

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 B, Lots 28-60, 61X-HOA; Block D, Lots 1-13, 14X-HOA, TILLAGE FARMS SOUTH, 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 storm drain system, streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way, public access easements and parking.
- 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 _____, 202__.

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 _____, 202__ 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:

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 _____, 202__.

Notary Public, State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT
this the _____ day of _____, 202__.

Collin County Judge, Chris Hill

FILED NOTE DESCRIPTION

6.0007 ACRES

BEING a tract of land situated in the William W. Bell Survey, Abstract No. 37, Collin County, Texas and being a portion of the remainder of that tract of land conveyed to Boat III Investments, LP., according to the document filed of record in Document No. 20201210002218980 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and a portion of that tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD., according to the document filed of record in Document No. 20210511000950580 (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" set in said Lennar tract for the eastern most southeast corner of said tract;

THENCE South 47°47'37" West, a distance of 21.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract, from which a 5/8-inch iron rod with plastic cap found in the east line of the above-mentioned Boat tract, same being in County Road 437, for the southwest corner of said Lennar tract bears South 53°34'11" West, 83.07 feet;

THENCE North 88°46'00" West, passing said east line, same being common with the west line of said Lennar tract at a distance of 66.22 feet and continuing for a total distance of 383.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of this tract;

THENCE over and across said Boat tract the following twenty (20) courses and distances:

North 01°14'00" East, a distance of 202.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 58°46'22" West, a distance of 13.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 01°00'46" East, a distance of 70.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 90°00'00" East, a distance of 98.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 41°13'13" West, a distance of 52.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 48°28'47" West, a distance of 26.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 20°29'02" West, a distance of 65.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 01°00'46" East, a distance of 32.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 06°03'06" East, a distance of 60.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 01°00'46" East, a distance of 150.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°59'14" East, a distance of 152.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 46°00'46" East, a distance of 10.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°59'14" East, a distance of 127.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a tangent curve to the right with a radius of 225.00 feet, a central angle of 14°57'32", and a chord bearing and distance of South 81°30'29" East, 58.58 feet;

With said curve to the right, an arc distance of 58.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 31°01'01" East, a distance of 14.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 66°15'52" East, a distance of 51.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 60°23'49" East, a distance of 12.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 18°54'50", and a chord bearing and distance of South 77°26'46" East, 90.37 feet;

With said curve to the left, an arc distance of 90.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 43°36'45" East, a distance of 14.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the above-mentioned common line, for corner of this tract, from which a 5/8-inch iron rod with plastic cap found for the northeast corner of the above-mentioned Boat tract, same being common with the northwest corner of the above-mentioned Lennar tract bears North 0°43'01" East, 2402.42 feet;

THENCE South 00°43'01" West, with said common line, a distance of 46.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 418.62 feet, a central angle of 22°28'25", and a chord bearing and distance of South 10°20'57" East, 163.15 feet;

THENCE over and across the above-mentioned Lennar tract the following three (3) courses and distances:

With said curve to the left, an arc distance of 164.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 578.09 feet, a central angle of 24°06'07", and a chord bearing and distance of South 11°11'01" East, 241.39 feet;

With said curve to the right, an arc distance of 243.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

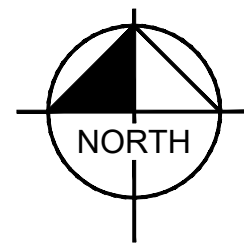
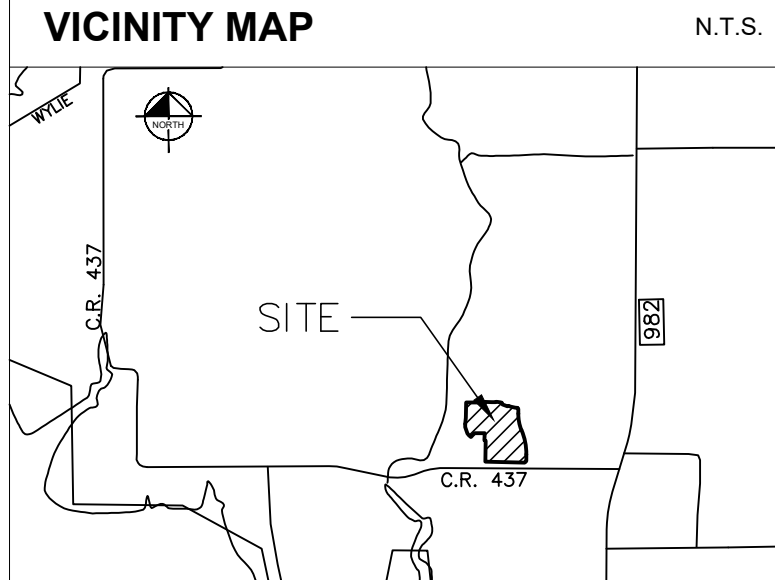
South 00°00'49" West, a distance of 64.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; to the POINT OF BEGINNING and containing 261,389 square feet or 6.0007 acres of land, more or less.

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 0.999847290.
- 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 all 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 streets, including street signs, parking, street lights, and sidewalks, within Tillage Farms South will be maintained by Collin County Municipal District Number 2.
- A road dedicated to the public may not be obstructed, including by means of a gate.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°13'34"	250.00'	31.53'	N04°37'33"E	31.51'
C2	18°54'50"	275.00'	90.78'	S77°26'46"E	90.37'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S47°47'37"W	21.40'
L2	N58°46'22"W	13.59'
L3	N01°00'46"E	70.00'
L4	N90°00'00"W	98.93'
L5	N48°28'47"W	26.04'
L6	N36°15'44"W	22.46'
L7	N01°00'46"E	32.45'
L8	N46°00'46"E	10.36'
L9	S88°59'14"E	37.15'
L10	S31°01'01"E	14.92'
L11	S66°15'52"E	51.91'
L12	N60°23'49"E	12.13'
L13	S43°36'45"E	14.31'
L14	S43°59'14"E	14.14'
L15	S43°22'48"E	14.29'
L16	N31°27'42"W	35.56'
L17	N08°27'21"W	30.41'
L18	S01°00'46"W	30.00'
L19	S22°59'05"W	22.31'
L20	S52°42'39"W	22.56'
L21	S81°21'31"W	22.51'
L22	N69°59'37"W	22.51'
L23	N41°20'44"W	22.51'
L24	N17°04'45"W	34.72'
L25	N88°59'14"W	30.00'
L26	N43°59'14"W	14.14'
L27	N46°00'46"E	14.14'



LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
B.L.	BUILDING SETBACK LINE
W.E.	WATER 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
O.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
---	INDICATES STREET NAME CHANGE
---	EASEMENT ABANDONMENT

FINAL PLAT
TILLAGE FARMS
SOUTH

BLOCK B, LOTS 1-60, 61X-HOA; BLOCK D, LOTS
1-13, 14X-HOA

6.0007 ACRES
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,
COLLIN COUNTY, TEXAS

46 RESIDENTIAL LOTS
2 HOME OWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

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

Tel. No. (469) 501-2200
FIRM # 10194563

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	SRS	KHA	12/13/2021	063451221	1 OF 1

OWNER/DEVELOPER:
Lennar Homes of Texas Land
and Construction, Ltd.
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 214-577-1056
Contact: Elizabeth Bentley

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: 469-501-2200
Contact: Todd A. Hensley, P.E.