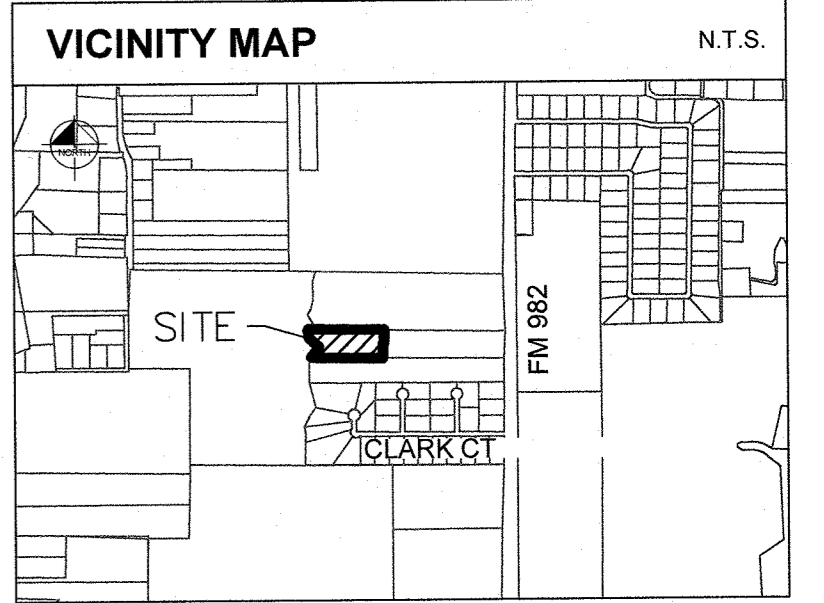
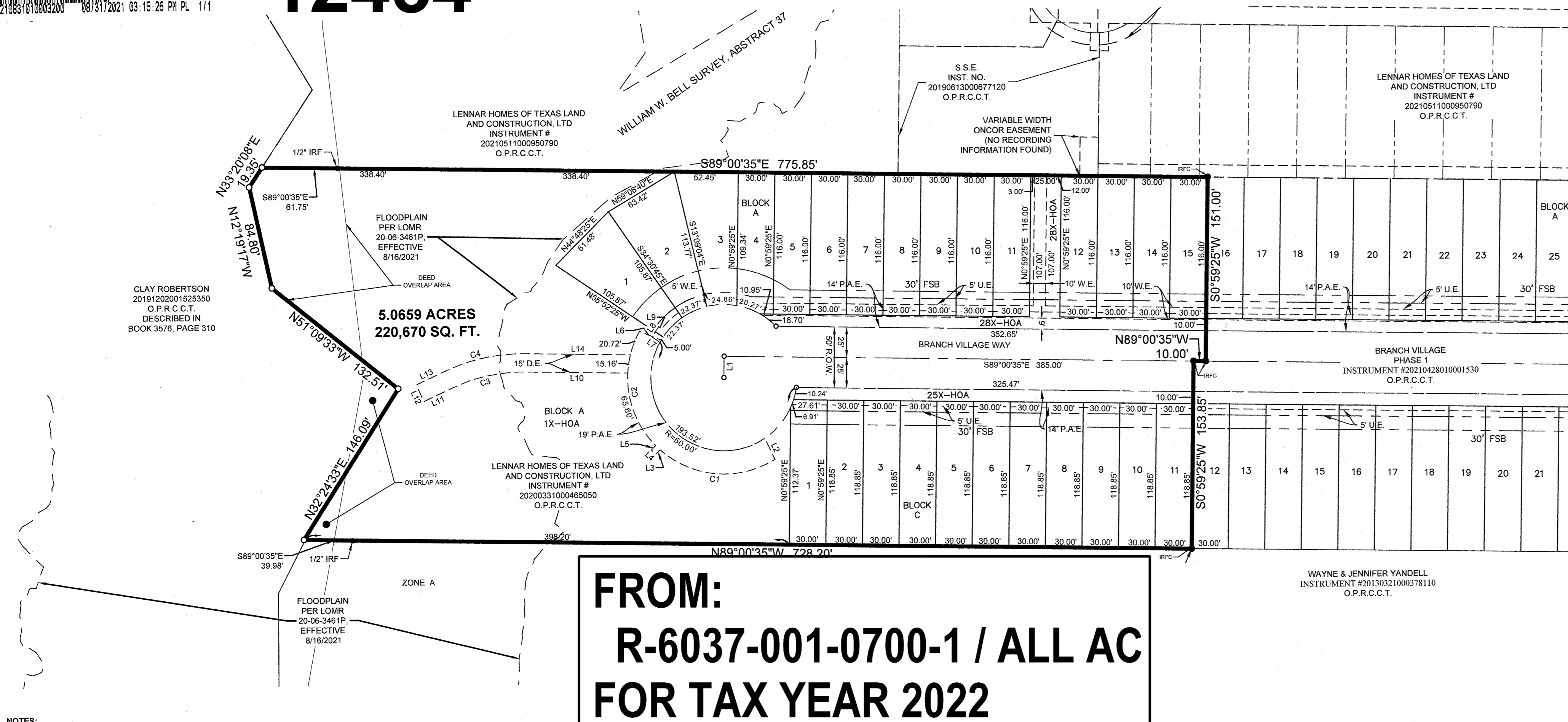
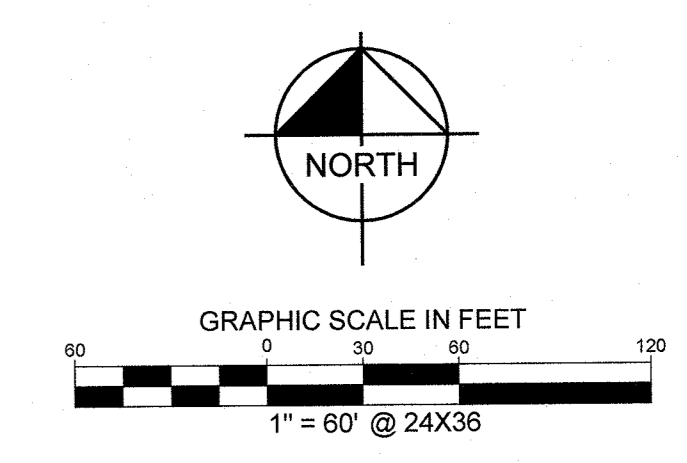


12454



FIELD NOTE DESCRIPTION
5.0659 ACRES
BEING a tract of land situated in the William W. Bell Survey, Abstract 37 all being within Collin County, Texas, and being that tract of land conveyed to Lennar Homes of Texas Land and Construction, LTD, according to the document filed of record in Document Number 20200331000465050 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:
BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north line of that tract of land conveyed to Wayne and Jennifer Yandell, according to the document filed of record in Document Number Instrument No. 20130321000378110 (O.P.R.C.C.T.) same being common with the south line of said Lennar tract, for the southwest corner of Branch Village Phase 1, an addition to Collin County, Texas according to the plat filed of record in Document Number 20210428010001530 and being the common southeast corner of this tract:
THENCE North 89°00'35" West, with said common line, a distance of 728.20 feet to a point for the southwest corner of the above-mentioned Lennar tract, same being the northwest corner of said Yandell tract, from which a 1/2-inch iron rod found in said common line, for reference to said corner bears South 89°00'35" East, 39.98 feet;
THENCE with the west line of said Lennar tract the following four (4) courses and distances:
North 32°24'33" East, a distance of 146.09 feet to a point for corner of this tract;
North 51°09'33" West, a distance of 132.51 feet to a point for corner of this tract;
North 12°19'17" West, a distance of 84.80 feet to a point for corner of this tract;
North 33°20'08" East, a distance of 19.35 feet to a point for the northwest corner of the above-mentioned Lennar tract, same being common with the southwest 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 Number 20210511000950790 (O.P.R.C.C.T.), for the northwest corner of this tract, from which a 1/2-inch iron rod found for reference to said corner bears South 89°00'35" East, 61.75 feet;
THENCE South 89°00'35" East, with the common line of said Lennar tracts, a distance of 775.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of this tract;
THENCE leaving said common line over and across the above-mentioned Lennar tract recorded in Document Number 20200331000465050 the following three (3) courses and distances
South 0°59'25" West, a distance of 151.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner of this tract;
North 89°00'35" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner of this tract;
South 0°59'25" West, a distance of 153.85 feet to the POINT OF BEGINNING and containing 5.0659 acres or 220,670 square feet of land, more or less.



LEGEND
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PKNF PK.NAL FOUND
IRNF IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
W.E. WATER EASEMENT
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
F.S.B. FRONT SETBACK LINE
S.S.B. SIDE SETBACK LINE
H.O.A. HOME OWNERS ASSOCIATION
R.O.W. RIGHT OF WAY
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
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

- NOTES:
- Upon completion of construction, all corners will be set 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.
 - All common areas are to be owned and maintained by the Property Owner's Association.
 - All sidewalks to be maintained by the Property Owner's Association.
 - All Pavement outside the right-of-way to be maintained by the Property Owner's Association.
 - FLOOD STATEMENT: According to Community Panel No. 46085C0410J 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 "A", defined as areas of 100-year flood plain, and 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 subdivision 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, or roadway with expectations of being accepted into the county roadway network, 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 Collin County after the two-year maintenance period ends.
 - Driveway connections must meet Collin County specifications.
 - All roadway signs shall meet Collin County specifications.
 - Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
 - Collin County does not and will not accept street lights for maintenance or operation.
 - A road dedicated to the public may not be obstructed, including by means of a gate.
 - Fences and utility appurtenances may be placed within the 100-yr drainage easements provided they are placed outside the design-yr floodplains, as shown on the plat.
 - All necessary Collin County authorizations (i.e. OSSF, Floodplain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
 - Except for ditches that are adjacent to roadways and/or culverts and other improvements that are a part of a roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot, or other method.
 - Homeowner is responsible for the sanitary sewer lateral all the way to the main in the street in front of their home.
 - The finish floor elevations of all house pads will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.

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 1-15, 1X-HOA & 28X-HOA, Block C Lots 1-11, 25X-HOA, BRANCH VILLAGE 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 Cullieka 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 alleys, if any, are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated, for the purposes indicated on this plat.
4. 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 landscaped improvements may be placed in landscape easements.
5. Utility easements may be used for the mutual use and accommodation of the all public utility desiring to use or using the same unless the easement limits the use to particular utilities, said by public utilities being subordinate to the public's use thereof.
6. The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
7. The public utilities shall at all times have the full right of ingress and egress to or from their respective easement 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.
8. The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
10. Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage systems of the roadway.
11. Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
12. All modifications to this document shall be by means of the plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand, this the 24th day of August, 2021.
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD,
a Texas limited liability company
By: Jennifer Eiler
Name: Jennifer Eiler
Title: Authorized Agent
STATE OF TEXAS §
COUNTY OF DALLAS §
This instrument was acknowledged before me on August 24th, 2021, by Jennifer Eiler, Division Controller 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
LAURA LYNN SALGADO
Notary ID #123169119
My Commission Expires
January 18, 2025

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 23rd day of August, 2021.
Carol Self
Notary Public, State of Texas
CAROL SELF
Notary Public, State of Texas
My Notary ID # 124370901
Expires October 24, 2022

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT
I hereby certify that the attached and foregoing Final Plat of the Branch Village Phase 2 to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the 23rd day of August, 2021, 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 on the Final Plat.
COLLIN COUNTY JUDGE

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°59'25"W	17.50'	L8	N34°01'42"E	10.00'
L2	S25°06'32"E	19.16'	L9	S55°48'59"E	2.90'
L3	S43°46'41"W	5.04'	L10	S89°00'35"E	85.13'
L4	N46°13'19"W	5.00'	L11	N65°08'11"E	26.50'
L5	N43°46'41"E	5.04'	L12	S24°51'49"E	15.00'
L6	S67°21'07"E	19.16'	L13	S65°08'11"W	26.50'
L7	N55°48'59"W	7.90'	L14	N89°00'35"W	87.15'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD
C1	73°35'54"	79.00'	101.48'	N84°50'04"W 94.64'
C2	73°35'53"	79.00'	101.48'	N07°36'34"W 94.64'
C3	25°51'15"	132.50'	59.79'	N78°03'48"E 59.28'
C4	25°51'15"	147.50'	66.56'	S78°03'48"W 66.99'

Kimley-Horn and Associates, Inc.
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503
Scale 1" = 60'
Drawn by SPA
Checked by KHA
Date 08/16/2021
Project No. 063451203
Sheet No. 1 OF 1
OWNER/DEVELOPER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Blvd.
Irving, Texas 75063
Contact: Elizabeth Bentley
APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Drive, 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: 972-734-3572
Contact: Tommy Mapp
WATER UTILITY PROVIDER:
Cullieka Water Supply Corporation
P.O. Box 909
Princeton, Texas 75407
Phone: 972-734-3572
Contact: Peter Williams
ELECTRIC PROVIDER:
Onco Electric Delivery, LLC
4600 State Highway 721
McKinney, TX 75070
Phone: 972-569-1283
Email:ryan.ross@onco.com
Contact: Ryan Ross
Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/31/2021 03:15:26 PM
\$31.00 DEKTRILLER
20210831010003200

S12454

FINAL PLAT
OF
BRANCH VILLAGE
PHASE 2
BLOCK A, LOTS 1-15, 1X-HOA & 28X-HOA;
BLOCK C, LOTS 1-11, 25X-HOA;
BEING 5.0659 ACRES IN THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37
COLLIN COUNTY, TEXAS
26 RESIDENTIAL LOTS
3 HOMEOWNER'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" = 60'	SPA	KHA	08/16/2021	063451203	1 OF 1

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