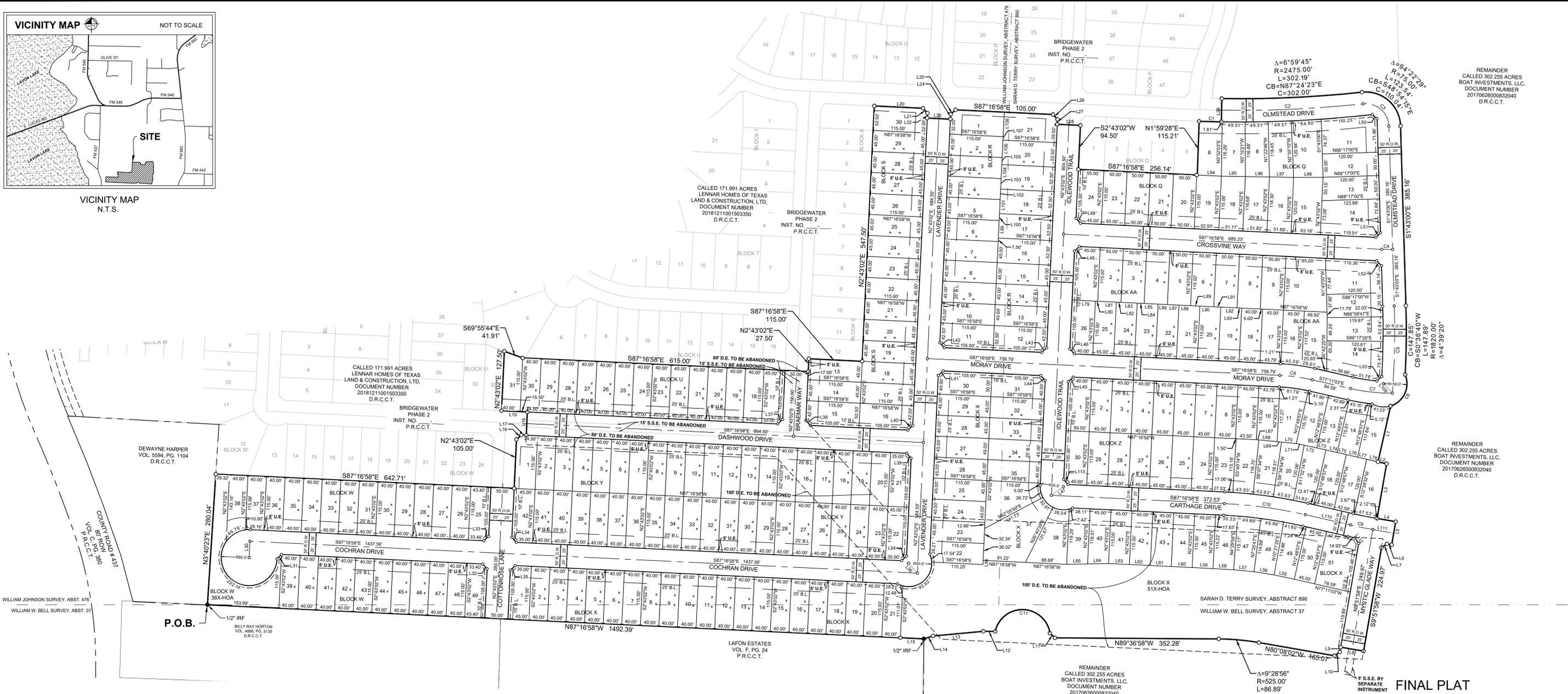


VICINITY MAP
N.T.S.



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

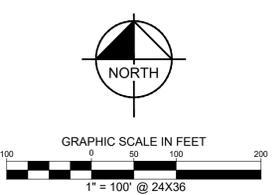
OWNER/DEVELOPER:
Lennar Homes
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
Contact : Justin Christ, P.E.

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.

- 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.
 - The flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway 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 tie-ins to a county maintained roadway must be even with the existing driving surface.
 - All surface drainage easements shall be 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.
 - The streets, including street signs, street lights, and sidewalks, within Bridgewater Phase 3B will be maintained by Collin County Municipal District Number 2.

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE							
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S12°48'57"W	122.74'	L26	S42°16'58"E	14.14'	L51	S45°30'01"W	13.58'	L76	S77°11'03"E	24.81'
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'
L3	S09°51'58"W	118.76'	L28	S87°16'58"E	50.00'	L53	S48°43'33"W	14.04'	L78	S77°11'03"E	24.88'
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'
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'
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'
L7	S54°51'58"W	14.14'	L32	S42°16'58"E	14.14'	L57	N84°24'58"W	43.97'	L82	N87°16'58"W	10.00'
L8	N80°08'02"W	50.00'	L33	N47°43'02"E	14.14'	L58	N86°48'40"W	44.37'	L83	N87°16'58"W	35.00'
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'
L10	S54°51'58"W	14.14'	L35	S47°43'02"W	14.14'	L60	N87°16'58"W	45.00'	L85	N87°16'58"W	30.00'
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'
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'
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'
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	39.63'	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'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2525.00'	49.51'	N88°34'15"W	49.51'	1°07'24"	24.76'
C2	2500.00'	315.31'	N87°31'18"E	315.10'	7°13'35"	157.86'
C3	50.00'	82.36'	S48°54'15"E	73.36'	94°22'29"	53.97'
C4	300.00'	23.22'	S89°29'59"E	23.21'	4°26'02"	11.61'
C5	1795.00'	186.80'	S1°15'52"W	186.71'	5°57'45"	93.48'
C7	400.00'	90.70'	S83°40'50"E	90.51'	12°59'33"	45.55'
C8	400.00'	70.50'	S82°14'01"E	70.41'	10°05'55"	35.34'
C9	1000.00'	51.48'	S78°39'33"E	51.48'	2°56'59"	25.75'
C10	1000.00'	176.25'	S82°14'01"E	176.02'	10°05'55"	88.36'
C11	60.00'	165.52'	S88°11'44"E	117.81'	158°03'36"	309.54'



LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PKF	PK.NAL FOUND
RF	IRON ROD FOUND
RFIC	IRON ROD W/ CAP FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER 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

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. 201812110015033350 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 89°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 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:

- 1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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: _____

Notary Public, State of Texas

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

Notary Public, State of Texas