

LEGEND

P.O.B.	POINT OF BEGINNING
BRASS MON.	BRASS MONUMENT
PKF	PK NAIL FOUND
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	5/8" IRON ROD W/ "X" CAP SET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.A.R.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOURNER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE
---	STREET NAME CHANGE

SEE SHEET NO. 3 FOR GENERAL NOTES

LAND USE TABLE

LAND USE	ACREAGE	LOTS
RESIDENTIAL	16.27	217
HOA/OPEN SPACE	14.57	4
STREET - ROW	7.52	-
TOTAL	38.36	221
LARGEST LOT	0.21	5168 SQ. FT.
SMALLEST LOT	0.07	2902 SQ. FT.
AVERAGE LOT SIZE	0.07	2924 SQ. FT.

FINAL PLAT OF THE HAVEN AT TILLAGE FARMS PHASE 1

BLOCK A, LOTS 1-36, 1X-2X-HOA;
 BLOCK B, LOTS 1-51;
 BLOCK C, LOTS 1-30;
 BLOCK D, LOTS 1-30;
 BLOCK E, LOTS 1-55, LOT 1X-2X-HOA;
 BLOCK F, LOTS 1-15;

BEING 38.361 ACRES IN THE
 WILLIAM W. BELL SURVEY, ABSTRACT NO. 37

COLLIN COUNTY, TEXAS
 217 RESIDENTIAL LOTS
 4 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" = 80'	SPA	KHA	12/08/2023	063451406	1 OF 3

STATE OF TEXAS, COUNTY OF COLLIN
 I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
 DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
 MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
 OF COLLIN COUNTY ON: 01/05/2024 02:41 PM
 PLAT BOOK: 2024 PAGE: 8 - 10
 NUMBER OF PAGES: 3 AMOUNT: \$150.75
 IN TESTIMONY WHEREOF, WITNESS MY HAND
 AND OFFICIAL SEAL OF OFFICE,
 COUNTY CLERK, COLLIN COUNTY, TEXAS

BY: *Amanda Johnson* DEPUTY

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N45°52'29"E	14.14'	L11	N00°52'29"E	30.13'	L21	N44°07'31"W	14.14'	L31	N44°17'44"W	14.10'	L41	S05°26'47"W	21.84'
L2	N00°52'29"E	10.50'	L12	S52°03'51"E	7.99'	L22	S45°52'29"W	14.14'	L32	S45°52'29"W	28.28'	L42	S04°50'09"E	25.12'
L3	S89°07'31"E	50.00'	L13	S45°52'29"W	14.14'	L23	S44°07'31"E	14.14'	L33	N44°07'31"W	28.28'	L43	N05°18'40"E	23.86'
L4	S00°52'29"W	10.50'	L14	N44°07'31"W	14.14'	L24	S44°07'31"E	14.14'	L34	N45°52'29"E	28.28'	L44	S04°41'57"E	26.44'
L5	S44°07'31"E	14.14'	L15	S44°07'31"E	14.14'	L25	S45°52'29"W	14.14'	L35	S85°05'19"W	29.95'	L45	N05°17'53"E	24.04'
L6	N48°53'10"E	13.76'	L16	S45°52'29"W	14.14'	L26	S44°07'10"E	14.14'	L36	S84°28'40"E	27.47'	L46	S05°29'01"W	28.07'
L7	N00°52'29"E	34.87'	L17	N44°07'31"W	14.14'	L27	N45°52'29"E	14.14'	L37	S84°28'40"E	27.47'	L47	N05°35'32"W	23.86'
L8	S89°07'31"E	50.00'	L18	S45°52'29"W	14.14'	L28	N45°42'16"E	14.18'	L38	S84°24'28"W	23.86'			
L9	S00°52'29"W	34.87'	L19	S44°07'31"E	14.14'	L29	N44°27'56"W	14.14'	L40	S84°30'46"W	19.64'			
L10	S34°59'05"E	15.61'	L20	N45°52'29"E	14.14'	L30	S45°32'04"W	14.14'	L41	N05°30'05"W	19.54'			

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°39'40"	325.00'	20.77'	S87°17'41"E	20.76'
C2	0°20'03"	250.00'	1.46'	N01°02'31"E	1.46'
C3	1°55'08"	300.00'	10.05'	S01°50'03"W	10.05'
C4	10°11'31"	300.00'	53.38'	S84°01'45"E	53.31'
C5	26°53'47"	299.94'	140.80'	S65°29'05"E	139.51'
C6	8°18'28"	275.00'	39.87'	N05°01'43"E	39.84'
C7	1°55'08"	325.00'	10.88'	S53°01'25"E	10.88'
C8	90°20'59"	100.00'	157.69'	N45°42'33"E	141.85'

WATER UTILITY PROVIDER:
 Culeoka Water Supply Corporation
 P. O. Box 906
 Princeton, Texas 75407
 Contact : Peter Williams

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

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

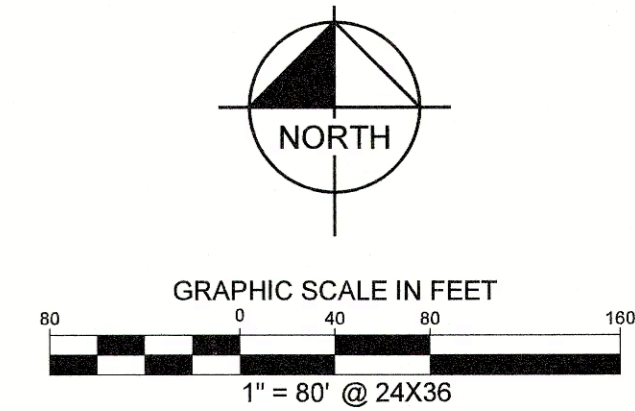
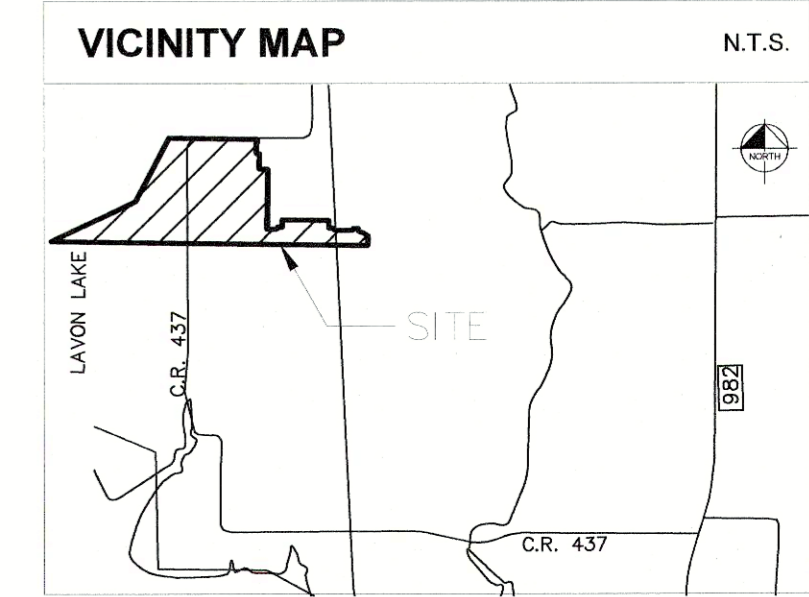
APPLICANT:
 Kimley-Horn and Associates, Inc.
 400 N. Oklahoma Dr., Suite 105
 Celina, Texas 75009
 Phone: 469-501-2200
 Contact : Carlos Moreno

OWNER/DEVELOPER:
 Lennar Homes of Texas Land and
 Construction, Ltd.
 1707 Market Place Blvd.
 Irving, Texas 75039
 Phone: 469-501-2200
 Contact : Carlos Moreno



D:\G\NAME\K\CELL_SURVEY\063451406-PRINCETON VILLAGE (THE HAVEN)\DWG\PRINCETON VILLAGE PHASE 1 FINAL PLAT.DWG - PLOTTED BY ALLEN, STEPHEN 12/14/2023 11:35 AM LAST SAVED 12/10/2023 5:08 PM

UNOFFICIAL COPY



LEGEND

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C.E.	CONCRETE EASEMENT
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LINE TYPE LEGEND

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---	STREET NAME CHANGE

SEE SHEET NO. 3 FOR GENERAL NOTES

LAND USE TABLE

LAND USE	ACREAGE	LOTS
RESIDENTIAL	15.27	217
HOA/OPEN SPACE	14.57	4
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	SPA	KHA	12/08/2023	083451406	2 OF 3

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BY: *Amanda Johnson* DEPUTY
 Amanda Johnson

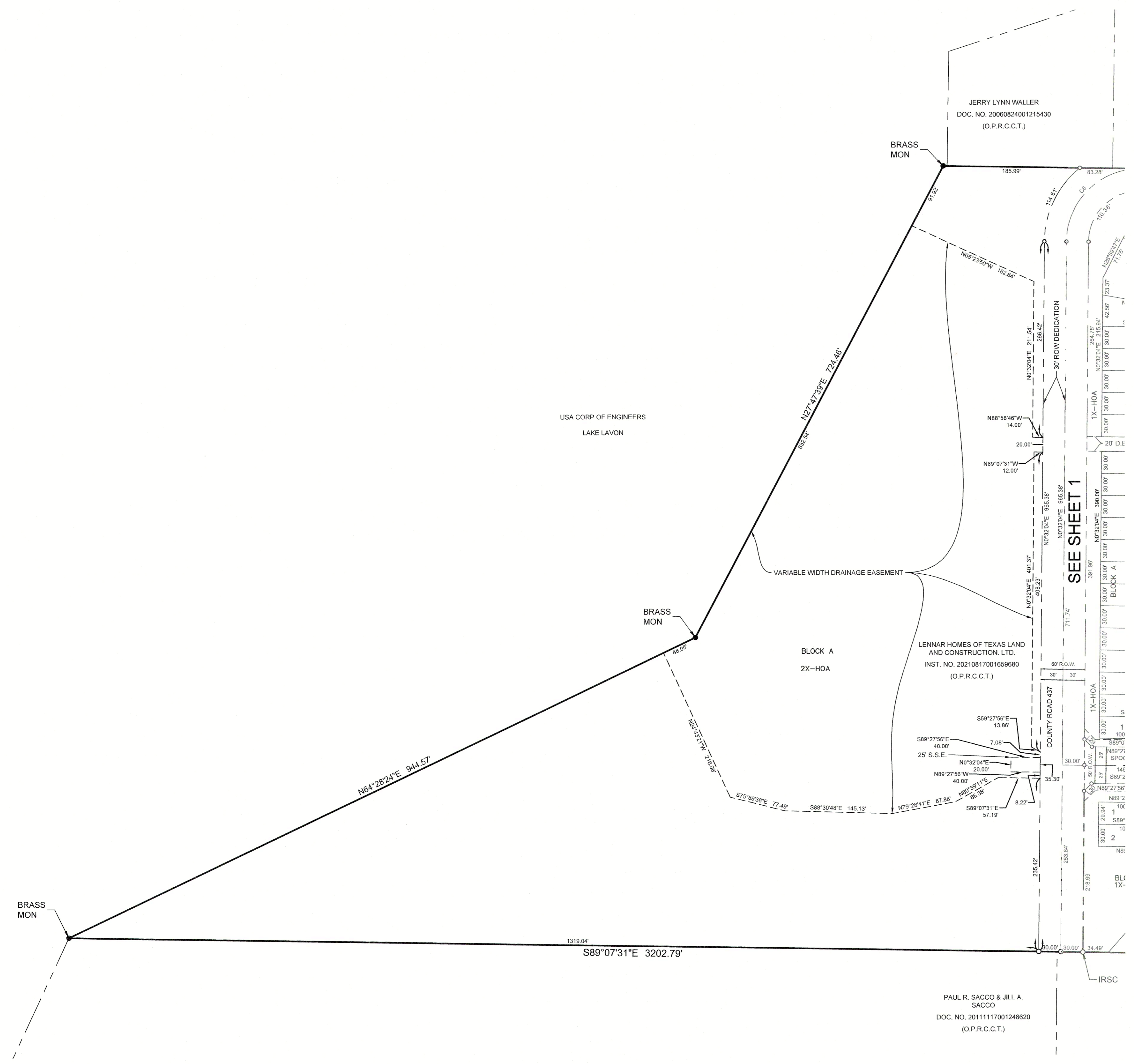
OWNER/DEVELOPER:
 Lennar Homes of Texas Land and Construction, Ltd.
 1707 Market Place Blvd.
 Irving, Texas 75063
 Phone: 469-507-5200
 Contact: Carlos Moreno

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.

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.

BEARING BASE

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99987430580102.



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 Princeton, Texas 75407
 Phone: 972-734-2416
 Contact: Tommy Mapp

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