

Based on 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.

CLAY ROBERTSON
DOC. NO. 201912020152350
O.P.R.C.C.T.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
DOC. NO. 20210817001659680
O.P.R.C.C.T.

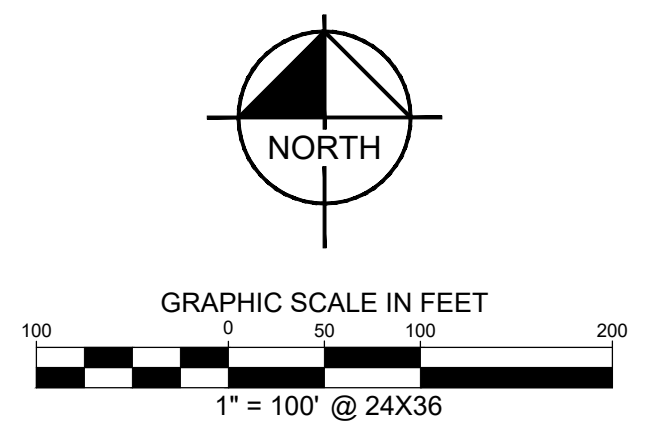
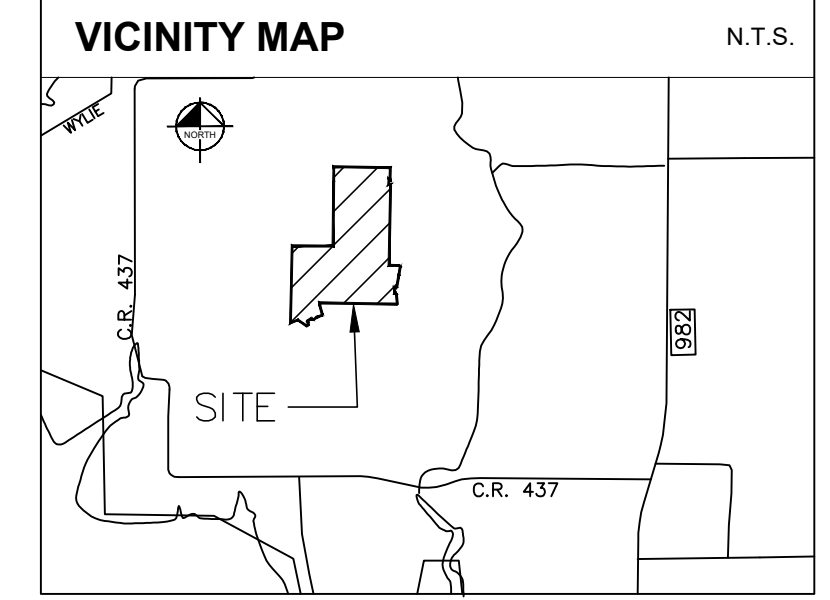
Finkel Dianne M & Melinda Wiley
DOC. NO. 95-0022965
O.P.R.C.C.T.

LEU E PING
DOC. NO. 00-0015503
O.P.R.C.C.T.

TIMOTHY & JULIANA HYLAND
DOC. NO. 01-0014011
PLAT M-383

STRAWN DAVID LEE
DOC. NO. 00-0004843
O.P.R.C.C.T.

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LEGEND

| | |
|--------------|--------------------------------------|
| P.O.B. | POINT OF BEGINNING |
| IRF | IRON PIPE FOUND |
| IRFC | IRON ROD WITH CAP FOUND |
| IRFS | IRON ROD WITH 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 |

LINE TABLE

| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
|-----|-------------|--------|-----|-------------|--------|
| L1 | N81°25'10"W | 13.75' | L10 | S43°46'00"E | 14.14' |
| L2 | S56°46'25"W | 50.04' | L11 | S46°14'00"W | 14.14' |
| L3 | S01°25'05"W | 15.76' | L12 | S43°46'00"E | 14.14' |
| L4 | S52°03'51"E | 7.99' | L13 | N46°14'00"E | 14.14' |
| L5 | S38°54'50"E | 15.29' | L14 | S43°46'00"E | 14.14' |
| L6 | N46°14'00"E | 14.14' | L15 | S46°14'00"W | 14.14' |
| L7 | S46°14'00"W | 14.14' | L16 | S14°56'32"E | 40.51' |
| L8 | S43°46'00"E | 14.14' | L17 | S43°46'00"E | 28.28' |
| L9 | N46°14'00"E | 14.14' | | | |

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-----|-----------|---------|---------|---------------|---------|
| C1 | 2°53'48" | 225.00' | 11.37' | N32°07'39"W | 11.37' |
| C2 | 4°04'35" | 296.07' | 21.06' | S33°20'13"E | 21.06' |
| C3 | 31°57'07" | 300.00' | 167.30' | S68°02'25"E | 165.14' |
| C4 | 4°45'01" | 300.00' | 24.87' | S86°23'29"E | 24.87' |
| C5 | 32°10'03" | 250.00' | 140.36' | S14°51'01"E | 138.52' |
| C6 | 3°14'19" | 325.00' | 18.37' | N53°41'01"W | 18.37' |

- 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. 48055C0410J 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 roadway 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 West, Phase 2 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.
 - 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.

**FINAL PLAT
TILLAGE FARMS WEST
PHASE 3**

**BLOCK G, LOTS 19-42, 18X-HOA;
BLOCK K, LOTS 67-106, 67X-HOA,
68X-HOA, 80X-HOA, 106X-HOA;
BLOCK S, LOTS 1-19;
BLOCK W, LOTS 46-56, 56X-HOA;
BLOCK X, LOTS 1-44;
BLOCK Y, LOTS 1-38;**

**25.8492 ACRES
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,
COLLIN COUNTY, TEXAS**

**176 RESIDENTIAL LOTS
6 HOME OWNER'S ASSOCIATION (HOA) LOTS**

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

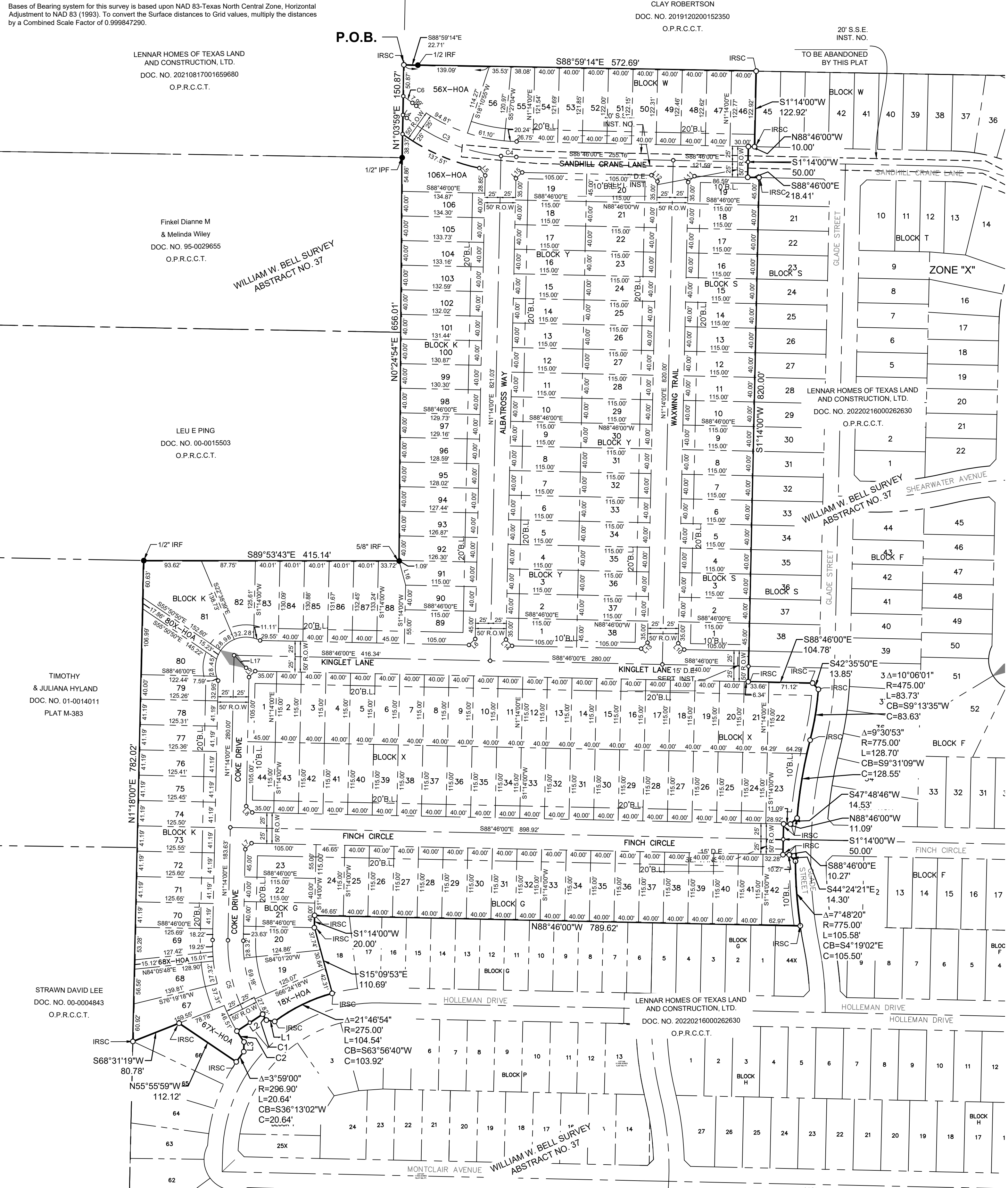
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 100' | SPA | KHA | Sep. 2022 | 063451228 | 1 OF 2 |

OWNER:
TCL LAND BK 3 (2022), LP
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 214-577-1056
Contact: Elizabeth Bentley

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.



9/27/2022 2:30 PM ALLEN, STEPHEN 9/27/2022 2:38 PM LAST SAVED

FIELD NOTE DESCRIPTION

25.8492 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 Lennar Home of Texas Land and Construction, LTD., according to the document filed of record in Instrument 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 east line of that tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD., according to the document filed of record in Instrument No. 20210817001659680 (O.P.R.C.C.T.), for the northwest corner of said Lennar Homes tract recorded in 20220216000262630, same being the southwest corner 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.), from which a 1/2-inch iron rod found for reference in the north line of said Lennar Homes tract recorded in 20220216000262630, same being common with the south line of said Robertson tract bears South 88°59'14" East, 22.71 feet;

THENCE South 88°59'14" East, with said common line, a distance of 572.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line, for the northeast corner of this tract;

THENCE leaving said common line, over and across the above-mentioned Lennar Homes tract recorded in 20220216000262630 the following twenty-seven (27) courses and distances:

- South 01°14'00" West, a distance of 122.92 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;
South 01°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 18.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 01°14'00" West, a distance of 820.00 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 104.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 42°35'50" 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 right with a radius of 475.00 feet, a central angle of 10°06'01", and a chord bearing and distance of South 09°13'35" West, 83.63 feet;

With said curve to the right, an arc distance of 83.73 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 775.00 feet, a central angle of 09°30'53", and a chord bearing and distance of South 09°31'09" West, 128.55 feet;

With said curve to the left, an arc distance of 128.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 47°48'46" West, a distance of 14.53 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 11.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 01°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 10.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 44°24'21" East, a distance of 14.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 775.00 feet, a central angle of 07°48'20", and a chord bearing and distance of South 04°19'02" East, 105.50 feet;

With said curve to the left, an arc distance of 105.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of this tract;

North 88°46'00" West, a distance of 789.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 01°14'00" 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;

South 15°09'53" East, a distance of 110.69 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 275.00 feet, a central angle of 21°46'54", and a chord bearing and distance of South 63°56'40" West, 103.92 feet;

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

North 81°25'10" West, a distance of 13.75 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 225.00 feet, a central angle of 02°53'48", and a chord bearing and distance of North 32°07'39" West, 11.37 feet;

With said curve to the right, 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 56°46'25" West, a distance of 50.04 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 296.07 feet, a central angle of 04°04'35", and a chord bearing and distance of South 33°20'13" East, 21.06 feet;

With said curve to the left, 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;

South 01°25'05" West, a distance of 15.76 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 296.90 feet, a central angle of 03°59'00", and a chord bearing and distance of South 36°13'02" West, 20.64 feet;

With said curve to the left, 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 55°55'59" West, a distance of 112.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 88°31'10" West, a distance of 80.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of the above-mentioned Lennar Homes tract recorded in 20220216000262630, same being common with the east line 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.), for the southwest corner of this tract;

THENCE North 01°18'00" East, with said west line, same being common with the east lines of said Lee tract and of that tract of land conveyed to Timothy and Juliana Hyland, according to the Plat filed of record in Document No. 01-0014011 Plat Records, Collin County Texas, a distance of 782.02 feet to a 1/2-inch iron rod found in the south line of that tract of land conveyed to Lase Ping, according to the document filed of record in Document No. 00-0019503 (O.P.R.C.C.T.), for the northeast corner of said Hyland tract, also being the northwest corner of this tract;

THENCE South 89°53'43" East, with said south line, same being common with a north line of the above-mentioned Lennar Homes tract recorded in 20220216000262630 (O.P.R.C.C.T.), a distance of 415.14 feet to a 5/8-inch iron rod found for the southeast corner of said Ping tract, also being for an interior "ell" corner of said Lennar Homes tract recorded in 20220216000262630, for corner of this tract;

THENCE North 00°24'54" East, with a west line of said Lennar Homes tract recorded in 20220216000262630, same being common with the east lines of said Ping tract and that tract of land conveyed to Finkel Dianne M and Melinda Wiley, according to the document filed of record in Document No. 95-0029655 (O.P.R.C.C.T.), a distance of 656.01 feet to a 1/2-inch iron rod found in said west line, for the northeast corner of said Dianne M Finkel tract, also being for the southeast corner of the above-mentioned Lennar Homes tract recorded in 20210817001659680, for corner of this tract;

THENCE North 01°03'59" East, with the common line of said Lennar Homes tracts, a distance of 150.87 feet to the POINT OF BEGINNING and containing 1,125,990 square feet or 25.8492 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT TCL LAND BK 3 (2022), LP, 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 19-42, 18X-HOA, Block K Lots 67-106, 67X-HOA, 68X-HOA, 80X-HOA, 6X-HOA, 6X-HOA, S Lots 1-19, Block W Lots 46-56, 56X-HOA, Block X 1-44, Block Y 1-38, TILLAGE FARMS, PHASE 3, 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. TCL LAND BK 3 (2022), LP 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 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.

Witness, my hand this the _____ day of _____, 2022.

TCL LAND BK 3 (2022), LP, a Texas limited partnership

By: TC LB GP, Inc., a corporation formed under the laws of the province of British Columbia, General Partner

By: Name: John D. Hutchinson Title: Vice President

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on _____, 2022, by John D. Hutchinson, Vice President of TCL LAND BK 3 (2022), LP, 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:

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 3" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____, 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 TILLAGE FARMS WEST PHASE 3

BLOCK G, LOTS 19-42, 18X-HOA; BLOCK K, LOTS 67-106, 67X-HOA, 68X-HOA, 80X-HOA, 106X-HOA; BLOCK S, LOTS 1-19; BLOCK W, LOTS 46-56, 56X-HOA; BLOCK X, LOTS 1-44; BLOCK Y, LOTS 1-38;

25.8492 ACRES OUT OF THE WILLIAM W. BELL SURVEY, ABSTRACT NO. 37, COLLIN COUNTY, TEXAS

176 RESIDENTIAL LOTS 6 HOME OWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, SPA, KHA, Sep. 2022, 063451228, 2 OF 2

OWNER: TCL LAND BK 3 (2022), LP 1707 Market Place Blvd. Irving, Texas 75063 Contact : Elizabeth Bentley

OWNER/DEVELOPER: Lennar Homes of Texas Land and Construction, LTD. 1707 Market Place Blvd. Irving, Texas 75063 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.

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