

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

**LEGEND**

- P.O.B. POINT OF BEGINNING
- IRFC 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 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

SEE SHEET No. 2 FOR GENERAL NOTES

**FINAL PLAT  
TILLAGE FARMS WEST  
PHASE 2**

**BLOCK F, LOTS 11-62, 10X-HOA, 22X-HOA, 33X-HOA;  
BLOCK S, LOTS 20-38;  
BLOCK T, LOTS 1-22, 15X-HOA;  
BLOCK U, LOTS 1-16, 8X-HOA;  
BLOCK V, LOTS 1-21, 11X-HOA  
BLOCK W, LOTS 18-45, 18X-HOA;**

**45.4653 ACRES  
OUT OF THE  
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,  
COLLIN COUNTY, TEXAS**

**158 RESIDENTIAL LOTS  
5 HOME OWNER'S ASSOCIATION (HOA) LOTS**

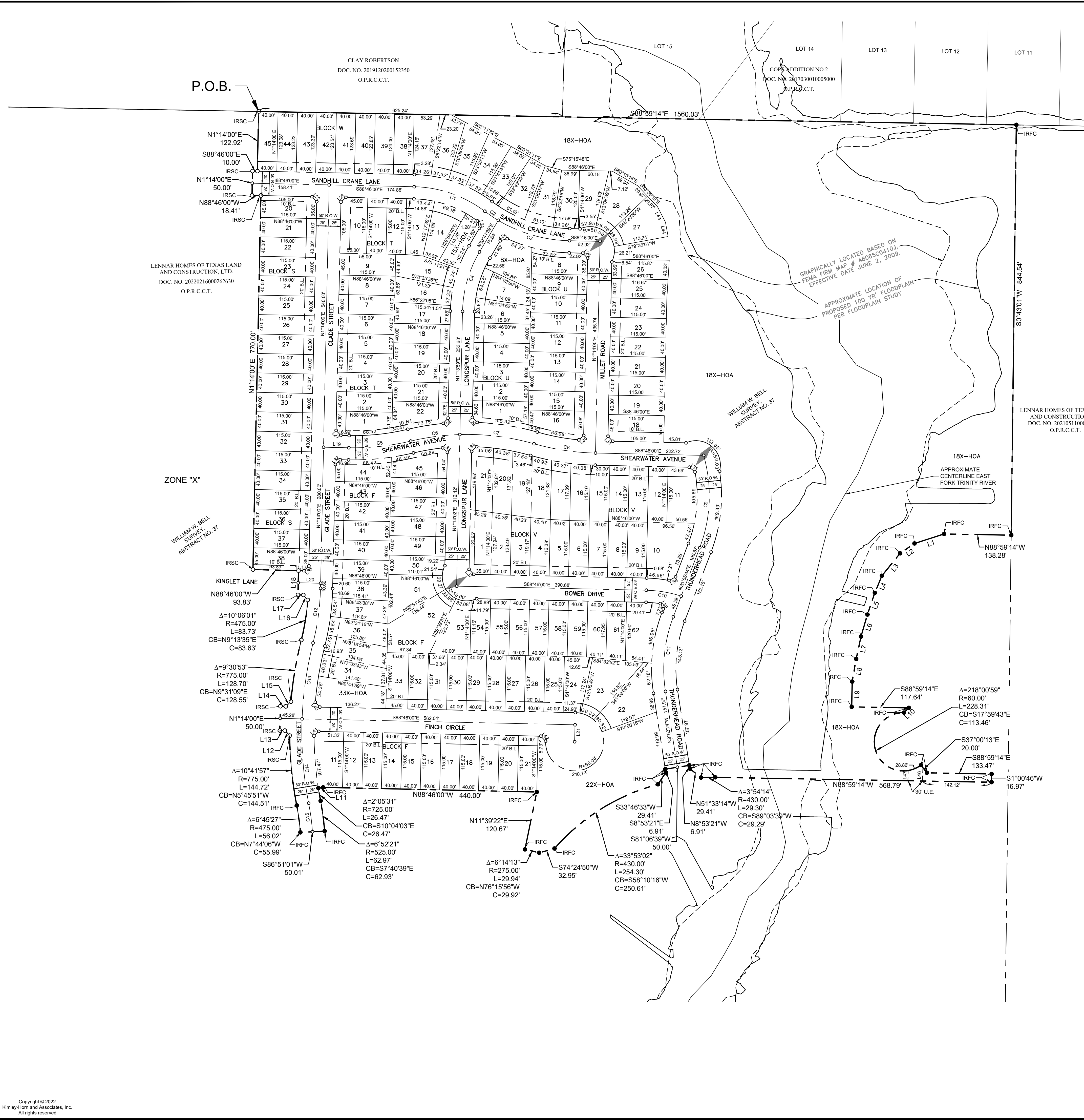
**Kimley»Horn**  
400 N. Oklahoma Drive, Suite 105  
Celina, Texas 75009  
Tel. No. (469) 501-2200  
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	05/05/2022	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

LINE TABLE		LINE TABLE		LINE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH			
L1	S72°11'05"W	63.95'	L17	N88°46'00"W	10.95'	L33	S47°08'57"E	13.28'
L2	S55°34'59"W	35.84'	L18	N01°14'00"E	50.00'	L34	N46°28'28"E	14.08'
L3	S39°05'06"W	59.51'	L19	S88°46'00"E	51.99'	L35	S49°59'47"E	15.59'
L4	S22°26'53"W	37.99'	L20	S88°46'00"E	46.17'	L36	N46°14'00"E	14.14'
L5	S18°49'00"W	47.25'	L21	S01°14'00"W	35.00'	L37	S43°46'00"E	14.14'
L6	S16°17'31"W	47.20'	L22	S43°46'00"E	14.14'	L38	N61°27'42"E	15.20'
L7	S12°05'09"W	47.20'	L23	N46°14'00"E	14.14'	L39	S29°32'03"E	12.73'
L8	S09°58'58"W	47.30'	L24	S11°39'30"W	14.78'	L40	S42°04'43"E	13.72'
L9	S01°00'46"W	51.93'	L25	S73°02'47"W	14.78'	L41	S45°33'01"W	13.97'
L10	S46°01'12"W	14.14'	L26	S43°46'00"E	14.14'	L42	N43°46'00"W	14.14'
L11	S80°58'42"W	10.00'	L27	S43°46'00"E	14.14'	L43	S27°03'05"E	35.84'
L12	N44°24'21"W	14.30'	L28	S43°10'23"W	14.88'	L44	S10°26'59"E	29.97'
L13	N88°46'00"W	10.27'	L29	N43°32'52"W	14.20'	L45	S85°33'19"E	36.04'
L14	N88°46'00"E	11.09'	L30	S48°02'34"W	13.69'	L46	N01°44'36"E	27.59'
L15	N47°48'46"E	14.53'	L31	S43°46'00"E	14.14'	L47	N01°44'36"E	21.00'
L16	N42°35'50"W	13.85'	L32	S46°14'00"W	14.14'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°51'39"	250.00'	156.47'	N70°50'10"W	153.93'
C2	6°24'01"	300.00'	33.51'	S86°06'21"E	33.49'
C3	29°27'39"	300.00'	154.26'	S74°02'10"E	152.56'
C4	29°27'39"	250.00'	128.55'	S15°5'50"W	127.14'
C5	14°42'52"	500.00'	128.41'	N83°52'34"E	128.08'
C6	11°44'04"	500.00'	102.40'	N82°23'10"E	102.22'
C7	17°41'41"	500.00'	154.41'	S82°53'58"E	153.80'
C8	14°42'52"	500.00'	128.41'	S81°24'34"E	128.08'
C9	36°59'30"	300.00'	193.69'	N02°25'59"E	190.34'
C10	16°46'19"	250.00'	73.18'	N80°22'50"W	72.92'
C11	29°49'05"	300.00'	156.13'	S06°01'12"W	154.37'
C12	13°02'35"	500.00'	113.82'	N07°45'18"E	113.58'
C13	12°04'29"	749.83'	158.02'	S08°14'23"W	157.73'
C14	13°18'45"	750.31'	174.33'	S04°27'14"E	173.94'
C15	6°49'04"	500.00'	59.50'	N07°42'17"W	59.48'



DWG NAME: TCELL\_SURVEY0608105-TILLAGE FARMS WEST PHASE 2 FINAL PLAT.DWG PLOTTED BY: ALLEN, STEPHEN 05/05/2022 4:31 PM LAST SAVED: 05/05/2022 11:29 AM

FIELD NOTE DESCRIPTION

45.4653 ACRES

BEING a tract of land situated in the William Bell Survey, Abstract No. 37, Collin County, Texas 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. 20220216000262630 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" set in the north line of said Lennar Homes tract recorded in 20220216000262630, same being common with the south line of that tract of land conveyed to Clay Robertson, according to the document filed of record in Document No. 2019120200152350 (O.P.R.C.C.T.), for the northwest corner of this tract;

THENCE South 88°59'14" East, with said common line, passing the south east corner of said Robertson tract, same being the southwest corner of Cope Addition No. 2, and addition to Collin County, according to the document filed of record in Document No. 2017030010005000 at a distance of 625.24 feet and continuing for a distance of 1,560.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of said Cope Addition, for the northeast corner of said Lennar Homes tract recorded in 20220216000262630 and this tract, same being common for the northwest corner 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.);

THENCE South 00°43'01" West, with the west line of said Lennar Homes tract recorded in 20210511000950580, same being common with the east line of said Lennar Homes tract recorded in 20220216000262630, a distance of 844.54 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 said Lennar Homes tract recorded in 20220216000262630 the following fifty (50) courses and distances:

North 88°59'14" West, a distance of 138.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 72°11'05" West, 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 55°34'59" West, a distance of 35.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

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

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

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

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

South 09°58'58" West, a distance of 47.30 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 51.93 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 117.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 46°01'12" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 60.00 feet, a central angle of 218°00'59", and a chord bearing and distance of South 17°59'43" East, 113.46 feet;

With said non-tangent curve to the left, 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;

South 37°00'13" East, a distance of 20.00 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 133.47 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 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 568.79 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 430.00 feet, a central angle of 03°54'14", and a chord bearing and distance of South 89°03'09" West, 29.29 feet;

With said tangent curve to the left, an arc distance of 29.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 51°35'14" West, a distance of 29.41 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 6.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 81°06'39" 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 08°53'21" East, a distance of 6.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 33°46'33" West, a distance of 29.41 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 430.00 feet, a central angle of 33°53'02", and a chord bearing and distance of South 58°10'16" West, 250.61 feet;

With said non-tangent curve to the left, an arc distance of 254.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 74°24'50" West, a distance of 32.95 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 06°14'13", and a chord bearing and distance of North 76°15'56" West, 29.92 feet;

With said non-tangent curve to the left, an arc distance of 29.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 11°39'22" East, a distance of 120.67 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 440.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 80°58'42" 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 at the beginning of a non-tangent curve to the left with a radius of 725.00 feet, a central angle of 02°06'31", and a chord bearing and distance of South 10°04'03" East, 26.47 feet;

With said non-tangent curve to the left, an arc distance of 26.47 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 06°52'21", and a chord bearing and distance of South 07°40'39" East, 62.93 feet;

With said reverse curve to the right, 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;

South 86°51'01" West, 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 475.00 feet, a central angle of 06°45'27", and a chord bearing and distance of North 07°44'06" West, 55.99 feet;

With said non-tangent curve to the left, 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 at the beginning of a reverse curve to the right with a radius of 775.00 feet, a central angle of 10°41'57", and a chord bearing and distance of North 05°45'51" West, 144.51 feet;

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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 F Lots 11-62, 22X-HOA, 33X-HOA, Block S Lots 20-38, Block T Lots 1-22, 15X-HOA, Block U Lots 1-16, 8X-HOA, Block W 18-45, 18X-HOA, TILLAGE FARMS, PHASE 2, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culeoka 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, 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 Culeoka 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 Culeoka 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, Culeoka 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 growths 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, Culeoka 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.

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

By: U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from 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 \_\_\_\_\_, 2022, 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 (1983). 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 roadway 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 2 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. Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and required to have BMP's and comply with the Construction General Permit.

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 \_\_\_\_\_, 2022.

Notary Public, State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the "TILLAGE FARMS WEST, PHASE 2" 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

SEWER UTILITY PROVIDER:

City of Princeton
255 E. Monte Carlo Blvd.
Princeton, Texas 75407
Phone: 972-736-2416
Contact : Tommy Mapp

ELECTRIC PROVIDER:

Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@oncor.com
Contact : Matthew Ward

WATER UTILITY PROVIDER:

Culeoka Water Supply Corporation
P.O. Box 909
Princeton, Texas 75407
Phone: 972-734-3572
Contact : Peter Williams

Table with 24 columns: BLOCK, LOT, SQ. FT., ACRE, BLOCK, LOT, SQ. FT., ACRE, BLOCK, LOT, SQ. FT., ACRE, BLOCK, LOT, SQ. FT., ACRE, BLOCK, LOT, SQ. FT., ACRE, BLOCK, LOT, SQ. FT., ACRE. Rows include lots 11-62, 20-38, 1-22, 15X-HOA, 1-16, 8X-HOA, 1-21, 11X-HOA, 18-45, 18X-HOA.

FINAL PLAT
TILLAGE FARMS WEST
PHASE 2

BLOCK F, LOTS 11-62, 10X-HOA, 22X-HOA,33X-HOA;
BLOCK S, LOTS 20-38;
BLOCK T, LOTS 1-22, 15X-HOA;
BLOCK U, LOTS 1-16, 8X-HOA;
BLOCK V, LOTS 1-21, 11X-HOA
BLOCK W, LOTS 18-45, 18X-HOA;

45.4653 ACRES
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,
COLLIN COUNTY, TEXAS

158 RESIDENTIAL LOTS
5 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: 1" = 100'
Drawn by: SPA
Checked by: KHA
Date: 05/05/2022
Project No: 063451205
Sheet No: 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, P.L.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: FC\_ELL\_SURVEY080405105-TILLAGE FARMS05052022-4.3E.PLINT LAST DAVED: 05/05/2022 11:29 AM