

LEGEND

Table with 2 columns: Symbol and Description. Includes P.O.C., P.O.B., P.N.L., IRFC, B.L., U.E., W.E., D.E., S.S.E., F.S.B., S.B.S., H.O.A., R.O.W., D.R.C.C.T., P.R.C.C.T.

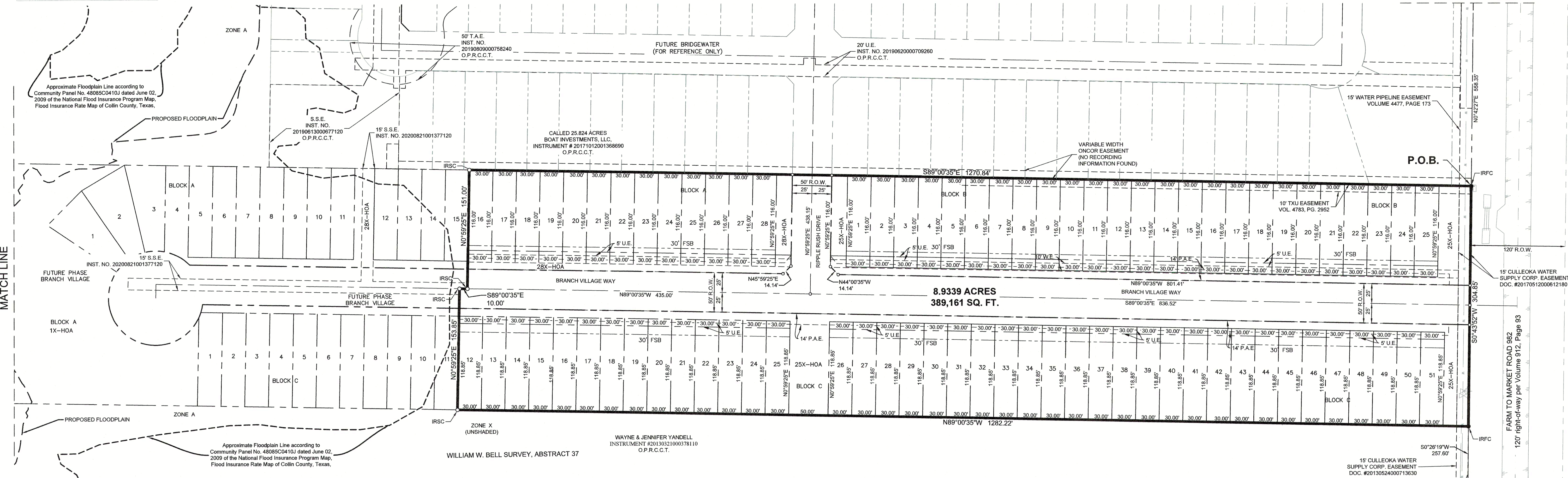
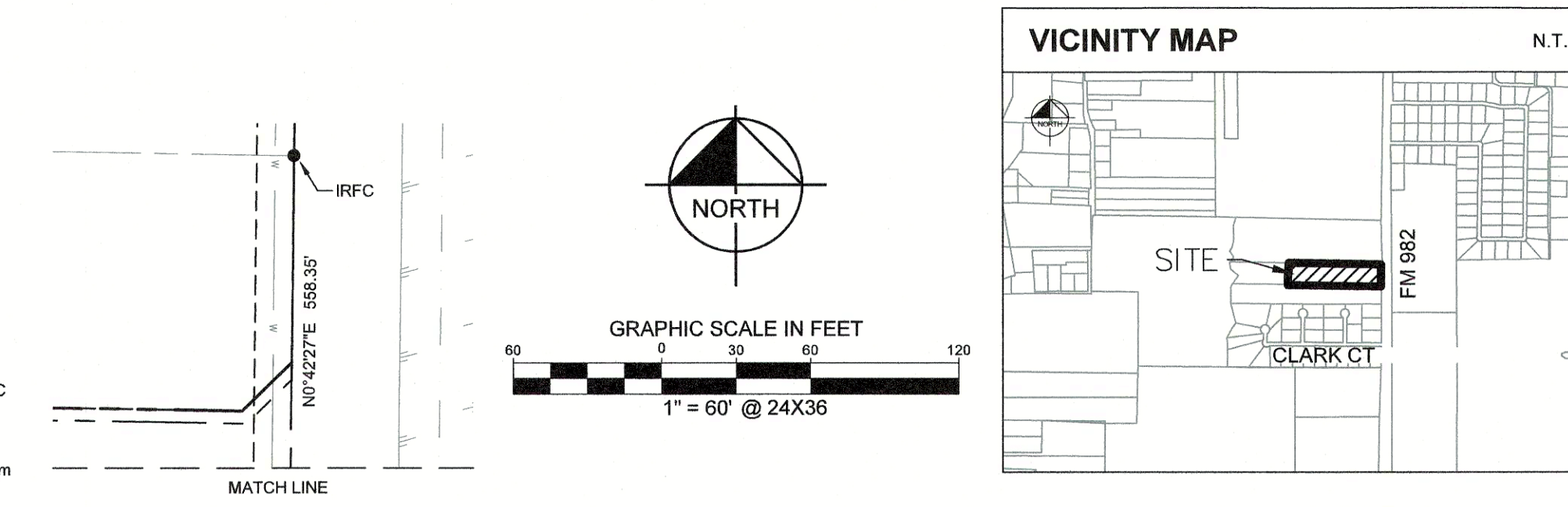
LINE TYPE LEGEND

Table with 2 columns: Line Style and Description. Includes Boundary Line, Easement Line, Lot Line, Adjacent Line, Building Setback, Roadway Centerline.

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...
3. All common areas are to be owned and maintained by the Property Owner's Association.
...
13. The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.

- 14. Driveway connections must meet Collin County specifications.
15. All roadway signs shall meet Collin County specifications.
16. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
...
22. Homeowner is responsible for the sanitary sewer lateral all the way to the main in the street in front of their home.



FIELD NOTE DESCRIPTION

8.9339 ACRES
BEING a tract of land situated in the William W. Bell Survey, Abstract 37, Collin County, Texas, and being a portion of that tract of land conveyed to Lennar Homes of Texas & Construction, LTD, according to the document filed of record in Document No. 20200331000465050 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:
BEGINNING at a 1/2-inch iron rod with plastic cap stamped "WISDOM" found in the west line of FM 982 for the southeast corner of a called 25.824-acre tract of land conveyed to Boat Investments, LLC, according to the document filed of record in Document Number 20171012201368690 (O.P.R.C.C.T.), same being common with the northeast corner of said Lennar tract and this tract, from which a 3/8-inch iron rod found in said west line, for a corner of said Boat Investments tract bears, North 0°42'27" East, 558.35 feet.
THENCE South 0°43'52" West, with said west line, a distance of 304.85 feet to a 1/2-inch iron rod with orange plastic cap found for the northeast corner of that tract of land conveyed to Wayne and Jennifer Yandell, according to the document filed of record in Document Number 20130321000378110 (O.P.R.C.C.T.), same being the southeast corner of said Lennar tract and this tract, from which a 1/2-inch iron rod found for the southeast corner of said Yandell tract bears South 0°40'57" West, 257.07 feet.
THENCE North 89°00'35" West, with the southern line of said Lennar tract and this tract, same being common with the north line of said Yandell tract, a distance of 1,282.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line for the southwest corner of this tract;
THENCE leaving said common line, over and across the said Lennar tract the following three (3) courses and distances:
North 0°59'25" East, a distance of 146.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
South 89°00'35" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;
North 0°59'25" West, a distance of 151.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Boat Investments tract, same being common with north line of the above-mentioned Lennar tract for the northwest corner of this tract;
THENCE South 89°00'35" East, with said common line, a distance of 1,270.84 feet to the POINT OF BEGINNING and containing 8.9339 acres or 389,161 square feet of land, more or less.

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 A Lots 1-25, 25X-HOA, Block B Lots 1-25, 25X-HOA, BRANCH VILLAGE, an addition to Collin County, Texas, and do hereby dedicate to the public, 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:

- 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 public use forever, 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 thereof.
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 5th day of April, 2021.
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
a Texas limited liability company
By: [Signature]
Name: [Name]
Title: [Title]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2021.
Notary Public, State of Texas
My commission expires: 1-18-2025

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 1st day of April, 2021.

Notary Public, State of Texas
CAROL SELF
Notary Public, State of Texas
My Notary ID # 124370901
Expires October 24, 2022

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT
this the 24th day of August, 2021.
Laura Lynn Salgado
Collin County Judge, Chris Hill

OWNER/DEVELOPER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
Contact: Carlos Moreno, P.E.
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.



Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Includes values: Scale 1"=60', Drawn by SPA, Checked by KHA, Date 03/30/2021, Project No. 083451203, Sheet No. 1 OF 1.