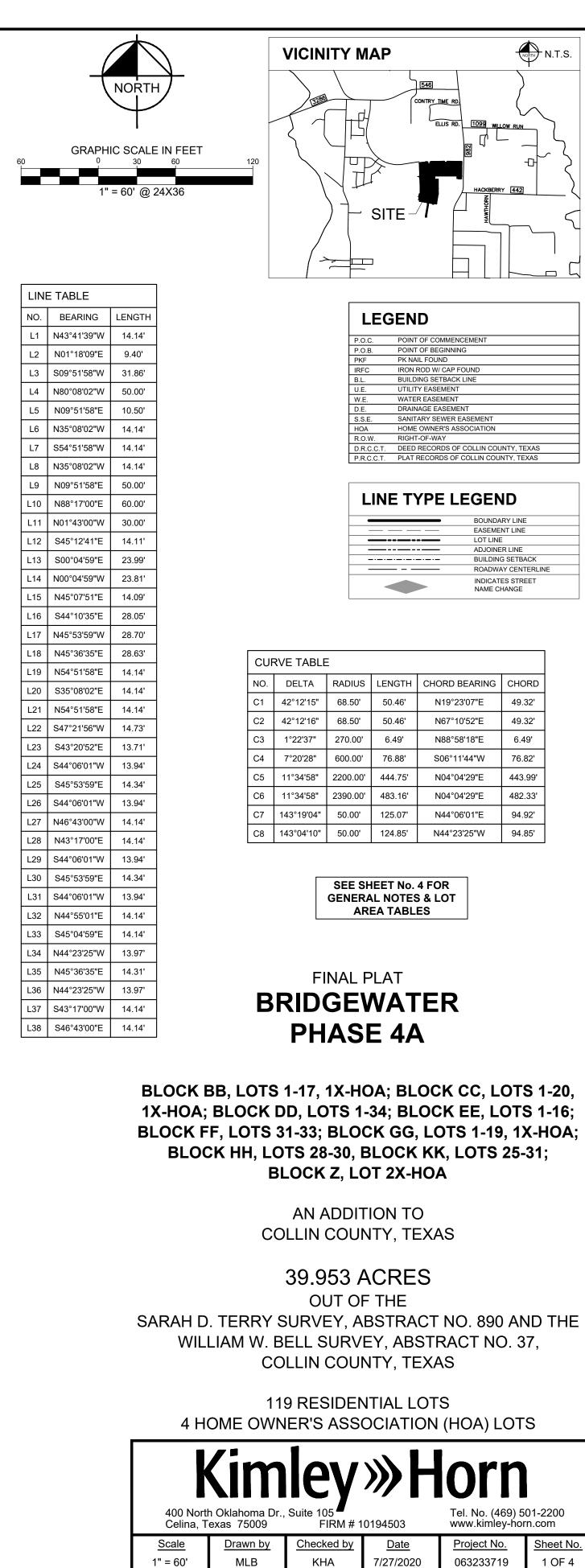


BOAT INVESTMENTS, LLC, REMAINDER OF CALLED 302.255 ACRES DOC. NO. 20170626000832040 O.P.R.C.C.T.

)' U.E T. NC								
									E		GEW	ATE	R PA	RKW	ΙAΥ			2019	0620 O		0926	0		*					
.OT 1X-HC		IRFC		-L12 -L12 			IRF "KF	IA" IRFC									 39'19"E	567.					\		· ·			 IR "K	RFC (HA
50.00'		123.46'	BLOCK BB LOT 1X-HOP 94.55'	N89°55' 85' 42.5'	129.555 129.555 129.555 129.5577 129.5577 129.5577 129.5577 129.557	85.00'	94.55' H 1 BLOCK CC LOT 1X-HOA (a) S0°04'59''E	1	122.85' S0°04'59'E	 2 	122.48' S0°04'59"E	50.00	122.11' S0°04'59'E	50.00	Ī	50.0 BLOCK		50.0	120.99' 50°04'59"F	<u>1°39'19" </u> 50.00	120.61'	67 1 20 1	{	S10°4843"W	9	115.47'	S44°10'35" 30.53 30.53	3'	<u> </u> ^{138./37} − − − ∕
50.00'	50.0	00'	A		Z			50.00		5 <u>0.0</u> 0'		<u>50</u> .00		<u>50.00</u> 465.59')'	<u> </u>	0'	50.00 > O		50.00	ט'	32.	06.	³ 3.9 ₆ , C ₈	\ ઝુ `		10	T	
		ANE		N89°55'0	1"E 922		50.00'	— — — I—	50.00'		50.00'			-1-	50.00'		50.00'	50' R	0: 22: 50.00'	— ı—	49.96		e F	2 2=50'	97' - <u>9</u>		15. <u>18</u> ' 3°39'33"W		
	50.00'	- -	50.00 	·	50.00	. +	50.00'	_ _	50.00'		50.00 [°]		50.00' 20' B.L	_ -	50.00 [°]	_		. +		_ -	49.96	{چ∕ ∏	Ì		26.65' 24.86'	/	11	56.07'	
9 N0°04'59''W 115.00'	7	N0°04'59"W 115.00'	8	N0°04'59"W 115.00'	9	N0°04'59"W 115.00'	10	N0°04'59"W 115.00'	11	N0°04'59"W 115.00'	12	N0°04'59"W 115.00'	13	N0°04'59"W	14 LOCK	DD N0°04'59"W 115.00'	15	N0°04'59"W 115.00'	16	N0°04'59"W 115.00'	17	105.03'	50' R 25.0'	.O.W. 25.0'	┝ <u>──</u> └ ┥、 ╷	12 02 500 5888°	41 <u>'5</u> 1"E 20.00' 12 4 <u>1'5</u> 1"E	50.00'	
0. <u>00'</u>	50.00'	N89°5	<u>50.00</u> 5'01"E	<u>)</u> ,	_50. <u>00</u>		50.00'	_ -	5 <u>0.00'</u>		<u>50.00'</u>	+	<u>50.0</u> 0'	'_ _	50.00		_50.00		50.00'	_ -	57.18	10' B.L.		LAN	50.00'	1 S <u>88</u> °	0.00' 3 4 <u>1'51"E</u> 0.00'	50.00'	
. N0°04'59"W 115.00'	28	N0°04'59"W	27	N0°04'59"W	26	N0°04'59"W 115.00	25	N0°04'59"W 115.00'	24	N0°04'59"W 115.00'	23	. N0°04'59"W 115.00'	22	N0°04'59"W 115.00'	21 20' B.L.	N0°04'59"W 115.00'	20	. N0°04'59"W 115.00'	19	N0°04'59"W 115.00'	18			ROCI), 50.00' 	S <u>88</u> °4	14 1 <u>1'5</u> 1" <u>E</u> 0.00'	50.00'	
0.00'	50.00'	_ _	50.00		50.00'		50.00'	_ _	<u>50.00'</u>		50.00'		50.00'	_ _	50.00'		50.00' ×	25.0'	50.00'	_ _	44.40'	_~~~		.cl.c	20.00	S <u>88</u> °4	1'51"E	50.00'	18'09"W 6
			ITUM	10 SA	GE LA	ANE											50' R.	25.0'				a	N10.010		20.00'	120 1 BI O		50.00'	
		52.50'	. +	52.50' 	-	52.50		52.5		52.5		. 52	50'		2.50'	_	52.50' 20' B.L.	+ .	52.50'	+	47.30'			ı Ī	 		1'51"E	י (ו	
S0°04'59"E 9	1 <u>15.00'</u> S0°04'59"E	7	115.00' S0°04'59"E	8	115.00' S0°04'59"E	9	115.00' 50°01'500'	10 26 10	115.00'	2.60.00 0.00	115.00'	S0°04'59"E	12 ¹⁰⁰ 911	S0°04'59"E	13	115.00' S0°04'59"E	14	1 1 1 1 1 1 1 1 1 1	15 . оск е	ii 115.00' S0°04'59"E	16	10'B.L. 105.03'	235.68'			17 S <u>88</u> °4 120 	1'51"E	50.00' 50.00'	
52.50'		52.50'		52.50' S8	9°55'0	52.50 1"W 8		52.50)'	52.5	0'	52	.50'	52	2.50'		52.50'		52.50'		54.52'	3.				S <u>88</u> °4 120.			
																						_ Ш 🖛	50' R.O.' 5.0' 2		 20'B.L.	19 <u>\$88°41</u>	'51"E	50.00'	
																						N1°18'09" ^A		46.83		120.	JU [.]	56.24'	
																					N88°4	لے 1'28"W 50.00			BL	N88°41'28' OCK CC L 88°41'28''\	.OT 1X-H0		
																											. 113.0	~ ~	
							ND 8		NSTF	ES OF RUCT DER (ION,),														EASEMENT	4477, PG. 173	↓ ■
										991 A		S															Ш И	4	

LAND & CONSTRUCTION, LTD, REMAINDER OF CALLED 171.991 ACRES DOC. NO. 20181211001503350 O.P.R.C.C.T.

MATCH LINE (SEE SHEET 2)



S46°18'21"W ~28.28'

PELIN VOL.

ER

MA

2

P.O.B

IRFC "KHA"

25' LANDSCAPE

BUFFER

86

AD

0

MARKI

O ž

BUFFER

OWNER/DEVELOPER: Lennar Homes of Texas

Land and Construction, Ltd.

Contact : Justin Christ, P.E.

Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105

Contact : Todd A. Hensley, P.E.

Kimley-Horn and Associates, Inc.

400 N. Oklahoma Dr., Suite 105

Contact : Sean Patton, R.PL.S.

1707 Market Place Blvd. Irving, Texas 75063

Phone: 469-587-5200

Celina, Texas 75009

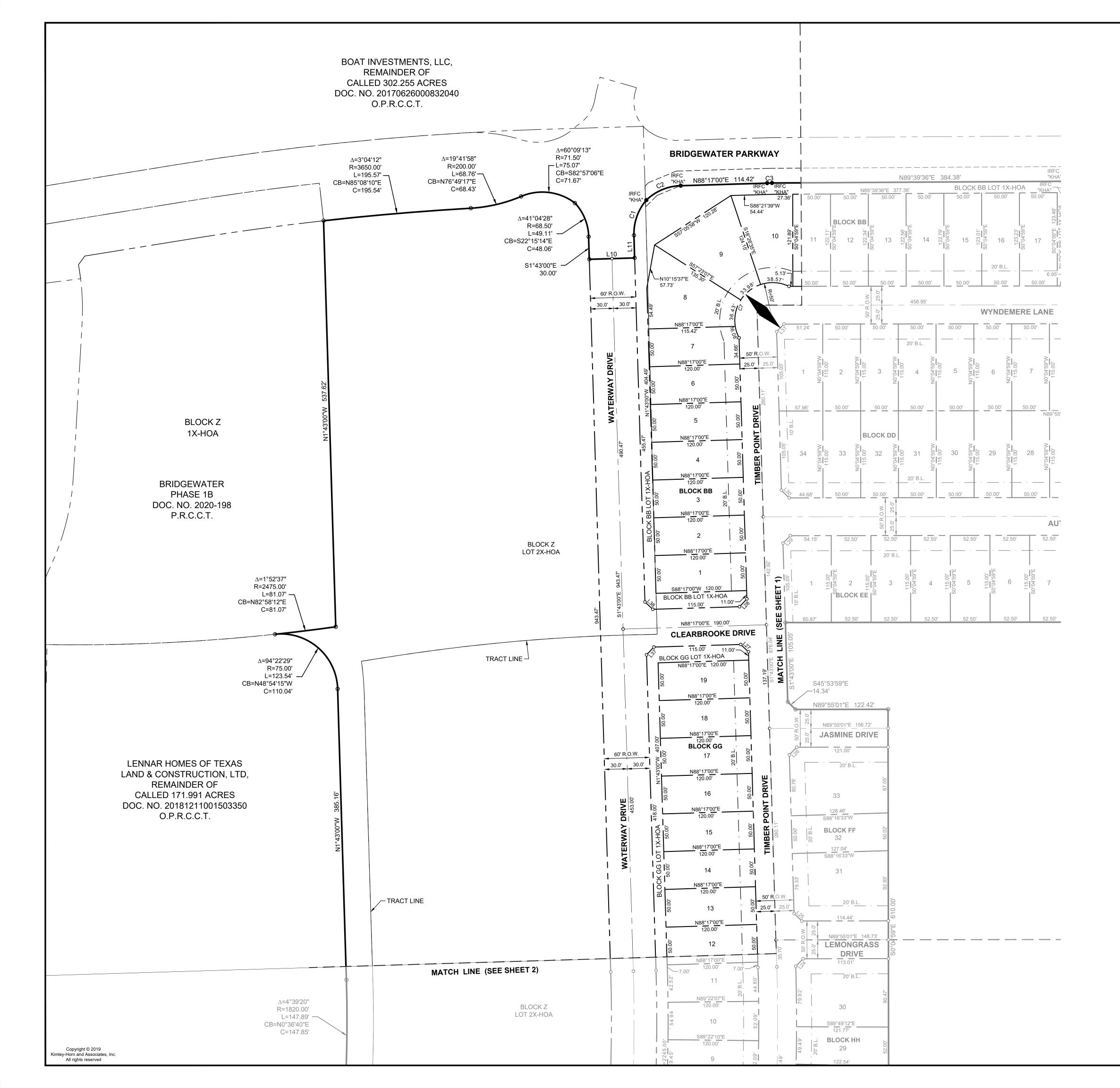
Phone: 469-501-2200

Celina, Texas 75009

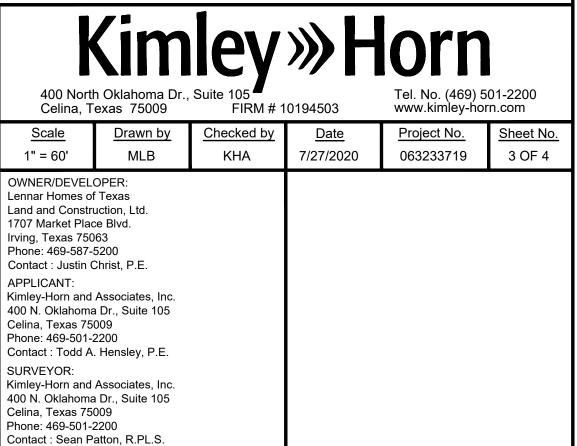
Phone: 469-501-2200

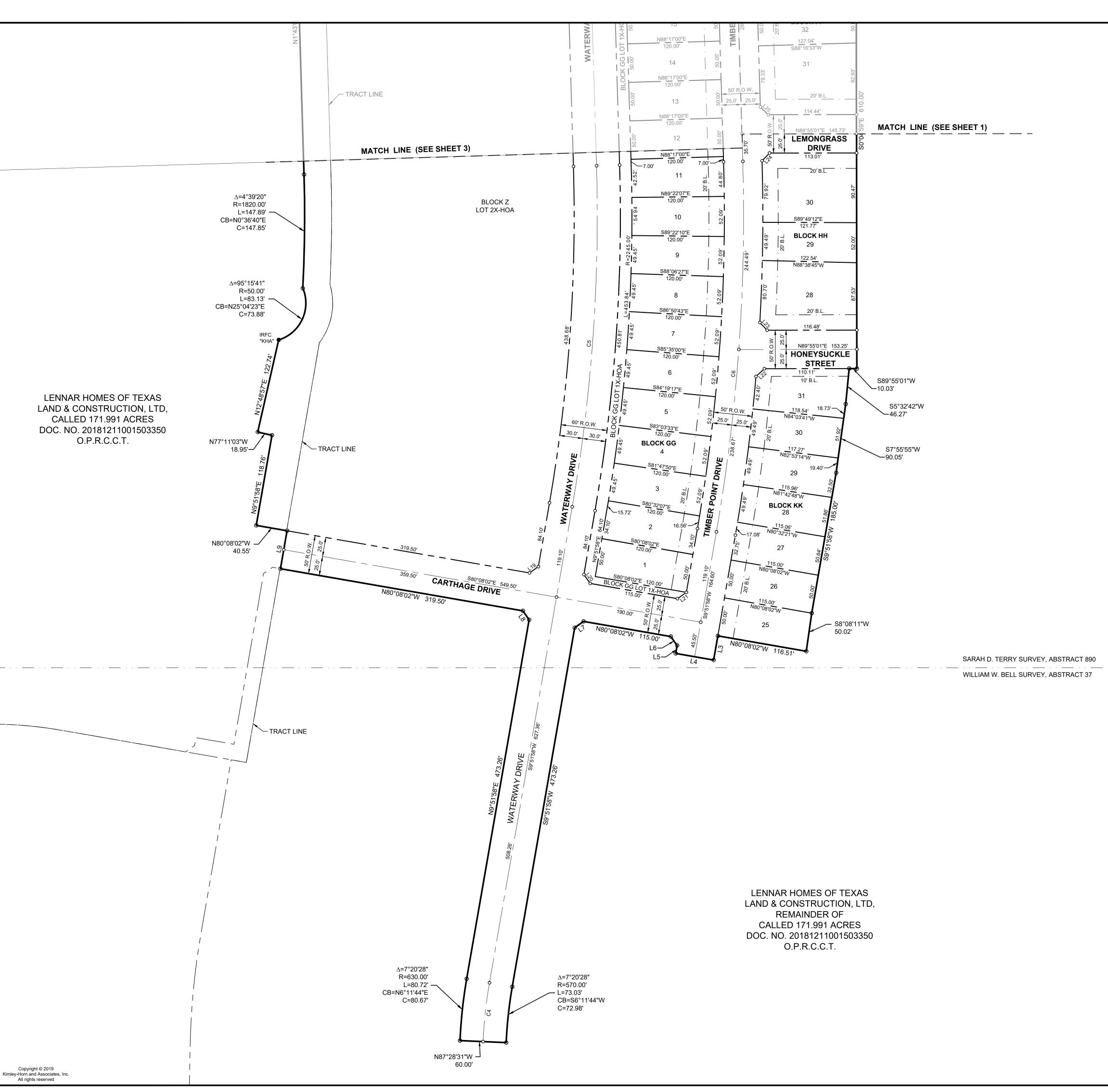
APPLICANT:

SURVEYOR:



1			VICIN	TY M	AP		NORTH N	.T.S.
GRAPH			1220			546 ONTRY TIME RD. ELLIS RD. 1099 M		2
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1.	' = 60' @ 2	24X30			SITE -/	N N		
		1]			ם ג
LINE TABLE	LENGTH	-			EGEN			
L1 N43°41'39"W	14.14'			P.O.C		OF COMMENCEMENT		
L2 N01°18'09"E	9.40'	-		P.O.B PKF IRFC	PK NA	OF BEGINNING L FOUND ROD W/ CAP FOUND		
L3 S09°51'58"W L4 N80°08'02"W	31.86' 50.00'	-		B.L. U.E.	BUILDI UTILIT	NG SETBACK LINE Y EASEMENT		
L5 N09°51'58"E	10.50'			W.E. D.E. S.S.E	DRAIN	R EASEMENT AGE EASEMENT ARY SEWER EASEMENT		
L6 N35°08'02"W L7 S54°51'58"W	14.14'	-		HOA R.O.V	HOME V. RIGHT	OWNER'S ASSOCIATION -OF-WAY		
L8 N35°08'02"W	14.14 ⁻ 14.14'	1		D.R.C P.R.C		RECORDS OF COLLIN CO RECORDS OF COLLIN CO		
L9 N09°51'58"E	50.00']						
L10 N88°17'00"E L11 N01°43'00"W	60.00' 30.00'	-						
L11 N01°43'00"W L12 S45°12'41"E	30.00' 14.11'	1				EASEM	ENT LINE	
L13 S00°04'59"E	23.99']		-		BUILDIN	ER LINE NG SETBACK /AY CENTERLINE	
L14 N00°04'59"W	23.81'	4				INDICA	TES STREET CHANGE	
L15 N45°07'51"E L16 S44°10'35"E	14.09' 28.05'	1		L				l
L17 N45°53'59"W	28.70'	1						
L18 N45°36'35"E	28.63'		IRVE TABLE					
L19 N54°51'58"E L20 S35°08'02"E	14.14' 14.14'	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
L21 N54°51'58"E	14.14'	C1	42°12'15"	68.50'	50.46'	N19°23'07"E	49.32'	
L22 S47°21'56"W	14.73'	C2 C3	42°12'16" 1°22'37"	68.50' 270.00'	50.46' 6.49'	N67°10'52"E N88°58'18"E	49.32' 6.49'	
L23 S43°20'52"E L24 S44°06'01"W	13.71' 13.94'	C4	7°20'28"	600.00'	76.88'	S06°11'44"W	76.82'	
L25 S45°53'59"E	14.34'	C5	11°34'58"	2200.00'	444.75'	N04°04'29"E	443.99'	
L26 S44°06'01"W	13.94'	C6 C7	11°34'58" 143°19'04"	2390.00' 50.00'	483.16' 125.07'	N04°04'29"E N44°06'01"E	482.33' 94.92'	
L27 N46°43'00"W L28 N43°17'00"E	14.14' 14.14'	C8	143°04'10"	50.00'	124.85'	N44°23'25"W	94.85'	
L29 S44°06'01"W	13.94'							
L30 S45°53'59"E	14.34'	-			IEET No.	-		
L31 S44°06'01"W L32 N44°55'01"E	13.94' 14.14'	-			L NOTES			
L33 S45°04'59"E	14.14'							
L34 N44°23'25"W	13.97'	-						
L35 N45°36'35"E L36 N44°23'25"W	14.31' 13.97'	1 _				_		
L37 S43°17'00"W	14.14'	1 E	BRID					
L38 S46°43'00"E	14.14'	J	PH	AS	E 4 A			
	1)	LOCK BB, LOT K-HOA; BLOCK LOCK FF, LOTS BLOCK HH, L	DD, LO 31-33;	TS 1-∜ BLOC -30, B	34; BL K GG, LOCK	OCK EE, L LOTS 1-19 KK, LOTS	.OTS 1- 9, 1X-H	16;
		C	AN A COLLIN (ION TO TY, TE			
				53 A JT OF	CRE THE	S		
	SA	ARAH D. TERRY WILLIAM W. (URVE	Y, AB	STRACT N		ΓΗE
		4 HOME OV	119 RES VNER'S				_OTS	





NORTH	-	VICIN			ELLIS RD. 1099 M	$\frac{\uparrow}{\searrow}$	I.T.S.
GRAPHIC SCALE IN FEET 0 30 60 1" = 60' @ 24X36				SITE-			
							<u>-</u> L
LINE TABLE NO. BEARING LENGTH				EGEN	D		
L1 N43°41'39"W 14.14'			P.O.0	C. POINT	OF COMMENCEMENT		
L2 N01°18'09"E 9.40'			P.O.E PKF IRFC	PK NA	OF BEGINNING IL FOUND ROD W/ CAP FOUND		
L3 S09°51'58"W 31.86' L4 N80°08'02"W 50.00'			B.L. U.E.	BUILD	NG SETBACK LINE Y EASEMENT		
L5 N09°51'58"E 10.50'			W.E. D.E.	DRAIN	R EASEMENT AGE EASEMENT		
L6 N35°08'02"W 14.14'			S.S.E HOA R.O.V	HOME	ARY SEWER EASEMENT OWNER'S ASSOCIATION -OF-WAY		
L7 S54°51'58"W 14.14'			D.R.C	C.C.T. DEED	-OF-WAY RECORDS OF COLLIN CO RECORDS OF COLLIN COU		
L8 N35°08'02"W 14.14' L9 N09°51'58"E 50.00'							
L10 N88°17'00"E 60.00'			L		PE LEGE	ND	
L11 N01°43'00"W 30.00'			•			ARY LINE	
L12 S45°12'41"E 14.11'					LOT LIN ADJOIN	IE ER LINE	
L13 S00°04'59"E 23.99'			-		ROADW	IG SETBACK	
_14 N00°04'59"W 23.81' _15 N45°07'51"E 14.09'						TES STREET CHANGE	
_16 S44°10'35"E 28.05'							
_17 N45°53'59"W 28.70'							
_18 N45°36'35"E 28.63'	CUF	RVE TABLE	E				
_19 N54°51'58"E 14.14' _20 S35°08'02"E 14.14'	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
_21 N54°51'58"E 14.14'	C1	42°12'15"	68.50'	50.46'	N19°23'07"E	49.32'	
_22 S47°21'56"W 14.73'	C2 C3	42°12'16" 1°22'37"	68.50' 270.00'	50.46' 6.49'	N67°10'52"E	49.32' 6.49'	
L23 S43°20'52"E 13.71'	C3	1°22'37" 7°20'28"	600.00'	6.49 [.] 76.88'	S06°11'44"W	6.49 [.] 76.82'	
L24 S44°06'01"W 13.94' L25 S45°53'59"E 14.34'	C5	11°34'58"	2200.00'	444.75'	N04°04'29"E	443.99'	
_26 S44°06'01"W 13.94'	C6	11°34'58"	2390.00'	483.16'	N04°04'29"E	482.33'	
_27 N46°43'00"W 14.14'	C7 C8	143°19'04" 143°04'10"	50.00' 50.00'	125.07' 124.85'	N44°06'01"E	94.92' 94.85'	
L28 N43°17'00"E 14.14'				4.00		07.00	
L29 S44°06'01"W 13.94' L30 S45°53'59"E 14.34'		r		• 			
L31 S44°06'01"W 13.94'				IEET No. AL NOTES	-		
L32 N44°55'01"E 14.14'			AR	EA TABL	ES		
L33 S45°04'59"E 14.14'							
L34 N44°23'25"W 13.97' L35 N45°36'35"E 14.31'				N A -			
L36 N44°23'25"W 13.97'							
L37 S43°17'00"W 14.14'	B	RID	GEV	VAT	EK		
_38 S46°43'00"E 14.14'		PH	ASI	E 44			
	OCK OTS IH, L E	DD, LC 31-33; OTS 28 BLOCK AN A OLLIN 39.9 OL	0TS 1- BLOC 3-30, B Z, LO ADDITI COUN 53 A JT OF	34; BL K GG, LOCK T 2X-F ION TO ITY, TE CRE THE	OCK EE, L LOTS 1-19 KK, LOTS IOA XAS	OTS 1- 9, 1X-H 25-31;	-16; OA;
SARAH D. TE WILLIAN	/I W.		URVE	Y, AB	STRACT N		THE

	400 North Oklahoma Dr., Suite 105 Tel. No. (469) 501-2200														
	exas 75009		0194503	www.kimley-hor											
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No.										
1" = 60'	MLB	KHA	7/27/2020	063233719	2 OF 4										
OWNER/DEVELU Lennar Homes of Land and Constru 1707 Market Plac Irving, Texas 750 Phone: 469-587-4 Contact : Justin O APPLICANT: Kimley-Horn and 400 N. Oklahoma Celina, Texas 75 Phone: 469-501-2 Contact : Todd A SURVEYOR: Kimley-Horn and 400 N. Oklahoma Celina, Texas 75 Phone: 469-501-2 Contact : Sean P	i Texas Juction, Ltd. Billing Billing S200 Christ, P.E. Associates, Inc. Dr., Suite 105 009 2200 Hensley, P.E. Associates, Inc. Dr., Suite 105 009 2200														

COUNTY OF COLLIN § WHEREAS LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD, is the owner of a tract of land situated in the Sarah D. Terry Survey, Abstract	STATE OF TEXAS §
No. 890 and William W. Bell Survey, Abstract No. 37, Collin County, Texas, and being a portion of a called 117.197 acre tract of land conveyed to Lennar Homes of Texas Land and Construction, according to the document filed of record in Instrument No. 20191210001574380 of the Official Property Records,	COUNTY OF COLLIN §
Collin County, Texas (O.P.R.C.C.T.) and a portion of a called 171.991 acre tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD according to the document filed of record in Document Number 20181211001503350 (O.P.R.C.C.T.), and being more particularly described as follows:	NOW, THEREFORE KNOW ALL ME
EGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the west line of Farm to Market Road 982, same being common with the east e of said Lennar Homes tract recorded in 2019121001574380, for the most southern northeast corner of this tract;	THAT LENNAR HOMES OF TEXAS certify and adopt this plat designating
HENCE South 1°18'09" West, with said common line, a distance of 658.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this act;	Lots 1-34, Block EE Lots 1-16, Block BRIDGEWATER, PHASE 4A, an add Princeton and Culleoka Water Supply
ENCE leaving said common line, over and across the above-mentioned Lennar Homes tract recorded in 2019121001574380 the following thirty (30) urses and distance	 CONSTRUCTION, LTD does hereb The streets and rights of ways a
th 46°18'21" West, a distance of 28.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	purposes. Collin County Municipal Uti striping within the rights-of-way.
orth 88°41'28" West, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	2. The easements and public use Princeton, and Culleoka Water Supply
orth 43°41'39" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	 No buildings, fences, trees, shr easements as shown, except that land Collin County, City of Princeton
orth 1°18'09" East, a distance of 9.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	or over any easements caused by ma 5. Utility easements may also be
orth 88°41'28" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; orth 1°18'09" East, a distance of 95.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	easement limits the use to particular use to particular use of the specifications for any existing utilities.
outh 89°55'01" West, a distance of 850.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	 Collin County, City of Princetor removed all or part of any buildings, fu construction, maintenance, or efficien
South 1°43'00" East, a distance of 105.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	 Collin County, City of Princetor and egress to or from their respective
South 45°53'59" East, a distance of 14.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	meters, and adding to or removing all anyone. Repair and replacement of st
lorth 89°55'01" East, a distance of 122.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	replacement of a public utility results i public utility's owner.
outh 0°04'59" East, a distance of 610.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	8. The homeowner is responsible to the sanitary sewer main.
outh 89°55'01" West, a distance of 10.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	Witness, my hand this the
outh 5°32'42" West, a distance of 46.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; outh 7°55'55" West, a distance of 90.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	LENNAR HOMES OF TEXAS LAND a Texas limited liability company
outh 7°55'55" West, a distance of 90.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	
buth 8°08'11" West, a distance of 50.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	By:
orth 80°08'02" West, a distance of 116.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	Name: Title:
outh 9°51'58" West, a distance of 31.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	1 NG
lorth 80°08'02" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	STATE OF TEXAS
lorth 9°51'58" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	COUNTY OF
North 35°08'02" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	This instrument was acknowled of LE
North 80°08'02" West, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	behalf of the limited liability company.
South 9°51'58" West, a distance of 473.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a curve to the left having a	
entral angle of 7°20'28", a radius of 570.00 feet, a chord bearing and distance of South 6°11'44" West, 72.98 feet;	Notary Public, State of Texas
Vith said curve to the left an arc distance of 73.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	
lorth 87°28'31" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the ght having a central angle of 7°20'28", a radius of 630.00 feet, a chord bearing and distance of North 6°11'44" East, 80.67 feet;	
Nith said curve to the right a distance of 80.72 feet a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	
North 9°51'58" East, a distance of 473.26 feet a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	
North 80°08'02" West, a distance of 319.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of the above-mentioned Lennar	
lomes tract recorded in 20191210001574380 same being common with the east line of the above-mentioned Lennar Homes tract recorded in 0181211001503350, for the southwest corner of this tract;	
HENCE North 9°51'58" East, with said common line, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this act;	
HENCE leaving said common line, over and across said Lennar Homes tract recorded in 20181211001503350 the following ten (10) courses and	
North 80°08'02" West, a distance of 40.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	
North 77°11'03" West, a distance of 18.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	
North 12°48'57" East, a distance of 122.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the	
eft having a central angle of 95°15'41", a radius of 50.00 feet, a chord bearing and distance of North 25°04'23" East, 73.88 feet;	
Vith said curve to the left, an arc distance of 83.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve o the left having a central angle of 4°39'20", a radius of 1,820.00 feet, a chord bearing and distance of North 0°36'40" East, 147.85 feet;	
Vith said curve to the left, an arc distance of 147.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	
lorth 1°43'00" West, a distance of 385.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left aving a central angle of 94°22'29", a radius of 75.00 feet, a chord bearing and distance of North 48°54'15" West, 110.04 feet;	
With said curve to the left, an arc distance of 123.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to he left having a central angle of 1°52'37", a radius of 2,475.00 feet, a chord bearing and distance of North 82°58'12" East, 81.07 feet;	LOT TABLE
With said curve to the left, an arc distance of 81.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	LOT NO.
North 1°43'00" West, a distance of 537.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of Bridgewater Parkway for the	BLOCK BB LOT 1 BLOCK BB LOT 1X-HOA
northwest corner of this tract at the beginning of a non-tangent curve to the right having a central angle of 3°04'12", a radius of 3,650.00 feet, a chord bearing and distance of North 85°08'10" East, 195.54 feet;	BLOCK BB LOT 2
Nith said curve to the right, an arc distance of 195.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to	BLOCK BB LOT 3
he left having a central angle of 19°41'58", a radius of 200.00 feet, a chord bearing and distance of North 76°49'17" East, 68.43 feet; Vith said curve to the left, an arc distance of 68.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the	BLOCK BB LOT 4
ight having a central angle of 60°09'13", a radius of 71.50 feet, a chord bearing and distance of South 82°57'06" East, 71.67 feet;	BLOCK BB LOT 5
Vith said curve to the right, an arc distance of 75.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve o the right having a central angle of 41°04'28", a radius of 68.50 feet, a chord bearing and distance of South 22°15'14" East, 48.06 feet;	BLOCK BB LOT 6
Vith said curve to the right, an arc distance of 49.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	BLOCK BB LOT 7
outh 1°43'00" East, a distance of 30.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	BLOCK BB LOT 8 BLOCK BB LOT 9
lorth 88°17'00" East, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;	BLOCK BB LOT 10
North 1°43'00" West, a distance of 30.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right aving a central angle of 42°12'15", a radius of 68.50 feet, a chord bearing and distance of North 19°23'07" East, 49.32 feet;	BLOCK BB LOT 11
With said curve to the right, passing said common line, an arc distance of 50.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the	BLOCK BB LOT 12
north line of the above-mentioned Lennar Homes tract recoded in 20191210001574380, same being common with the south line of Bridgewater Parkway at the beginning of a non-tangent curve to the right having a central angle of 42°12'16", a radius of 68.50 feet, a chord bearing and distance of North 57°10'52" East, 49.32 feet;	BLOCK BB LOT 13
THENCE With said common line the following eleven (11) courses and distances:	BLOCK BB LOT 14 BLOCK BB LOT 15
With said curve to the right, an arc distance of 50.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;	BLOCK BB LOT 15 BLOCK BB LOT 16
Jorth 88°17'00" East, a distance of 114.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right naving a central angle of 1°22'37", a radius of 270.00 feet, a chord bearing and distance of North 88°58'18" East, 6.49 feet;	BLOCK BB LOT 17
naving a central angle of 1°22'37", a radius of 270.00 feet, a chord bearing and distance of North 88°58'18" East, 6.49 feet; With said curve to the right, an arc distance of 6.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;	BLOCK CC LOT 1
North 89°39'36" East, a distance of 384.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;	BLOCK CC LOT 1X-HOA
South 45°12'41" East, a distance of 14.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;	
South 0°04'59" East, a distance of 23.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;	
orth 89°55'01" East, a distance of 85.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;	

North 0°04'59" West, a distance of 23.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 45°07'51" East, a distance of 14.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 89°39'19" East, a distance of 567.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 44°10'35" East, a distance of 28.05 feet to the POINT OF BEGINNING and containing 39.953 acres or 1,740,341 square feet of land, more or less.

LOT TABLE	
LOT NO.	ACRE
BLOCK BB LOT 1	0.138
BLOCK BB LOT 1X-HOA	0.568
BLOCK BB LOT 2	0.138
BLOCK BB LOT 3	0.138
BLOCK BB LOT 4	0.138
BLOCK BB LOT 5	0.138
BLOCK BB LOT 6	0.138
BLOCK BB LOT 7	0.137
BLOCK BB LOT 8	0.204
BLOCK BB LOT 9	0.213
BLOCK BB LOT 10	0.169
BLOCK BB LOT 11	0.140
BLOCK BB LOT 12	0.140
BLOCK BB LOT 13	0.14 ⁻
BLOCK BB LOT 14	0.14 ⁻
BLOCK BB LOT 15	0.14 ⁻
BLOCK BB LOT 16	0.14 ⁻
BLOCK BB LOT 17	0.142
BLOCK CC LOT 1	0.14 ⁻
BLOCK CC LOT 1X-HOA	0.666

TE OF TEXAS UNTY OF _____ _____ § This instrument was acknowledged before me on _

OWNER'S DEDICATION STATEMENT

, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

- LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD, acting herein by and through its duly authorized officers, does hereby y and adopt this plat designating the herein described tract as Block BB Lots 1-17, 1X-HOA, Block CC Lots 1-20, 1X-HOA, Block DD 1-34, Block EE Lots 1-16, Block FF 31-33, Block GG Lots 1-19, 1X-HOA, and Block HH Lots 28-30, Block KK Lots 25-30, DGEWATER, PHASE 4A, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of ceton and Culleoka Water Supply Corporation, forever, the streets and easements shown thereon. **LENNAR HOMES OF TEXAS LAND ONSTRUCTION, LTD** 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 oses. Collin County Municipal Utility District No. 2 (the "District") will maintain the streets, sidewalks, barrier free ramps, signage, and
- The easements and public use areas, as shown are dedicated for the public use, including specifically for Collin County, City of ceton, and Culleoka 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 ments as shown, except that landscape improvements may be placed in landscape easements if approved by Collin County. Collin County, City of Princeton, and Culleoka Water Supply Corporation are not responsible for replacing any improvements in, under
- ver 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 ment limits the use to particular utilities, said use by public utilities being subordinate to the public and Collin County and subject to offset
- Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall have the right to remove and keep oved all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with struction, maintenance, or efficiency of their respective systems in the easements.
- Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall at all times have the full right of ingress egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading ers, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from one. Repair and replacement of street pavement shall be the responsibility of the Developer or District, unless and except, repairs or acement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the
- 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
- ness, my hand this the _____ day of _____ ____, 2020.

INAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD,

, 2020, by _ of LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD, a Texas limited liability company, on

NOTES:

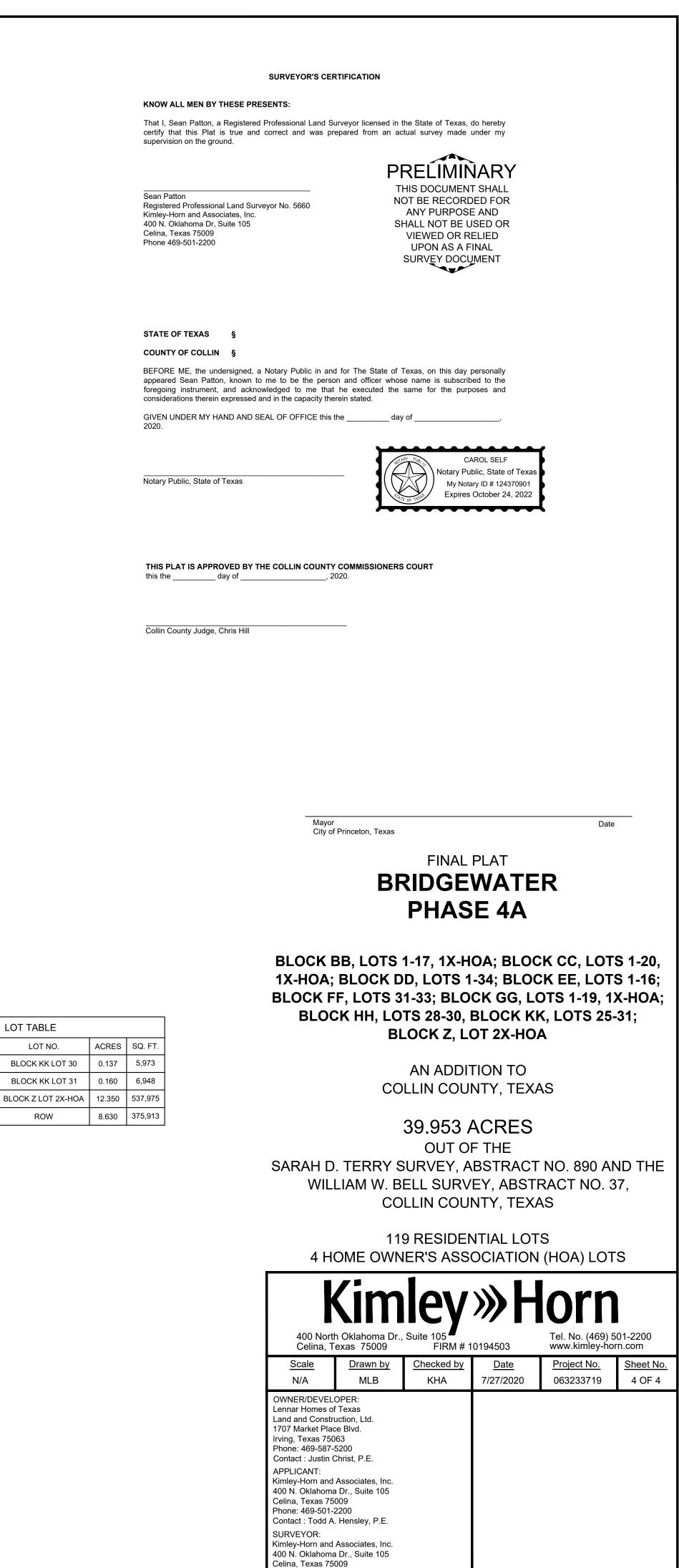
- 1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- 2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined 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 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. 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.
- 14. Mail boxes shall meet USPS specifications.
- 15. The streets, including street signs, street lights, and sidewalks, within Bridgewater Phase 4A will be maintained by Collin County Municipal District Number 2.

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

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

		LOT TABLE		LOT TABLE			LOT TABLE			LOT TABLE	LOT TABLE					
RES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
38	6.000	BLOCK CC LOT 2	0.141	6,133	BLOCK DD LOT 2	0.132	5,750	BLOCK DD LOT 22	0.132	5,750	BLOCK EE LOT 8	0.139	6,037	BLOCK GG LOT 8	0.140	6,093
	-,		-	,			,						,			
68	24,721	BLOCK CC LOT 3	0.140	6,115	BLOCK DD LOT 3	0.132	5,750	BLOCK DD LOT 23	0.132	5,750	BLOCK EE LOT 9	0.139	6,037	BLOCK GG LOT 9	0.140	6,093
38	6,000	BLOCK CC LOT 4	0.140	6,096	BLOCK DD LOT 4	0.132	5,750	BLOCK DD LOT 24	0.132	5,750	BLOCK EE LOT 10	0.139	6,037	BLOCK GG LOT 10	0.140	6,093
38	6,000	BLOCK CC LOT 5	0.140	6,077	BLOCK DD LOT 5	0.132	5,750	BLOCK DD LOT 25	0.132	5,750	BLOCK EE LOT 11	0.139	6,038	BLOCK GG LOT 11	0.140	6,080
38	6,000	BLOCK CC LOT 6	0.139	6,059	BLOCK DD LOT 6	0.132	5,750	BLOCK DD LOT 26	0.132	5,750	BLOCK EE LOT 12	0.139	6,037	BLOCK GG LOT 12	0.138	6,000
38	6,000	BLOCK CC LOT 7	0.139	6,040	BLOCK DD LOT 7	0.132	5,750	BLOCK DD LOT 27	0.132	5,750	BLOCK EE LOT 13	0.139	6,037	BLOCK GG LOT 13	0.138	6,000
38	6,000	BLOCK CC LOT 8	0.152	6,612	BLOCK DD LOT 8	0.132	5,750	BLOCK DD LOT 28	0.132	5,750	BLOCK EE LOT 14	0.139	6,037	BLOCK GG LOT 14	0.138	6,000
37	5,958	BLOCK CC LOT 9	0.277	12,056	BLOCK DD LOT 9	0.132	5,750	BLOCK DD LOT 29	0.132	5,750	BLOCK EE LOT 15	0.139	6,037	BLOCK GG LOT 15	0.138	6,000
04	8,904	BLOCK CC LOT 10	0.243	10,596	BLOCK DD LOT 10	0.132	5,750	BLOCK DD LOT 30	0.132	5,750	BLOCK EE LOT 16	0.146	6,380	BLOCK GG LOT 16	0.138	6,000
13	9,292	BLOCK CC LOT 11	0.145	6,311	BLOCK DD LOT 11	0.132	5,750	BLOCK DD LOT 31	0.132	5,750	BLOCK FF LOT 31	0.262	11,406	BLOCK GG LOT 17	0.138	6,000
69	7,381	BLOCK CC LOT 12	0.138	6,000	BLOCK DD LOT 12	0.132	5,750	BLOCK DD LOT 32	0.132	5,750	BLOCK FF LOT 32	0.147	6,387	BLOCK GG LOT 18	0.138	6,000
40	6,100	BLOCK CC LOT 13	0.138	6,000	BLOCK DD LOT 13	0.132	5,750	BLOCK DD LOT 33	0.132	5,750	BLOCK FF LOT 33	0.264	11,481	BLOCK GG LOT 19	0.138	6,000
40	6,111	BLOCK CC LOT 14	0.138	6,000	BLOCK DD LOT 14	0.132	5,750	BLOCK DD LOT 34	0.148	6,427	BLOCK GG LOT 1	0.138	6,000	BLOCK HH LOT 28	0.253	11,016
41	6,122	BLOCK CC LOT 15	0.138	6,000	BLOCK DD LOT 15	0.132	5,750	BLOCK EE LOT 1	0.164	7,138	BLOCK GG LOT 1X-HOA	0.416	18,137	BLOCK HH LOT 29	0.142	6,194
41	6,134	BLOCK CC LOT 16	0.138	6,000	BLOCK DD LOT 16	0.132	5,750	BLOCK EE LOT 2	0.139	6,037	BLOCK GG LOT 2	0.138	6,029	BLOCK HH LOT 30	0.252	10,964
41	6,145	BLOCK CC LOT 17	0.138	6,000	BLOCK DD LOT 17	0.153	6,686	BLOCK EE LOT 3	0.139	6,037	BLOCK GG LOT 3	0.140	6,093	BLOCK KK LOT 25	0.133	5,788
41	6,156	BLOCK CC LOT 18	0.138	6,000	BLOCK DD LOT 18	0.146	6,366	BLOCK EE LOT 4	0.139	6,037	BLOCK GG LOT 4	0.140	6,093	BLOCK KK LOT 26	0.132	5,750
42	6,167	BLOCK CC LOT 19	0.138	6,000	BLOCK DD LOT 19	0.132	5,750	BLOCK EE LOT 5	0.139	6,038	BLOCK GG LOT 5	0.140	6,093	BLOCK KK LOT 27	0.133	5,777
41	6,152	BLOCK CC LOT 20	0.155	6,748	BLOCK DD LOT 20	0.132	5,750	BLOCK EE LOT 6	0.139	6,037	BLOCK GG LOT 6	0.140	6,093	BLOCK KK LOT 28	0.134	5,849
66	29,004	BLOCK DD LOT 1	0.156	6,805	BLOCK DD LOT 21	0.132	5,750	BLOCK EE LOT 7	0.139	6,037	BLOCK GG LOT 7	0.140	6,093	BLOCK KK LOT 29	0.136	5,916



Phone: 469-501-2200

Contact : Sean Patton, R.PL.S.