



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the William W. Bell Survey, Abstract No.37, City of Princeton, Collin County, Texas and being a portion of the remainder of a called 117.197 acre tract of land conveyed to Lemar Homes of Texas Land and Construction, LTD according to the document filed of record in 20191210001574380 Official Public Record, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a point in the west line of F.M. Highway 982, for the northern most southeast corner of this tract, from which a 3/8-inch iron rod with plastic cap stamped "Wisdom RPLS 3646" found for the southeast corner of a called 25.824 acre tract of land conveyed to Boat Investments, LLC, according to the document filed of record in Document Number 20171012001368690 (O.P.R.C.C.T.), said corner being common to the northeast corner of that tract of land described in Deed of Trust conveyed to Chester Keith Callan, according to the document filed of record in Instrument Number 20060616000830130 (O.P.R.C.C.T.) bears South 0°43'07" West 475.01 feet, said 3/8" iron rod being the **POINT OF BEGINNING** for the tract of land described herein:

THENCE South 45°51'16" West, with said corner clip, a distance of 28.22 feet to a point in the north line of said future Plumcove Drive for the southwest corner of said corner clip for the most southerly southeast corner of this tract;

THENCE North 89°00'35" West, with said north line, a distance of 251.65 feet to a point for corner of this tract;

THENCE North 0°59'25" East, leaving said north line, a distance of 115.00 feet to a point for corner of this tract;

THENCE North 89°00'35" West, a distance of 525.00 feet to a point in the east line of Ripple Rush Drive for corner of this tract;

THENCE South 0°59'25" West, with said east line, a distance of 105.00 feet to a point for the northwest corner of a corner clip at the intersection of the east line of said Ripple Rush Drive and the north line of said future Plumcove Drive;

THENCE South 44°00'35" East, with said corner clip, a distance of 14.14 feet to a point in said north line for the southeast corner of said corner clip;

THENCE North 89°09'04" West, crossing said Ripple Rush Drive, a distance of 70.00 feet to a point for the southwest corner of a corner clip at the intersection of the north line of said Plumcove Drive and the west line of said Ripple Rush Drive;

THENCE North 45°29'28" East, with said corner clip, a distance of 14.26 feet to a point in said west line for the northeast corner of said corner clip;

THENCE North 0°59'25" East, with said west line, a distance of 181.35 feet to a point at the beginning of a tangent curve to the right having a central angle of 32°39'29", a radius of 624.00 feet, a chord bearing and distance of North 17°19'10" East, 350.88 feet;

THENCE continuing with said west line and said curve to the right, an arc distance of 355.67 feet to a point for corner;

THENCE North 33°38'54" East, continuing with said west line, a distance of 153.74 feet to a point for the southeast corner of a corner clip at the intersection of the west line of said Ripple Rush Drive and the south line of future Rubylace Drive;

THENCE North 11°21'06" West, with said corner clip, a distance of 14.14 feet to a point in said south line for the northwest corner of said corner clip;

THENCE North 56°21'06" West, with said south line, a distance of 11.00 feet to a point for corner of this tract;

THENCE North 33°38'54" East, leaving said south line, a distance of 50.00 feet to a point in the north line of said Rubylace Drive for corner of this tract;

THENCE North 56°21'06" East, with said north line, a distance of 11.00 feet to a point for the southwest corner of a corner clip at the intersection of the north line of said Rubylace Drive and the west line of said Ripple Rush Drive;

THENCE North 78°38'54" East, with said corner clip, a distance of 14.14 feet to a point in said west line for the northeast corner of said corner clip;

THENCE North 11°21'06" West, with said corner clip, a distance of 14.14 feet to a point in said south line for the northwest corner of said corner clip;

THENCE North 56°21'06" West, with said south line, a distance of 11.00 feet to a point for corner of this tract;

THENCE North 33°38'54" East, leaving said south line, a distance of 60.00 feet to a point in the north line of said Waterway Drive for corner of this tract;

THENCE North 56°21'06" East, with said north line, a distance of 11.00 feet to a point for the southwest corner of a corner clip at the intersection of the north line of said Waterway Drive and the west line of said Ripple Rush Drive;

THENCE North 78°38'54" East, with said corner clip, a distance of 14.14 feet to a point in said west line for the northeast corner of said corner clip;

THENCE North 33°38'54" East, with said west line, a distance of 9.00 feet to a point for corner of this tract;

THENCE South 56°21'06" West, with said south line, a distance of 11.00 feet to a point for corner of this tract;

THENCE North 33°38'54" East, leaving said south line, a distance of 60.00 feet to a point in the north line of said Waterway Drive for corner of this tract;

THENCE South 56°21'06" East, with said north line, a distance of 11.00 feet to a point for the southwest corner of a corner clip at the intersection of the north line of said Waterway Drive and the west line of said Ripple Rush Drive;

THENCE North 78°38'54" East, with said corner clip, a distance of 14.14 feet to a point in said west line for the northeast corner of said corner clip;

THENCE North 33°38'54" East, with said west line, a distance of 9.00 feet to a point for corner of this tract;

THENCE South 56°21'06" West, with said south line, a distance of 11.00 feet to a point for corner of this tract;

THENCE North 33°38'54" East, leaving said south line, a distance of 60.00 feet to a point in the north line of said Waterway Drive for corner of this tract;

THENCE South 56°21'06" East, with said north line, a distance of 11.00 feet to a point for the southwest corner of a corner clip at the intersection of the north line of said Waterway Drive and the west line of the above-mentioned Pecan Drive for corner of this tract;

THENCE North 46°23'08" East, with said corner clip, a distance of 27.96 feet to a point in said west line for the northeast corner of said corner clip;

THENCE South 0°43'37" West, with said west line, a distance of 100.00 feet to a point for corner of this tract;

THENCE South 0°43'37" West, with said west line, passing at a distance of 459.36 feet a 3/8 inch iron rod and continuing for a total distance of 542.75 feet to the **POINT OF BEGINNING** and containing 11.9553 acres or 520,774 square feet of land.

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 SCHOOL SITE**, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culeoka Water Supply Corporation, forever, the streets and easements shown thereon. **BOAT INVESTMENTS, LLC** 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 Culeoka 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 Culeoka 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, Culeoka 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, Culeoka 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 _____ 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

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 all building construction.
- All private driveway be-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
- 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.
- Mail boxes shall meet USPS specifications.

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 _____ day of _____, 2020.

Notary Public, State of Texas

Mayor
City of Princeton, 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 SCHOOL SITE

BEING 11.955 ACRES IN THE
WILLIAM W. BELL SURVEY, ABSTRACT 37

COLLIN COUNTY, TEXAS
1 COMMERCIAL LOT

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'	SPA	KHA	JAN. 2020	063233717	1 OF 1

OWNER/DEVELOPER:
Boat Investments, LLC
1312 Stoncrest Drive
Coppell, Texas 75019
Phone: 214-502-9003
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.

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

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

