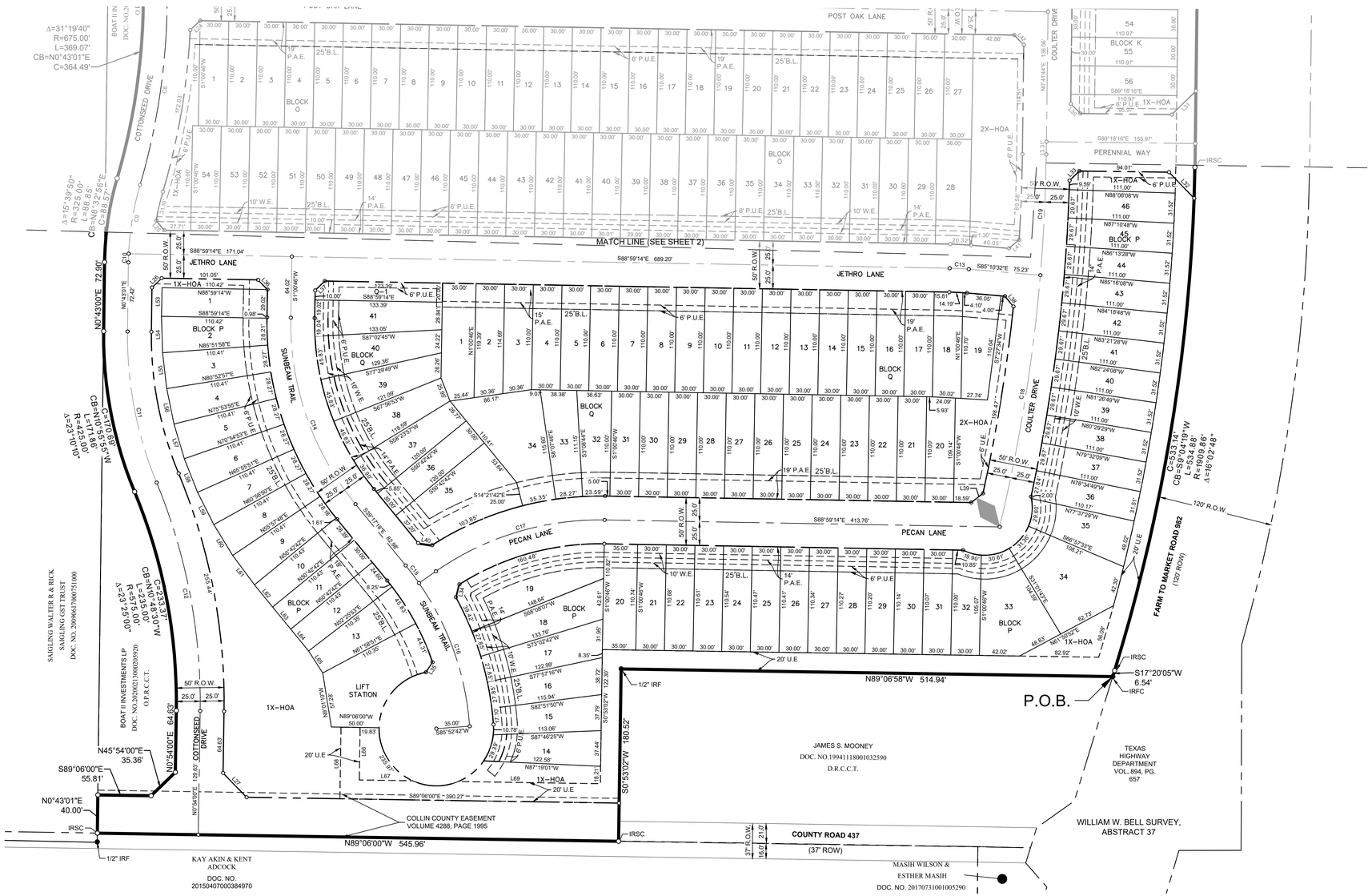


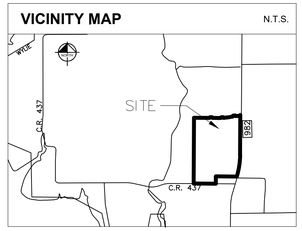

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

SEE SHEET No. 3 FOR GENERAL NOTES & LOT AREA TABLES

## LEGEND

| | |
|---|---|
| P.O.B. | POINT OF BEGINNING |
| IRF | IRON ROD FOUND |
| IRFC | IRON ROD W/ CAP FOUND |
| IRFS | IRON ROD W/ CAP SET |
| B.L. | BUILDING SETBACK LINE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| U.E. | UTILITY EASEMENT |
| W.E. | WATER EASEMENT |
| P.A.E. | PUBLIC ACCESS EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| HOA | HOME OWNER'S ASSOCIATION |
| R.O.W. | RIGHT-OF-WAY |
| D.R.C.C.T. | DEED RECORDS OF COLLIN COUNTY, TEXAS |
| O.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 |
| | INDICATES STREET NAME CHANGE |

FINAL PLAT

# TILLAGE FARMS PHASE 1

**BLOCK K, LOTS 1-56, 1X-HOA; BLOCK L, LOTS 1-46, 1X-HOA; BLOCK M, LOTS 1-24, 1X-HOA; BLOCK N, LOTS 1-28, 1X-HOA; BLOCK O, LOTS 1-54, 1X-2X HOA; BLOCK P, LOTS 1-46, 1X-HOA; BLOCK Q, LOTS 1-41, 1X-2X HOA;**

AN ADDITION TO
COLLIN COUNTY, TEXAS

39.1407 ACRES
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,
COLLIN COUNTY, TEXAS

295 RESIDENTIAL LOTS
9 HOME OWNER'S ASSOCIATION (HOA) LOTS
1 LIFT STATION LOT

| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | N43°59'14"W | 14.14' | L21 | S44°08'06"E | 14.18' | L41 | N49°19'38"E | 14.02' | L61 | N36°31'43"W | 38.29' |
| L2 | N88°59'14"W | 12.17' | L22 | S43°40'50"W | 13.55' | L42 | S44°08'45"E | 14.18' | L62 | S39°17'18"E | 30.00' |
| L3 | N46°00'46"E | 14.14' | L23 | N45°40'13"W | 14.55' | L43 | S43°59'14"E | 14.14' | L63 | S39°17'18"E | 30.00' |
| L4 | N01°00'46"E | 8.50' | L24 | S46°42'06"W | 14.31' | L44 | N46°00'46"E | 14.14' | L64 | S39°17'18"E | 29.54' |
| L5 | S88°59'14"E | 50.00' | L25 | S40°03'55"E | 13.14' | L45 | S46°00'46"W | 14.14' | L65 | S32°47'37"E | 27.41' |
| L6 | S01°00'46"W | 8.50' | L26 | S45°51'54"W | 14.11' | L46 | S44°08'45"E | 14.18' | L66 | S00°54'00"W | 55.00' |
| L7 | S43°59'14"E | 14.14' | L27 | S44°06'00"E | 35.36' | L47 | N45°51'15"E | 14.10' | L67 | N89°06'00"W | 55.85' |
| L8 | N45°58'37"E | 14.15' | L28 | N44°08'45"W | 35.45' | L48 | S43°59'14"E | 14.14' | L68 | S00°54'00"W | 75.00' |
| L9 | N01°00'46"E | 11.26' | L29 | N46°00'46"E | 14.14' | L49 | S46°00'46"W | 14.14' | L69 | N89°06'00"W | 148.68' |
| L10 | S88°59'14"E | 50.00' | L30 | S44°18'16"E | 14.14' | L50 | S44°08'45"E | 14.18' | | | |
| L11 | S01°00'46"W | 9.35' | L31 | N45°41'44"E | 35.36' | L51 | N45°51'15"E | 14.10' | | | |
| L12 | S46°11'52"E | 13.59' | L32 | S43°51'06"E | 37.88' | L52 | S43°59'14"E | 14.14' | | | |
| L13 | N35°36'41"E | 14.14' | L33 | S46°02'42"W | 14.23' | L53 | N01°00'46"E | 30.00' | | | |
| L14 | N09°23'19"W | 9.84' | L34 | S13°25'58"W | 13.55' | L54 | N01°38'31"W | 38.12' | | | |
| L15 | N80°36'41"E | 50.00' | L35 | S33°15'46"W | 12.57' | L55 | N06°37'33"W | 37.86' | | | |
| L16 | S09°23'19"E | 9.88' | L36 | S43°59'14"E | 14.14' | L56 | N11°36'34"W | 37.86' | | | |
| L17 | S53°39'19"E | 14.32' | L37 | S46°00'46"W | 14.14' | L57 | N16°35'36"W | 37.86' | | | |
| L18 | S88°59'14"E | 30.51' | L38 | S39°40'43"E | 14.02' | L58 | N21°34'38"W | 37.86' | | | |
| L19 | N45°51'15"E | 35.26' | L39 | S51°52'13"W | 15.51' | L59 | N26°33'40"W | 37.86' | | | |
| L20 | S46°00'46"W | 14.14' | L40 | S81°25'08"E | 14.83' | L60 | N31°32'41"W | 37.86' | | | |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 2°06'16" | 800.00' | 29.38' | N89°57'38"E | 29.38' |
| C2 | 8°17'49" | 800.00' | 115.85' | N84°45'35"E | 115.75' |
| C3 | 10°24'05" | 400.00' | 72.62' | N85°48'43"E | 72.52' |
| C4 | 15°08'10" | 300.00' | 79.25' | N08°34'51"E | 79.02' |
| C5 | 15°25'55" | 300.00' | 80.80' | S08°25'59"W | 80.56' |
| C6 | 15°39'50" | 300.00' | 82.02' | S07°06'54"E | 81.76' |
| C7 | 14°55'51" | 700.00' | 182.41' | S07°28'53"E | 181.90' |
| C8 | 16°23'49" | 700.00' | 200.33' | S08°10'57"W | 199.64' |
| C9 | 13°55'07" | 300.00' | 72.88' | S09°25'18"W | 72.70' |
| C10 | 1°44'43" | 300.00' | 9.14' | S01°35'23"W | 9.14' |
| C11 | 23°14'01" | 400.00' | 162.20' | S10°53'59"E | 161.09' |
| C12 | 23°25'00" | 600.00' | 245.22' | N10°48'30"W | 243.51' |
| C13 | 3°48'42" | 300.00' | 19.96' | S87°04'53"E | 19.95' |
| C14 | 40°18'04" | 300.00' | 211.02' | S19°08'16"E | 206.69' |
| C15 | 4°25'20" | 300.00' | 23.16' | S37°04'38"E | 23.15' |
| C16 | 30°44'40" | 300.00' | 160.98' | S19°29'38"E | 159.05' |
| C17 | 35°52'44" | 300.00' | 187.86' | S73°04'24"W | 184.81' |
| C18 | 8°43'57" | 1753.86' | 267.31' | N09°11'26"E | 267.05' |
| C19 | 4°07'44" | 1753.86' | 126.38' | N02°45'36"E | 126.36' |


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

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.


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 | 1/8/2021 | 063451205 | 1 OF 3 |

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.


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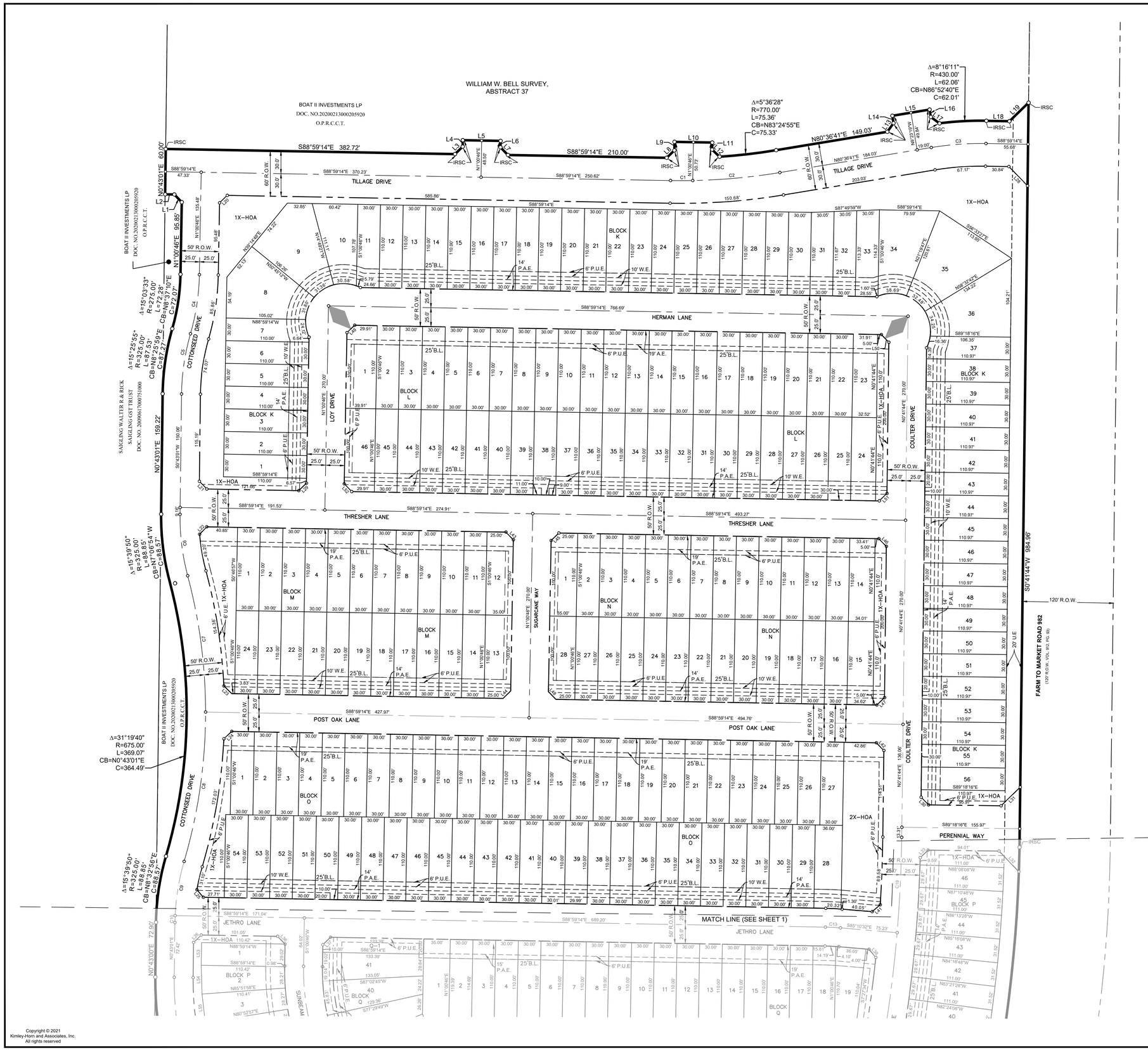
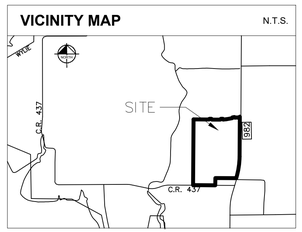
DWG NAME: K:\CEL_SURVEY\063451205-TILLAGE FARMS\DWG\TILLAGE PH 1 FINAL PLAT REVISED.DWG PLOTTED BY ALLEN, STEPHEN 2/4/2021 10:49 AM LAST SAVED 2/4/2021 9:10 AM




## VICINITY MAP

N.T.S.




NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

**SEE SHEET No. 3 FOR GENERAL NOTES & LOT AREA TABLES**

## LEGEND

| | |
|---|---|
| P.O.B. | POINT OF BEGINNING |
| IRF | IRON ROD FOUND |
| IRFC | IRON ROD W/ CAP FOUND |
| IRFS | IRON ROD W/ CAP SET |
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| HOA | HOME OWNER'S ASSOCIATION |
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| O.P.R.C.C.T. | PLAT RECORDS OF COLLIN COUNTY, TEXAS |

## LINE TYPE LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| | EASEMENT LINE |
| | LOT LINE |
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| | ROADWAY CENTERLINE |
| | INDICATES STREET NAME CHANGE |

FINAL PLAT

# TILLAGE FARMS PHASE 1

**BLOCK K, LOTS 1-56, 1X-HOA; BLOCK L, LOTS 1-46, 1X-HOA; BLOCK M, LOTS 1-24, 1X-HOA; BLOCK N, LOTS 1-28, 1X-HOA; BLOCK O, LOTS 1-54, 1X-2X HOA; BLOCK P, LOTS 1-46, 1X-HOA; BLOCK Q, LOTS 1-41, 1X-2X HOA;**

AN ADDITION TO
COLLIN COUNTY, TEXAS

39.1407 ACRES
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,
COLLIN COUNTY, TEXAS

295 RESIDENTIAL LOTS
9 HOME OWNER'S ASSOCIATION (HOA) LOTS
1 LIFT STATION LOT


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 | 1/8/2021 | 063451205 | 2 OF 3 |


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

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.

OWNER/DEVELOPER:
Lennar Homes of Texas
Land and Construction, Ltd.
1707 Market Place Blvd.
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Phone: 469-587-5200
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DWG NAME: K:\CEL_SURVEY\063451205\TILLAGE FARMS\DWG\TILLAGE PH 1 FINAL PLAT REVISED.DWG PLOTTED BY ALLEN, STEPHEN 2/4/2021 10:49 AM LAST SAVED 2/4/2021 9:10 AM

**LEGAL DESCRIPTION**
**39.1407 ACRES**

**BEING** a tract of land situated in the W.W. Bell Survey, Abstract No. 37, Collin County, Texas and being a portion of that that tract of land conveyed to Boat II Investments, LP., according to the document filed of record in Document No. 20200213000205920 Official Property Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found in the west right-of-way of FM 982 for the most northern southeast corner of said Boat II tract same being common with the northeast corner of that tract of land conveyed to James S. Mooney, according to the document filed of record in Document No. 19941118001032590 Deed Records, Collin County, Texas;

**THENCE** North 89°06'58" West, with the south line of the above-mentioned Boat II tract same being common with the north line of said Mooney tract, a distance of 514.94 feet to a 1/2-inch iron rod found for the northwest corner of said Mooney tract and for an interior ell corner of this tract;

**THENCE** South 0°53'02" West, with the west line of the above-mentioned Mooney tract same being common with the western most east line of the above-mentioned Boat II tract, a distance of 180.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of County Road 437 for the southernmost southeast corner of this tract being common with the southwest corner of the above-mentioned Mooney tract;

**THENCE** North 89°06'00" West, with the south line of the above-mentioned Boat II tract, same being common with the north line of said County Road 437, a distance of 545.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the southwest corner of said Boat II tract same being common with the southeast corner of that tract of land conveyed to Saigling Walter R and Rick Saigling GST Trust, according to the document filed of record in Document No. 20090617000751000 (O.P.R.C.C.T.);

**THENCE** North 0°43'01" East, with the west line of the above-mentioned Boat II tract same being common with the east line of said Saigling tract, a distance of 40.00 feet to a point for corner;

**THENCE** leaving said common line over and across the above-mentioned Boat II tract the following five (5) courses and distances:

South 89°06'00" East, a distance of 55.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°54'00" East, a distance of 35.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°54'00" East, a distance of 64.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 23°25'00", a radius of 575.00 feet, a chord bearing and distance of North 10°48'30" West, 233.37 feet;

With said curve to the left, an arc distance of 235.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 23°10'10", a radius of 425.00 feet, a chord bearing and distance of North 10°55'55" West, 170.69 feet;

With said curve to the right, an arc distance of 171.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the above-mentioned common line for corner of this tract;

**THENCE** North 0°43'00" East, with said common line, a distance of 72.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 15°39'50", a radius of 325.00 feet, a chord bearing and distance of North 8°32'56" East, 88.57 feet;

**THENCE** leaving said common line over and across said Boat II tract the following three (3) courses and distances:

With said curve to the right, an arc distance of 88.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 31°19'40", a radius of 675.00 feet, a chord bearing and distance of North 0°43'01" East, 364.49 feet;

With said curve to the left, an arc distance of 369.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 15°39'50", a radius of 325.00 feet, a chord bearing and distance of North 7°06'54" West, 88.57 feet;

With said curve to the right, an arc distance of 88.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

**THENCE** North 0°43'01" East, with the above-mentioned common line, a distance of 159.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 15°25'55", a radius of 325.00 feet, a chord bearing and distance of North 8°25'59" East, 87.27 feet;

**THENCE** North 0°43'01" East, with the above-mentioned common line, a distance of 159.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 15°25'55", a radius of 325.00 feet, a chord bearing and distance of North 8°25'59" East, 87.27 feet;

**THENCE** leaving said common line over and across the above-mentioned Boat II tract the following five (5) courses and distances:

With said curve to the right, an arc distance of 87.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 15°03'33", a radius of 275.00 feet, a chord bearing and distance of North 8°37'10" East, 72.07 feet;

With said curve to the left, an arc distance of 72.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 1°00'46" East, a distance of 95.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 43°59'14" 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;

North 88°59'16" West, a distance of 12.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the above-mentioned common line for corner of this tract;

**THENCE** North 0°43'01" East, with the above-mentioned common line, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the Northwest corner of this tract;

**THENCE** leaving said common line over and across the above-mentioned Boat II tract the following twenty-two (22) courses and distances:

South 88°59'14" East, a distance of 382.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 46°00'46" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 1°00'46" East, a distance of 8.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°59'14" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 1°00'46" West, a distance of 8.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 43°59'14" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°59'14" East, a distance of 210.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°58'37" East, a distance of 14.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 1°00'46" East, a distance of 11.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°59'14" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 1°00'46" West, a distance of 9.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 46°11'52" East, a distance of 13.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 5°36'28", a radius of 770.00 feet, a chord bearing and distance of North 83°24'55" East, 75.33 feet;

With said curve to the left, an arc distance of 75.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 80°36'41" East, a distance of 149.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 35°36'41" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 9°23'19" West, a distance of 9.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 80°36'41" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 9°23'19" East, a distance of 9.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 53°39'19" East, a distance of 14.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 8°16'11", a radius of 430.00 feet, a chord bearing and distance of North 86°52'40" East, 62.01 feet;

With said curve to the right, an arc distance of 62.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°59'14" East, a distance of 30.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°51'15" East, a distance of 35.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the above-mentioned west right-of-way of FM 982 same being common with the east line of the above-mentioned Boat II tract for the northeast corner of this tract;

**THENCE** with said common line the following three (3) courses and distances:

South 0°41'44" West, a distance of 984.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 9°04'19", a radius of 1,909.86 feet, a chord bearing and distance of South 9°04'19" West, 533.14 feet of this tract;

With said curve to the right, an arc distance of 534.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 17°20'05" West, a distance of 6.54 feet to the **POINT OF BEGINNING** and containing 39.1407 acres or 1,704,969 square feet of land, more or less.

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**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 K Lots 1-56,1X-HOA, Block L Lots 1-46 1X-HOA, Block M Lots 1-24, 1X-HOA, Block N Lots 1-28, 1X-HOA, Block O 1-54, 1X-2X-HOA, Block P Lots 1-46, 1X-HOA, and Block Q Lots 1-41, 1X-2X-HOA, **TILLAGE FARMS, PHASE 1**, 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, public access easements and parking.
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 _____, 2021.

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

By: U.S. Home Coporation, a Delaware Corporation
Its: General Partner

Name:_____
Jennifer Eller
Title: Division Controller

**STATE OF TEXAS §**

**COUNTY OF DALLAS §**

This instrument was acknowledged before me on _____, 2021, 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

**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 0.999847290.
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, parking, street lights, and sidewalks, within Tillage Farms, Phase 1 will be maintained by Collin County Municipal District Number 2.

**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 _____, 2021.

_____
Notary Public, State of Texas

**THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT**
this the _____ day of _____, 2021.

_____
Collin County Judge, Chris Hill

| LOT TABLE | | | | LOT TABLE | | | | LOT TABLE | | | | LOT TABLE | | | | LOT TABLE | | | | LOT TABLE | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BLOCK | LOT | SQ. FT. | ACRES | BLOCK | LOT | SQ. FT. | ACRES | BLOCK | LOT | SQ. FT. | ACRES | BLOCK | LOT | SQ. FT. | ACRES | BLOCK | LOT | SQ. FT. | ACRES | BLOCK | LOT | SQ. FT. | ACRES |
| K | 1 | 3300 | 0.076 | K | 53 | 3329 | 0.076 | M | 3 | 3300 | 0.076 | O | 3 | 3300 | 0.076 | P | 1 | 3313 | 0.076 | Q | 7 | 3300 | 0.076 |
| K | 2 | 3300 | 0.076 | K | 54 | 3329 | 0.076 | M | 4 | 3300 | 0.076 | O | 4 | 3300 | 0.076 | P | 2 | 3652 | 0.084 | Q | 8 | 3300 | 0.076 |
| K | 3 | 3300 | 0.076 | K | 55 | 3329 | 0.076 | M | 5 | 3300 | 0.076 | O | 5 | 3300 | 0.076 | P | 3 | 3641 | 0.084 | Q | 9 | 3300 | 0.076 |
| K | 4 | 3300 | 0.076 | K | 56 | 3329 | 0.076 | M | 6 | 3300 | 0.076 | O | 6 | 3300 | 0.076 | P | 4 | 3641 | 0.084 | Q | 10 | 3300 | 0.076 |
| K | 5 | 3300 | 0.076 | L | 1 | 4341 | 0.100 | M | 7 | 3300 | 0.076 | O | 7 | 3300 | 0.076 | P | 5 | 3641 | 0.084 | Q | 11 | 3300 | 0.076 |
| K | 6 | 3300 | 0.076 | L | 2 | 3300 | 0.076 | M | 8 | 3300 | 0.076 | O | 8 | 3300 | 0.076 | P | 6 | 3641 | 0.084 | Q | 12 | 3300 | 0.076 |
| K | 7 | 3219 | 0.074 | L | 3 | 3300 | 0.076 | M | 9 | 3300 | 0.076 | O | 9 | 3300 | 0.076 | P | 7 | 3641 | 0.084 | Q | 13 | 3300 | 0.076 |
| K | 8 | 7395 | 0.170 | L | 4 | 3300 | 0.076 | M | 10 | 3300 | 0.076 | O | 10 | 3300 | 0.076 | P | 8 | 3641 | 0.084 | Q | 14 | 3300 | 0.076 |
| K | 9 | 7560 | 0.174 | L | 5 | 3300 | 0.076 | M | 11 | 3300 | 0.076 | O | 11 | 3300 | 0.076 | P | 9 | 3659 | 0.084 | Q | 15 | 3300 | 0.076 |
| K | 10 | 4804 | 0.110 | L | 6 | 3300 | 0.076 | M | 12 | 3800 | 0.087 | O | 12 | 3300 | 0.076 | P | 10 | 3313 | 0.076 | Q | 16 | 3300 | 0.076 |
| K | 11 | 3294 | 0.076 | L | 7 | 3300 | 0.076 | M | 13 | 3800 | 0.087 | O | 13 | 3300 | 0.076 | P | 11 | 3313 | 0.076 | Q | 17 | 3300 | 0.076 |
| K | 12 | 3300 | 0.076 | L | 8 | 3300 | 0.076 | M | 14 | 3300 | 0.076 | O | 14 | 3300 | 0.076 | P | 12 | 3445 | 0.079 | Q | 18 | 3314 | 0.076 |
| K | 13 | 3300 | 0.076 | L | 9 | 3300 | 0.076 | M | 15 | 3300 | 0.076 | O | 15 | 3300 | 0.076 | P | 13 | 4054 | 0.093 | Q | 19 | 3741 | 0.086 |
| K | 14 | 3300 | 0.076 | L | 10 | 3300 | 0.076 | M | 16 | 3300 | 0.076 | O | 16 | 3300 | 0.076 | P | 14 | 3779 | 0.087 | Q | 20 | 3290 | 0.076 |
| K | 15 | 3300 | 0.076 | L | 11 | 3300 | 0.076 | M | 17 | 3300 | 0.076 | O | 17 | 3300 | 0.076 | P | 15 | 3728 | 0.086 | Q | 21 | 3300 | 0.076 |
| K | 16 | 3300 | 0.076 | L | 12 | 3300 | 0.076 | M | 18 | 3300 | 0.076 | O | 18 | 3300 | 0.076 | P | 16 | 3928 | 0.090 | Q | 22 | 3300 | 0.076 |
| K | 17 | 3300 | 0.076 | L | 13 | 3300 | 0.076 | M | 19 | 3300 | 0.076 | O | 19 | 3300 | 0.076 | P | 17 | 4269 | 0.098 | Q | 23 | 3300 | 0.076 |
| K | 18 | 3300 | 0.076 | L | 14 | 3300 | 0.076 | M | 20 | 3300 | 0.076 | O | 20 | 3300 | 0.076 | P | 18 | 4773 | 0.110 | Q | 24 | 3300 | 0.076 |
| K | 19 | 3300 | 0.076 | L | 15 | 3300 | 0.076 | M | 21 | 3300 | 0.076 | O | 21 | 3300 | 0.076 | P | 19 | 7868 | 0.181 | Q | 25 | 3300 | 0.076 |
| K | 20 | 3300 | 0.076 | L | 16 | 3300 | 0.076 | M | 22 | 3300 | 0.076 | O | 22 | 3300 | 0.076 | P | 20 | 3877 | 0.089 | Q | 26 | 3300 | 0.076 |
| K | 21 | 3300 | 0.076 | L | 17 | 3300 | 0.076 | M | 23 | 3300 | 0.076 | O | 23 | 3300 | 0.076 | P | 21 | 3321 | 0.076 | Q | 27 | 3300 | 0.076 |
| K | 22 | 3300 | 0.076 | L | 18 | 3300 | 0.076 | M | 24 | 3300 | 0.076 | O | 24 | 3300 | 0.076 | P | 22 | 3319 | 0.076 | Q | 28 | 3300 | 0.076 |
| K | 23 | 3300 | 0.076 | L | 19 | 3300 | 0.076 | N | 1 | 3800 | 0.087 | O | 25 | 3300 | 0.076 | P | 23 | 3317 | 0.076 | Q | 29 | 3300 | 0.076 |
| K | 24 | 3300 | 0.076 | L | 20 | 3300 | 0.076 | N | 2 | 3300 | 0.076 | O | 26 | 3300 | 0.076 | P | 24 | 3315 | 0.076 | Q | 30 | 3300 | 0.076 |
| K | 25 | 3300 | 0.076 | L | 21 | 3300 | 0.076 | N | 3 | 3300 | 0.076 | O | 27 | 3300 | 0.076 | P | 25 | 3313 | 0.076 | Q | 31 | 3300 | 0.076 |
| K | 26 | 3300 | 0.076 | L | 22 | 3300 | 0.076 | N | 4 | 3300 | 0.076 | O | 28 | 3964 | 0.091 | P | 26 | 3311 | 0.076 | Q | 32 | 3596 | 0.083 |
| K | 27 | 3300 | 0.076 | L | 23 | 3544 | 0.081 | N | 5 | 3300 | 0.076 | O | 29 | 3300 | 0.076 | P | 27 | 3309 | 0.076 | Q | 33 | 3753 | 0.086 |
| K | 28 | 3300 | 0.076 | L | 24 | 3611 | 0.083 | N | 6 | 3300 | 0.076 | O | 30 | 3300 | 0.076 | P | 28 | 3307 | 0.076 | Q | 34 | 7128 | 0.164 |
| K | 29 | 3300 | 0.076 | L | 25 | 3300 | 0.076 | N | 7 | 3300 | 0.076 | O | 31 | 3300 | 0.076 | P | 29 | 3305 | 0.076 | Q | 35 | 7019 | 0.161 |
| K | 30 | 3300 | 0.076 | L | 26 | 3300 | 0.076 | N | 8 | 3300 | 0.076 | O | 32 | 3300 | 0.076 | P | 30 | 3303 | 0.076 | Q | 36 | 3600 | 0.083 |
| K | 31 | 3325 | 0.076 | L | 27 | 3300 | 0.076 | N | 9 | 3300 | 0.076 | O | 33 | 3300 | 0.076 | P | 31 | 3301 | 0.076 | Q | 37 | 4154 | 0.095 |
| K | 32 | 3375 | 0.077 | L | 28 | 3300 | 0.076 | N | 10 | 3300 | 0.076 | O | 34 | 3300 | 0.076 | P | 32 | 3239 | 0.074 | Q | 38 | 4305 | 0.099 |
| K | 33 | 3425 | 0.079 | L | 29 | 3300 | 0.076 | N | 11 | 3300 | 0.076 | O | 35 | 3300 | 0.076 | P | 33 | 6399 | 0.147 | Q | 39 | 4443 | 0.102 |
| K | 34 | 6563 | 0.151 | L | 30 | 3300 | 0.076 | N | 12 | 3300 | 0.076 | O | 36 | 3300 | 0.076 | P | 34 | 7371 | 0.169 | Q | 40 | 4587 | 0.105 |
| K | 35 | 8693 | 0.200 | L | 31 | 3300 | 0.076 | N | 13 | 3300 | 0.076 | O | 37 | 3300 | 0.076 | P | 35 | 4173 | 0.096 | Q | 41 | 4460 | 0.102 |
| K | 36 | 7599 | 0.174 | L | 32 | 3300 | 0.076 | N | 14 | 3708 | 0.085 | O | 38 | 3300 | 0.076 | P | 36 | 3394 | 0.078 | K | 1X-HOA | 56281 | 1.292 |
| K | 37 | 3286 | 0.075 | L | 33 | 3300 | 0.076 | N | 15 | 3775 | 0.087 | O | 39 | 3300 | 0.076 | P | 37 | 3396 | 0.078 | L | 1X-HOA | 3200 | 0.073 |
| K | 38 | 3329 | 0.076 | L | 34 | 3300 | 0.076 | N | 16 | 3300 | 0.076 | O | 40 | 3300 | 0.076 | P | 38 | 3396 | 0.078 | M | 1X-HOA | 6541 | 0.150 |
| K | 39 | 3329 | 0.076 | L | 35 | 3300 | 0.076 | N | 17 | 3300 | 0.076 | O | 41 | 3300 | 0.076 | P | 39 | 3396 | 0.078 | N | 1X-HOA | 3200 | 0.073 |
| K | 40 | 3329 | 0.076 | L | 36 | 3300 | 0.076 | N | 18 | 3300 | 0.076 | O | 42 | 3300 | 0.076 | P | 40 | 3396 | 0.078 | O | 1X-HOA | 4289 | 0.098 |
| K | 41 | 3329 | 0.076 | L | 37 | 3300 | 0.076 | N | 19 | 3300 | 0.076 | O | 43 | 3300 | 0.076 | P | 41 | 3396 | 0.078 | O | 2X-HOA | 11700 | 0.269 |
| K | 42 | 3329 | 0.076 | L | 38 | 3300 | 0.076 | N | 20 | 3300 | 0.076 | O | 44 | 3300 | 0.076 | P | 42 | 3396 | 0.078 | P | 1X-HOA | 66492 | 1.526 |
| K | 43 | 3329 | 0.076 | L | 39 | 3300 | 0.076 | N | 21 | 3300 | 0.076 | O | 45 | 3300 | 0.076 | P | 43 | 3396 | 0.078 | Q | 1X-HOA | 2618 | 0.060 |
| K | 44 | 3329 | 0.076 | L | 40 | 3300 | 0.076 | N | 22 | 3300 | 0.076 | O | 46 | 3300 | 0.076 | P | 44 | 3396 | 0.078 | Q | 2X-HOA | 5692 | 0.131 |
| K | 45 | 3329 | 0.076 | L | 41 | 3300 | 0.076 | N | 23 | 3300 | 0.076 | O | 47 | 3300 | 0.076 | P | 45 | 3396 | 0.078 | Lift Station | | 6852 | 0.157 |
| K | 46 | 3329 | 0.076 | L | 42 | 3300 | 0.076 | N | 24 | 3300 | 0.076 | O | 48 | 3300 | 0.076 | P | 46 | 3396 | 0.078 | | | | |
| K | 47 | 3329 | 0.076 | L | 43 | 3300 | 0.076 | N | 25 | 3300 | 0.076 | O | 49 | 3300 | 0.076 | Q | 1 | 4148 | 0.095 | | | | |
| K | 48 | 3329 | 0.076 | L | 44 | 3300 | 0.076 | N | 26 | 3300 | 0.076 | O | 50 | 3300 | 0.076 | Q | 2 | 3511 | 0.081 | | | | |
| K | 49 | 3329 | 0.076 | L | 45 | 3300 | 0.076 | N | 27 | 3300 | 0.076 | O | 51 | 3300 | 0.076 | Q | 3 | 3370 | 0.077 | | | | |
| K | 50 | 3329 | 0.076 | L | 46 | 4341 | 0.100 | N | 28 | 3800 | 0.087 | O | 52 | 3300 | 0.076 | Q | 4 | 3300 | 0.076 | | | | |
| K | 51 | 3329 | 0.076 | M | 1 | 3300 | 0.076 | O | 1 | 3300 | 0.076 | O | 53 | 3300 | 0.076 | Q | 5 | 3300 | 0.076 | | | | |
| K | 52 | 3329 | 0.076 | M | 2 | 3300 | 0.076 | O | 2 | 3300 | 0.076 | O | 54 | 3300 | 0.076 | Q | 6 | 3300 | 0.076 | | | | |

FINAL PLAT
# TILLAGE FARMS
# PHASE 1

**BLOCK K, LOTS 1-56, 1X-HOA; BLOCK L, LOTS 1-46, 1X-HOA; BLOCK M, LOTS 1-24, 1X-HOA; BLOCK N, LOTS 1-28, 1X-HOA; BLOCK O, LOTS 1-54, 1X-2X HOA; BLOCK P, LOTS 1-46, 1X-HOA; BLOCK Q, LOTS 1-41, 1X-2X HOA;**

AN ADDITION TO
COLLIN COUNTY, TEXAS

39.1407 ACRES
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,
COLLIN COUNTY, TEXAS

295 RESIDENTIAL LOTS
9 HOME OWNER'S ASSOCIATION (HOA) LOTS
1 LIFT STATION LOT

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

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.

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. |
|---|---|---|---|---|---|
| N/A | SPA | KHA | 1/8/2021 | 063451205 | 3 OF 3 |

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.

DWG NAME: K:\CEL_SURVEY\063451205-TILLAGE FARMS\DWG\TILLAGE PH 1 FINAL PLAT REVISED.DWG PLOTTED BY ALLEN, STEPHEN 2/4/2021 10:51 AM LAST SAVED 2/4/2021 9:10 AM