

LEGEND	
P.O.B.	POINT OF BEGINNING
IRSC	IRON ROD W/ CAP SET
IRFC	IRON ROD W/ CAP FOUND
RF	IRON ROD FOUND
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
HOA	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
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
—	STREET NAME CHANGE
LINE TYPE LEGEND	
—	BOUNDARY LINE
- - -	EASEMENT LINE
---	BUILDING LINE
---	LOT LINE

FINAL PLAT
OF
BRIDGEWATER
PHASE 7A

BLOCK A, LOTS 1-36, 1X-HOA - 2X-HOA;
BLOCK B, LOTS 1-14, 1X-HOA - BLOCK C, LOTS 1-36, 1X-HOA;
BLOCK D, LOTS 1-43, 1X-HOA - 2X-HOA;
BLOCK E, LOTS 1-11, 1X-HOA;
BLOCK F, LOTS 1-28, 1X-HOA - BLOCK G, LOTS 1-8, 1X-HOA;
BLOCK AA, LOTS 1-7, 1X-HOA - 2X-HOA; BLOCK BB, LOTS 1-6;
BLOCK CC LOT 1X-HOA; BLOCK DD LOT 1X-HOA

BEING 63.8215 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476, AND THE
SARAH D. TERRY SURVEY, ABSTRACT NO. 890

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

Kimley»Horn

400 North Oklahoma Dr., 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	APR. 2021	063233704	1 OF 3

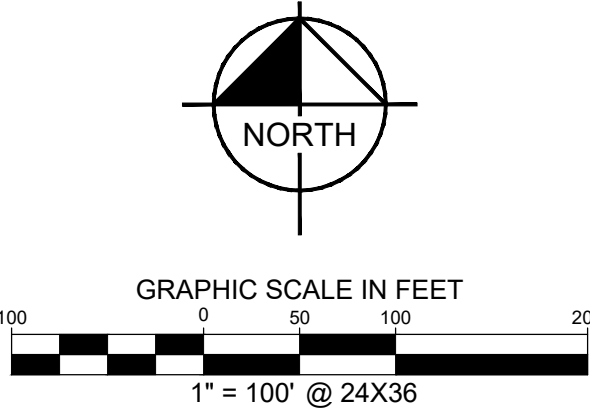
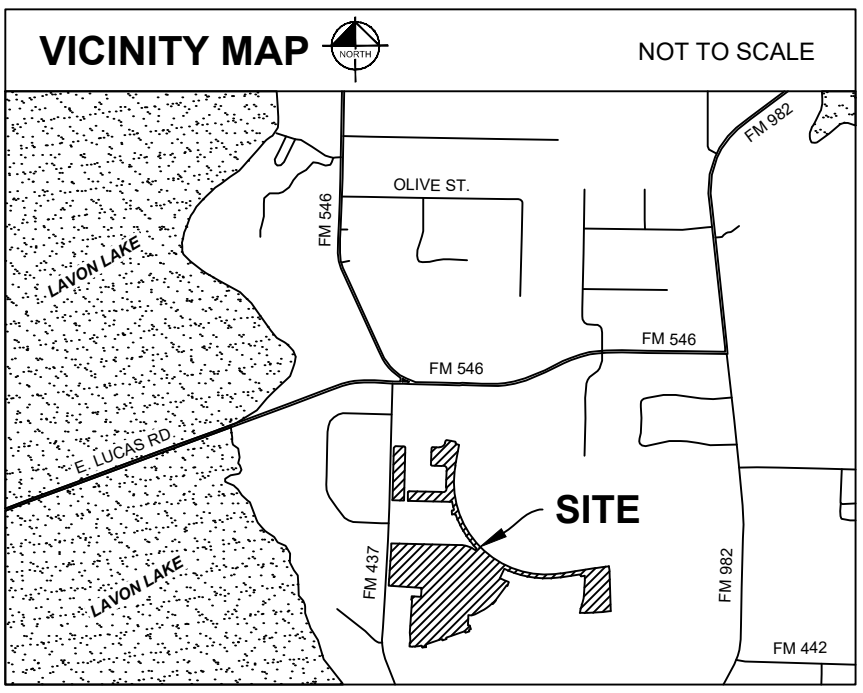
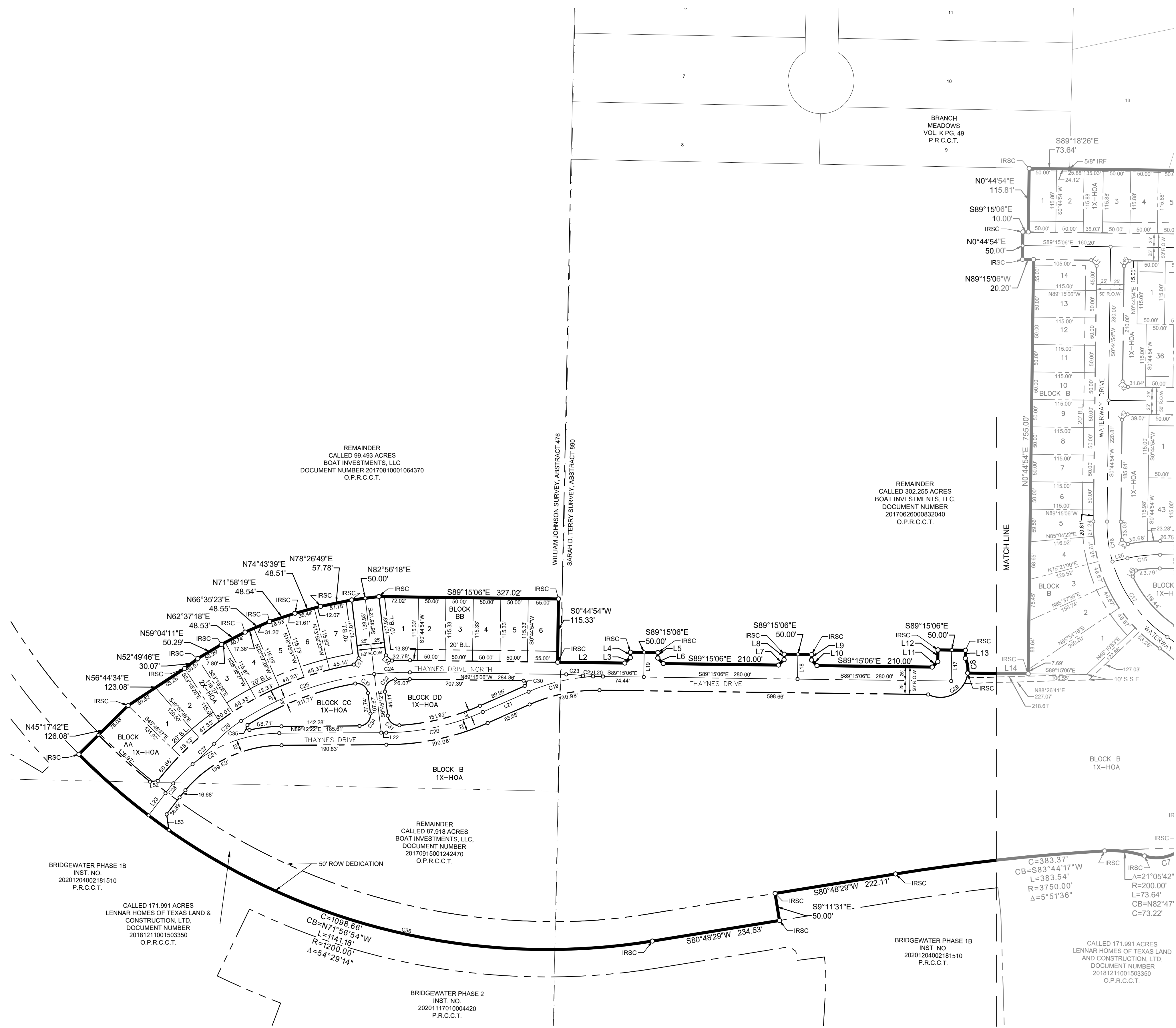
OWNER/DEVELOPER:
Lennar Homes of Texas
Land and Construction, LTD.
1707 Market Place Blvd.
Frisco, Texas 75063
Phone: 469-587-5200
Contact : Carlos Moreno

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

APPLICANT:
Kimley-Horn and Associates, Inc.
400 North Oklahoma Dr., Suite 105
Frisco, Texas 75063
Phone: 972-731-2189
Contact : Brent L. Murphree, P.E.

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
NO. BEARING LENGTH	NO. BEARING LENGTH	NO. BEARING LENGTH	NO. BEARING LENGTH
L1 N73°58'08"W 50.00'	L16 N84°11'34"E 25.00'	L31 N42°28'14"E 26.80'	L46 N44°31'52"W 14.21'
L2 S89°15'06"E 122.41'	L17 S00°44'54"W 56.50'	L32 N36°51'10"W 25.85'	L47 S45°11'36"W 28.01'
L3 N45°44'54"E 14.14'	L18 S00°44'54"W 45.00'	L33 N46°18'09"E 14.14'	L48 N46°18'09"E 28.28'
L4 N00°44'54"E 10.00'	L19 S00°44'54"W 45.00'	L34 S43°41'51"E 14.14'	L49 S43°41'51"E 14.14'
L5 S00°44'54"W 10.00'	L20 S89°15'06"E 18.10'	L35 N46°18'09"E 14.14'	L50 S49°53'03"E 14.60'
L6 S44°15'06"E 14.14'	L21 N66°08'38"E 91.33'	L36 N50°17'05"W 14.27'	L51 N37°07'29"E 14.42'
L7 N45°44'54"E 14.14'	L22 N89°42'22"E 9.14'	L37 N39°42'57"E 14.01'	L52 N83°11'56"E 14.01'
L8 N00°44'54"E 10.00'	L23 N37°13'30"E 50.73'	L38 S45°13'31"W 14.01'	L53 S08°16'30"E 29.25'
L9 S00°44'54"W 10.00'	L24 S16°01'52"W 48.91'	L39 N44°46'27"W 14.27'	
L10 S44°15'06"E 14.14'	L25 N77°03'06"E 28.04'	L40 S45°44'54"W 14.14'	
L11 N45°44'54"E 14.14'	L26 N40°29'46"E 28.11'	L41 N44°15'06"W 14.14'	
L12 N00°44'54"E 21.50'	L27 S48°47'21"E 28.11'	L42 S44°15'06"E 14.14'	
L13 S00°44'54"W 14.71'	L28 S41°10'35"W 14.22'	L43 S45°44'54"W 14.14'	
L14 S89°15'06"E 110.29'	L29 S49°28'12"E 14.22'	L44 S55°42'10"E 13.70'	
L15 S00°44'54"W 25.00'	L30 N47°31'46"W 14.93'	L45 S27°01'42"W 12.50'	

CURVE TABLE	CURVE TABLE	CURVE TABLE	CURVE TABLE
NO. DELTA RADIUS LENGTH CHORD BEARING CHORD	NO. DELTA RADIUS LENGTH CHORD BEARING CHORD	NO. DELTA RADIUS LENGTH CHORD BEARING CHORD	NO. DELTA RADIUS LENGTH CHORD BEARING CHORD
C1 30°22'44" 68.50' 36.32' N76°31'38"W 35.90'	C16 16°57'52" 250.00' 74.02' S07°44'02"E 73.75'	C31 86°45'04" 20.00' 30.28' S50°07'44"E 27.47'	
C2 75°56'24" 48.50' 64.28' N23°22'04"W 59.88'	C17 39°44'25" 250.00' 173.40' S36°05'10"E 169.94'	C32 94°44'16" 20.00' 33.07' S40°36'56"W 29.43'	
C3 1°25'45" 275.00' 6.86' N15°19'00"E 6.86'	C18 71°59'15" 250.00' 314.10' N19°57'45"W 293.85'	C33 93°05'05" 20.00' 32.49' N53°17'44"W 29.04'	
C4 5°30'44" 325.00' 31.27' S13°16'30"W 31.26'	C19 24°36'16" 139.35' S78°26'46"W 138.28'	C34 96°27'34" 20.00' 33.67' N41°28'35"E 29.83'	
C5 44°17'27" 48.50' 37.49' S32°39'52"W 36.56'	C20 23°33'44" 440.21' 181.03' N77°55'30"E 178.78'	C35 160°42'24" 5.00' 14.02' S22°38'00"E 9.86'	
C6 7°44'59" 67.50' 9.13' S50°56'06"W 9.12'	C21 50°06'32" 252.50' 220.83' S64°39'06"W 213.86'	C36 44°13'37" 1200.00' 926.29' S77°04'43"E 903.46'	
C7 60°42'11" 71.50' 75.75' S77°24'41"W 72.26'	C22 7°01'18" 150.00' 18.38' S85°44'27"E 18.37'		
C8 31°34'52" 50.00' 27.56' S09°18'11"E 27.21'	C23 7°01'18" 250.00' 30.64' N85°44'27"W 30.62'		
C9 1°39'37" 2634.00' 76.33' N04°58'37"W 76.33'	C24 6°43'32" 553.00' 64.91' S87°23'08"W 64.87'		
C10 5°26'58" 2634.00' 250.52' N01°25'20"W 250.43'	C25 26°52'52" 553.00' 259.45' S70°34'56"W 257.07'		
C11 7°06'35" 2352.00' 291.86' S02°15'08"E 291.67'	C26 14°55'21" 247.50' 64.46' S49°40'50"W 64.28'		
C12 6°33'20" 250.00' 28.60' S02°31'46"E 28.59'	C27 8°39'55" 360.00' 54.45' N46°33'07"E 54.39'		
C13 6°33'20" 250.00' 28.60' N87°28'14"E 28.59'	C28 2°22'20" 550.00' 22.77' S38°24'40"W 22.77'		
C14 1°56'11" 2071.00' 69.99' N00°20'04"E 69.98'	C29 141°41'02" 50.00' 123.64' N45°44'54"E 94.46'		
C15 13°41'48" 250.00' 59.76' S83°54'00"W 59.62'	C30 155°23'44" 5.00' 13.56' N11°33'14"W 9.77'		



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IRFC	IRON ROD W/ CAP FOUND
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
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R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
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OF
BRIDGEWATER
PHASE 7A

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BLOCK CC LOT 1X-HOA; BLOCK DD LOT 1X-HOA

BEING 63.8215 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476, AND THE
SARAH D. TERRY SURVEY, ABSTRACT NO. 890

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

Kimley»Horn
400 North Oklahoma Dr., 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	APR. 2021	063233704	2 OF 3

OWNER/DEVELOPER:
Lennar Homes of Texas
Land and Construction, LTD
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
Contact : Carlos Moreno

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

APPLICANT:
Kimley-Horn and Associates, Inc.
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Frisco, Texas 75009
Phone: 972-731-2189
Contact : Brent L. Murphree, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD, is the owner of

BEING a tract of land situated in the William Johnson Survey, Abstract No. 476 and Sarah D. Terry Survey, Abstract No. 890, all being within Collin County, Texas and being a portion of the remainder of a called 99.493-acre tract of land conveyed to Boat Investments, LLC., according to the document filed of record in Document No. 20170810001064370 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), a portion of the remainder of a called 87.918-acre tract of land conveyed to Boat Investments, LLC., according to the document filed of record in Document No. 20170915001242470 (O.P.R.C.C.T.), a portion of the remainder of a called 302.255-acre tract of land conveyed to Boat Investments, LLC., according to the document filed of record in Document No. 20170626000832040 (O.P.R.C.C.T.), 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 No. 20181211001503350 (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 "Cowen" found in the west line of F.M. Highway 982 for the northeast corner of said 302.255-acre remainder same being the southeast corner of County Time Estates, according to the Plat filed of record in Volume L, Page 13 Map Records, Collin County, Texas for the northeast corner of this tract;

THENCE with said west right-of-way same being common with the east line of said 302.255-acre remainder the following three (3) courses and distances:

South 5°48'26" East, a distance of 431.65 feet to a 1/2-inch iron rod found with plastic cap stamped "Spinner" at the beginning of a non-tangent curve to the right having a central angle of 7°10'55", a radius of 2804.78 feet, a chord bearing and distance of South 2°15'14" East, 351.34 feet;

With said curve to the right, an arc distance of 351.57 feet to a 1/2-inch iron rod found for corner of this tract;

South 1°18'09" West, a distance of 430.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

South 45°49'25" West, a distance of 28.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°39'19" West, a distance of 619.28 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 0°41'05", a radius of 1030.00 feet, a chord bearing and distance of North 89°59'51" West, 12.31 feet;

With said curve to the left, an arc distance of 12.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°39'36" West, a distance of 426.51 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 1°22'37", a radius of 330.00 feet, a chord bearing and distance of South 88°58'18" West, 7.93 feet;

With said curve to the left, an arc distance of 7.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°17'00" West, a distance of 114.42 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 30°22'44", a radius of 68.50 feet, a chord bearing and distance of North 76°31'38" West, 35.90 feet;

With said curve to the right, an arc distance of 36.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the right having a central angle of 75°56'24", a radius of 48.50 feet, a chord bearing and distance of North 23°22'04" West, 59.68 feet;

With said curve to the right, an arc distance of 64.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the right having a central angle of 1°25'45", a radius of 275.00 feet, a chord bearing and distance of North 15°19'00" East, 6.86 feet;

With said curve to the right, an arc distance of 6.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 73°58'08" West, a distance of 50.00 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 5°30'44", a radius of 325.00 feet, a chord bearing and distance of South 13°16'30" West, 31.26 feet;

With said curve to the left, an arc distance of 31.27 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 44°17'27", a radius of 48.50 feet, a chord bearing and distance of South 32°39'52" West, 36.56 feet;

With said curve to the right, an arc distance of 37.49 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 7°44'59", a radius of 67.50 feet, a chord bearing and distance of South 50°36'06" West, 9.12 feet;

THENCE with said curve to the left, an arc distance of 9.13 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 60°42'11", a radius of 71.50 feet, a chord bearing and distance of South 77°24'41" West, 72.26 feet;

THENCE passing the southerly line of the above-mentioned 302.255-acre remainder same being common with the northerly line of the above-mentioned 171.911-acre remainder at 1.18 feet, with said curve to the right, an arc distance of 73.64 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 21°05'42", a radius of 200.00 feet, a chord bearing and distance of North 82°47'04" West, 73.22 feet;

THENCE over and across said 171.911-acre remainder, with said curve to the left, an arc distance of 73.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line, at the beginning of a compound curve to the left having a central angle of 5°51'36", a radius of 3750.00 feet, a chord bearing and distance of South 83°44'17" West, 383.37 feet;

THENCE with said common line and curve to the left, an arc distance of 383.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 80°48'29" West, continuing with said common line, a distance of 222.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 9°11'31" East, leaving said common line over and across Bridgewater Phase 1B, according to the Plat filed for record in Instrument No. 20201204002181510 Plat Records, Collin County, Texas, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northerly line of said Bridgewater Phase 1B same being common with a southerly line of the above-mentioned 171.991-acre remainder tract for corner of this tract;

THENCE South 80°48'29" West, with said common line, a distance of 234.53 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 54°29'14", a radius of 1200.00 feet, a chord bearing and distance of North 71°56'54" West, 1098.66 feet;

THENCE continuing with said common line and said curve to the right, an arc distance of 1141.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 45°17'42" East, leaving said common line over and across the above-mentioned 171.991-acre remainder tract passing the northerly line of said 1741.991-acre remainder tract same being common with the southerly line of the above-mentioned 99.493-acre remainder tract at a distance of 53.26 feet and continuing a total distance of 126.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE over and across said 99.493-acre remainder tract the following eleven (11) courses and distances

North 56°44'34" East, and continuing for a total distance of 123.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 52°49'46" East, a distance of 30.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 59°04'11" East, a distance of 50.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 62°37'18" East, a distance of 48.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 66°35'23" East, a distance of 48.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 71°58'19" East, a distance of 48.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 74°43'39" East, a distance of 48.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 78°26'49" East, a distance of 57.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 82°56'18" 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°15'06" East, a distance of 327.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°44'54" West, a distance of 115.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 89°15'06" East, passing the east line of the above-mentioned 99.493-acre remainder same being common with the west line of the above-mentioned 302.255-acre remainder tract at a distance of 5.64 feet and continuing a total distance of 122.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE over and across said 302.255-acre remainder tract the following twenty-three (23) courses and distances: Copyright © 2021 Kimley-Horn and Associates, Inc. All rights reserved.

North 45°44'54" 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 0°44'54" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°15'06" 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 0°44'54" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 44°15'06" 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 89°15'06" 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°44'54" 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 0°44'54" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°15'06" 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 0°44'54" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 44°15'06" 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 89°15'06" 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°44'54" 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 0°44'54" East, a distance of 21.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°15'06" 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 0°44'54" West, a distance of 14.71 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 31°34'52", a radius of 50.00 feet, a chord bearing and distance of South 9°18'11" East, 27.21 feet;

With said curve to the right, an arc distance of 27.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°15'06" East, a distance of 110.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°44'54" East, a distance of 755.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°15'06" West, a distance of 20.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°44'54" 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°15'06" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°44'54" East, a distance of 115.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of the above-mentioned 302.255-acre remainder tract same being common with the south line of Branch Meadows, according to the Plat filed of record in Volume K, Page 49 (P.R.C.C.T.) for corner of this tract;

THENCE South 89°18'26" East, with said common line, a distance of 73.64 feet to a 5/8-inch iron rod found in said north line for the southeast corner of said Branch Meadows same being common with the southwest corner of the above-mentioned County Time Estate for corner of this tract;

THENCE South 89°15'06" East, with the south line of said County Time Estate same being common with the north line of the above-mentioned 302.25-acre remainder tract, a distance of 1499.06 feet to the POINT OF BEGINNING and containing 63.8215 acres or 2,780,064 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 1-36, 1X-HOA - 2X-HOA; Block B, Lots 1-14, 1X-HOA; Block C, Lots 1-36 1X-HOA; Block D, Lots 1-43, 1X-HOA - 2X-HOA; Block E, Lots 1-11, 1X-HOA; Block F, Lots 1-28, 1X-HOA; Block G, Lots 1-8, 1X-HOA; Block AA, Lots 1-7, 1X-HOA - 2X-HOA; Block BB, Lots 1-6, Block CC, Lot 1X-HOA; Block DD, Lot 1X-HOA, BRIDGEWATER, PHASE 7A, 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 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 _____, 2021, by _____ of LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD, a Texas limited liability company, on behalf of the limited liability company.

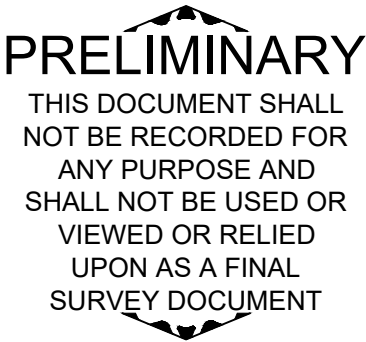
Notary Public, State of Texas

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 North Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
sean.patton@kimley-horn.com



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

Mayor
City of Princeton, Texas
Date

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

Collin County Judge, Chris Hill

NOTES:

- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1983). To convert the Surface distances to Grid values, multiply the Surface distances by a Combined Scale Factor of 0.9998800144.
- All common areas are to be owned and maintained by the Property Owner's Association.
- 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.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 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.
- 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.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Collin County permits are required for building construction.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 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.
- The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
- 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.
- Mail boxes shall meet USPS specifications.
- The finish floor elevations of all house pads will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.
- The streets, including street signs, street lights, and sidewalks, within Bridgewater Phase XX will be maintained by Collin County Municipal District Number 2.

FINAL PLAT
OF
BRIDGEWATER
PHASE 7A

BLOCK A, LOTS 1-36, 1X-HOA - 2X-HOA;
BLOCK B, LOTS 1-14, 1X-HOA; BLOCK C, LOTS 1-36, 1X-HOA;
BLOCK D, LOTS 1-43, 1X-HOA - 2X-HOA;
BLOCK E, LOTS 1-11, 1X-HOA;
BLOCK F, LOTS 1-28, 1X-HOA; BLOCK G, LOTS 1-8, 1X-HOA;
BLOCK AA, LOTS 1-7, 1X-HOA - 2X-HOA; BLOCK BB, LOTS 1-6;
BLOCK CC LOT 1X-HOA; BLOCK DD LOT 1X-HOA

BEING 63.8215 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476, AND THE
SARAH D. TERRY SURVEY, ABSTRACT NO. 890

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

Kimley»Horn

400 North Oklahoma Dr., Suite 105 Celina, Texas 75009		Tel. No. (469) 501-2200 FIRM # 10194503	
Scale 1" = 100'	Drawn by SPA	Checked by KHA	Date APR. 2021
		Project No. 063233704	Sheet No. 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 : Carlos Moreno		SURVEYOR: Kimley-Horn and Associates, Inc. 400 North Oklahoma Dr., Suite 105 Frisco, Texas 75009 Phone: 972-734-3572 Contact : Sean Patton, R.P.L.S.	
		WATER UTILITY PROVIDER: Culleoka Water Supply Corporation P.O. Box 909 Princeton, Texas 75407 Phone: 972-734-3572 Contact : Peter Williams	
		APPLICANT: Kimley-Horn and Associates, Inc. 400 North Oklahoma Dr., Suite 105 Frisco, Texas 75009 Phone: 972-731-2189 Contact : Brent L. Murphree, P.E.	