LEGEND

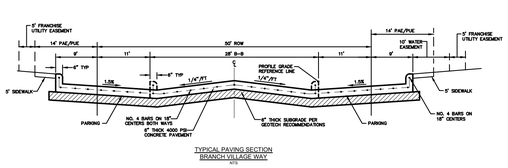
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PK#	PK NAIL FOUND
IRFC	IRON ROD W/ CAP FOUND
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.S.B.	FRONT SETBACK LINE
S.S.B.	SIDE SETBACK LINE
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	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

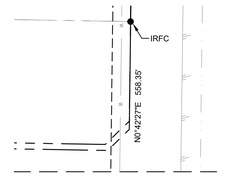
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	ROADWAY CENTERLINE

NOTES:

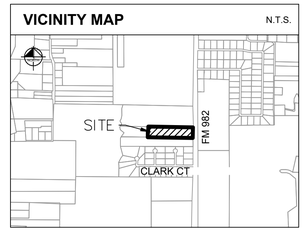
1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined 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 "A", defined as areas of 100-year flood plain, and 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 all building construction.
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.
12. The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
13. Mail boxes shall meet USPS specifications.

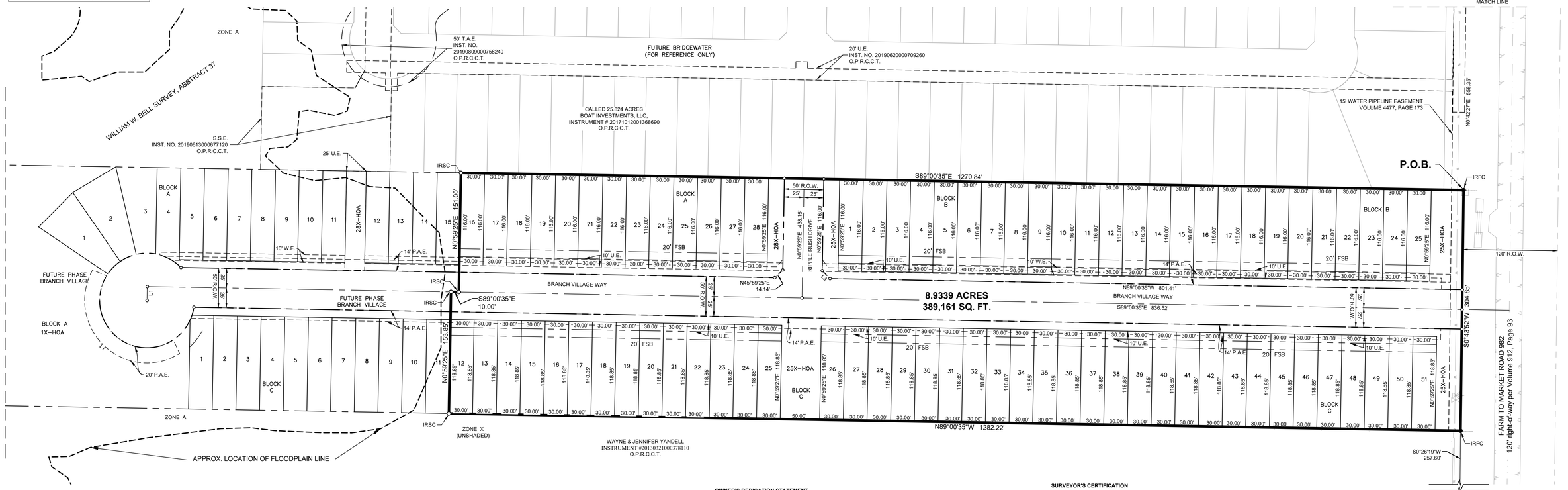


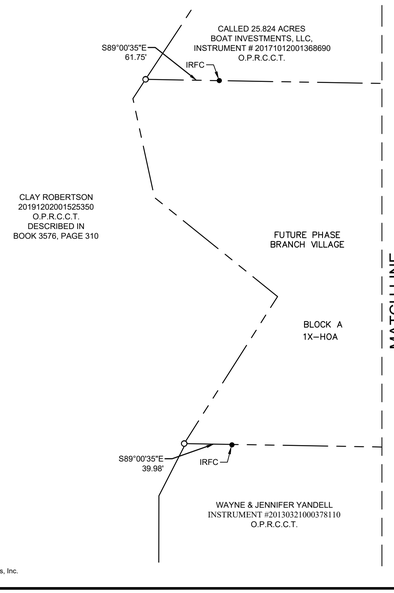
TYPICAL PAVING SECTION
BRANCH VILLAGE WAY
NTS



GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36







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FIELD NOTE DESCRIPTION
8.9339 ACRES

BEING a tract of land situated in the William W. Bell Survey, Abstract 37 all being within Collin County, Texas, and being a tract of land described in a deed to Chester Keith Callan, according to the document filed of record in Document No. 20060616000829910 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of FM 982 for the northeast corner of this tract, same being common with 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.) from which a 3/8-inch found bears North 0°42'27" East, 558.35 feet;

THENCE South 0°43'52" West, with said west right-of-way, a distance of 304.85 feet to a point for the southeast corner of this tract, same being common to the northeast corner of that tract of land conveyed to Wayne and Jennifer Yandell, according to the document filed of record in Document Number 20130321000378110 (O.P.R.C.C.T.) from which the southeast corner of said Yandell tract bears South 0°26'19" West, 257.60 feet, from said corner a 1/2-inch iron rod with cap found for reference bears North 66°11'53" West, 1.30 feet;

THENCE North 89°00'35" West, with the southern line of above-mentioned Callan tract, same being common with the north line of said Yandell tract, a distance of 1,282.22 feet to a point for the southwest corner of this tract;

THENCE leaving said common line, over and across the above-mentioned Callan tract the following three (3) courses and distances:

North 0°59'25" East, a distance of 153.85 feet to a point for corner of this tract;

South 89°00'35" East, a distance of 10.00 feet to a point for corner of this tract;

North 0°59'25" West, a distance of 151.00 feet to a point in the north line of the above-mentioned Callan tract for the northwest corner of this tract;

THENCE South 89°00'35" East, a distance of 1,270.84 feet to the **POINT OF BEGINNING** and containing 8.9339 acres or 389,161 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 A Lots 16-28, 28X-HOA, Block B Lots 1-25, 25X-HOA, Block C Lots 12-51, 25X-HOA, **BRANCH VILLAGE,** 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 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 Collin County, 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 sanitary sewer system shall be owned and operated by the City of Princeton.
9. The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.

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

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD,
a Texas limited liability company

By:_____

Name:_____

Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2020, by _____, of **LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD**, a Texas limited liability company, on behalf of the limited liability company.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

_____
Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Phone 469-501-2200

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

_____
Notary Public, State of Texas

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

_____
Collin County Judge, Chris Hill Date

_____
Mayor Date
City of Princeton, Texas

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°59'25"W	17.50'
L3	N44°00'35"W	14.14'

FINAL PLAT
OF
BRANCH VILLAGE PHASE 1

BLOCK A, LOTS 16-28, 28X-HOA;
BLOCK B, LOTS 1-25, 25X-HOA;
BLOCK C, LOTS 12-51, 25X-HOA;

BEING 8.934 ACRES IN THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37

COLLIN COUNTY, TEXAS
78 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	KHA	07/23/2020	063451203	1 OF 1

OWNER/DEVELOPER:
Lennar Homes of Texas
Land and Construction, Ltd.
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.

DWG NAME: K:\CEL_SURVEY\063451203-BRANCH VILLAGE\DWG\FINAL PLAT.DWG PLOTTED BY: LETHEY, BLAKE 7/22/2020 4:20 PM LAST SAVED7/22/2020 4:20 PM