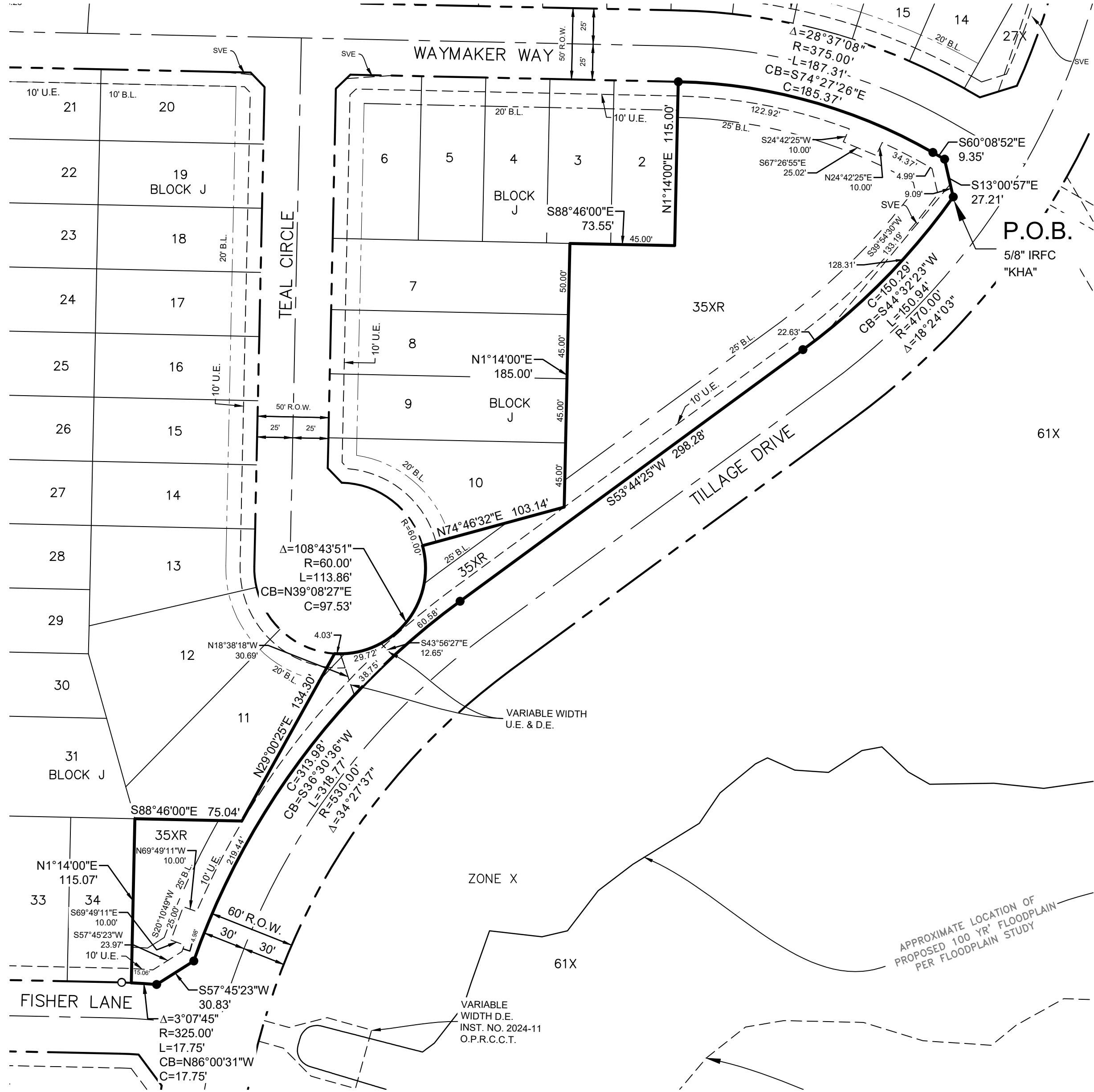


All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984729.



NOTES:

- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 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.
- 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.
- 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.
- 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.
- 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.
- The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- All common areas are to be owned and maintained by the Property Owner's Association.
- 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.
- All necessary Collin County authorizations (i.e. OSSF, floodplain permits, etc.) are required for building construction, on site sewage facilities, and driveway culverts.
- The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
- 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.
- All drainage easements and floodplain shall be maintained by the HOA.
- Driveway connections must be meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County does not, and will not accept street lights for maintenance or operation.
- 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.

LOT DESCRIPTION

LOT 35XR - 1.305 ACRES

BEING a tract of land situated in the William W. Bell Survey, Abstract No. 37, Collin County, Texas and being all of Lot 35X, Block J & Lot 1, Block J of Tillage Farms West, Phase 1A, an addition to Collin County, according to the Plat filed of record in Instrument No. 2024-11 Official Public Record, Collin County, Texas O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found with cap stamped "KHA" for the east corner of said Lot 35X, in the west line of Tillage Drive a 60 foot right-of-way at the intersection of the south line of Waymaker Way a 50 foot right-of-way at the beginning of a curve to the right having a radius of 470.00 feet, a central angle of 18°24'37", and a chord bearing and distance of South 44°32'23" West, 150.29 feet;

THENCE the following bearings and distances:

With said curve, an arc distance of 150.94 feet to a point for corner;

South 53°44'25" West, a distance of 298.28 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve having a radius of 530.00 feet, a central angle of 34°27'37", and a chord bearing and distance of South 36°30'36" West, 313.98 feet;

With said curve, an arc distance of 318.77 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 57°45'23" West, a distance of 30.83 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the right having a radius of 325.00 feet, a central angle of 03°07'45", and a chord bearing and distance of North 86°00'31" West, 17.75 feet;

With said curve to the left, an arc distance of 17.75 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 01°14'00" East, a distance of 115.07 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 88°46'00" East, a distance of 75.04 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 29°00'25" East, a distance of 134.30 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 60.00 feet, a central angle of 108°43'51", and a chord bearing and distance of North 39°08'27" East, 97.53 feet;

With said curve, an arc distance of 113.86 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 74°46'32" East, a distance of 103.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 01°14'00" East, a distance of 185.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 88°46'00" East, a distance of 73.55 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 01°14'00" East, a distance of 115.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the right having a radius of 375.00 feet, a central angle of 28°37'08", and a chord bearing and distance of South 74°27'26" East, 185.37 feet;

With said curve to the right, an arc distance of 187.31 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 60°08'52" East, a distance of 9.35 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 13°00'57" East, a distance of 27.21 feet to the POINT OF BEGINNING containing 56,825 square feet or 1.305 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS \$

COUNTY OF COLLIN \$

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT TCL LAND BK 3 (2022), LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this replat designating the herein described tract as Block J, Lot 35XR, TILLAGE FARMS WEST, PHASE 1A, 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. TCL LAND BK 3 (2022), LP, does herein certify the following:

- 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 storm drain system, streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way, public access easements and parking.
- 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.
- 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.
- Collin County, City of Princeton, and Culleoka Water Supply Corporation will not responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- 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.
- 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 public utility's owner.
- 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.
- 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.
- 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.
- Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the roadways by fence, gate, or otherwise.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand this _____ day of _____, 202____.

TCL LAND BK 3 (2022), LP,

a Texas limited partnership

By: TC LB GP, inc., a corporation formed under the laws of the Province of British Columbia, General Partner

BY:
NAME: John D. Hutchinson
Title: Vice President

STATE OF TEXAS \$

COUNTY OF DALLAS \$

This instrument was acknowledged before me on _____, 202____, by _____ of TCL LAND BK 3 (2022), LP, a Texas limited liability company, on behalf of the limited liability company,

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

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.

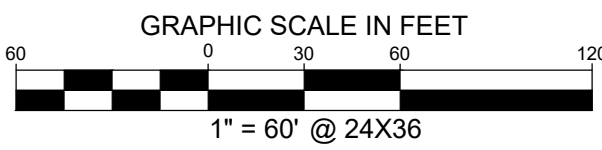
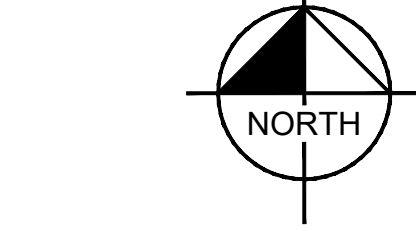
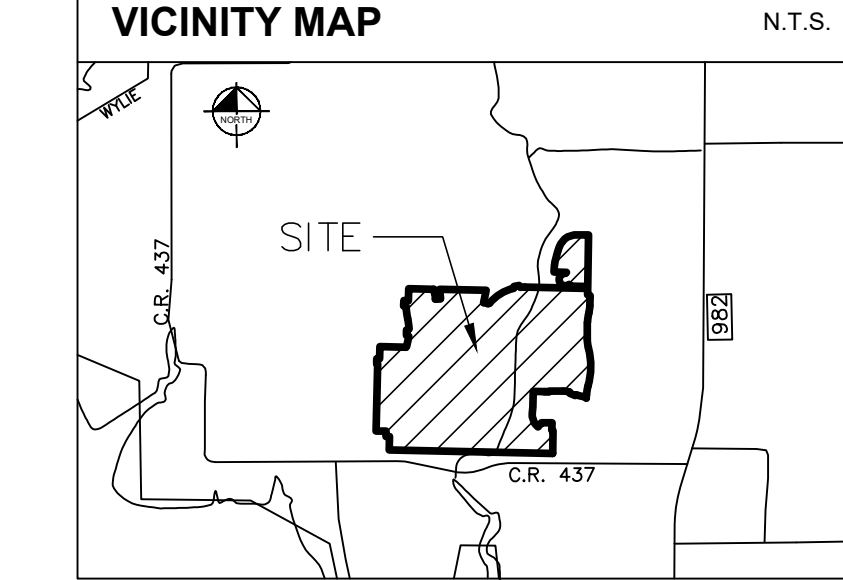
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 202____.

Notary Public, State of Texas

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Re-Plat of the "TILLAGE FARMS WEST PHASE 1A" 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 of the Final Plat.

Collin County Judge, Chris Hill



LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
RR SPIKE	RAILROAD SPIKE FOUND
B.L.	BUILDING SETBACK LINE
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
SVE	SIGHT VISIBILITY EASEMENT
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJACENT LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE
---	INDICATES STREET NAME CHANGE
---	EASEMENT ABANDONMENT

RE-PLAT
TILLAGE FARMS WEST
PHASE 1A

LOT 35XR, BLOCK J

BEING A RE-PLAT OF LOT 1 & 35X
INSTRUMENT NO. 2024-11
O.P.R.C.C.T.
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37,
COLLIN COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194563

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	DRA	09/20/2024	063451205	1 OF 3

OWNER:
TCL LAND BK 3 (2022), LP
5055 Keller Springs Road,
Addison, Texas 75001
Phone: 214-545-0951
Contact : John D. Hutchinson

DEVELOPER/OWNER:
Lennar Homes of Texas Land
and Construction, LTD
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
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.

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

WATER UTILITY PROVIDER:
Culleoka Water Supply
Corporation
P.O. Box 909
Princeton, Texas 75407
Phone: 972-734-3672
Contact : Peter Williams

SEWER UTILITY PROVIDER:
City of Princeton
255 E. Monte Carlo Blvd.
Princeton, Texas 75407
Phone: 972-736-2416
Contact : Tommy Mapp