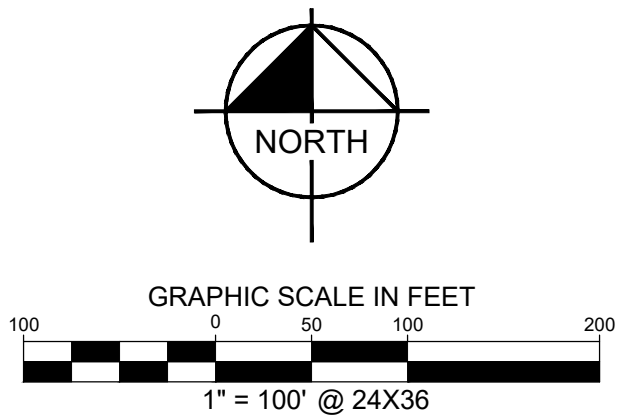


LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	N01°25'05"E	15.76'		L9	S88°46'00"E	11.43'		L17	N86°07'28"E	39.32'	
L2	S81°25'10"E	13.75'		L10	S41°19'52"E	13.53'		L18	S43°46'00"E	14.14'	
L3	N88°46'00"W	43.34'		L11	N88°46'00"W	27.77'		L19	N46°14'00"E	14.14'	
L4	S01°14'00"W	50.00'		L12	S01°14'00"W	50.00'		L20	S43°46'00"E	14.14'	
L5	S88°46'00"E	10.12'		L13	S88°46'00"E	9.98'		L21	N46°14'00"E	14.14'	
L6	S45°04'34"W	13.85'		L14	N01°18'00"E	30.29'		L22	S43°46'00"E	14.14'	
L7	N88°46'00"W	12.52'		L15	N31°58'56"E	40.91'		L23	S46°14'00"W	14.14'	
L8	S01°14'00"W	50.00'		L16	N78°26'24"E	40.91'		L24	S43°35'28"E	14.10'	

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°18'02"	275.00'	20.64'	N36°13'02"E	20.64'
C2	4°23'19"	275.00'	21.06'	N33°20'13"W	21.06'
C3	2°53'48"	225.00'	11.37'	S32°07'39"E	11.37'
C4	21°46'54"	275.00'	104.54'	N63°56'40"E	103.92'
C5	43°57'56"	250.00'	191.84'	N23°10'58"E	187.16'
C6	45°58'04"	250.00'	200.57'	N68°14'58"E	195.24'
C7	11°29'43"	250.00'	50.16'	N36°40'54"W	50.07'



#### LEGAL DESCRIPTION

23.3099 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, LP., 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 more particularly described as follows:

**BEGINNING** at an iron spike found in the north line of that tract of land conveyed to Percival, according to the document filed of record in Document No. 20150923001208770 (O.P.R.C.C.T.), for the southwest corner of said Boat tract, same being common with the southeast corner of that tract of land conveyed to Strawn David Lee, according to the document filed of record in Volume 1443, Page 479 (O.P.R.C.C.T.), for the southwest corner of this tract;

**THENCE** North 1°18'00" East, with said common line, passing the northeast corner of said Strawn tract, same being the southeast corner of that tract of land conveyed to Strawn David Lee, according to the document filed of record in Document No. 00-0004843 (O.P.R.C.C.T.) at a distance of 939.27 feet and continuing a total distance of 1378.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said west line same being common with the east line of said Strawn tract recorded in 00-0004843 for corner of this tract, from which the northeast corner of said Strawn tract recorded in 00-0004843, same being common with the southeast corner of that tract of land conveyed to Hyland Timothy & Juliana, according to the document filed of record in Document No. 01-0014011 (P.R.C.C.T.) bears North 1°18'00" East, 315.34 feet, from said corner a 3/8-inch iron rod found for reference bears North 88°33'33" West, 2.29 feet;

**THENCE** over and across the above-mentioned Boat tract the following thirty-seven (37) courses and distances:

North 68°31'19" East, a distance of 80.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 55°55'59" East, a distance of 112.12 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 4°18'02", a radius of 275.00 feet, a chord bearing and distance of North 36°13'02" East, 20.64 feet;

With said curve to the right, an arc distance of 20.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 1°25'05" East, a distance of 15.76 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 4°23'19", a radius of 275.00 feet, a chord bearing and distance of North 33°20'13" West, 21.06 feet;

With said curve to the right, an arc distance of 21.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 56°46'25" East, a distance of 50.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 2°53'48", a radius of 225.00 feet, a chord bearing and distance of South 32°07'39" East, 11.37 feet;

With said curve to the left, an arc distance of 11.37 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 81°25'10" East, a distance of 13.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 21°46'54", a radius of 275.00 feet, a chord bearing and distance of North 63°56'40" East, 103.92 feet;

With said curve to the right, an arc distance of 104.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°50'53" West, a distance of 110.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 1°14'00" East, a distance of 19.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°46'12" East, a distance of 549.44 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 115.00 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 43.36 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 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 10.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 44°46'05" East, a distance of 14.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 12°24'19", a radius of 525.00 feet, a chord bearing and distance of South 7°30'57" East, 113.42 feet;

With said curve to the left, an arc distance of 113.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 11°58'41", a radius of 475.00 feet, a chord bearing and distance of South 7°43'41" East, 99.12 feet;

With said curve to the right, 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;

South 45°04'54" West, a distance of 13.85 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 12.53 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 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 11.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 41°19'52" East, a distance of 13.53 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 12°05'03", a radius of 475.00 feet, a chord bearing and distance of South 12°45'03" West, 100.00 feet;

With said curve to the right, an arc distance of 100.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 0°48'20", a radius of 525.00 feet, a chord bearing and distance of South 18°23'25" West, 7.38 feet;

With said curve to the left, 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;

North 88°46'00" West, a distance of 249.31 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 115.00 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 27.77 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 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 9.98 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 640.00 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 94.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 1°12'48" 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;

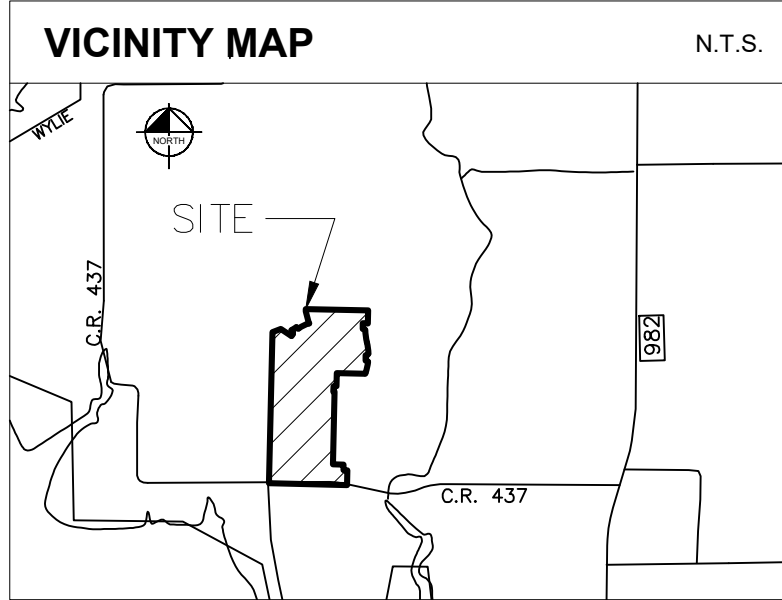
South 88°46'00" East, a distance of 33.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 1°14'00" West, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Boat tract, same being common with 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.), for corner of this tract;

**THENCE** North 88°46'00" West, with said south line, a distance of 689.24 feet to the **POINT OF BEGINNING** and containing 23.3099 acres or 1,015,379 square feet of land, more or less.

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJONER LINE
	BUILDING SETBACK LINE
	ROADWAY CENTERLINE
	INDICATES STREET NAME CHANGE

LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFS	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, 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

**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 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 G Lots 6-18, Block K Lots 5-44, 50-71, 1X-HOA, Block L Lots 15-28, Block M Lots 1-24, 25X-HOA, **TILLAGE FARMS WEST, PHASE 1B**, 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, readirng, 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

**THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT**  
this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Collin County Judge, Chris Hill

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.

## FINAL PLAT TILLAGE FARMS WEST PHASE 1B

**BLOCK G, LOTS 6-18; BLOCK K, LOTS 5-44, 50-70,  
1X-HOA; BLOCK L, LOTS 15-28; BLOCK M, LOTS 1-28;  
BLOCK P, LOTS 1-24, 25X-HOA;**

AN ADDITION TO  
COLLIN COUNTY, TEXAS

**23.3099 ACRES**  
OUT OF THE  
**WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,**  
COLLIN COUNTY, TEXAS

**140 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" = 100'	SPA	KHA	12/13/2021	063451215	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