

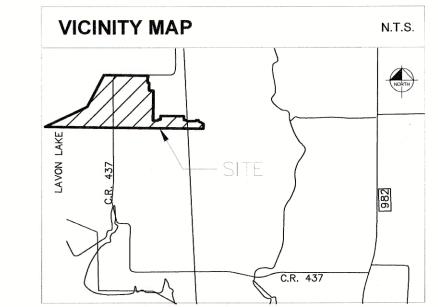
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NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	N
L1	N45°52'29"E	14.14'	L11	N00°52'29"E	30.13'	L21	N44°07'31"W	14.14'	L31	N44°17'44"W	14.10'	L42	S05°26'47"W	21.84'	С
L2	N00°52'29"E	10.50'	L12	S52°03'51"E	7.99'	L22	S45°52'29"W	14.14'	L32	S45°52'29"W	28.28'	L43	S04°50'09"E	25.12'	С
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'	L44	N05°18'40"E	23.86'	С
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'	L45	S04°41'57"E	26.44'	С
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'	L46	N05°17'53"E	24.04'	С
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'	L47	S05°29'01"W	28.07'	С
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'	L48	N05°35'32"W	23.86'	С
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'				С
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'				

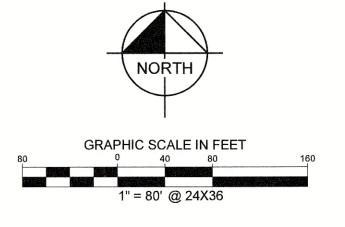
	CUF	RVE TABL	E			
Н	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
'	C1	3°39'40"	325.00'	20.77'	S87°17'41"E	20.76'
	C2	0°20'03"	250.00'	1.46'	N01°02'31"E	1.46'
	СЗ	1°55'08"	300.00'	10.05'	S01°50'03"W	10.05'
	C4	10°11'31"	300.08'	53.38'	S84°01'45"E	53.31'
'	C5	26°53'47"	299.94'	140.80'	S65°29'05"E	139.51'
	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'

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.







P.O.B.	POINT OF BEGINNING
	TXDOT 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/ "KHA" 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 OWNER'S 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
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXA
LINE	E TYPE LEGEND BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	LOTLINE
	ADJOINER LINE
	ADJOINER LINE

SEE SHEET NO. 3 FOR GENERAL NOTES											
LAND	USE TABI	E									
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	9166 SQ.FT									
SMALLEST LOT	0.07	2902 SQ. FT.									
AVERAGE LOT SIZE	0.07	2924 SQ. FT.									

FINAL PLAT

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, LOT1X-2X-HOA; BLOCK F, LOTS 1-15;

BEING 38.361ACRES IN THE

WILLIAM W. BELL SURVEY, ABSTRACT NO. 37

COLLIN COUNTY, TEXAS 217 RESIDENTIAL LOTS 4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

400 N. O	klahoma Drive, exas 75009		» H	Tel. No. (469) 5 FIRM # 101945	01-2200
<u>Scale</u>	Drawn by	Checked by	<u>Date</u>	Project No.	Sheet No.
1" = 80'	SPA	KHA	12/08/2023	063451406	2 OF 3
OWNER/DEVEL Lennar Homes of Construction, Ltd 1707 Market Pla Irving, Texas 75 Phone: 469-587	of Texas Land and d. ce Blvd. 063 -5200	I, STACEY KEN DO HEREBY CI MY OFFICE AN OF COLLIN COI PLAT BOOK: 2 NUMBER OF P IN TESTIMONY	DTIEV THAT THIS I	OF COLLIN COUNTY, PLAT WAS FILED FOR IN THE PLAT RECORD 4 02:41 PM S150.75 SS MY HAND	RECORD IN OS

WATER UTILITY PROVIDER: Culleoka Water Supply Corporation P.O. Box 909 Princeton, Texas 75407 Phone: 972-734-3572

Contact : Peter Williams

ELECTRIC PROVIDER: Oncor Electric Delivery, LLC 4600 State Highway 121 McKinney, TX 75070 Phone: 972-569-1283 Contact : Matthew Ward

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

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.

Contact : Carlos Moreno

SURVEYOR:

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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 Homes of Texas Land and Construction, LTD., according to the document filed of record in Instrument No. 20210817001659680 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found for the southeast corner of said Lennar tract, in the west line of that tract of land conveyed to TCL Land BK 3, in the document filed of record in Document Number 202000084196 (O.P.R.C.C.T.), for the northeast corner of that tract of land conveyed to Dianne M. Finkel & Melinda Wiley, according to the document filed of record in Document Number 95-0029655, (O.P.R.C.C.T.);

THENCE North 89°07'31" West, with the north line of said Finkel/Wiley tract and that tract of land conveyed to Paul R. and Jill A. Sacco, according to the document filed of record in Document No. 20111117001248620 (O.P.R.C.C.T.), same being common with the south line of said Lennar tract, a distance of 3,202.79 feet to a Brass Monument Found for the southwest corner of said Lennar tract, same being the northwest corner of said Sacco tract;

THENCE with the west line of said Lennar tract the following two (2) courses and distances:

North 64°28'24" East, a distance of 944.57 feet to a Brass Monument found for corner;

North 27°47'39" East, a distance of 724.46 feet to a Brass Monument found for the northwest corner of the above-mentioned Lennar tract and this tract;

THENCE South 89°07'27" East, with the north line of said Lennar tract, a distance of 897.98 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" in the south line of Sunshine Meadows Estates No. 1, an addition to the city of Princeton. according to the document filed of record in Instrument No. 20080204010000400 (O.P.R.C.C.T.), same being common with the north line of said Lennar tract, in county road 437;

THENCE leaving said common line, over and across said Lennar tract the following bearings and distances:

South 0°52'29" West, a distance of 29.92 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner of

South 45°52'41" West, a distance of 14.14 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 0°52'29" West, a distance of 101.03 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner:

South 44°07'31" East, a distance of 14.14 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 89°07'31" East, a distance of 40.22 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner; South 0°52'29" West, a distance of 50.00 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

North 89°07'31" West, a distance of 19.00 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 0°52'29" West, a distance of 100.00 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 89°07'31" East, a distance of 86.26 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner; South 0°52'29" West, a distance of 610.00 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 89°07'31" East, a distance of 93.37 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

North 45°52'29" East, a distance of 14.14 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner:

North 0°52'29" East, a distance of 10.50 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 89°07'31" East, a distance of 50.00 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

North 0°52'29" East, a distance of 79.50 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 89°07'31" East, a distance of 470.00 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 0°52'29" West, a distance of 79.50 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 89°07'31" East, a distance of 50.00 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 0°52'29" West, a distance of 10.50 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner

South 44°07'31" East, a distance of 14.14 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 89°07'31" East, a distance of 159.02 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" at the beginning of a tangent curve to the right having a central angle of 3°39'40", a radius of 325.00 feet, a chord bearing and distance of South 87°17'41" East, 20.76 feet;

With said curve to the right, an arc distance of 20.77 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA"

North 48°53'10" East, a distance of 13.76 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" at the beginning of a non-tangent curve to the left having a central angle of 0°20'03", a radius of 250.00 feet, a chord bearing and distance of North 1°02'31" East, 1.46 feet;

With said curve to the left, an arc distance of 1.46 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for

North 0°52'29" East, a distance of 34.87 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner;

South 89°07'31" East, a distance of 50.00 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner; South 0°52'29" West, a distance of 34.87 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" at the beginning of a tangent curve to the right having a central angle of 1°55'08", a radius of 300.00 feet, a chord bearing

and distance of South 1°50'03" West, 10.05 feet;

With said curve to the right, an arc distance of 10.05 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner:

South 34°59'05" East, a distance of 15.61 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" at the beginning of a non-tangent curve to the right having a central angle of 17°45'10", a radius of 325.00 feet, a chord bearing and distance of South 64°10'45" East, 100.30 feet;

With said curve to the right, an arc distance of 100.70 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" for corner of this tract, from which a iron rod found for the southwest corner of that tract of land conveyed to Clay Robertson, according to the document filed of record in Document No. 20191202001525350, (O.P.R.C.C.T.) bears North 25°06'53" East, 55.73 feet;

South 0°52'29" West, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 38.361 acres or 1,670,991 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 1-36, 1X-2X-HOA; Block B Lots 1-51; Block C Lots 1-30; Block D Lots 1-30; Block E 1-55, 1X-2X-HOA; Block F Lots 1-15, 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 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 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.
- 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.
- 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
- 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.

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.

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

day of Declinate of 202

Corporation), its General Partner

Title: Division Controlle

This instrument was acknowledged before me on according 19 of LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., a Texas limited liability company, or

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LAURA LYNN SALGADO Notary ID #125169119 My Commission Expires January 18, 2025

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- 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 0.99987430580102.
- 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.
- 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.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving
- 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.

ACRE BLOCK LOT SQ. FT. ACRE BLOCK LOT SQ. FT.

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- 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.

they are placed outside the design-yr floodplain's, as shown on the plat

3000

- 22. Fences and utility appurtenances may be placed within the 100-yr drainage easement provided
- 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 detentino 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 comly with the Construction General Permit.

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SURVEYOR'S CERTIFICATION

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.

Registered Professional Land Surveyor No. 5933 Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009



STATE OF TEXAS

Phone 469-501-2200

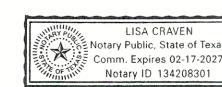
KNOW ALL MEN BY THESE PRESENTS:

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 star

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the





I hereby certify that the attached and foregoing Final Plat of the 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 <u>December</u>, 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 of the Final Plat.

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	3	3150	0.072	В	40	3000	0.069	С	26	3000	0.069	E	3	8273	0.190	Е	40	3150	0.072
	4	3150	0.072	В	41	3000	0.069	С	27	3000	0.069	E	4	3049	0.070	E	41	3150	0.072
	5	3150	0.072	В	42	3000	0.069	С	28	3000	0.069	E -	5	3150	0.072	Е	42	3150	0.072
	6	3150	0.072	В	43	3000	0.069	С	29	3000	0.069	E	6	3150	0.072	Е	43	3150	0.072
	7	3150	0.072	В	44	3000	0.069	С	30	4783	0.110	E	7	3150	0.072	Е	44	3150	0.072
	8	3150	0.072	В	45	3000	0.069	D	1	5076	0.117	Е	8	3150	0.072	E	45	3150	0.072
	9	3150	0.072	В	46	3000	0.069	D	2	3000	0.069	E	9	3150	0.072	E	46	3150	0.072
	10	3150	0.072	В	47	3000	0.069	D	3	3000	0.069	E	10	3150	0.072	E	47	3150	0.072
	11	3150	0.072	В	48	3000	0.069	D	4	3000	0.069	E	11	3150	0.072	Е	48	3150	0.072
	12	3150	0.072	В	49	3000	0.069	D	5	3000	0.069	E	12	3150	0.072	E	49	3150	0.072
_	13	3150	0.072	В	50	3000	0.069	D	6	3000	0.069	E	13	3150	0.072	Е	50	3150	0.072
	14	3150	0.072	В	51	3000	0.069	D	7	3000	0.069	E	14	3150	0.072	E	51	3150	0.072
	15	4584	0.105	С	1	5025	0.115	D	8	3000	0.069	E	15	3150	0.072	E	52	3150	0.072
	16	7580	0.174	С	2	3150	0.072	D	9	3000	0.069	E	16	3150	0.072	E	53	3148	0.072
	17	9166	0.210	С	3	3150	0.072	D	10	3000	0.069	E	17	3150	0.072	E	54	3094	0.071
	18	5492	0.126	С	4	3150	0.072	D	11	3000	0.069	E	18	3150	0.072	E	55	2942	0.068
	19	3150	0.072	С	5	3150	0.072	D	12	3000	0.069	E	19	3150	0.072	E	1X-HOA	17335	0.398
	20	3150	0.072	С	6	3150	0.072	D	13	3000	0.069	Е	20	3150	0.072	Е	2X-HOA	7449	0.171
	21	3150	0.072	С	- 7	3150	0.072	D	14	3000	0.069	Е	21	3150	0.072	F	1	4450	0.102
	22	3150	0.072	С	8	3150	0.072	D	15	3450	0.079	Е	22	3150	0.072	F	2	3000	0.069
	23	3150	0.072	С	9	3150	0.072	D	16	3450	0.079	E	23	3150	0.072	F	3	3000	0.069
	24	3150	0.072	С	10	3150	0.072	D	17	3000	0.069	Е	24	3150	0.072	F	4	3000	0.069
	25	3150	0.072	С	11	3150	0.072	D	18	3000	0.069	E	25	3150	0.072	F	5	3000	0.069
	26	3150	0.072	С	12	3150	0.072	D	19	3000	0.069	E	26	3150	0.072	F	6	3000	0.069
	27	3150	0.072	С	13	3150	0.072	D	20	3000	0.069	Е	27	3150	0.072	F	7	3000	0.069
	28	3150	0.072	С	14	3150	0.072	D	21	3000	0.069	Е	28	3150	0.072	F	8	3000	0.069
	29	3150	0.072	С	15	3932	0.090	D	22	3000	0.069	E	29	3150	0.072	F	9	3000	0.069
	30	3150	0.072	С	16	3743	0.086	D	23	3000	0.069	Е	30	3150	0.072	F	10	3000	0.069
	31	3150	0.072	С	17	3150	0.072	D	24	3000	0.069	Е	31	3150	0.072	F	11	3000	0.069
	32	3150	0.072	С	18	3150	0.072	D	25	3000	0.069	Ε	32	3150	0.072	F	12	3000	0.069
- 1	22	200		_													+		

0.069

0.069

0.069

0.069

0.117

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

27

28

29

30

3000

3000

3000

5076

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

33

36

37

3150

3150

3150

3150

3150

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

0.072

0.072

0.072

0.072

0.072

13

14

15

2X-HOA

3000

3000

3450

574009 | 13.177

327575 7.520

Celina, Texas 75009

Phone: 469-501-2200

Celina, Texas 75009

Phone: 469-501-2200

SURVEYOR:

APPLICANT:

0.069

0.079

Kimley-Horn and Associates, Inc

400 N. Oklahoma Dr., Suite 105

Contact : Daniel Arthur, R.P.L.S.

Kimley-Horn and Associates, Inc.

400 N. Oklahoma Dr., Suite 105

Contact: Todd A. Hensley, P.E.

TOTAL 38.36 LARGEST LOT 0.21 9166 SQ.FT SMALLEST LOT 0.07 2902 SQ. FT. AVERAGE LOT SIZE 0.07 2924 SQ. FT. FINAL PLAT

LAND USE TABLE

16.27

LAND USE

RESIDENTIAL

HOA/OPEN SPACE

STREET - ROW

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, LOT1X-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

Celina, Texas 75009 FIRM # 10194503

Scale Drawn by Checked by Project No. Sheet No. SPA 12/08/2023 063451406 3 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

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

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: broanda obhor Amanda Johnson

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