

LEGAL DESCRIPTION
5.0659-ACRES

BEING a tract of land situated in the William W. Bell Survey, Abstract 37 all being within Collin County, Texas, and being a tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD., according to the document filed of record in Document No. 2020033100465050 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of that tract of land conveyed to Wayne and Jennifer Yandell, according to the document filed of record in Instrument No. 20130321000378110 (O.P.R.C.C.T.) same being common with the south line of said Lennar Homes tract for the southeast corner of this tract;

THENCE North 89°00'35" West, with said common line, a distance of 778.20 feet to a point in the east line of that tract of land conveyed to Clay Robertson, according to the document filed of record in Instrument No. 20191202001525350 (O.P.R.C.C.T.) for the southwest corner of the above-mentioned Lennar Homes tract same being the northwest corner of said Yandell tract for the southwest corner of this tract from which a 1/2-inch iron rod found in said common line bears South 89°00'35" East, 39.98 feet;

THENCE with the east line of said Robertson Tract same being common with the west line of the above-mentioned Lennar Homes tract the following four (4) courses and distances:

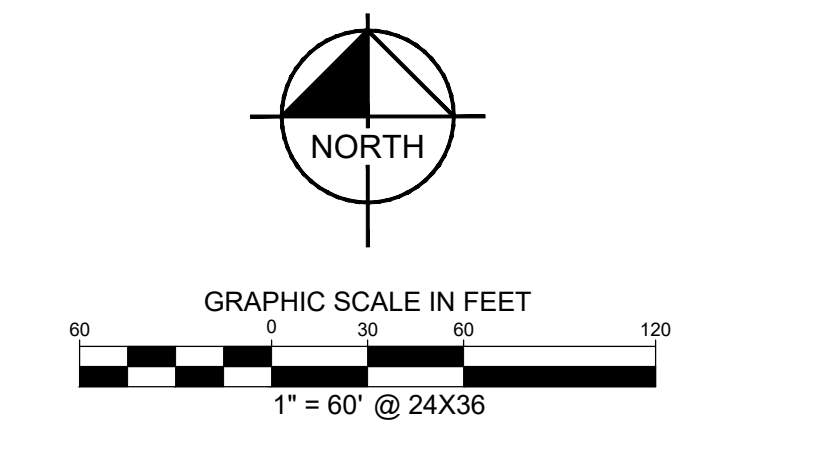
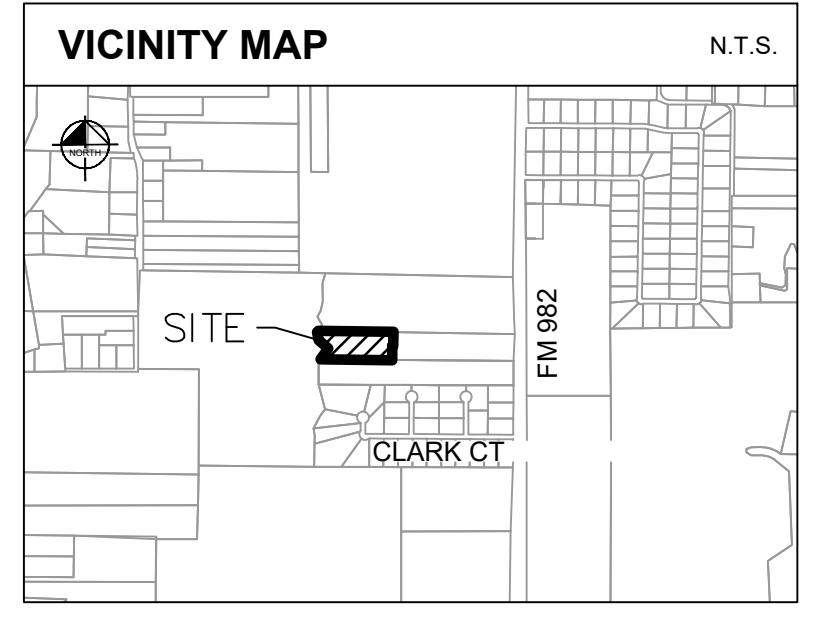
North 32°24'33" East, a distance of 146.09 feet to a point for corner of this tract;
North 51°09'33" West, a distance of 132.51 feet to a point for corner of this tract;
North 12°19'17" West, a distance of 84.80 feet to a point for corner of this tract;

North 33°20'08" East, a distance of 19.35 feet to a point in the east line of the above-mentioned Robertson tract for the northwest corner of the above-mentioned Lennar Homes tract same being the southwest corner of a called 25.824-acre tract of land conveyed to Boat Investments, LLC., according to the document filed of record in Instrument No. 20171012001366690 (O.P.R.C.C.T.) for the northwest corner of this tract from which a 1/2-inch iron rod bears South 89°00'35", 61.75 feet;

THENCE South 89°00'35" East, with south line of said Boat tract same being the north line the above-mentioned Lennar Homes tract, a distance of 775.85 feet to a point for corner of this tract;

THENCE leaving said common line over and across the above-mentioned Lennar Homes tract the following three (3) courses and distances

South 0°59'25" West, a distance of 151.00 feet to a point for corner of this tract;
North 89°00'35" West, a distance of 10.00 feet to a point for corner of this tract;
South 0°59'25" West, a distance of 153.85 feet to the **POINT OF BEGINNING** and containing 5.0659 acres or 220,670 square feet of land, more or less.



LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PKF	PK NAIL FOUND
IRFC	IRON ROD W/ CAP FOUND
BL	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.S.B.	FRONT SETBACK LINE
S.S.B.	SIDE SETBACK LINE
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
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

- 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 0.9998800144.
 - All common areas are to be owned and maintained by the Property Owner's Association.
 - All sidewalks and pavement outside the right-of-way to be 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 "X", defined as areas of 100-year flood plain, and 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 subdivision 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 all building construction.
 - All private driveway tie-ins to a county maintained roadway, or roadway with expectations of being accepted into the county roadway network, must be even with the existing driveway 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 Collin County after the two-year maintenance period ends.
 - Driveway connections must meet Collin County specifications.
 - All roadway signs shall meet Collin County specifications.
 - Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
 - Collin County does not and will not accept street lights for maintenance or operation.
 - A road dedicated to the public may not be obstructed, including by means of a gate.
 - Fences and utility appurtenances (i.e. OSSF, floodplain permits, etc.) are required for the easements provided they are placed outside the design-yr floodplains, as shown on the plat.
 - All necessary Collin County authorizations (i.e. OSSF, floodplain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
 - Except for ditches that are adjacent to roadways and/or culverts and other improvements that are a part of a roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
 - Homeowner is responsible for the sanitary sewer lateral all the way to the main in the street in front of their home.

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 1-15, 1X-HOA & 28X-HOA, Block C Lots 1-11, 25X-HOA, BRANCH VILLAGE, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culeoka 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 alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this 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 landscaped improvements may be placed in landscape easements.
- Utility easements may be used for the mutual use and accommodation of the all public utility desiring to use or using the same unless the easement limits the use to particular utilities, said by public utilities being subordinate to the public's use thereof.
- The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
- The public Utilities shall at all times have the full right of ingress and egress to or from their respective easement 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.
- The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and/or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage systems of the roadway.
- Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
- All modifications to this document shall be by means of the plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand, this the _____ day of _____, 2021.

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

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____, 2021, by Jennifer Eller, Division Controller of **LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.**, a Texas limited liability company, on behalf of the limited liability company.

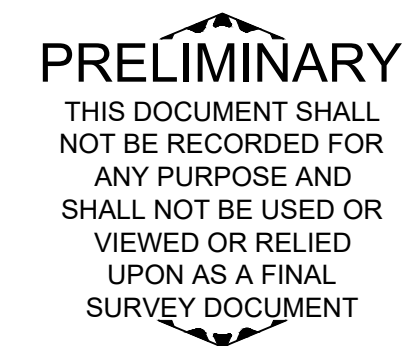
Notary Public, State of Texas

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.

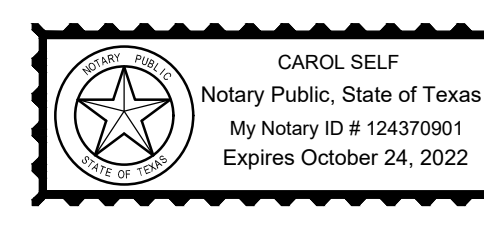
Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200



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.



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

Collin County Judge, Chris Hill

Date

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°59'25"W	17.50'	L8	N34°01'42"E	10.00'
L2	S25°05'32"E	19.16'	L9	S55°48'59"E	2.90'
L3	S43°46'41"W	5.04'	L10	S89°00'35"E	85.13'
L4	N46°13'19"W	5.00'	L11	N65°08'11"E	26.50'
L5	N43°46'41"E	5.04'	L12	S24°51'49"E	15.00'
L6	S67°21'07"E	19.16'	L13	S65°08'11"W	26.50'
L7	N55°48'59"W	7.90'	L14	N89°00'35"W	87.15'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	73°35'54"	79.00'	101.48'	N84°50'04"W	94.64'
C2	73°35'53"	79.00'	101.48'	N07°36'34"W	94.64'
C3	25°51'15"	132.50'	59.79'	N78°03'48"E	59.28'
C4	25°51'15"	147.50'	66.56'	S78°03'48"W	65.99'

FINAL PLAT
OF
BRANCH VILLAGE
PHASE 2

BLOCK A, LOTS 1-15, 1X-HOA & 28X-HOA;
BLOCK C, LOTS 1-11, 25X-HOA;

BEING 5.0659 ACRES IN THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37

COLLIN COUNTY, TEXAS
26 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale 1" = 60'	Drawn by SPA	Checked by KHA	Date 03/30/2021	Project No. 063451203	Sheet No. 1 OF 1
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OWNER/DEVELOPER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
Contact: Carlos Moreno, P.E.

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

WATER UTILITY PROVIDER:
Culeoka 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.ross@oncor.com
Contact: Ryan Rosa

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.

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-587-5200
Contact: Todd A. Hensley, P.E.