

FIELD NOTE DESCRIPTION

3.5340 ACRES
 BEING a tract of land situated in the William Johnson Survey, Abstract No. 476 and Sarah D. Terry Survey, Abstract No. 890, Collin County, Texas and being a portion of a called 171.991-acre tract of land conveyed to Lennar Homes of Texas Land and Construction, L.T.D., according to the document filed of record in Document No. 20181211001503350 Official Public Records, Collin County, Texas (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 that tract of land conveyed to Lennar Homes of Texas Land and Construction, L.T.D., according to the document filed of record in Document No. 20210628001301300 (O.P.R.C.C.T.), same being common with a north line of said Lennar tract recorded in 20181211001503350;

THENCE South 09°11'31" East, over and across said Lennar tract recorded in 20181211001503350, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north line of Bridgewater Phase 1B, an addition to the Collin County, according to the document filed of record in Instrument No. 20201204002181510 Plat Records, Collin County, Texas (P.R.C.C.T.), same being common with a south line of said Lennar tract recorded in 20181211001503350, for corner of this tract;

THENCE South 80°48'29" West, with said common line, a distance of 234.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a tangent curve to the right with a radius of 1,200.00 feet, a central angle of 109°47'53", and a chord bearing and distance of North 44°17'35" West, 1,963.53 feet.

THENCE continuing with said common line and with said curve to the right, an arc distance of 2,299.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

THENCE North 10°36'21" East, continuing with said common line, passing a northeast corner of the above-mentioned Phase 1B, same being common with a southwest corner of Bridgewater Phase 1A, an addition to Collin County, according to the document filed of record in Instrument No. 2020031010001100 (P.R.C.C.T.) at a distance of 278.19 feet and continuing for a total distance of 417.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the east line of said Phase 1A, same being common with a west line of the above-mentioned Lennar tract recorded in 20181211001503350, for corner of this tract at the beginning of a tangent curve to the left with a radius of 1,550.00 feet, a central angle of 08°05'58", and a chord bearing and distance of North 07°33'22" East, 164.93 feet.

THENCE with said common line, with said curve to the left, an arc distance of 165.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for an internal "ell" corner of said Phase 1A, for corner of this tract;

THENCE South 85°29'37" East, with a south line of said Phase 1A, a distance of 46.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the west line of the remainder of a called 99.493-acre tract of land conveyed to Boat Investments, L.L.C., according to the document filed of record in Document No. 2017081001064370, for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 1,640.20 feet, a central angle of 05°44'54", and a chord bearing and distance of South 07°43'51" West, 164.48 feet.

THENCE with said west line, same being common with an east line of the above-mentioned Lennar tract recorded in 20181211001503350, and said curve to the right, an arc distance of 164.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

THENCE South 10°36'18" West, continuing with said common line, a distance of 410.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 1,159.75 feet, a central angle of 109°21'42", and a chord bearing and distance of South 44°03'54" East, 1,892.58 feet.

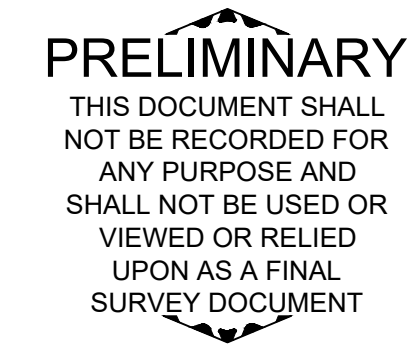
THENCE continuing with said common line, with said curve to the left, passing the north line of the remainder of a called 89.918-acre tract of land conveyed to Boat Investments, L.L.C., according to the document No. 2017081001064370 (O.P.R.C.C.T.), at an arc distance of 1255.15 feet and the west line of the above-mentioned Lennar tract recorded in 20210628001301300 at an arc distance of 2039.13 feet and continuing for a total arc distance of 2,213.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the south line of said Lennar tract recorded in 20210628001301300, for corner of this tract;

THENCE North 80°48'29" East, with said south line, a distance of 234.53 feet to the **POINT OF BEGINNING** and containing 153,939 square feet or 3.5340 acres of land.

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 Drive, 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.

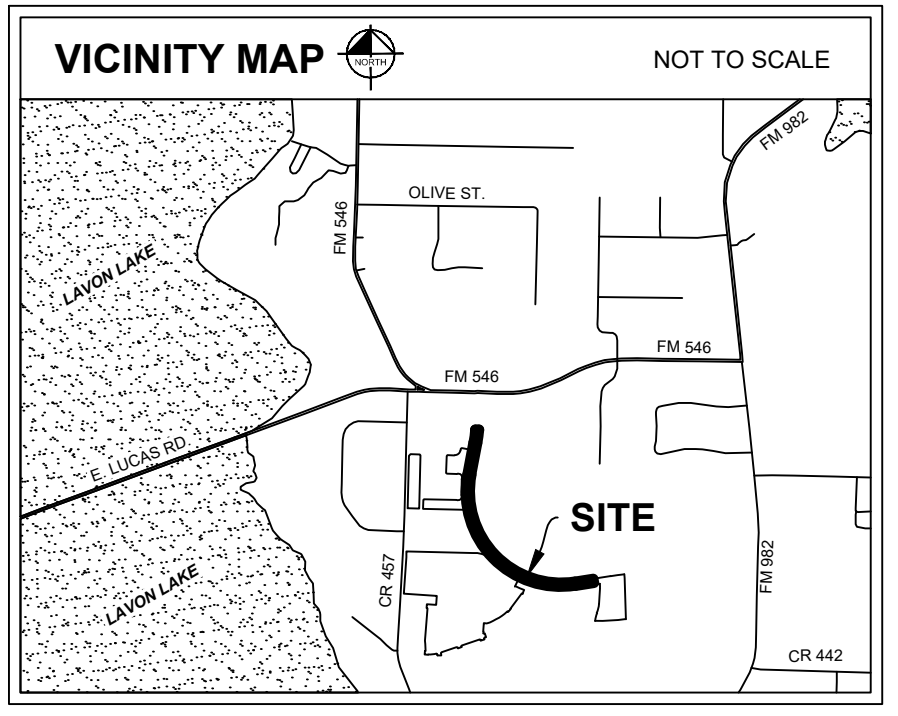
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

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 0.9998800144.
- 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.
- 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.
- The streets, including street signs, street lights, and sidewalks within Future Bridgewater Parkway Extension will be maintained by Collin County Municipal Utility District Number 2.

LEGEND	
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH CAP STAMPED "KHA" SET
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
S.E.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
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
---	CENTERLINE ROAD
---	ADJUTANT BOUNDARY



OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as Bridgewater Parkway right-of-way, **FUTURE BRIDGEWATER PARKWAY EXTENSION**, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown thereon.

Witness, my hand this the _____ day of _____, 2022.
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 a Texas limited liability company

By: _____
 Name: _____
 Title: _____

STATE OF TEXAS §
 COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2022, by _____ of Lennar Homes of Texas Land and Construction, LTD, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "FUTURE BRIDGEWATER PARKWAY EXTENSION" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 2022, at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

Collin County Judge, Chris Hill

FINAL PLAT OF FUTURE BRIDGEWATER PARKWAY EXTENSION

BEING 3.5340 ACRES IN THE SARAH D. TERRY SURVEY, ABSTRACT NO. 890 WILLIAM JOHNSON SURVEY, ABSTRACT NO. 476

COLLIN COUNTY, TEXAS RIGHT OF WAY

<h1>Kimley»Horn</h1>					
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'	SPA	KHA	JAN. 2022	063233737	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.					