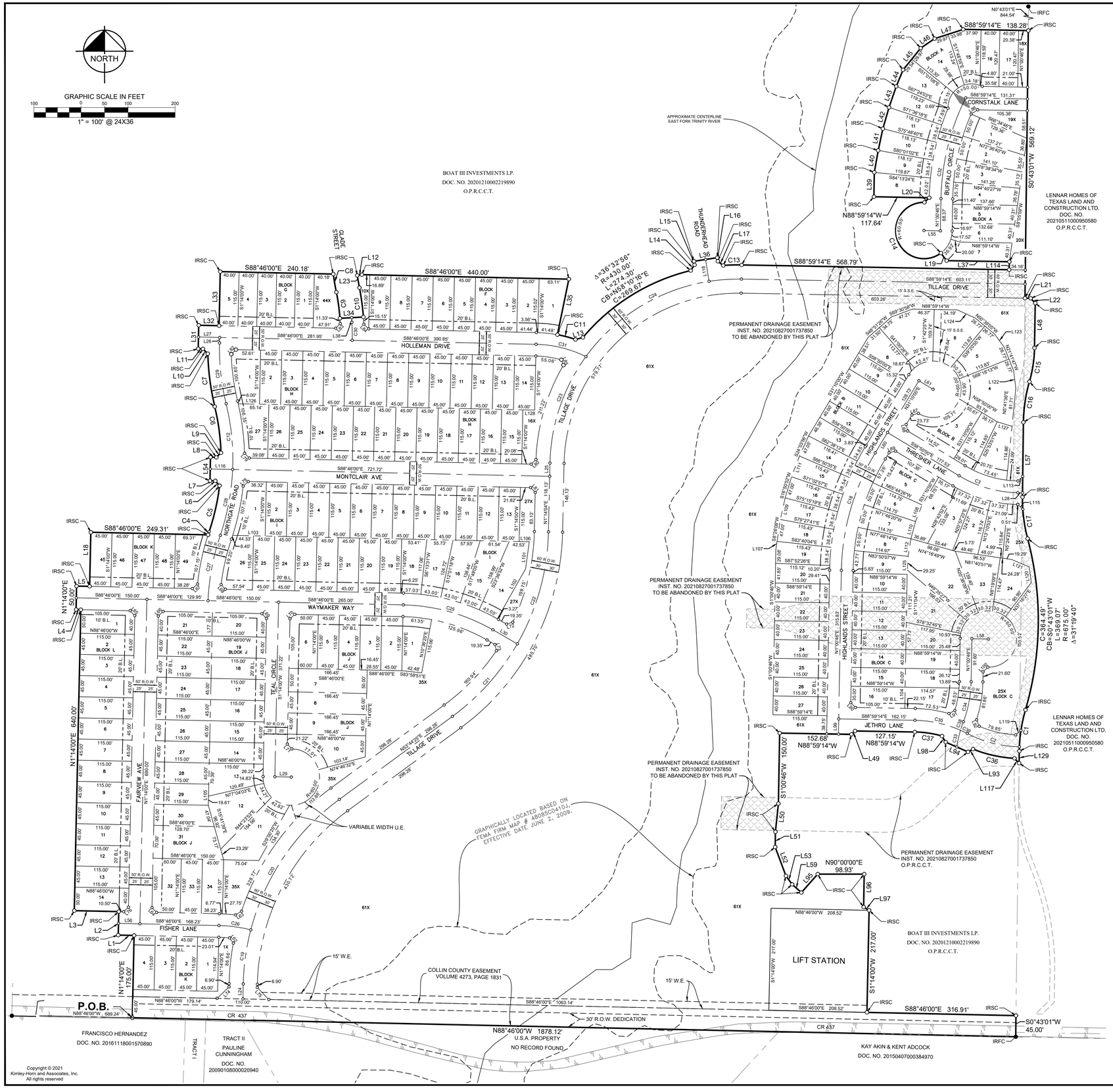
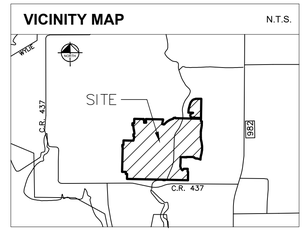


LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°46'00"W	33.73'	L44	N22°26'53"E	37.99'	L87	S76°10'00"W	14.14'
L2	N01°14'00"E	50.00'	L45	N39°05'06"E	59.51'	L88	S13°50'00"E	14.14'
L3	N88°46'00"W	94.50'	L46	N55°34'59"E	35.84'	L89	N76°10'00"E	14.14'
L4	N88°46'00"W	10.00'	L47	N72°11'29"E	63.95'	L90	N43°59'14"W	14.14'
L5	S88°46'00"E	27.79'	L48	S01°00'46"W	95.48'	L91	N62°40'27"E	14.27'
L6	N41°19'52"W	13.53'	L49	S46°00'19"W	10.36'	L92	S23°03'34"E	14.82'
L7	N88°46'00"W	11.45'	L50	S06°03'06"E	60.23'	L93	S60°23'49"W	12.13'
L8	S88°46'00"E	12.54'	L51	S01°00'46"W	32.45'	L94	N66°15'52"W	51.91'
L9	N45°02'57"E	13.85'	L52	S20°29'02"E	65.49'	L95	N41°31'13"E	52.31'
L10	N44°46'05"W	14.39'	L53	S36°15'44"E	22.46'	L96	S01°00'46"W	70.00'
L11	N88°46'00"W	10.14'	L54	N01°14'00"E	50.00'	L97	S58°46'22"E	13.59'
L12	N80°58'42"E	10.00'	L55	S88°59'14"E	35.00'	L98	N31°01'01"W	14.92'
L13	N74°36'13"E	16.31'	L56	S88°46'00"E	45.50'	L99	N01°00'46"E	32.32'
L14	N34°06'38"E	14.63'	L57	S00°43'01"W	159.22'	L100	S46°00'46"W	14.14'
L15	N08°53'21"W	7.79'	L58	S88°59'14"E	35.00'	L101	S07°36'49"W	57.87'
L16	S08°53'21"E	7.79'	L59	S48°28'47"E	26.04'	L102	S29°24'39"W	122.36'
L17	S51°53'20"E	14.63'	L60	N31°10'00"E	50.43'	L103	S88°46'00"E	69.12'
L18	N01°14'00"E	115.00'	L61	S58°50'00"E	35.00'	L104	S01°00'46"W	45.00'
L19	N37°00'13"W	20.00'	L62	S35°53'34"E	13.63'	L105	N01°14'00"E	45.00'
L20	N46°01'12"E	14.14'	L63	S57°55'43"W	15.26'	L106	S88°46'00"E	21.35'
L21	S88°59'14"E	12.17'	L64	S43°46'00"E	14.14'	L107	S08°26'08"W	18.01'
L22	S43°59'14"E	14.14'	L65	S43°46'00"E	14.14'	L108	N21°14'37"E	37.91'
L23	N10°04'03"W	26.47'	L66	N46°14'00"E	14.14'	L109	S12°38'30"W	47.00'
L24	N01°14'00"E	31.90'	L67	S48°29'28"W	14.69'	L110	N15°12'43"E	37.91'
L25	N01°13'45"E	28.01'	L68	S41°16'19"E	13.51'	L111	S21°03'14"W	47.00'
L26	N01°14'00"E	11.66'	L69	S43°46'00"E	14.14'	L112	N08°50'50"E	37.90'
L27	S88°46'00"E	44.97'	L70	S46°14'00"W	14.14'	L113	N45°51'54"E	14.11'
L28	S88°59'14"E	10.00'	L71	N43°46'00"W	14.14'	L114	N01°00'46"E	16.97'
L29	S88°46'00"E	35.00'	L72	N73°01'25"E	13.68'	L115	S45°57'46"E	14.62'
L30	S60°08'52"E	60.02'	L73	S13°19'08"E	13.68'	L116	S88°46'00"E	47.66'
L31	N01°14'00"E	50.00'	L74	S46°14'00"W	35.36'	L117	N43°36'45"W	14.31'
L32	S88°46'00"E	43.36'	L75	S43°46'00"E	35.36'	L118	N08°53'21"W	47.06'
L33	N01°14'00"E	115.00'	L76	N46°14'00"E	14.14'	L119	N49°47'05"E	14.83'
L34	N86°51'01"E	50.01'	L77	S01°14'00"W	50.00'	L120	S08°24'23"E	33.77'
L35	S11°39'22"W	120.67'	L78	S48°26'15"W	14.68'	L121	N67°12'12"W	40.34'
L36	N81°06'39"E	50.00'	L79	S44°50'20"E	14.40'	L122	N07°13'08"W	37.32'
L37	N88°59'14"W	133.47'	L80	S46°23'48"W	14.18'	L123	N36°10'26"W	35.08'
L38	N03°08'59"W	10.00'	L81	N43°46'00"W	14.14'	L124	N65°07'44"W	41.44'
L39	N01°00'46"E	51.93'	L82	N45°07'39"E	13.87'	L125	N03°08'56"E	38.19'
L40	N09°58'58"E	47.30'	L83	S44°25'26"W	13.69'	L126	S88°46'00"E	45.21'
L41	N12°05'09"E	47.20'	L84	N45°24'16"W	14.54'	L127	S72°55'29"E	32.89'
L42	N16°17'31"E	47.20'	L85	S21°14'44"E	12.25'	L128	N88°46'00"W	25.07'
L43	N18°49'00"E	47.25'	L86	S57°31'07"W	16.68'	L129	S00°43'01"W	25.73'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°39'26"	325.14'	88.85'	S08°33'03"W	88.57'
C2	26°28'07"	250.00'	115.49'	S75°45'10"E	114.47'
C3	30°09'14"	250.00'	131.57'	S73°54'37"E	130.06'
C4	0°48'20"	525.00'	7.38'	N18°23'25"E	7.38'
C5	12°05'03"	475.00'	100.18'	N12°45'03"E	100.00'
C6	11°58'41"	475.00'	99.30'	N07°43'41"W	99.12'
C7	12°24'10"	525.00'	113.65'	N07°30'57"W	113.42'
C8	2°53'37"	775.00'	39.14'	S09°40'01"E	39.14'
C9	6°45'27"	475.00'	56.02'	S07°44'06"E	55.99'
C10	6°52'21"	525.00'	62.97'	N07°40'39"W	62.93'
C11	8°19'14"	275.00'	39.94'	S75°13'26"E	39.90'
C12	16°08'16"	500.00'	140.83'	N05°38'54"W	140.36'
C13	5°14'11"	430.00'	39.30'	N88°23'40"E	39.29'
C14	218°00'59"	60.00'	228.31'	N17°59'43"W	113.46'
C15	15°08'10"	275.00'	72.65'	S08°34'51"W	72.44'
C16	15°25'55"	325.00'	87.53'	S08°25'59"W	87.27'
C17	15°39'50"	325.00'	88.85'	S07°06'54"E	88.57'
C18	30°09'14"	500.00'	263.14'	N16°05'23"E	260.12'
C19	13°20'30"	500.00'	116.43'	N07°54'15"E	116.17'
C20	39°09'54"	500.00'	341.78'	N34°09'28"E	335.16'
C21	23°53'17"	500.00'	208.46'	N41°47'46"E	206.95'
C22	28°37'08"	500.00'	249.75'	N15°32'34"E	247.16'
C23	34°46'58"	400.00'	242.83'	N18°37'29"E	239.12'
C24	54°59'48"	400.00'	383.95'	N63°30'52"E	369.38'
C25	28°37'08"	400.00'	199.80'	S74°27'26"E	197.73'
C26	13°01'47"	300.00'	68.22'	S82°15'06"E	68.08'
C27	16°15'37"	500.00'	141.90'	N10°39'46"E	141.42'
C28	16°22'21"	500.00'	142.88'	N10°36'24"E	142.39'
C29	14°57'27"	499.77'	130.47'	N06°14'31"W	130.10'
C30	4°23'00"	500.00'	38.25'	N00°57'29"W	38.24'
C31	25°12'29"	250.00'	109.99'	S76°09'45"E	109.11'
C32	25°30'00"	500.04'	222.55'	N13°45'51"E	220.72'
C33	8°20'44"	250.00'	36.41'	N12°24'42"E	36.38'
C34	19°56'54"	250.00'	87.04'	N10°59'13"E	86.60'
C35	22°50'15"	250.00'	99.65'	S77°34'07"E	98.99'
C36	18°54'50"	275.00'	90.78'	N77°26'46"W	90.37'
C37	14°57'33"	225.00'	58.74'	N81°30'28"W	58.58'

VICINITY MAP

N.T.S.



NORTH

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

LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
B.L.	BUILDING SETBACK LINE
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S 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

SEE SHEET No. 2 FOR GENERAL NOTES

FINAL PLAT

TILLAGE FARMS WEST PHASE 1A

BLOCK A, LOTS 1-17, 18X-20X-HOA; BLOCK B, LOTS 1-27, 61X-HOA; BLOCK C, LOTS 1-24, 25X-HOA; BLOCK F, LOTS 1-9, 10X-HOA; BLOCK G, LOTS 1-5, 44X-HOA; BLOCK H, LOTS 1-27; 16X-HOA; BLOCK I, LOTS 1-26; 27X HOA; BLOCK J, LOTS 1-34; 35X-HOA; BLOCK K, LOTS 1-4, 45-49, 1X-HOA; BLOCK L, LOTS 1-14

66.9563 ACRES
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,
COLLIN COUNTY, TEXAS

192 RESIDENTIAL LOTS
9 HOME OWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn
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" = 100'	SRS	KHA	DEC. 2021	063451205	1 OF 2

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.

DWG NAME: K:\CEL_SURVEY\063451205-TILLAGE FARMS\DWG\FINAL PLAT\STFW 1A FINAL PLAT.DWG PLOTTED BY ALLEN, STEPHEN 12/14/2021 7:45 AM LAST SAVED

FIELD NOTE DESCRIPTION

66.9563 ACRES

BEING a tract of land situated in the William W. Bell Survey, Abstract No. 37, Collin County, Texas and being a portion of that tract of land conveyed to Boat III Investments, LLC., according to the document filed of record in Document No. 20201210002219890 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being 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 the north line of that tract of land conveyed to Francisco Hernandez, according to the document filed of record in Document No. 20161118001570890 (O.P.R.C.C.T.), same being the south line of said Boat tract, from which a rail road spike found for the southwest corner of said Boat tract bears North 88°46'00" West, 689.24 feet;

THENCE over and across said Boat tract the following fifty-nine (59) courses and distances:

North 01°14'00" East, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°46'00" West, a distance of 33.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 01°14'00" 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 88°46'00" West, a distance of 94.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 01°14'00" East, a distance of 640.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°46'00" 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;

North 01°14'00" 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;

South 88°46'00" East, a distance of 27.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 01°14'00" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°46'00" East, a distance of 249.31 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 525.00 feet, a central angle of 00°48'20", and a chord bearing and distance of North 18°23'25" East, 7.38 feet;

With said curve to the right, an arc distance of 7.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a reverse curve to the left with a radius of 475.00 feet, a central angle of 12°05'03", and a chord bearing and distance of North 12°45'03" East, 100.00 feet;

With said curve to the left, an arc distance of 100.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 41°19'52" West, a distance of 13.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°46'00" West, a distance of 11.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 01°14'00" 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;

South 88°46'00" East, a distance of 12.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°02'57" East, a distance of 13.85 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 475.00 feet, a central angle of 11°58'41", and a chord bearing and distance of North 07°43'41" West, 99.12 feet;

With said curve to the left, an arc distance of 99.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a reverse curve to the right with a radius of 525.00 feet, a central angle of 12°24'10", and a chord bearing and distance of North 07°30'57" West, 113.42 feet;

With said curve to the right, an arc distance of 113.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 44°46'05" West, a distance of 14.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°46'00" West, a distance of 10.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 01°14'00" 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;

South 88°46'00" East, a distance of 43.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 01°14'00" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°46'00" East, a distance of 240.18 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 775.00 feet, a central angle of 02°53'37", and a chord bearing and distance of South 09°40'01" East, 39.14 feet;

With said curve to the left, an arc distance of 39.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a reverse curve to the right with a radius of 475.00 feet, a central angle of 06°45'27", and a chord bearing and distance of South 07°44'06" East, 55.99 feet;

With said curve to the right, an arc distance of 56.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 86°51'01" East, a distance of 50.01 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 525.00 feet, a central angle of 06°52'21", and a chord bearing and distance of North 07°40'39" West, 62.93 feet;

With said curve to the left, an arc distance of 62.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 10°04'03" West, a distance of 26.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 80°58'42" East, 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 88°46'00" East, a distance of 440.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 11°39'22" West, a distance of 120.67 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 275.00 feet, a central angle of 08°19'14", and a chord bearing and distance of South 75°13'26" East, 39.90 feet;

With said curve to the right, an arc distance of 39.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 74°36'13" East, a distance of 16.31 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 430.00 feet, a central angle of 36°32'56", and a chord bearing and distance of North 58°10'16" East, 269.67 feet;

With said curve to the right, an arc distance of 274.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 34°06'38" East, a distance of 14.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 08°53'21" West, a distance of 7.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 81°06'39" 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;

South 08°53'21" East, a distance of 7.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 51°53'20" East, a distance of 14.63 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 430.00 feet, a central angle of 05°14'11", and a chord bearing and distance of North 88°23'40" East, 39.29 feet;

With said curve to the right, an arc distance of 39.30 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 568.79 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 16.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°59'14" West, a distance of 133.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 37°00'13" West, a distance of 20.00 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 60.00 feet, a central angle of 218°00'59", and a chord bearing and distance of North 17°59'43" West, 113.46 feet;

With said curve to the right, an arc distance of 228.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 46°01'12" 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 88°59'14" West, a distance of 117.64 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 51.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 09°58'58" East, a distance of 47.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 12°05'09" East, a distance of 47.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 16°17'31" East, a distance of 47.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 18°49'00" East, a distance of 47.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 22°26'53" East, a distance of 37.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 39°05'06" East, a distance of 59.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 55°34'59" East, a distance of 35.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 72°11'05" East, a distance of 63.95 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 138.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of the above-mentioned Boat tract, same being common with the west line of the above-mentioned Lennar tract, for the northeast corner of this tract from which an iron rod found for the northeast corner of said Boat tract, same being common with the northwest corner of said Lennar tract bears North 0°43'01" East, 844.54 feet;

THENCE South 00°43'01" West, with said common line, a distance of 569.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line, for corner of this tract;

THENCE leaving said common line over and across the above-mentioned Lennar tract the following five (5) courses and distances:

South 88°59'14" East, a distance of 12.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 43°59'14" 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 01°00'46" West, a distance of 95.48 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 275.00 feet, a central angle of 15°08'10", and a chord bearing and distance of South 08°34'51" West, 72.44 feet;

With said curve to the right, an arc distance of 72.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a reverse curve to the left with a radius of 325.00 feet, a central angle of 15°25'55", and a chord bearing and distance of South 08°25'59" West, 87.27 feet;

With said curve to the left, an arc distance of 87.53 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;

THENCE South 00°43'01" West, with said common line, a distance of 159.22 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 left with a radius of 325.00 feet, a central angle of 15°39'50", and a chord bearing and distance of South 07°06'54" East, 88.57 feet;

THENCE leaving said common line 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 88.85 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 675.00 feet, a central angle of 31°19'40", and a chord bearing and distance of South 00°43'01" West, 364.49 feet;

With said curve to the right, an arc distance of 369.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a reverse curve to the left with a radius of 325.00 feet, a central angle of 15°39'50", and a chord bearing and distance of South 08°32'56" West, 88.57 feet;

With said curve to the left, an arc distance of 88.85 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;

THENCE South 00°43'01" West, with said common line, a distance of 72.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the above-mention common line.for corner of this tract;

THENCE leaving said common line over and across the above-mentioned Boat tract the following twenty-one (21) courses and distances:

North 43°36'45" West, a distance of 14.31 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 275.00 feet, a central angle of 18°54'50", and a chord bearing and distance of North 77°26'46" West, 90.37 feet;

With said curve to the right, 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 60°23'49" West, a distance of 12.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 66°15'52" West, 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 31°01'01" West, a distance of 14.92 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 225.00 feet, a central angle of 14°57'32", and a chord bearing and distance of North 81°30'29" West, 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;

North 88°59'14" West, a distance of 127.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

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

South 1°00'46" West, 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 6°03'06" West, a distance of 60.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 1°00'46" West, a distance of 32.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

South 36°15'44" East, a distance of 22.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 48°28'47" East, 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 41°31'13" East, a distance of 52.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 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 1°00'46" West, a distance of 70.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

South 1°14'00" West, a distance of 217.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°46'00" East, a distance of 316.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of the above-mentioned Boat tract, same being common with the west line of the above-mentioned Lennar tract for corner of this tract;

THENCE South 0°43'01" West, with said common line, a distance of 45.00 feet to a 1/2-inch iron rod found in the north line of that tract of land conveyed to Kay Akin and Kent Adcock, according to the document filed of record in Document No. 20150407000384970, for the southeast corner, for the southwest corner of said Lennar tract, same being common with the southeast corner of said Boat tract, for corner of this tract;

THENCE North 88°46'00" West, with said south line of said Boat tract, a distance of 1878.12 feet to the **POINT OF BEGINNING** and containing 2,916,617 square feet or 66.9563 acres 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.

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

_____
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

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 1-17, 18X-20X-HOA; Block B, Lots 1-27, 61X-HOA; Block C, Lots 1-24, 25X-HOA; Block F, Lots 1-9, 10X-HOA; Block G, Lots 1-5, 44x-HOA; Block H, Lots 1-27, 16X-HOA; Block I, Lots 1-26, 27X-HOA; Block J, Lots 1-34, 35X-HOA; Block K, Lots 1-4, 45-49, 5x-HOA; Block L, Lots 1-14, **TILLAGE FARMS WEST, 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. **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 storm drain system, streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way, public access easements and parking.
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 offset 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 _____, 202___.

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

By: U.S. Home Coporation, 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

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 0.999847290.
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, parking, street lights, and sidewalks, within Tillage Farms West, Phase 1A will be maintained by Collin County Municipal District Number 2.
16. A road dedicated to the public may not be obstructed, including by means of a gate.
17. Lift Station lot shall be deeded by plat to the City of Princeton.

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

_____
Collin County Judge, Chris Hill

FINAL PLAT

TILLAGE FARMS WEST PHASE 1A

BLOCK A, LOTS 1-17, 18X-20X-HOA; BLOCK B, LOTS 1-27, 61X-HOA; BLOCK C, LOTS 1-24, 25X-HOA; BLOCK F, LOTS 1-9, 10X-HOA; BLOCK G, LOTS 1-5, 44X-HOA; BLOCK H, LOTS 1-27; 16X-HOA; BLOCK I, LOTS 1-26; 27X HOA; BLOCK J, LOTS 1-34; 35X-HOA; BLOCK K, LOTS 1-4, 45-49, 1X-HOA; BLOCK L, LOTS 1-14

AN ADDITION TO
COLLIN COUNTY, TEXAS

66.9563 ACRES
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,
COLLIN COUNTY, TEXAS

192 RESIDENTIAL LOTS
9 HOME OWNER'S ASSOCIATION (HOA) LOTS

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.

Kimley»Horn
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.
N/A	SRS	KHA	DEC. 2021	063451205	2 OF 2

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

DWG NAME: K:\CEL_SURVEY\063451205-TILLAGE FARMS\DWG\FINAL PLAT\STFW 1A FINAL PLAT.DWG PLOTTED BY ALLEN, STEPHEN 12/13/2021 6:02 PM LAST SAVED 12/13/2021 5:35 PM