



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. is the owner of land situated in the William W. Bell Survey, Abstract No. 37, Collin County, Texas and being a portion of a remainder of a called 302.255 acre tract of land conveyed to Boat Investments, LLC, according to the document filed of record in document number 20170626000832040, Official Property Records, Collin County, Texas (O.P.R.C.C.T.), and a portion of a called 25.824 acre tract of land conveyed to Boat Investments, LLC, according to the document filed of record in Document No. 20171012001368690, (O.P.R.C.C.T.), and a portion of that tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD., according to the document filed of record in Document No. 20170626000832040 (O.P.R.C.C.T.) and a portion of that tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD., according to the document filed of record in Document No. 20191210001574380 (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 3646" found in the west line of FM 982, for the northeast corner of that tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD., according to the document filed of record in Instrument No. 20200331000465050 (O.P.R.C.C.T.) same being common with the southeast corner of said 25.824 acre tract and the southeast corner of this tract.

THENCE North 89°00'35" West, with the north line of said Lennar Homes tract recorded in 20200331000465050 same being common with the south line of said 25.824 acre tract, passing a 1/2-inch rod with plastic cap stamped "RPLS 3646" at 1984.04 feet and continuing a total distance of 2,046.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of that tract of land conveyed to Clay Robertson, according to documents filed of record in Document No. 20191202001525350 (O.P.R.C.C.T.) for the southwest corner of this tract.

THENCE with said east line the following six (6) courses and distances:

North 33°22'19" East, a distance of 75.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 31°04'37" West, a distance of 95.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 29°03'46" East, a distance of 68.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 12°38'26" East, a distance of 99.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 1°07'10" West, a distance of 190.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 16°07'16" East, a distance of 68.00 feet to a 3/8-inch iron rod found in the south line of the above-mentioned 302.255-acre tract for an interior ell corner of this tract;

THENCE North 89°12'23" West, with the south line of the above-mentioned 302.255 acre tract, same being common with the north line of the above-mentioned Robertson tract, a distance of 269.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 0°05'55" West, with the west line of the above-mentioned 302.255-acre tract, a distance of 23.35 feet to a 5/8-inch iron rod found for corner of this tract;

THENCE North 0°23'02" East, continuing with said west line, a distance of 227.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE leaving said west line over and across the above-mentioned 302.255-acre tract the following twelve (12) courses and distances:

South 89°36'58" East, a distance of 191.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 84°10'06" East, a distance of 79.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°36'58" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°23'02" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 33°28'44", a radius of 275.00 feet, a chord bearing and distance of North 73°31'45" East, 158.41 feet;

With said curve to the left, an arc distance of 160.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 56°47'23" East, a distance of 114.05 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 54°19'21", a radius of 275.00 feet, a chord bearing and distance of North 29°37'43" East, 251.07 feet;

With said curve to the left, an arc distance of 260.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°54'22" East, a distance of 14.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°36'58" East, a distance of 155.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°23'02" 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 89°36'47" East, a distance of 353.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°59'45" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 51°46'31" East, passing the northeasterly line of the above-mentioned 302.255-acre tract being common with the southwesterly line of the above-mentioned Lennar Homes tract recorded in 20191210001574380 at 117.68 feet and continuing for a total distance of 122.88 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 18°07'37", a radius of 630.00 feet, a chord bearing and distance of South 47°17'18" East, 198.49 feet;

THENCE over and across said Lennar Homes tract recorded in 20191210001574380 the following twenty (20) courses and distances:

With said curve to the left, an arc distance of 199.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 56°21'06" East, a distance of 214.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 11°21'06" 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 33°38'54" 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;

South 78°38'54" 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 56°21'06" West, a distance of 11.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 33°38'54" 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;

South 56°21'06" East, a distance of 11.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 11°21'06" 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 33°38'54" West, a distance of 153.74 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 32°39'29", a radius of 624.00 feet, a chord bearing and distance of South 17°19'10" West, 350.88 feet;

With said curve to the left, an arc distance of 355.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°59'25" West, a distance of 181.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 45°59'25" 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;

South 89°00'35" East, a distance of 70.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 44°00'35" 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 0°59'25" East, a distance of 105.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°00'35" East, a distance of 525.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°59'25" 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;

South 89°00'35" East, a distance of 251.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°51'16" East, a distance of 28.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of FM 982 same being common with the most northern southeast corner of the above-mentioned Lennar Homes tract recorded in 20191210001574380 for corner of this tract;

THENCE South 0°43'07" West, with said west line same being common with the east line of the above-mentioned Boat tract, a distance of 475.01 feet to the POINT OF BEGINNING and containing 45.6045 acres or 1,986.539 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 1-10, 1X-HOA, Block B Lots 1-60, 1X-2X-HOA, Block C Lots 1-36, 1X-HOA, Block D Lots 1-13, Block E Lots 1-24, Block F Lots 1-30, and Block G Lots 1-23, BRIDGEWATER, PHASE 5, 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: U.S. Home Corporation, 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 \_\_\_\_\_, 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

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 Gnd 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, and is within Zone "X" which is within 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 roadway 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 5 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.

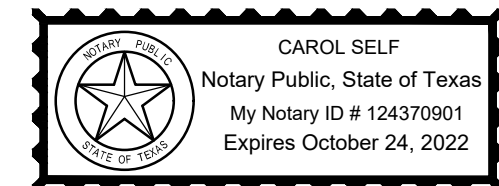
Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200



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

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the Bridgewater Phase 5 addition to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

Collin County Judge, Chris Hill

Mayor City of Princeton, Texas Date

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

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 1-13; BLOCK E, LOTS 1-24;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-23

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

COLLIN COUNTY, TEXAS
196 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

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 100', ANY, KHA, JAN. 2021, 063233727, 2 OF 2

OWNER/DEVELOPER: Lennar Homes of Texas Land and Construction, Ltd. 1707 Market Place Blvd. Irving, Texas 75063 Phone: 469-587-6200 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.