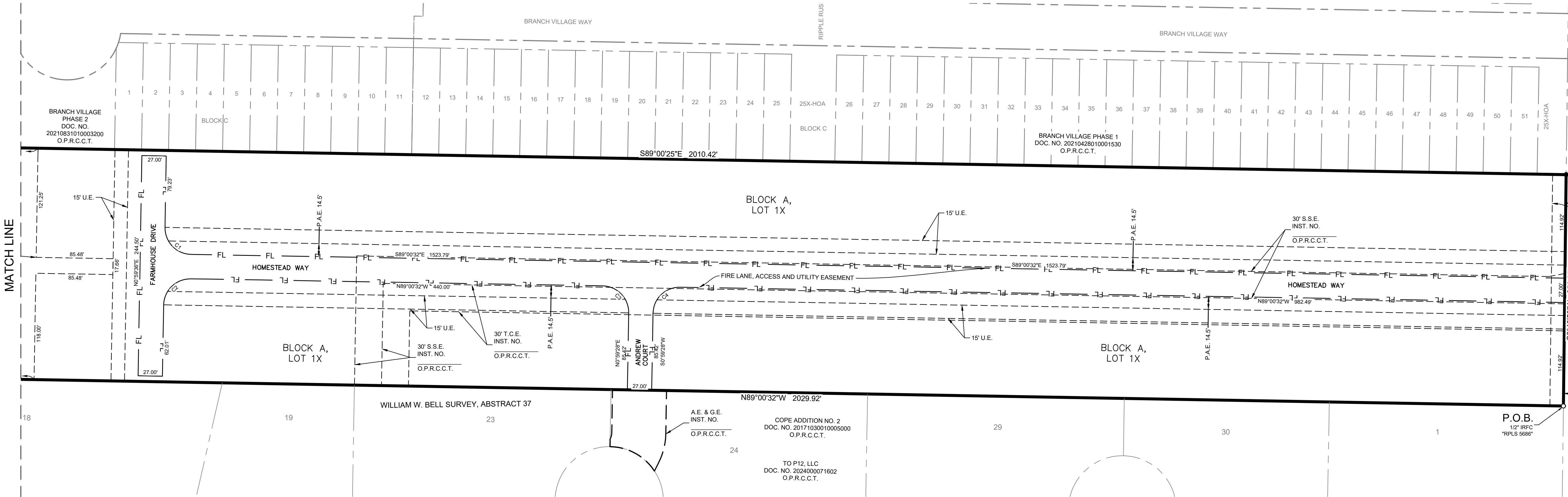
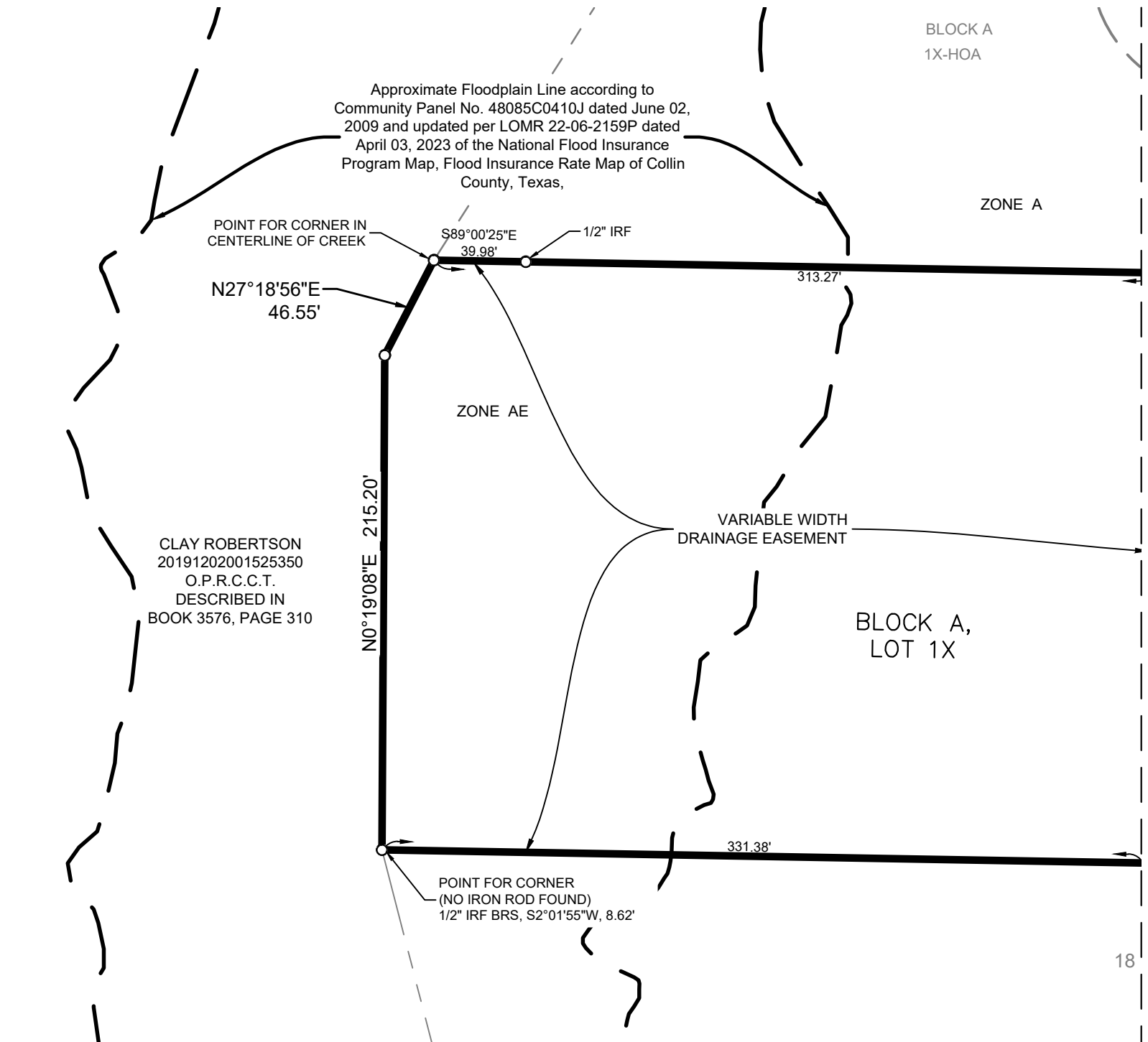
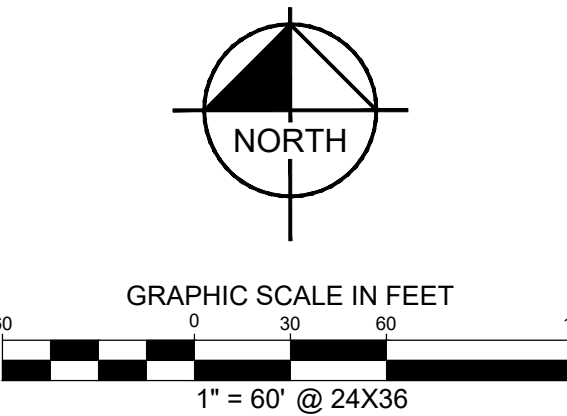
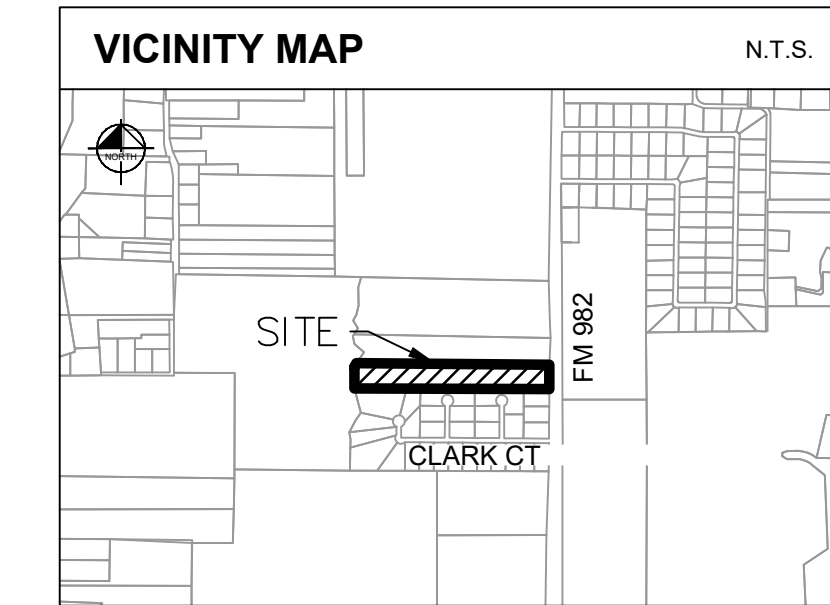




LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	FIRE LANE LINE
---	ADJOINER LINE
---	BUILDING SETBACK
---	FLOODPLAIN LINE



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	29.50'	46.34'	S44°00'24"E	41.72'
C2	89°24'48"	29.50'	46.04'	S45°42'00"W	41.51'
C3	89°59'59"	29.50'	46.34'	N44°00'32"W	41.72'
C4	89°53'27"	29.50'	46.28'	S45°56'12"W	41.68'



PROPERTY DESCRIPTION

11.965 ACRES

BEING a tract of land situated in the William W. Bell Survey, Abstract No. 37, Collin County, Texas, and being all of a called 11.965-acre tract of land conveyed to P12 LLC, according to the document filed of record in Instrument No. 202300089347 Official Public Records, Collin County, Texas O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a point for the southeast corner of said 11.965-acre tract, same being for the northeast corner of Lot 1 of Cope Addition No. 2, an addition to Collin County, according to the Plat filed of record in Document No. 20171030010005000 O.P.R.C.C.T., in the west line of FM 982 a 120 foot right-of-way according to the document filed of record in Volume 912, Page 93;

THENCE North 89°00'32" West, with the south line of said 11.965-acre tract, same being common with the north line of said Cope Addition No. 2, a distance of 2029.92 feet to a point for the southwest corner of said 11.965-acre tract, same being for the northwest corner of Lot 18 of said Cope Addition No. 2, in the east line of a called 70.0209-acre tract of land conveyed to Arbor Trails, LLC, according to the document filed of record in Document No. 2022000177846 O.P.R.C.C.T., from which a 1/2-inch iron rod found bears South 02°01'55" West, a distance of 8.62 feet;

THENCE North 00°19'08" East, with the west line of said 11.965-acre tract, same being common with the west line of said 70.0209-acre tract, a distance of 215.20 feet to a point for corner;

THENCE North 27°18'56" East, continuing with said common line, a distance of 46.55 feet to a point for corner in the centerline of a creek at the northwest corner of said 11.965-acre tract, same being the southwest corner of Block A, Lot 1X-HOA of Branch Village Phase 2, an addition to Collin County, according to the Plat filed of record in Document No. 20210831010003200 O.P.R.C.C.T., from which a 1/2-inch iron rod found in the north line of said 11.965-acre tract bears South 89°00'25" East, a distance of 39.98 feet;

THENCE South 89°00'25" East, with the north line of said 11.965-acre tract, same being common with the south line of said Branch Village Phase 2 and the south line of Branch Village Phase 1, an addition to Collin County, according to the Plat filed of record in Document No. 20210428010001530 O.P.R.C.C.T., a distance of 2010.42 feet to a point for the northeast corner of said 11.965-acre tract, same being for the southeast corner of Block C, Lot 25X-HOA of said Branch Village Phase 1, in the west line of FM 982;

THENCE South 00°40'59" West, with the east line of said 11.965-acre tract, same being common with said west line, a distance of 256.85 feet to the **POINT OF BEGINNING** containing 521.213 square feet or 11.965 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT P12 LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as Block A Lot 1, **PENINSULA 12**, 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. P12 LLC does hereby certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- 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.
- 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 the plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand, this the _____ day of _____, 2024.

P12, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20____.

Notary Public, State of Texas

My commission expires: _____

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

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 _____, 2024.

Notary Public, State of Texas

I hereby certify that the attached and foregoing Final Plat of the Peninsula 12 to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the day of _____, 20____, 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

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

FINAL PLAT
PENINSULA 12

BLOCK A, LOT 1

BEING 11.965 ACRES IN THE
WILLIAM W. BELL SURVEY,
ABSTRACT NO. 37
COLLIN COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	DRA	11/25/2024	068301300	1 OF 1

OWNER/DEVELOPER:
P12, LLC
P.O. BOX 2590
Wylie, Texas 75098
Phone: _____
Contact : David Zulejic

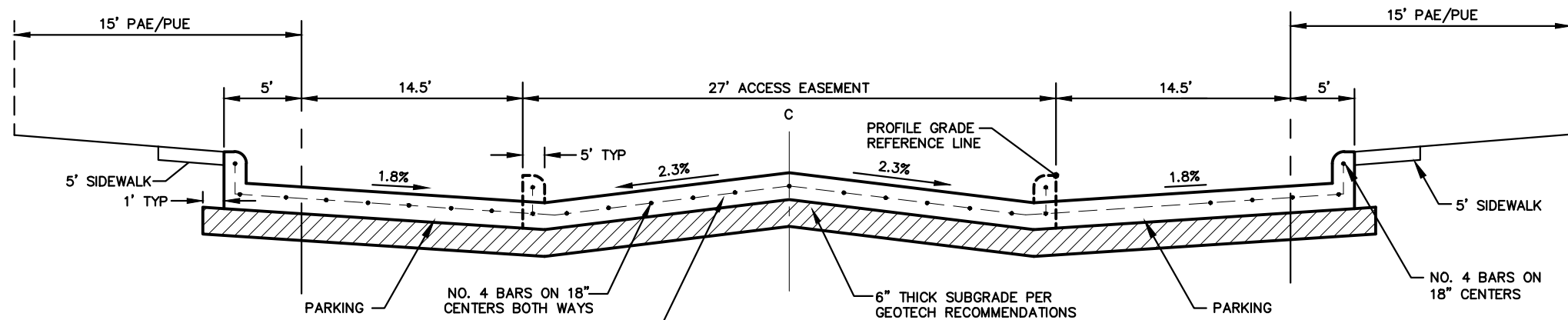
SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, R.P.L.S.

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.

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

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

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



NOTES:

- 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 0.99988.
- All common areas are to be owned and maintained by the Property Owner's Association.
- All sidewalks and pavement to be 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 "A", defined as areas of 100-year flood plain, and 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.
- Mailboxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All Roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not and will not accept streetlights for maintenance or operation.
- A road dedication to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision 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 way.
- 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 easement shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility appurtenances my be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF, floodplain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- 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.
- The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
- 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.
- 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.