

Three tables of Lot Area Table showing Block, Lot, Acre, and Sq. Ft. for various lots in the subdivision.

STATE OF TEXAS COUNTY OF COLLIN

OWNER'S DEDICATION STATEMENT

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 Replat designating the herein described tract as Block L Lots 2-48, 1X-2X-HOA; Block M Lots 1-29, 1X-HOA, 2X-HOA, THE HAVEN AT TILLAGE FARMS, PHASE 1, 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.
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 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, 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.
8. 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.
9. 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.
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 system in that easement is having on the use and maintenance of a roadway and 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 plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand this day of 202

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., a Texas limited liability company

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

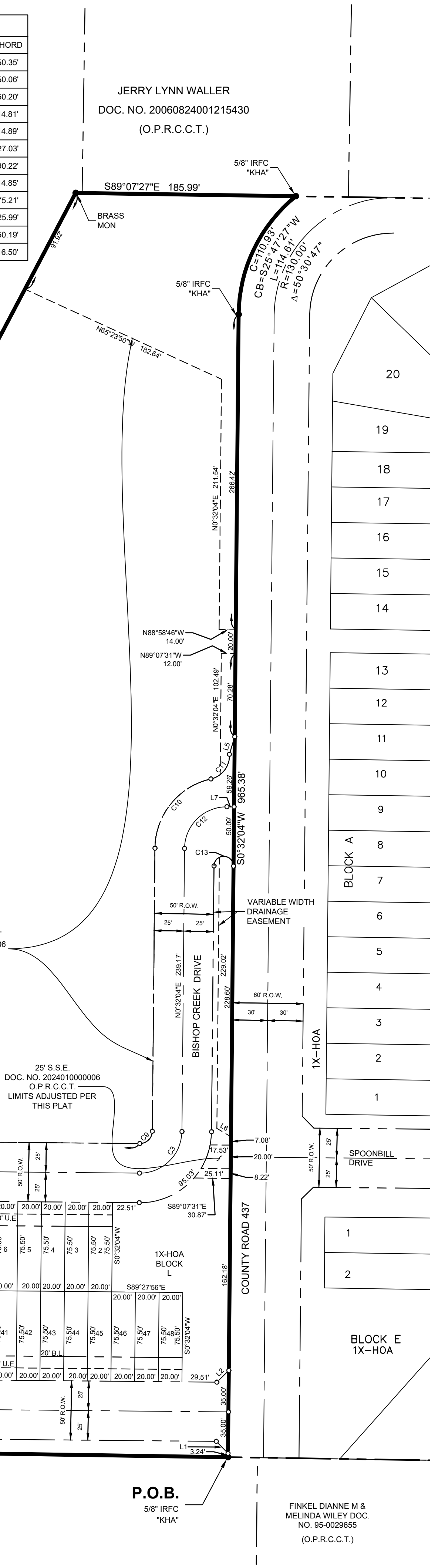
STATE OF TEXAS COUNTY OF

This instrument was acknowledged before me on 202 by of LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., a Texas limited liability company, on behalf of the limited liability company.

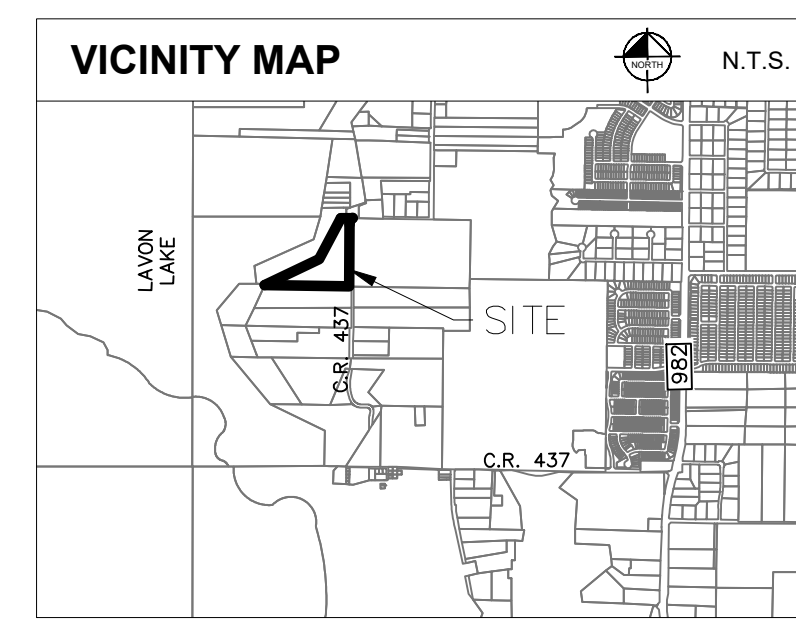
Notary Public, State of Texas

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD

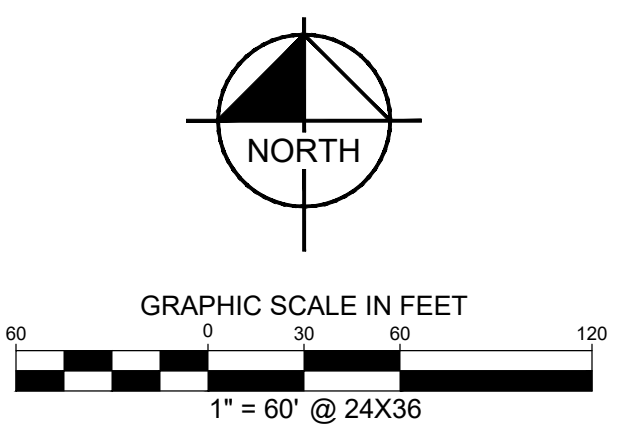
LINE TABLE with columns: NO., BEARING, LENGTH



LEGEND and LINE TYPE LEGEND defining symbols for boundary lines, easement lines, lot lines, adjoiner lines, building setbacks, and roadway centerlines.



LAND USE TABLE showing Land Use, Acreage, and Lots for Residential, HOA/Open Space, Street/ROW, and other categories.



KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Arthur, 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.

Daniel Arthur Registered Professional Land Surveyor No. 5933 Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone 469-501-2200

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 Daniel Arthur, 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 day of 202

Notary Public, State of Texas

I hereby certify that the attached and foregoing Final Plat of The Haven at Tillage Farms Phase 1 to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the day of 202 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 - CHRIS HILL

REPLAT PLAT OF BLOCK A, LOT 2X-HOA, THE HAVEN AT TILLAGE FARMS PHASE 1

CREATING BLOCK L, LOTS 2-48, 1X-2X-HOA; BLOCK M, LOTS 1-29, 2X-3X-HOA;

BEING 13.177 ACRES IN THE WILLIAM W. BELL SURVEY, ABSTRACT NO. 37

COLLIN COUNTY, TEXAS 76 RESIDENTIAL LOTS 4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

WATER UTILITY PROVIDER: Culeoka Water Supply Corporation P.O. Box 509 Princeton, Texas 75407 Phone: 972-734-3572 Contact : Peter Williams

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

SEWER UTILITY PROVIDER: City of Princeton 255 E. Monte Carlo Blvd. Princeton, Texas 75407 Phone: 972-734-2416 Contact : Tommy Mapp

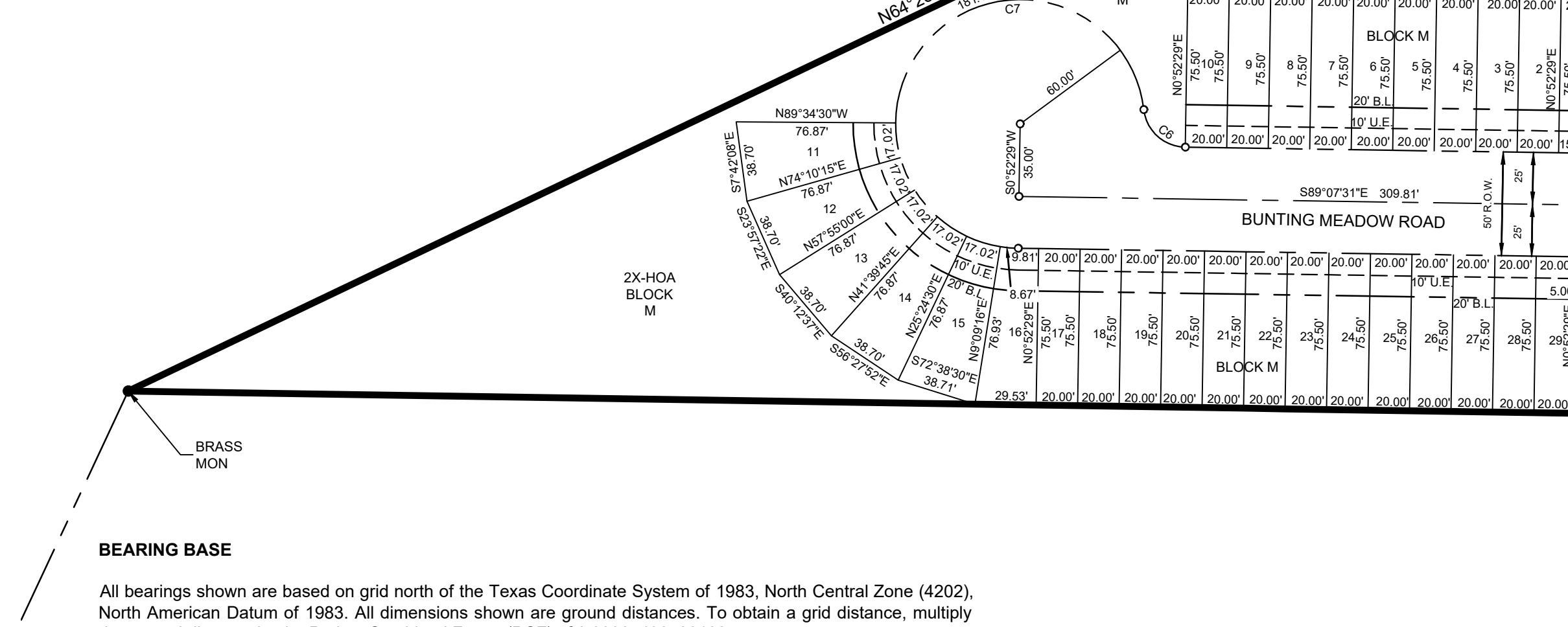
SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Daniel Arthur, R.P.L.S. (O.P.R.C.C.T.)

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.

FINKEL DIANNE M & MELINDA WILEY DOC. NO. 95-0029655 (O.P.R.C.C.T.)

PAUL R. SACCO & JILL A. SACCO DOC. NO. 2011117001248620 (O.P.R.C.C.T.)

- 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 (1993). To convert the Surface Distances to Grid Values, multiply the distances by a Combined Scale Factor of 0.99987430580102.
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 floodway 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, street lights, and sidewalks, within The Haven at Tillage Farms Phase 1 will be maintained by Collin County Municipal District Number 2.
16. All drainage easements and the detention pond shall be maintained by the HOA.
17. Mailbox clusters shall be provided in an easement or in a dedicated lot.
18. Driveway connections must meet Collin County specifications.
19. All Roadway signs shall meet Collin County specifications.
20. Collin County does not, and will not accept street lights for maintenance or operation.
21. A road dedicated to the public may not be obstructed, including by means of a gate.
22. Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplain's, as shown on the plat.
23. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
24. 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.
25. 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 are required to have BMP's and comply with the Construction General Permit.
26. The Variable Width Drainage Easement and 25 foot Sanitary Sewer Easement established by plat "The Haven at Tillage Farms Phase 1" recorded in document number 202401000006, are adjusted to the updated limits provided by the Amending Plat



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Kimley-Horn logo and contact information, including address, phone, website, and a project summary table with columns for Scale, Drawn by, Checked by, Date, Project No., and Sheet No.

Vertical text on the right edge: DWG NAME: FICEL\_SURVEY\083451210-PRINCETON\_VILLAGE (THE HAVEN)@20240224 13:18 PM 2/14/2024 13:18 PM