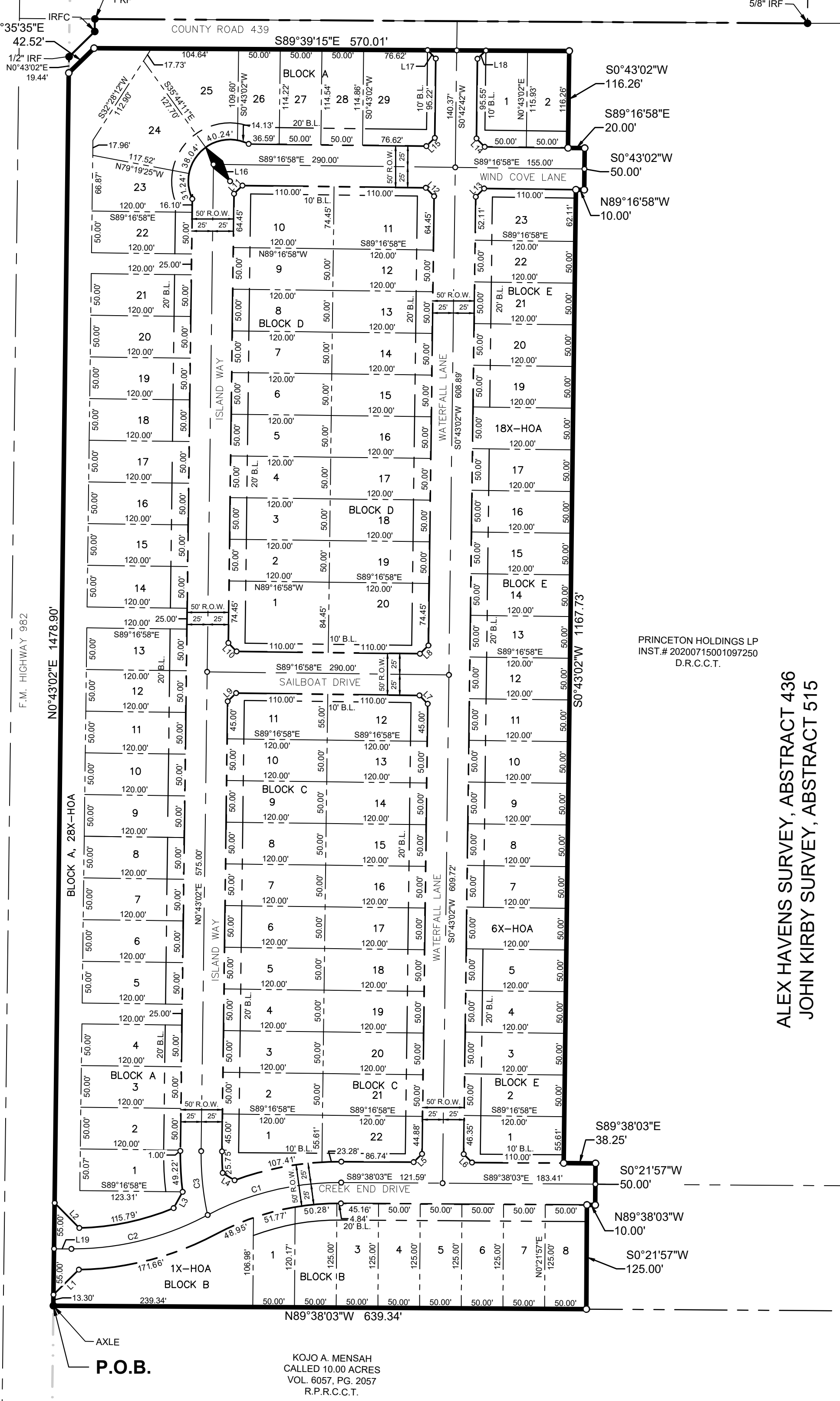


COPE ADDITION NO. 2
DOC. NO. 2017-866
M.R.C.C.T.

BOAT II INVESTMENTS LP
20200213000205920
R.P.R.C.C.T.



NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S45°27'13"W	42.65'	L8	S45°43'02"W	14.14'	L15	N45°43'02"E	14.14'
L2	N44°38'08"W	42.20'	L9	N45°48'19"E	14.12'	L16	S44°14'29"E	28.29'
L3	N29°04'18"E	22.31'	L10	N44°16'58"W	14.14'	L17	S44°28'06"E	14.10'
L4	S58°14'40"E	16.85'	L11	N45°43'02"E	14.14'	L18	S45°31'54"W	14.19'
L5	N45°32'30"E	14.19'	L12	S44°16'58"E	14.14'	L19	S89°38'03"E	20.75'
L6	N44°27'30"W	14.10'	L13	S45°43'02"W	14.14'			
L7	S44°22'13"E	14.12'	L14	S44°16'58"E	14.14'			

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°03'54"	340.00'	166.54'	N76°20'00"E	164.88'
C2	28°40'18"	340.17'	170.23'	N76°01'35"E	168.46'
C3	12°59'27"	340.00'	77.09'	N05°46'41"W	76.92'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS PRINCETON HOLDINGS, LP, is the owner of a tract of land situated in the Alex Havens Survey, Abstract No.436, Collin County, Texas and being a portion of that tract of land conveyed to Princeton Holdings, LP, according to the document filed of record in Instrument No. 2020071500109250, Deed Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at an axle found in the east right-of-way of FM Highway 982 for the southwest corner of said Princeton tract same being the northwest corner of a called 10.00-acre tract of land conveyed to Kojo A. Mensah, according to the document filed of record in Volume 6057, Page 2057, Real Property Records, Collin County, Texas;

THENCE North 0°43'02" East, with said east line same being common with the west line of the above-mentioned Princeton tract, a distance of 1478.90 feet to a point for corner of this tract from which a 1/2-inch iron rod found in said east right-of-way for the southeast intersection of FM Highway 982 and FM 439 bears North 0°43'02" East, 19.44 feet;

THENCE leaving said common line over and across the above-mentioned Princeton tract the following thirty-three (33) courses and distances:

- North 45°35'35" East, a distance of 42.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
- South 89°39'15" East, a distance of 570.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
- South 0°43'02" West, a distance of 116.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
- South 89°16'58" East, a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
- South 0°43'02" 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;
- North 89°16'58" 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 0°43'02" West, a distance of 1167.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
- South 89°38'03" East, a distance of 38.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
- South 0°21'57" 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;
- North 89°38'03" 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 0°21'57" West, a distance of 125.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Princeton tract same being common with the north line of the above-mentioned Kojo tract for corner of this tract;
- THENCE** North 89°38'03" West, with said common line, a distance of 639.34 feet to the **POINT OF BEGINNING** and containing 21,234 acres or 924,883 square feet of land, more or less.

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
Frisco, 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 _____ day of _____, 2021.

Notary Public, State of Texas
CAROL SELF
Notary Public, State of Texas
My Notary ID # 12437901
Expires October 24, 2022

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That PRINCETON HOLDINGS, LLC, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as Block A Lots 1-27, 28X-HOA, Block B Lots 2-12, 1X-HOA, Block C Lots 1-22, and Block D Lots 1-20, Block E 1-5, 7-17, 19-23, 6X-HOA, 18X-HOA, Block H Lots 1-2, WATERFORD PHASE 1A, 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. PRINCETON HOLDINGS, LP, 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 to 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 their 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 _____ day of _____, 2021.

PRINCETON HOLDINGS, LP a Texas Limited Partnership

By: _____
Its: General Partner

Name: _____
Title: _____

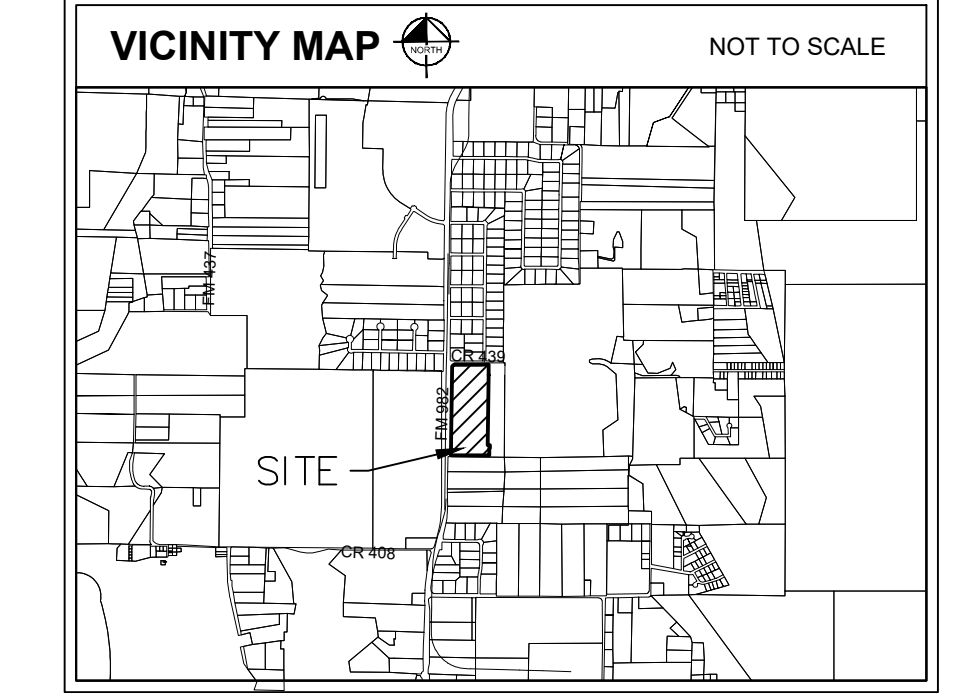
STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2021, by _____ of PRINCETON HOLDINGS, LP, a Texas limited liability company, on behalf of the limited liability company.

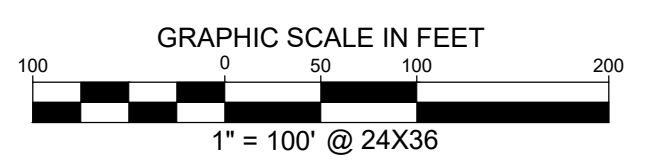
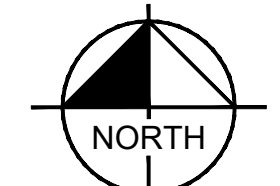
Notary Public, State of Texas

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 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999847229.
- All common areas are to be owned and maintained by the Property Owner's Association.
- FLOOD STATEMENT: According to Community Panel No. 48085C0410J and 48085C0430J 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 roadway 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.
- 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 streets, including street signs, street lights, and sidewalks, within Waterford Phase 1A will be maintained by Collin County Municipal Utility District Number 2.



VICINITY MAP
N.T.S.



LEGEND

P.O.B.	POINT OF BEGINNING
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
BL	BUILDING LINE
U/E	UTILITY EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	REAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	STREET NAME CHANGE

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	LOT LINE

Mayor _____ Date _____
City of Princeton, Texas

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

Collin County Judge, Chris Hill

**FINAL PLAT
OF
WATERFORD
PHASE 1A**

BLOCK A LOTS 1-27, 28X-HOA
BLOCK B LOTS 2-12, 1X-HOA;
BLOCK C LOT 1-22; BLOCK D LOTS 1-20;
BLOCK E LOTS 1-5, 7-17, 19-23, 6X-HOA-18X-HOA
BLOCK H LOTS 1-2;

BEING 24.2702 ACRES IN THE
ALEX HAVENS SURVEY, ABSTRACT NO. 436

COLLIN COUNTY, TEXAS
103 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Frisco, 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	068517118	1 OF 1

OWNER/DEVELOPER:
Princeton Holdings, LP
1916 Cottonwood Valley Cir S
Irving, Texas 75038
Phone: ###-###-###
Contact: _____

WATER UTILITY PROVIDER:
Culleoka Water Supply Corporation
P.O. Box 909
Princeton, Texas 75407
Phone: 972-734-3572
Contact : Peter Williams

SEWER UTILITY PROVIDER:
City of Princeton
255 E. Monte Carlo Blvd.
Princeton, Texas 75407
Phone: 972-734-2416
Contact : Tommy Mapp

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 75009
Phone: 469-501-2200
Contact : Brent Murphee, P.E.