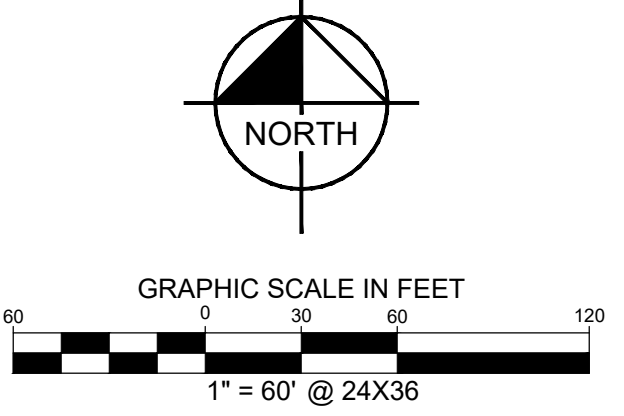
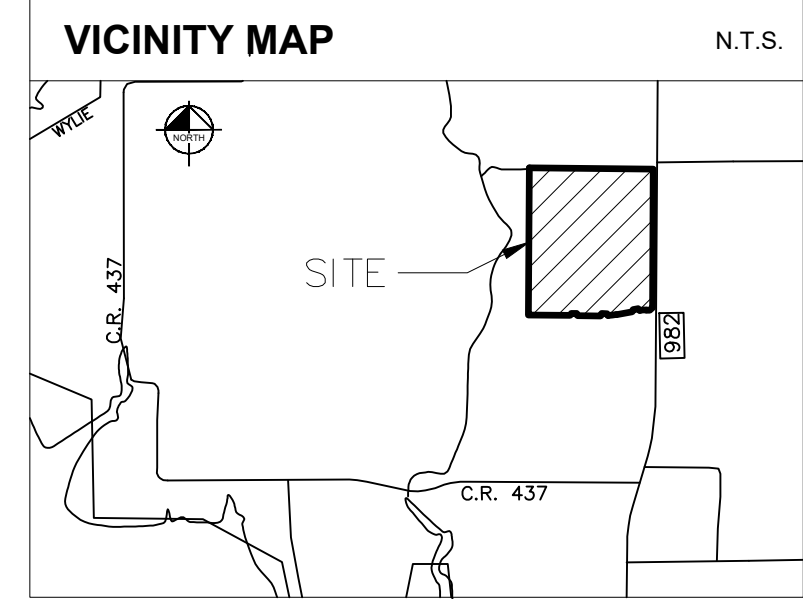


COPE ADDITION NO. 2  
DOC. NO. 2017-866  
O.P.R.C.C.T.

P.O.B.



**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
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNERS 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

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

### FINAL PLAT TILLAGE FARMS PHASE 2

- BLOCK A, LOTS 1-46, 1X-3X HOA;
- BLOCK B, LOTS 1-34, 1X-2X HOA;
- BLOCK C, LOTS 1-37, LOT 1X HOA;
- BLOCK D, LOTS 1-33, LOT 1X HOA;
- BLOCK E, LOTS 1-17, 1X HOA;
- BLOCK F, LOTS 1-14, 1X HOA;
- BLOCK G, LOTS 1-16;
- BLOCK H 1-8, 1X HOA

AN ADDITION TO  
COLLIN COUNTY, TEXAS

35.0284 ACRES  
OUT OF THE  
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,  
COLLIN COUNTY, TEXAS

205 RESIDENTIAL LOTS  
10 HOME OWNER'S ASSOCIATION (HOA) LOTS

## Kimley»Horn

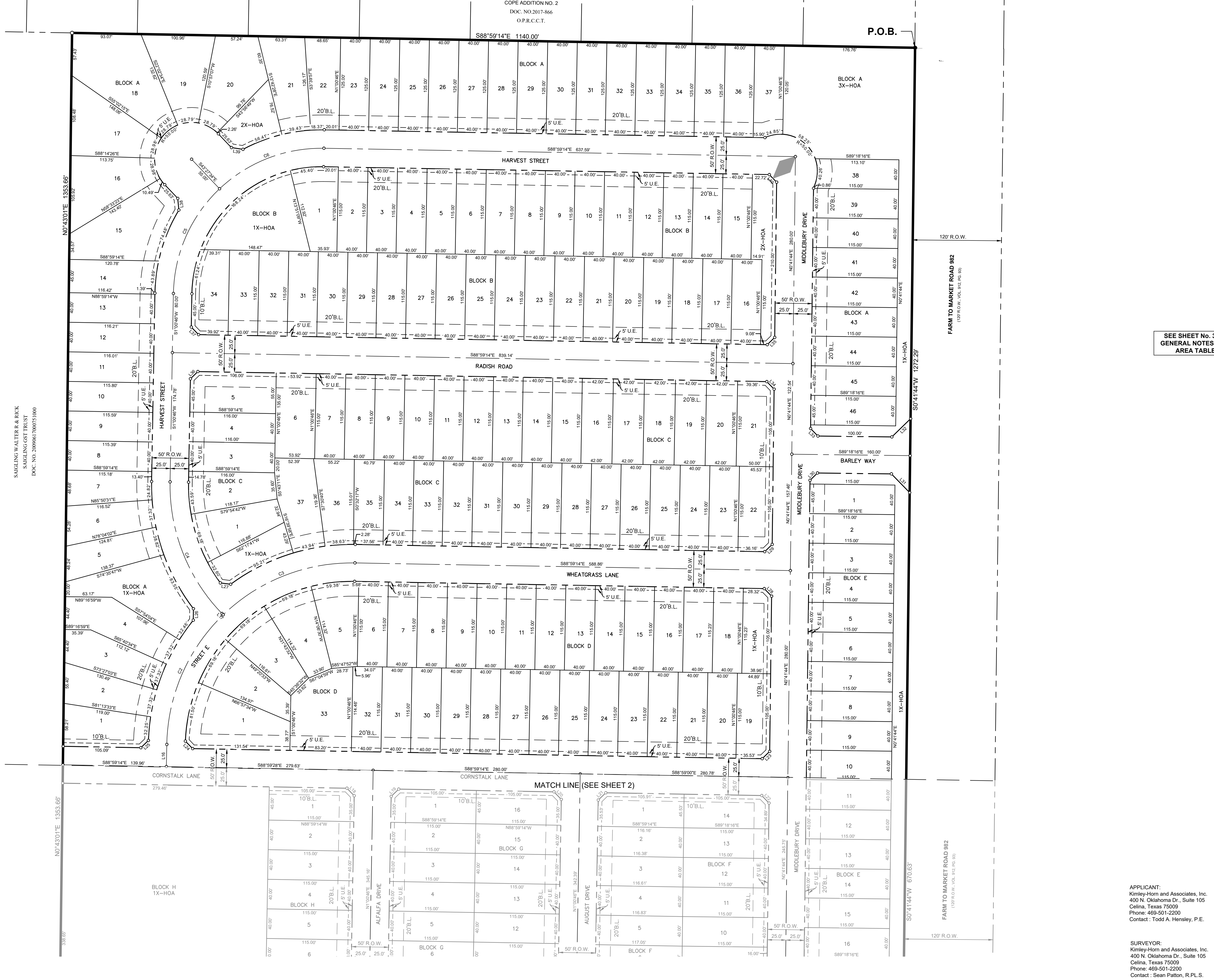
400 N. Oklahoma Drive, Suite 105      Tel. No. (469) 501-2200  
Celina, Texas 75009                              FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	KHA	MAR 2021	063451208	1 OF 3

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.

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

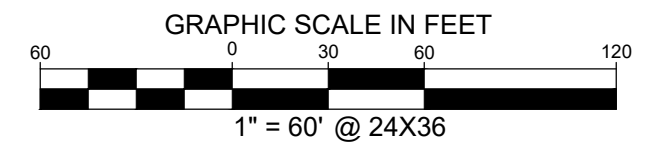
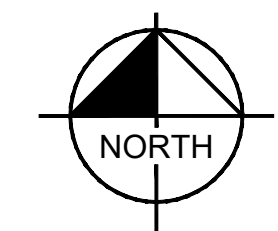
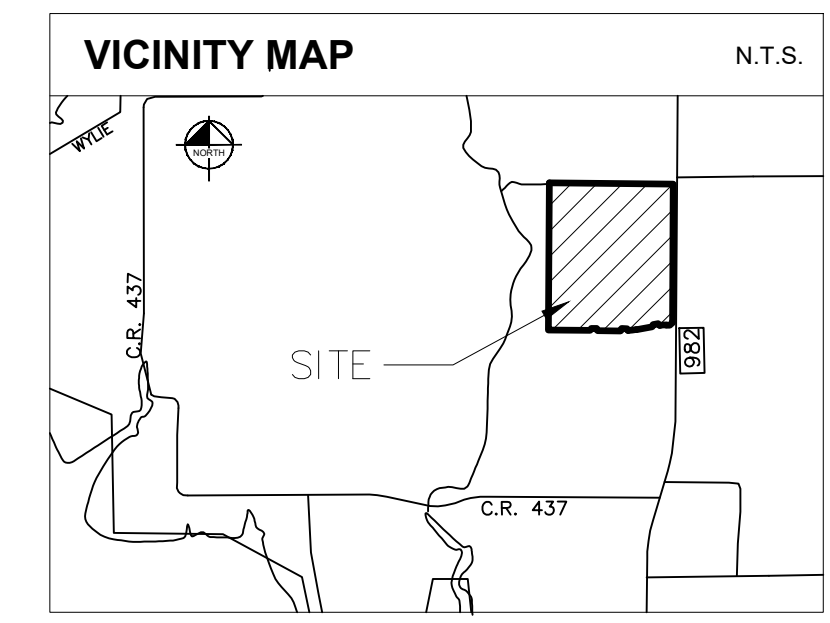
OWNER/DEVELOPER:  
Lennar Homes of Texas  
Land and Construction, Ltd.  
1707 Market Place Blvd.  
Irving, Texas 75063  
Phone: 469-587-5200  
Contact: Justin Christ, P.E.



SAGLING WALTER & RICK  
SAGLING GST TRUST  
DOC. NO. 20090617000751000



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



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N53°39'19"W	14.32'	L21	N48°00'46"E	14.14'
L2	N09°23'19"W	9.88'	L22	S44°08'45"E	14.18'
L3	S80°36'41"W	50.00'	L23	S45°51'15"W	14.10'
L4	S09°23'19"E	9.84'	L24	S43°49'44"E	14.10'
L5	S35°36'41"W	14.14'	L25	S46°08'37"W	14.17'
L6	N46°11'52"W	13.59'	L26	S00°42'59"W	15.50'
L7	N01°00'46"E	9.35'	L27	N82°24'47"W	14.11'
L8	N88°59'14"W	50.00'	L28	S44°08'45"E	14.18'
L9	S01°00'14"W	11.26'	L29	N45°51'15"E	14.10'
L10	S45°58'37"W	14.15'	L30	S45°41'44"W	14.14'
L11	N43°59'14"W	14.14'	L31	S44°18'16"E	35.36'
L12	N01°00'46"E	8.50'	L32	N45°41'44"E	35.44'
L13	N88°59'14"W	50.00'	L33	N44°18'16"W	14.14'
L14	S01°00'46"W	8.50'	L34	S44°08'45"E	14.18'
L15	S46°00'46"W	14.14'	L35	N45°51'15"E	14.10'
L16	N01°00'46"E	30.00'	L36	S46°00'46"W	14.14'
L17	N44°00'55"W	2.35'	L37	S43°59'14"E	14.14'
L18	S43°59'14"E	14.14'	L38	S05°31'04"E	15.77'
L19	S46°00'46"W	14.14'	L39	S81°24'04"E	15.77'
L20	S43°59'14"E	14.14'	L40	S44°08'45"E	14.18'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°05'03"	300.00'	52.80'	S04°20'48"E	52.73'
C2	44°58'24"	249.99'	196.23'	N23°29'57"E	191.23'
C3	45°01'33"	250.01'	196.47'	N68°29'55"E	191.45'
C4	45°01'41"	250.00'	196.47'	S21°30'04"E	191.45'
C5	45°31'40"	200.00'	158.92'	N23°46'36"E	154.77'
C6	44°28'20"	200.00'	155.24'	N68°46'36"E	151.37'

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
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
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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 2

**BLOCK A, LOTS 1-46, 1X-3X HOA;  
BLOCK B, LOTS 1-34, 1X-2X HOA;  
BLOCK C, LOTS 1-37, LOT 1X HOA;  
BLOCK D, LOTS 1-33, LOT 1X HOA;  
BLOCK E, LOTS 1-17, 1X HOA;  
BLOCK F, LOTS 1-14, 1X HOA;  
BLOCK G, LOTS 1-16;  
BLOCK H 1-8, 1X HOA**

AN ADDITION TO  
COLLIN COUNTY, TEXAS

**35.0284 ACRES**  
OUT OF THE  
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,  
COLLIN COUNTY, TEXAS

205 RESIDENTIAL LOTS  
10 HOME OWNER'S ASSOCIATION (HOA) LOTS

# Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	KHA	MAR 2021	063451208	2 OF 3

APPLICANT:  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
Cella, Texas 75009  
Phone: 469-501-2200  
Contact : Todd A. Hensley, P.E.

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

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.

LEGAL DESCRIPTION  
35.0284 ACRES

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

BEGINNING at a 3/8-inch iron found in the west line of Farm to Market Road 982 for the northeast corner of said Boat tract same being the southeast corner of Lot 4 of Cope Additions No. 2, according to the document filed of record in Document No. 2017-866 (O.P.R.C.C.T.) for the northeast corner of this tract:

THENCE South 0°41'44" West, with said west line same being common with the east line of the above-mentioned Boat tract, a distance of 1,272.29 feet to a point for the southeast corner of this tract;

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

South 45°51'15" West, a distance of 35.26 feet to a point for corner of this tract;

North 88°59'14" West, a distance of 30.51 feet to a point at the beginning of a tangent curve to the left having a central angle of 8°16'11", a radius of 430.00 feet, a chord bearing and distance of South 86°52'40" West, 62.01 feet;

in a southwesterly direction, with said curve to the left, an arc distance of 62.06 feet to a point for corner of this tract;

North 53°39'19" West, a distance of 14.32 feet to a point for corner of this tract;

North 9°23'19" West, a distance of 9.88 feet to a point for corner of this tract;

South 80°36'41" West, a distance of 50.00 feet to a point for corner of this tract;

South 9°23'19" East, a distance of 9.84 feet to a point for corner of this tract;

South 35°36'41" West, a distance of 14.14 feet to a point for corner of this tract;

South 80°36'41" West, a distance of 149.03 feet to a point at the beginning of a tangent curve to the right having a central angle of 5°36'28", a radius of 770.00 feet, a chord bearing and distance of South 83°24'55" West, 75.33 feet;

in a southwesterly direction, with said curve to the right, an arc distance of 75.36 feet to a point for corner of this tract;

North 46°11'52" West, a distance of 13.59 feet to a point for corner of this tract;

North 1°00'46" East, a distance of 9.35 feet to a point for corner of this tract;

North 88°59'14" West, a distance of 50.00 feet to a point for corner of this tract;

South 1°00'46" West, a distance of 11.28 feet to a point for corner of this tract;

South 45°58'37" West, a distance of 14.15 feet to a point for corner of this tract;

North 88°59'14" West, a distance of 210.00 feet to a point for corner of this tract;

North 43°59'14" West, a distance of 14.14 feet to a point for corner of this tract;

North 1°00'46" East, a distance of 8.50 feet to a point for corner of this tract;

North 88°59'14" West, a distance of 50.00 feet to a point for corner of this tract;

South 1°00'46" West, a distance of 8.50 feet to a point for corner of this tract;

South 46°00'46" West, a distance of 14.14 feet to a point for corner of this tract;

North 88°59'14" West, a distance of 382.72 feet to a point in the west line of the above-mentioned Boat tract same being the east line of that tract of land conveyed to Saigling Water R and Rick Saigling GST Trust, according to the document filed of record in Document No. 20090617000751000 for the southwest corner of this tract;

THENCE North 0°43'01" East, with said common line, a distance of 1,353.66 feet to a point in the south line of the above-mentioned Cope tract for the northwest corner of this tract;

THENCE South 88°59'14" East, with the south line of the above-mentioned Cope tract being common with the north line of the above-mentioned Boat tract, a distance of 1,140.00 feet to the POINT OF BEGINNING and containing 35.0284 acres or 1,525.835 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 1-46, 1X-3X HOA, Block B Lots 1-34, 1X-2X HOA, Block C Lots 1-37, 1X HOA, Block D Lots 1-33, 1X HOA, Block E 1-17, 1X HOA, Block F Lots 1-14, 1X HOA, and Block G Lots 1-16, 1X-HOA, Block H 1-8, 1X HOA. TILLAGE FARMS, PHASE 2, 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 \_\_\_\_\_, 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  
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. 4808504 10J 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 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 4C 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 date.

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

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 \_\_\_\_\_, 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

FINAL PLAT  
TILLAGE FARMS  
PHASE 2

BLOCK A, LOTS 1-46, 1X-3X HOA;  
BLOCK B, LOTS 1-34, 1X-2X HOA;  
BLOCK C, LOTS 1-37, LOT 1X HOA;  
BLOCK D, LOTS 1-33, LOT 1X HOA;  
BLOCK E, LOTS 1-17, 1X HOA;  
BLOCK F, LOTS 1-14, 1X HOA;  
BLOCK G, LOTS 1-16;  
BLOCK H 1-8, 1X HOA

AN ADDITION TO  
COLLIN COUNTY, TEXAS

35.0284 ACRES  
OUT OF THE

WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,  
COLLIN COUNTY, TEXAS

205 RESIDENTIAL LOTS  
10 HOME OWNER'S ASSOCIATION (HOA) LOTS

Table with 24 columns (BLOCK, LOT, SQ. FT., ACRES) and 36 rows of lot data for Blocks A through H.

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.

APPLICANT:  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
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Phone: 469-501-2200  
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