

LEGEND

P.O.B.	POINT OF BEGINNING
PK	PK NAIL FOUND
IRFC	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
BL	BUILDING LINE
U.E.	UTILITY 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
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOINER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE

SEE SHEET No. 3 FOR GENERAL NOTES

**FINAL PLAT
OF
BRIDGEWATER
PHASE 6**

BLOCK A, LOTS 1-68, 1X-HOA ; BLOCK B, LOTS 1-38;
BLOCK C, LOTS 1-33; BLOCK D, LOTS 1-11, 1X-HOA;
BLOCK E, LOTS 1-28; BLOCK F, LOTS 1-32; BLOCK G, LOTS 1-35

BEING 58.8291 ACRES IN THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37
SARAH D. TERRY SURVEY, ABSTRACT NO. 890

COLLIN COUNTY, TEXAS
245 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

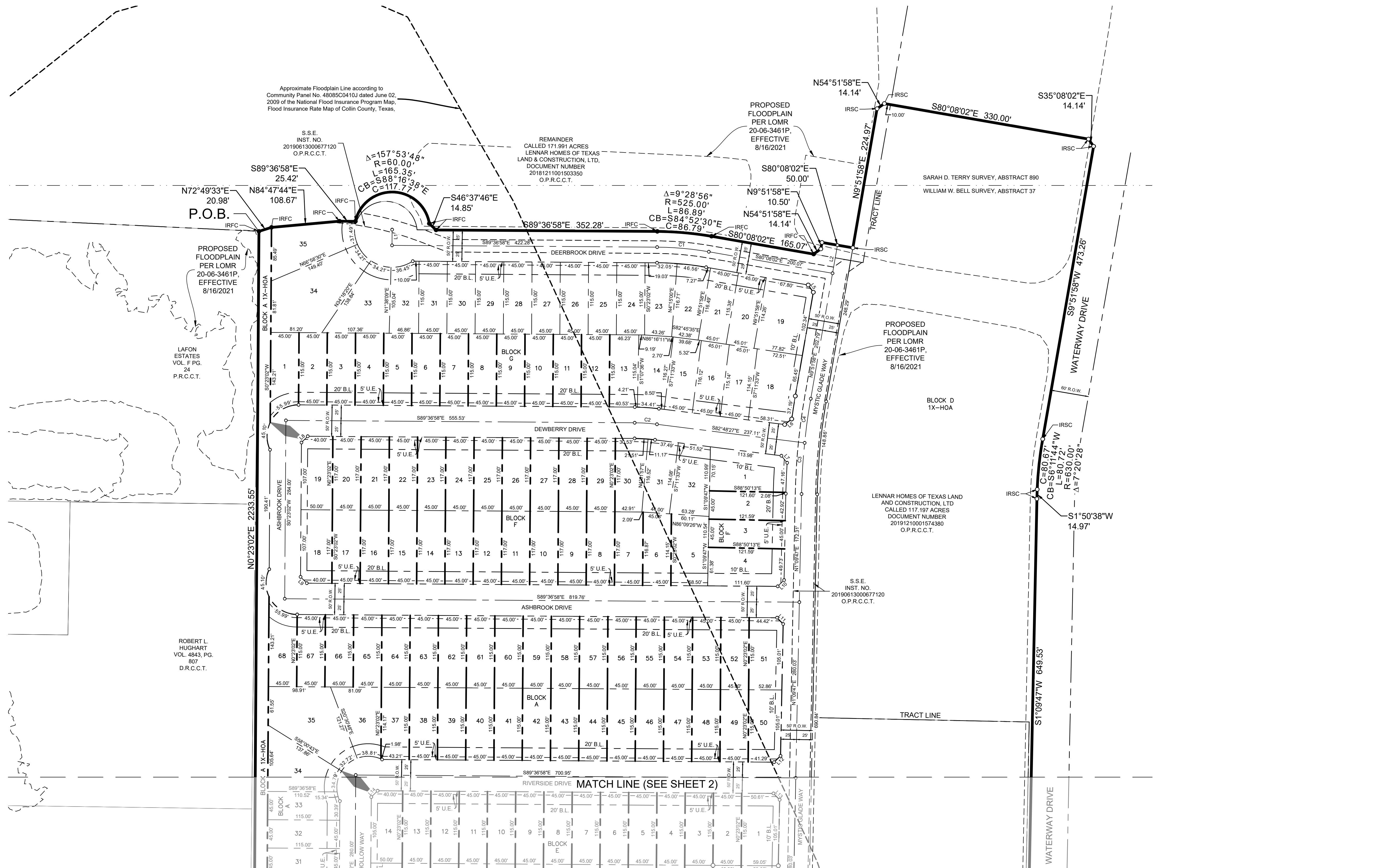
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

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

Scale 1" = 80'	Drawn by SPA	Checked by KHA	Date AUG 2021	Project No. 063233732	Sheet No. 1 OF 3
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OWNER/DEVELOPER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Blvd.
Irving, Texas 75063
Contact : Elizabeth Bentley

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.

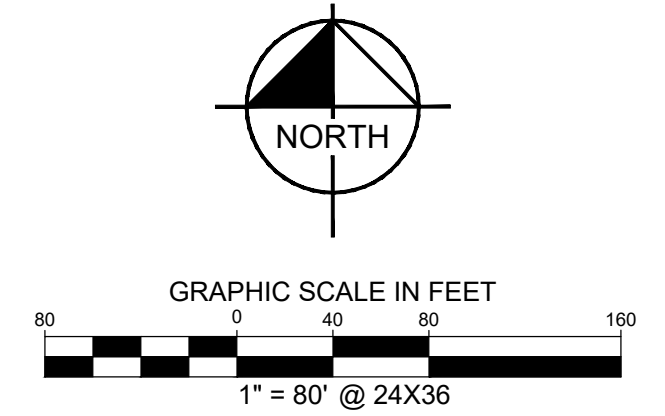
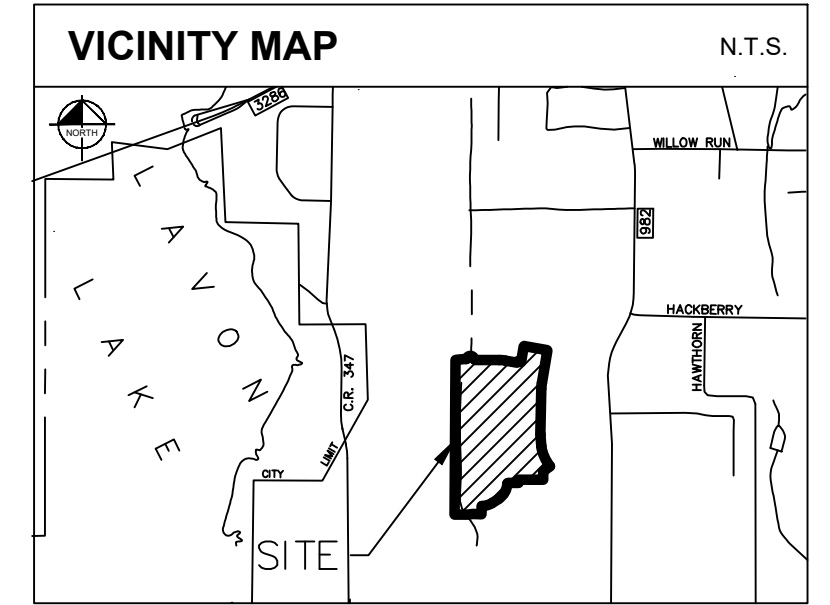


LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°23'02"W	25.00'	L11	S44°13'35"E	14.05'	L21	S45°23'02"W	14.14'
L2	N09°51'58"E	45.50'	L12	S45°46'25"W	14.24'	L22	S44°36'58"E	14.14'
L3	N00°23'02"E	25.00'	L13	S44°13'35"E	14.05'	L23	S35°51'45"W	13.37'
L4	N13°44'52"W	26.62'	L14	S45°23'02"W	14.14'	L24	S61°29'07"E	12.87'
L5	S35°08'02"E	14.14'	L15	S44°36'58"E	14.14'	L25	S44°36'58"E	14.14'
L6	S52°21'21"W	14.18'	L16	N45°46'25"E	14.24'	L26	N43°02'47"E	37.67'
L7	S39°18'50"E	14.51'	L17	S45°23'02"W	14.14'	L27	S20°29'05"W	30.85'
L8	N45°23'02"E	14.14'	L18	S44°36'58"E	14.14'			
L9	N44°36'58"W	14.14'	L19	S45°23'02"W	14.14'			
L10	N45°46'25"E	14.24'	L20	N44°36'58"W	14.14'			

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°28'56"	500.00'	82.75'	N84°52'30"W	82.65'
C2	6°48'31"	300.00'	35.65'	N86°12'43"W	35.63'
C3	4°39'12"	1005.00'	81.62'	N03°29'23"E	81.60'
C4	4°02'58"	1005.00'	71.03'	N07°50'29"E	71.02'
C5	56°24'21"	250.00'	246.12'	N28°35'12"E	236.30'
C6	14°07'54"	150.00'	37.00'	S06°40'55"E	36.90'
C7	14°07'54"	250.00'	61.66'	N83°19'05"E	61.51'
C8	19°27'45"	250.00'	84.92'	N66°31'15"E	84.51'



LEGEND

P.O.B.	POINT OF BEGINNING
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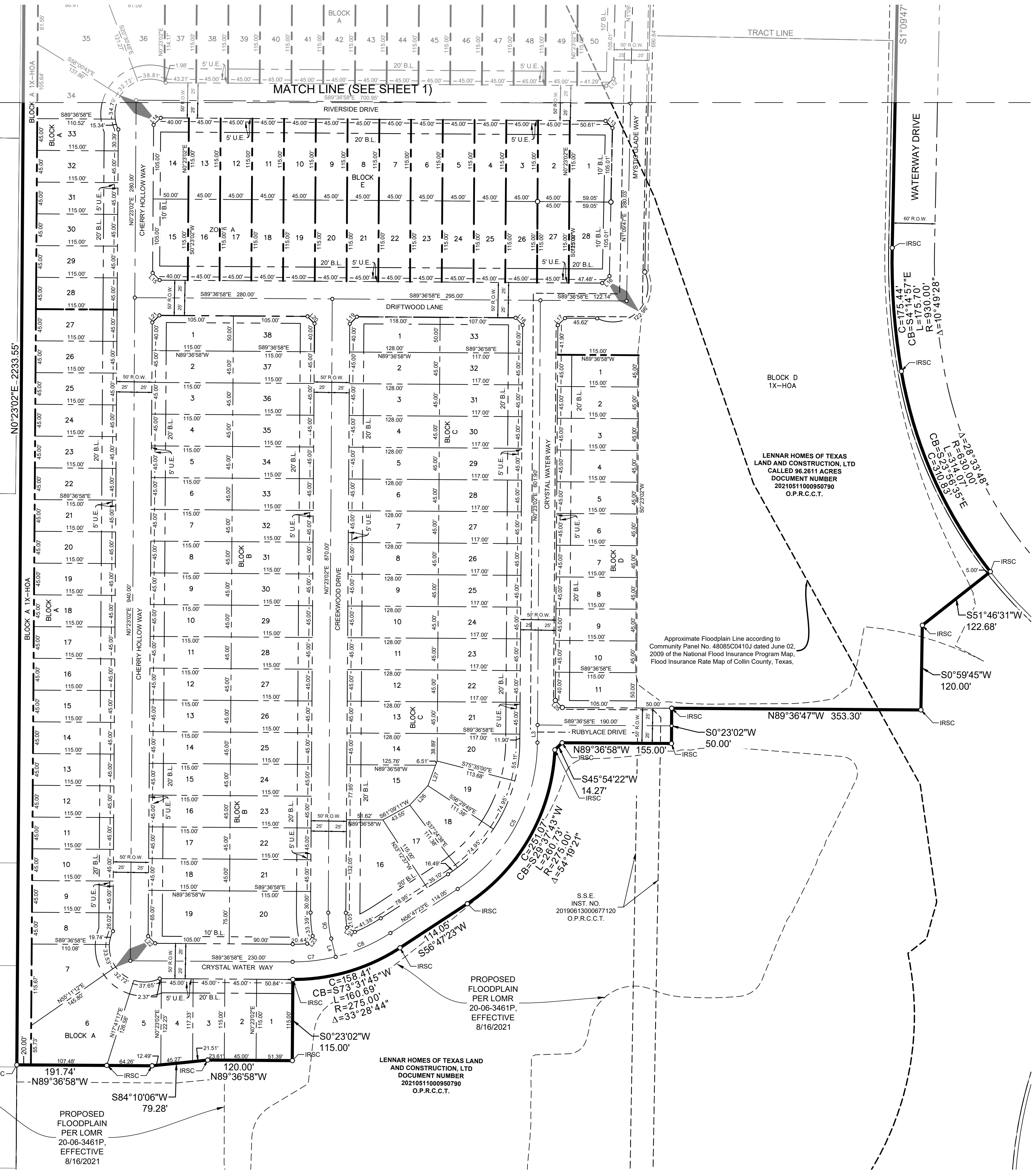
400 N. Oklahoma Drive, Suite 105
 Celina, Texas 75009

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	SPA	KHA	AUG 2021	063233732	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: Elizabeth Bentley

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



F. GARY AMY & PEGGY
 B. AMY
 VOL. 5638, PG. 4962
 D.R.C.C.T.

ALVIN G. LAFON
 ADDITION
 VOL. 508, PG. 300
 D.R.C.C.T.

HELEN RUSSELL
 ADDITION
 VOLUME C, PAGE 405
 P.R.C.C.T.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
 DOCUMENT NUMBER 20210511000950790
 O.P.R.C.C.T.

PROPOSED FLOODPLAIN PER LOMR 20-06-3461P, EFFECTIVE 8/16/2021

PROPOSED FLOODPLAIN PER LOMR 20-06-3461P, EFFECTIVE 8/16/2021

Approximate Floodplain Line 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.

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 Sarah D. Terry Survey, Abstract No.890 and William W. Bell Survey, Abstract No.37 all of which is located in Collin County, Texas and being a portion of a called 117.197-acre tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD, according to the document filed of record in Document No. 20191210001574380 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and the remainder 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 a portion of a called 96.2611-acre tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD, according to the document filed of record in Document No. 20210511000950790 (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the south line of said 171.991-acre tract, for the northeast corner of that tract of land conveyed to Lafon Estates, according to the document filed of record in Volume F, Page 24 Plat Records, Collin County, Texas (P.R.C.C.T.), same being the northwest corner of said 96.2611-acre tract and this tract;

THENCE with said south line, same being common with the north line of the above-mentioned 96.2611-acre tract and this tract, the following eight (8) courses and distances:

- North 72°49'33" East, a distance of 20.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;
North 84°47'44" East, a distance of 108.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;
North 89°36'58" East, a distance of 25.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 157°53'48", a radius of 60.00 feet, a chord bearing and distance of South 88°16'38" East, 117.77 feet;
With said curve to the right, an arc distance of 165.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;
South 46°37'46" East, a distance of 14.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;
South 89°36'58" East, a distance of 352.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 9°28'56", a radius of 525.00 feet, a chord bearing and distance of South 84°52'30" East, 86.79 feet;
With said curve to the right, an arc distance of 86.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;
South 80°08'02" East, a distance of 165.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

- THENCE leaving the above-mentioned common line the following five (5) courses and distances:
North 54°51'58" 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 9°51'58" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 80°08'02" 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;
North 9°51'58" East, a distance of 224.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
North 54°51'58" 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;

THENCE South 80°08'02" East, passing the east line of the above-mentioned 171.991-acre tract same being the west line of the above-mentioned 117.197-acre tract at a distance of 10.50 feet and continuing for a total distance of 330.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE over and across said 117.197-acre tract the following seven (7) courses and distance:

- South 35°08'02" 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 9°51'58" West, a distance of 473.26 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 7°20'28", a radius of 630.00 feet, a chord bearing and distance of South 6°11'44" West, 80.67 feet;
With said curve to the left, an arc distance of 80.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 1°50'38" West, a distance of 14.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 1°09'47" West, a distance of 649.53 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 10°49'28", a radius of 930.00 feet, a chord bearing and distance of South 4°14'57" East, 175.44 feet;

With said curve to the left, an arc distance of 175.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 28°33'48", a radius of 630.00 feet, a chord bearing and distance of South 23°50'35" East, 310.83 feet;
With said curve to the left, an arc distance of 314.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 51°46'31" West, passing the westerly line of the above-mentioned 117.197-acre tract, same being common with the easterly line of the above-mentioned 96.2611-acre tract, at a distance of 5.00 feet and continuing for a total distance of 122.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

- THENCE over and across said 96.2611-acre tract the following twelve (12) courses and distances:
South 0°59'45" West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
North 89°36'47" West, a distance of 353.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 0°23'02" 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°36'58" West, a distance of 155.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 45°54'22" West, a distance of 14.27 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 54°19'21", a radius of 275.00 feet, a chord bearing and distance of South 29°37'43" West, 251.07 feet;

- With said curve to the right, an arc distance of 260.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 56°47'23" West, a distance of 114.05 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 33°28'44", a radius of 275.00 feet, a chord bearing and distance of South 73°31'45" West, 158.41 feet;
With said curve to the right, an arc distance of 160.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 0°23'02" West, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
North 89°36'58" West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 84°10'06" West, a distance of 79.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°36'58" West, a distance of 191.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of Helen Russel Addition an addition to Collin County, according to the document filed of record in Volume C, Page 405 (P.R.C.C.T.), same being common with the west line of the above-mentioned 96.2611-acre tract, for the southwest corner of this tract;

THENCE North 0°23'02" East, with the west line of said 96.2611-acre tract, same being a portion of the east line of said Helen Russel Addition, all of the east line of that tract of land conveyed to Alvin G. Lafon (No Recording Into Found), all of the east line of that tract of land conveyed to F. Gary Amy and Peggy B. Amy, according to the document filed of record in Volume 5638, Page 4962, Deed Records, Collin County, Texas (D.R.C.C.T.), all of the east line of that tract of land conveyed to Robert L. Hughtart, according to the document filed of record in Volume 4843, Page 807, (D.R.C.C.T.), and all of the east line of the above-mentioned Lafon Estates tract, a distance of 2,233.55 feet to the POINT OF BEGINNING and containing 58.8291 acres or 2,562,597 square feet of land.

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 1-68, 1X-HOA, Block B Lots 1-38, Block C Lots 1-33, Block D Lots 1-11, 1X-HOA, Block E Lots 1-28, Block F Lots 1-32, BRIDGEWATER, PHASE 6, 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 offer 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: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

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:

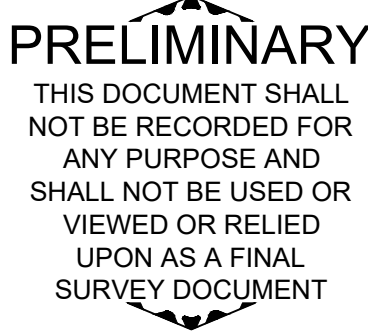
- 1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998900144.
3. All common areas are to be owned and maintained by the Property Owner's Association.
4. 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.
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 or 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 6 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 ground.

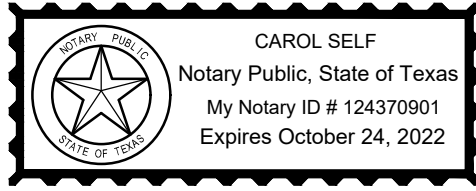
Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone 469-501-2200



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.



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

WATER UTILITY PROVIDER:
Culleoka 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.rosa@oncor.com
Contact : Ryan Rosa

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

FINAL PLAT
OF
BRIDGEWATER
PHASE 6

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SARAH D. TERRY SURVEY, ABSTRACT NO. 890

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245 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

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Celina, Texas 75009 FIRM # 10194503

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 100', SPA, KHA, AUG 2021, 063233732, 3 OF 3

OWNER/DEVELOPER:
Lennar Homes of Texas Land and
Construction, Ltd.
1707 Market Place Blvd.
Irving, Texas 75063

APPLICANT:
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Celina, Texas 75009
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