BLOCK Z, LOT 1X-HOA;

TRACT 1 - BEING 2.419 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476

TRACT 2 - BEING 43.139 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476, AND THE
SARAH D. TERRY SURVEY, ABSTRACT NO. 890

CITY OF PRINCETON, COLLIN COUNTY, TEXAS
201 RESIDENTIAL LOTS
8 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.
N/A	JTC	KHA	DEC. 2018	063233703	3 OF 3
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 : Brent L. Murphree, P.E.					