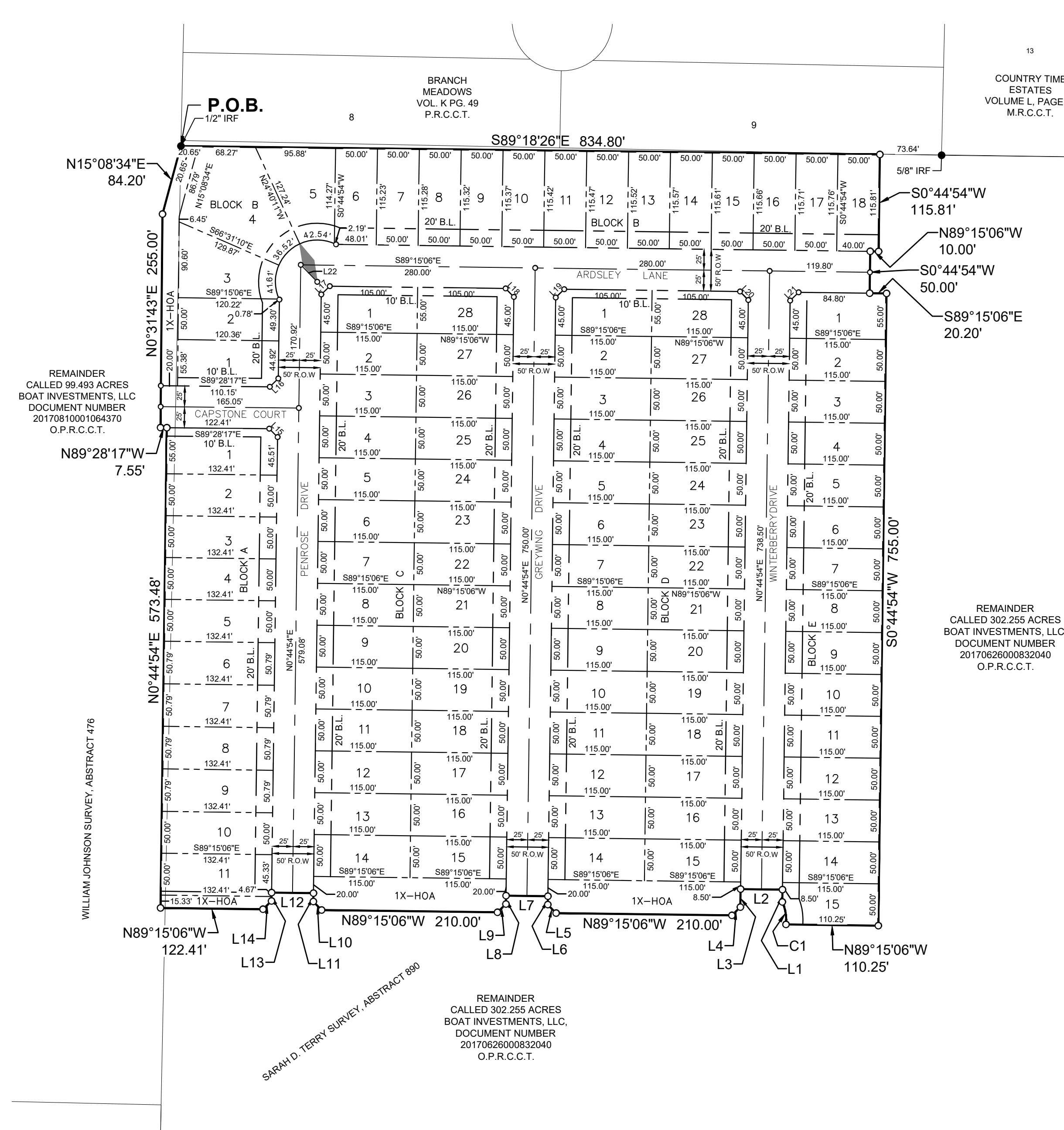


- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998860144.
 - All common areas are to be owned and maintained by the Property Owner's Association.
 - FLOOD STATEMENT: According to Community Panel No. 48065CD410J 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.
 - 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.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. is the owner of 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 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 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.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the east line of said 99.493-acre tract for the northwest corner of said 302.255-acre tract, same being common with the southwest corner of Branch Meadows, according to the document filed of record in Volume K, Page 49, Plat Records, Collin County, Texas for the northwest corner of this tract;

THENCE South 89°18'26" East, with the north line of said 302.255-acre tract same being common with the south line of said Branch Meadows, a distance of 834.80 feet to a point for corner of this tract from which a 5/8-inch iron rod found in said north line for the southeast corner of said Branch Meadows bears South 89°18'26" East, 73.64 feet;

THENCE leaving said common line, over and across the above-mentioned 302.255-acre tract the following twenty-three (23) courses and distances:

South 0°44'54" West, a distance of 115.81 feet to a point for corner of this tract;
North 89°15'06" West, a distance of 10.00 feet to a point for corner of this tract;
South 0°44'54" West, a distance of 50.00 feet to a point for corner of this tract;
South 89°15'06" East, a distance of 20.20 feet to a point for corner of this tract;
South 0°44'54" West, a distance of 755.00 feet to a point for the southeast corner of this tract;
North 89°15'06" West, a distance of 110.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 31°34'52", a radius of 50.00 feet, a chord bearing and distance of North 9°18'11" West, 27.21 feet;
With said curve to the left, an arc distance of 27.56 feet to a point for corner of this tract;

North 0°44'54" East, a distance of 14.71 feet to a point for corner of this tract;
North 89°15'06" West, a distance of 50.00 feet to a point for corner of this tract;
South 0°44'54" West, a distance of 50.00 feet to a point for corner of this tract;
South 0°44'54" West, a distance of 21.50 feet to a point for corner of this tract;
South 45°44'54" West, a distance of 14.14 feet to a point for corner of this tract;
North 89°15'06" West, a distance of 210.00 feet to a point for corner of this tract;
North 44°15'06" West, a distance of 14.14 feet to a point for corner of this tract;
North 0°44'54" East, a distance of 10.00 feet to a point for corner of this tract;
North 89°15'06" West, a distance of 50.00 feet to a point for corner of this tract;
South 0°44'54" West, a distance of 10.00 feet to a point for corner of this tract;
South 45°44'54" West, a distance of 14.14 feet to a point for corner of this tract;
North 89°15'06" West, a distance of 210.00 feet to a point for corner of this tract;
North 0°44'54" East, a distance of 10.00 feet to a point for corner of this tract;
North 89°15'06" West, a distance of 50.00 feet to a point for corner of this tract;
North 0°44'54" East, a distance of 10.00 feet to a point for corner of this tract;
South 45°44'54" West, a distance of 14.14 feet to a point for corner of this tract;
North 89°15'06" West, a distance of 50.00 feet to a point for corner of this tract;
South 0°44'54" West, a distance of 10.00 feet to a point for corner of this tract;
South 45°44'54" West, a distance of 14.14 feet to a point for corner of this tract;

THENCE North 89°15'06" West, passing the west line of the above-mentioned 302.255-acre tract same being common with the east line of the above-mentioned 99.493-acre tract at 116.80 feet and continuing for a total distance of 122.41 feet to a point for the southwest corner of this tract;

THENCE over and across said 99.493-acre tract the following four (4) courses and distances:

North 0°44'54" East, a distance of 573.48 feet to a point for corner of this tract;
North 89°28'17" West, a distance of 7.55 feet to a point for corner of this tract;
North 0°31'43" East, a distance of 255.00 feet to a point for corner of this tract;
North 15°08'34" East, a distance of 84.20 feet to the **POINT OF BEGINNING** and containing 17.8492 acres or 777,511 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 1-11, 1X-HOA; Block B, Lots 1-18, 1X-HOA; Block C, Lots 1-28, 1X-HOA; Block D, Lots 1-28, 1X-HOA; Block E, Lots 1-15, **BRIDGEWATER, PHASE 7B**, 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 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 Culeoka 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 Culeoka 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, Culeoka 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, Culeoka 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.

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

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

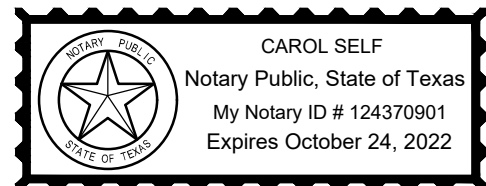
STATE OF TEXAS §
COUNTY OF COLLIN §

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

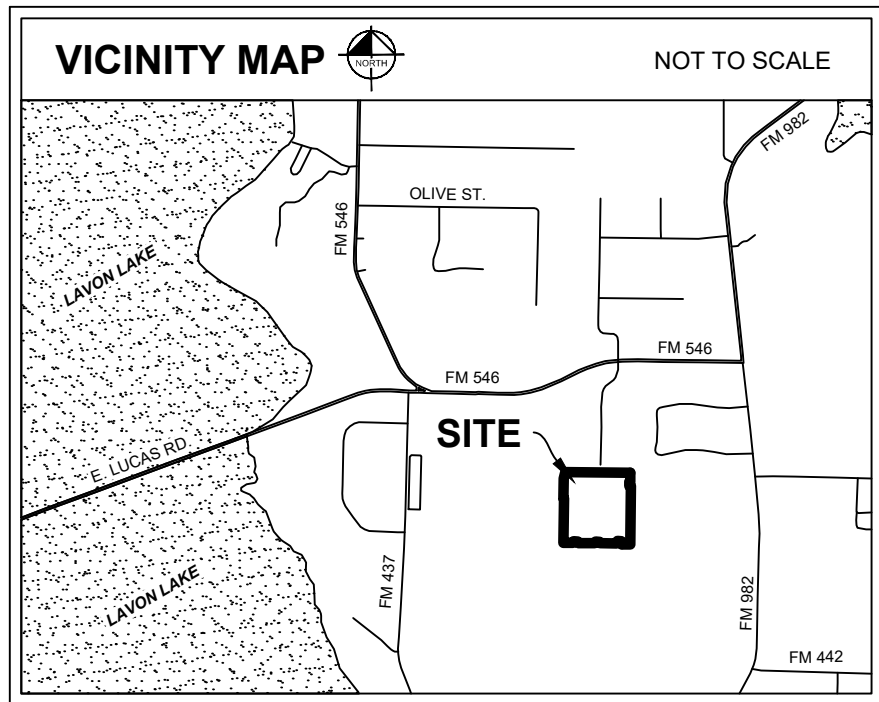
Mayor
City of Princeton, Texas



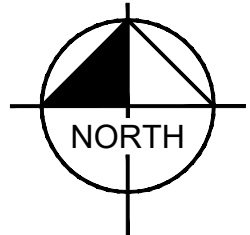
Date

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

Collin County Judge, Chris Hill



VICINITY MAP
N.T.S.



GRAPHIC SCALE IN FEET
1" = 100' @ 24X36

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.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 7B

BLOCK A, LOTS 1-11, 1X-HOA;
BLOCK B, LOTS 1-18, 1X-HOA;
BLOCK C, LOTS 1-28, 1X-HOA;
BLOCK D, LOTS 1-28, 1X-HOA;
BLOCK E, LOTS 1-15;

BEING 17.8492 ACRES IN THE
W. JOHNSON SURVEY, ABSTRACT NO. 476, AND THE
SARAH D. TERRY SURVEY, ABSTRACT NO. 890

COLLIN COUNTY, TEXAS
100 RESIDENTIAL LOTS
4 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	JULY 2021	063233704	1 OF 1

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.
400 North Oklahoma Dr., Suite 105
Frisco, Texas 75009
Phone: 972-731-2189
Contact : Brent L. Murphree, P.E.