

LEGEND

P.O.B.	POINT OF BEGINNING
PKF	PK NAIL FOUND
IRFC	IRON ROD 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
H.O.A.	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
---	LOT LINE
---	ADJACENT LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE

SEE SHEET NO. 2 FOR GENERAL NOTES

FINAL PLAT OF BRIDGEWATER PHASE 5

BLOCK A, LOTS 1-10, 1X-HOA;
 BLOCK B, LOTS 1-60, LOTS 1X-3X-HOA;
 BLOCK C, LOTS 1-36, LOT 1X-HOA;
 BLOCK D, LOTS 1-11; BLOCK E, LOTS 1-22;
 BLOCK F, LOTS 1-28; BLOCK G, LOTS 1-22

BEING 45.6045 ACRES IN THE
 WILLIAM W. BELL SURVEY, ABSTRACT NO. 37

COLLIN COUNTY, TEXAS
 189 RESIDENTIAL LOTS
 5 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

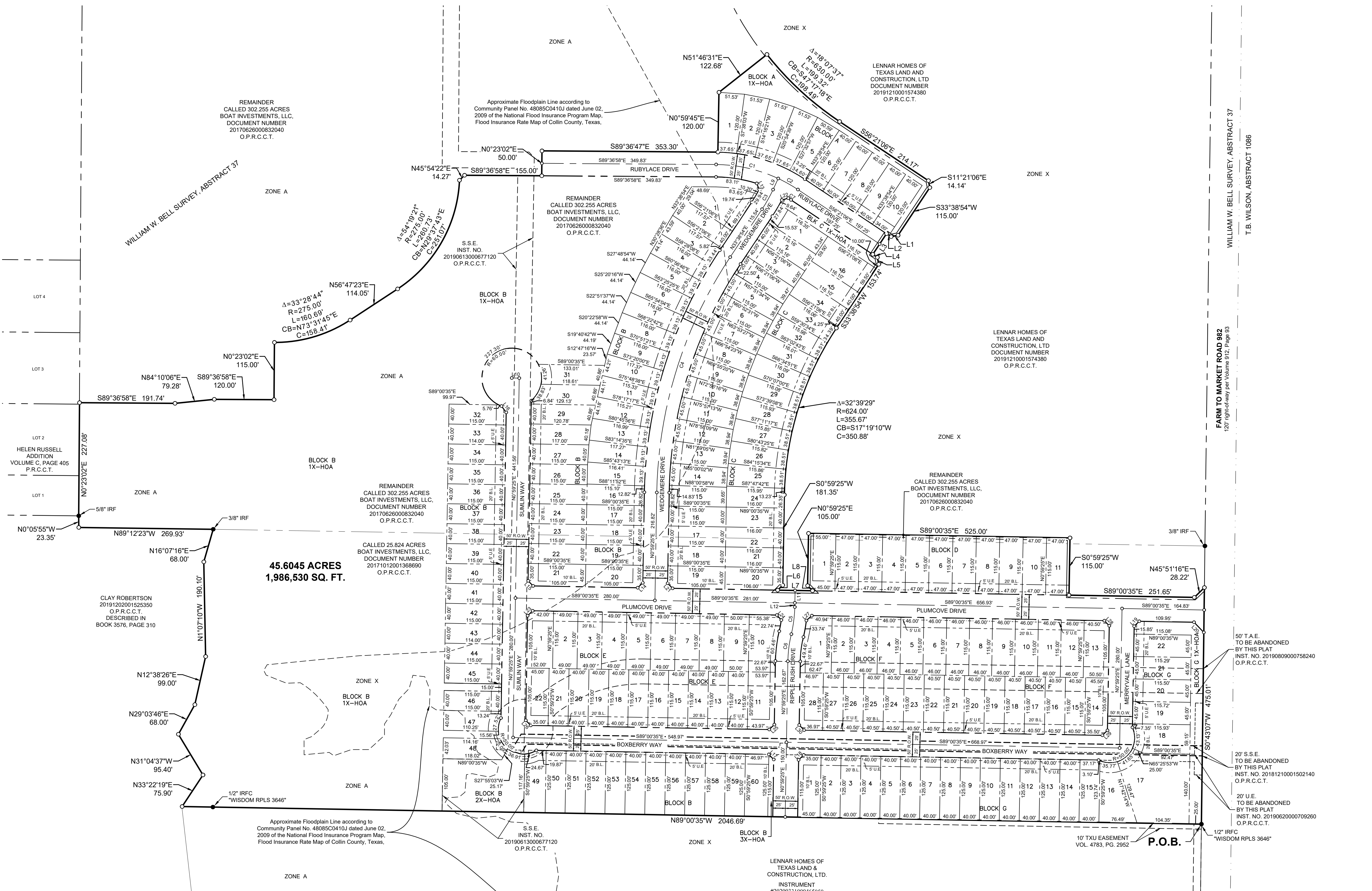
400 N. Oklahoma Drive, Suite 105
 Celina, Texas 75009
 Tel. No. (469) 501-2200
 FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	NOV. 2020	06323727	1 OF 2

OWNER/DEVELOPER:
 Lenmar Homes of Texas Land and Construction, Ltd.
 1707 Market Place Blvd.
 Irving, Texas 75063
 Phone: 469-587-5200
 Contact: Justin Christ, P.E.

SURVEYOR:
 Kimley-Horn and Associates, Inc.
 400 N. Oklahoma Dr., Suite 105
 Celina, Texas 75009
 Phone: 469-501-2200
 Contact: Sean Patton, RPLS

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.



LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S78°38'54"W	14.14'	L12	S00°58'32"W	8.30'	L22	N73°42'26"E	13.50'
L2	N56°21'06"W	11.00'	L13	N22°26'40"W	13.17'	L23	S45°59'25"W	14.14'
L3	S33°38'54"W	50.00'	L14	N45°59'25"E	14.14'	L24	S41°14'49"E	13.44'
L4	S56°21'06"E	11.00'	L15	N44°00'35"W	14.14'	L25	N45°59'25"E	14.14'
L5	S11°21'06"E	14.14'	L16	S36°49'21"E	15.80'	L26	S44°00'35"E	14.14'
L6	S45°59'25"W	14.14'	L17	N44°00'35"W	14.14'	L27	N48°15'14"E	14.69'
L7	S89°00'35"E	70.00'	L18	N45°59'25"E	14.14'	L28	S44°00'35"E	14.14'
L8	N44°00'35"W	14.14'	L19	N45°59'25"E	14.14'	L29	N45°59'25"E	14.14'
L9	N25°00'00"E	24.56'	L20	S44°08'44"E	28.35'	L30	S44°00'35"E	14.14'
L11	S00°59'43"W	25.00'	L21	S44°00'35"E	14.14'			

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°37'03"	299.98'	128.89'	S77°18'28"E	127.90'
C2	8°38'37"	300.18'	45.29'	S60°40'38"E	45.24'
C3	8°38'54"	300.00'	45.28'	N29°19'27"E	45.24'
C4	32°39'29"	880.00'	501.59'	S17°19'10"W	494.83'
C5	12°35'45"	250.00'	54.96'	N07°17'18"E	54.85'
C6	12°35'45"	250.00'	54.96'	S07°17'18"W	54.85'
C7	1°21'00"	275.00'	6.48'	N57°01'36"W	6.48'

Copyright © 2020
 Kimley-Horn and Associates, Inc.
 All rights reserved.

