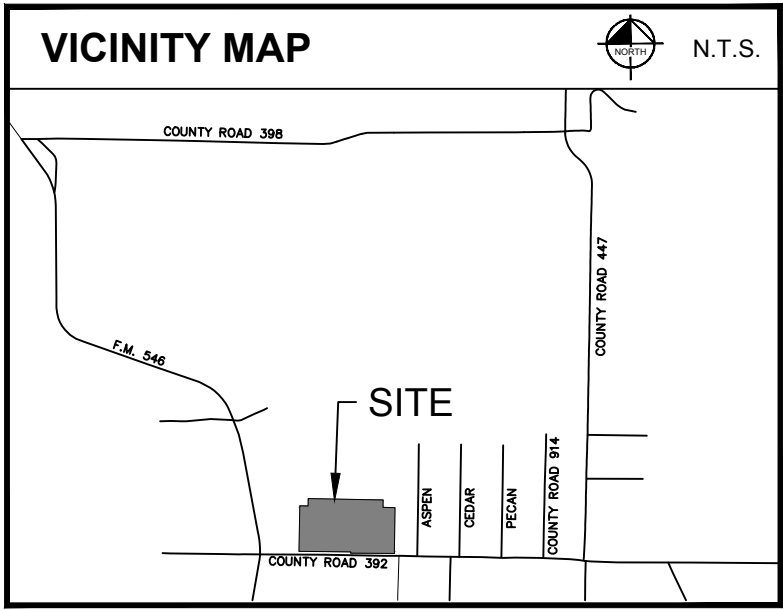
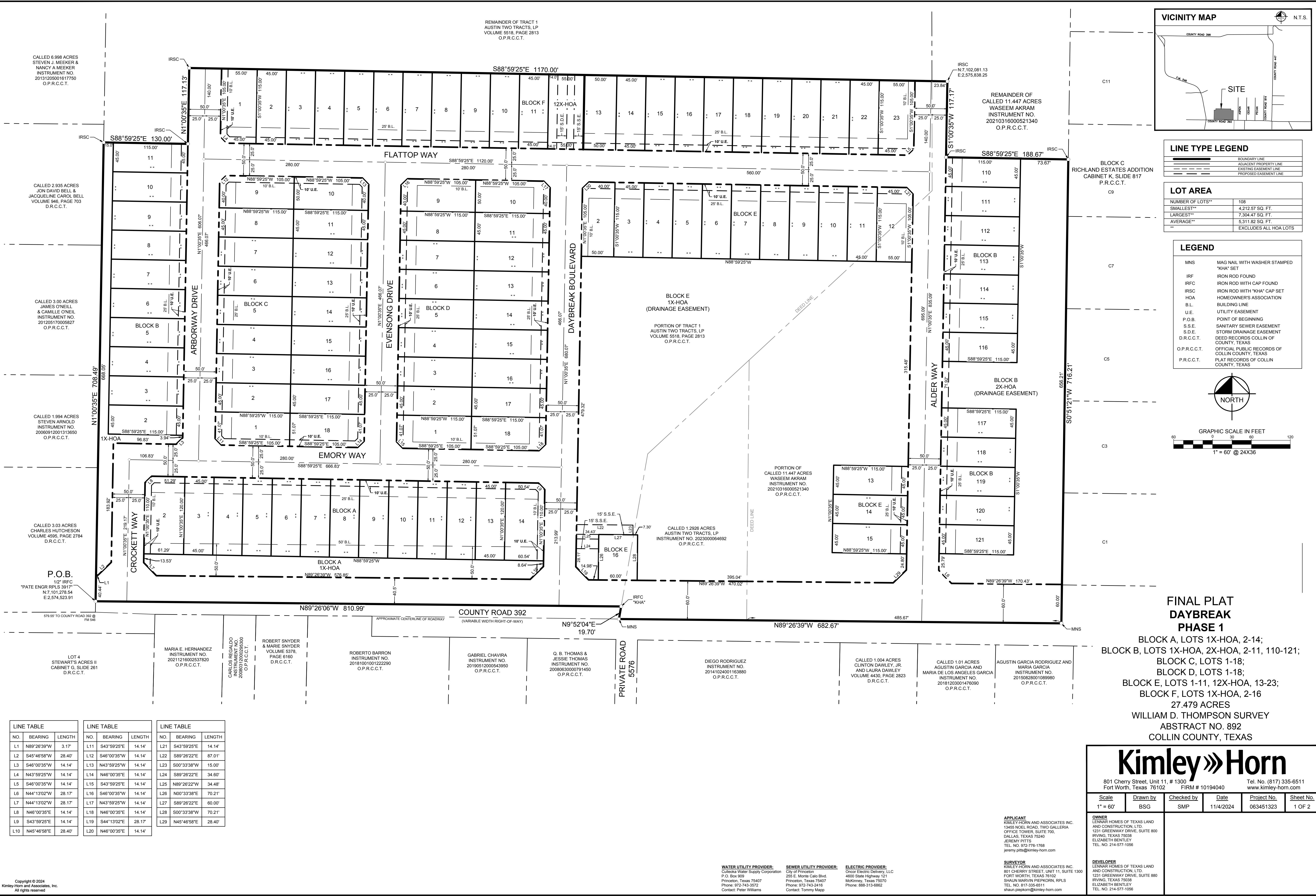
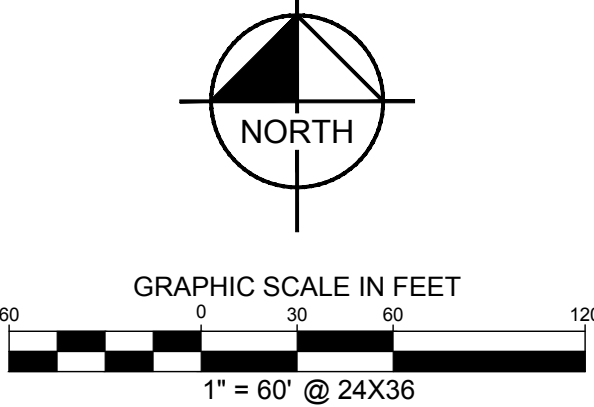




LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

LOT AREA	
NUMBER OF LOTS**	108
SMALLEST**	4,212.57 SQ. FT.
LARGEST**	7,304.47 SQ. FT.
AVERAGE**	5,311.82 SQ. FT.
**	EXCLUDES ALL HOA LOTS

LEGEND	
MNS	MAG NAIL WITH WASHER STAMPED "KHA" SET
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
S.S.E.	SANITARY SEWER EASEMENT
S.D.E.	STORM DRAINAGE EASEMENT
D.R.C.C.T.	DEED RECORDS COLLIN OF COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS



FINAL PLAT
DAYBREAK
PHASE 1

BLOCK A, LOTS 1X-HOA, 2-14;
BLOCK B, LOTS 1X-HOA, 2X-HOA, 2-11, 110-121;
BLOCK C, LOTS 1-18;
BLOCK D, LOTS 1-18;
BLOCK E, LOTS 1-11, 12X-HOA, 13-23;
BLOCK F, LOTS 1X-HOA, 2-16
27.479 ACRES
WILLIAM D. THOMPSON SURVEY
ABSTRACT NO. 892
COLLIN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	BSG	SMP	11/4/2024	063451323	1 OF 2

OWNER
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1231 GREENWAY DRIVE, SUITE 800
IRVING, TEXAS 75038
ELIZABETH BENTLEY
TEL. NO. 214-577-1056

DEVELOPER
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1231 GREENWAY DRIVE, SUITE 800
IRVING, TEXAS 75038
ELIZABETH BENTLEY
TEL. NO. 214-577-1056

APPLICANT
KIMLEY-HORN AND ASSOCIATES INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
OFFICE TOWER, SUITE 700,
DALLAS, TEXAS 75240
JEREMY PITTS
TEL. NO. 972-776-1768
jeremy.pitts@kimley-horn.com

SURVEYOR
KIMLEY-HORN AND ASSOCIATES INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
SHAUN MARVIN PIEPKORN, RPLS
ELIZABETH BENTLEY
shaun.piepkorn@kimley-horn.com

WATER UTILITY PROVIDER:
Culpeper Water Supply Corporation
P.O. Box 509
Princeton, Texas 75407
Phone: 972-743-3572
Contact: Peter Williams

SEWER UTILITY PROVIDER:
City of Princeton
265 E. Monroe Blvd.
Princeton, Texas 75407
Phone: 972-743-3416
Contact: Tommy Mapp

ELECTRIC PROVIDER:
Onior Electric Delivery, LLC
4600 State Highway 121
McKinney, Texas 75070
Phone: 988-313-8662

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°26'39"W	3.17'	L11	S43°59'25"E	14.14'	L21	S43°59'25"E	14.14'
L2	S45°46'58"W	28.40'	L12	S46°00'35"W	14.14'	L22	S89°26'22"E	87.01'
L3	S46°00'35"W	14.14'	L13	N43°59'25"W	14.14'	L23	S00°33'38"W	15.00'
L4	N43°59'25"W	14.14'	L14	N46°00'35"E	14.14'	L24	S89°26'22"E	34.60'
L5	S46°00'35"W	14.14'	L15	S43°59'25"E	14.14'	L25	N89°26'22"W	34.48'
L6	N44°13'02"W	28.17'	L16	S46°00'35"W	14.14'	L26	N00°33'38"E	70.21'
L7	N44°13'02"W	28.17'	L17	N43°59'25"W	14.14'	L27	S89°26'22"E	60.00'
L8	N46°00'35"E	14.14'	L18	N46°00'35"E	14.14'	L28	S00°33'38"W	70.21'
L9	S43°59'25"E	14.14'	L19	S44°13'02"E	28.17'	L29	N45°46'58"E	28.40'
L10	N45°46'58"E	28.40'	L20	N46°00'35"E	14.14'			

OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF COLLIN

§
§

WHEREAS Lennar Homes of Texas Land and Construction, Ltd. is the owner of a 27.479 acre (1,196,991 square foot) tract of land situated in the William D. Thompson Survey, Abstract No. 892, Collin County, Texas, said 27.479 acre tract of land being a portion of a tract of land described as Tract 1 in the General Warranty Deed with Vendors Lien to Austin Two Tracts, L.P. recorded in Volume 5518, Page 2813 of the Official Public Records of Collin County, Texas, being all of a called 1.2926 acre tract of land described in the Special Warranty Deed to Austin Two Tracts, LP recorded in Instrument No. 2023000064692 of said Official Public Records of Collin County, Texas, and being a portion of an 11.447 acre tract of land described in the General Warranty Deed to Waseem Akram recorded in Instrument Number 20210316000521340 of said Official Public Records of Collin County, Texas, said 27.479 acre (1,196,991 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Pate Engr RPLS 3917" found in the north right-of-way line of County Road 392 (a variable width right-of-way), said 1/2 inch iron rod with cap stamped "Pate Engr RPLS 3917" being the southwest corner of said Tract 1 and in the east line of a called 3.03 acre tract of land described in the Warranty Deed to Charles Hutcheson recorded in Volume 4595, Page 2784 of said Deed Records of Collin County, Texas;

THENCE North 01 degree 00 minutes 35 seconds East, with the west line of said Tract 1, a distance of 708.49 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 88 degrees 59 minutes 25 seconds East, a distance of 130.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 01 degree 00 minutes 35 seconds East, a distance of 117.13 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 88 degrees 59 minutes 25 seconds East, passing at a distance of 1,146.16 feet, the common east line of said Tract 1 and a west line of said 11.447 acre tract of land, in all, a total distance of 1,170.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 01 degree 00 minutes 35 seconds West, a distance of 117.17 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 88 degrees 59 minutes 25 seconds East, a distance of 188.67 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the common east line of said 11.447 acre tract of land and the west line of Block C of Richland Estates Addition, an addition to Collin County, Texas recorded in Cabinet K, Slide 817 of the Plat Records of Collin County, Texas;

THENCE South 00 degrees 51 minutes 21 seconds West, with the common east line of said Akram tract and the west line of said Richland Estates Addition, a distance of 716.21 feet to a mag nail with washer stamped "KHA" set for corner in said County Road 392, said mag nail with washer stamped "KHA" also being the southeast corner of said 11.447 acre tract of land;

THENCE North 89 degrees 26 minutes 39 seconds West, with said County Road 392, passing at a distance of 485.67 feet, the common southwest corner of said 11.447 acre tract of land and the southeast corner of said 1.2926 acre tract of, in all, a total distance of 682.67 feet to a mag nail with washer stamped "KHA" set for the southwest corner of said 1.2926 acre tract of land;

THENCE North 09 degrees 52 minutes 04 seconds East, with the west line of said 1.2926 acre tract of land, a distance of 19.70 feet to a 5/8 inch iron rod with cap stamped "KHA" found for said Tract 1, said 5/8 inch iron rod with cap stamped "KHA" also being in the north right-of-way line of said County road 392;

THENCE North 89 degrees 26 minutes 06 seconds West, with the common north right-of-way line of said County Road 392 and the south line of said Tract 1, a distance of 810.99 to the **POINT OF BEGINNING** and containing 1,196,991 square feet or 27.4791 acres of land.

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on January 17, 2024 with an applied combined scale factor of 1.000152710.
- The grid coordinates shown hereon are grid values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011), and a combined scale factor of 1.000152710.
- All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map NO. 48085C0295J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" 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 floodway 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 retentions 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.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF _____

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§

NOW AND THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as **DAYBREAK PHASE 1**, an addition to Collin County, Texas and do hereby dedicate to the public use, forever, the rights-of-way and easements as shown thereon. **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, does hereby certify the following:

- The streets and rights of ways are dedicated to the public for street purposes, City of Princeton, Texas for sanitary sewer purposes, and Culleoka WSC for water 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 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.
- Utility easements may also be used for the mutual use and 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.
- The 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 said easements.
- The 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.
- 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 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 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 a 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.
- The lift station (Block E, Lot 16) will be dedicated to the City of Princeton upon filing of the plat.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Princeton and Culleoka WSC, forever for the purposes indicated on this plat.

Executed this the ____ day of _____, 2024.

By: **Lennar Homes of Texas Land and Construction, LTD.**

By: _____
Elizabeth Bentley, Entitlements Manager

STATE OF TEXAS
COUNTY OF _____

§
§

BEFORE ME, the undersigned, a Notary Public in and for the County of _____, Texas, on this day personally appeared Elizabeth Bentley, known to me to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that she is Entitlements Manager, and the she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2024.

Notary Public in and for the State of _____

Type or print Notary's Name

My Commission expires: _____

SURVEYOR'S CERTIFICATION

I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on November 4, 2024 and that all corners are shown hereon.

Shaun Marvin Piepkorn
Registered Professional Land Surveyor
No. 6432

STATE OF TEXAS
COUNTY OF _____

§
§

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of _____

Type or print Notary's Name

My Commission expires: _____

I hereby certify that the attached and foregoing Final Plat of the Daybreak Phase 1 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 - CHRIS HILL

**FINAL PLAT
DAYBREAK
PHASE 1**
BLOCK A, LOTS 1X-HOA, 2-14;
BLOCK B, LOTS 1X-HOA, 2X-HOA, 2-11, 110-121;
BLOCK C, LOTS 1-18;
BLOCK D, LOTS 1-18;
BLOCK E, LOTS 1-11, 12X-HOA, 13-23;
BLOCK F, LOTS 1X-HOA, 2-16
27.479 ACRES
WILLIAM D. THOMPSON SURVEY
ABSTRACT NO. 892
COLLIN COUNTY, TEXAS

Kimley»Horn

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Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	SMP	11/4/2024	063451323	2 OF 2
OWNER LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1231 GREENWAY DRIVE, SUITE 800 IRVING, TEXAS 75038 ELIZABETH BENTLEY TEL. NO. 214-577-1056			DEVELOPER LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1231 GREENWAY DRIVE, SUITE 880 IRVING, TEXAS 75038 SHAUN MARVIN PIEPKORN, RPLS TEL. NO. 817-335-6511 shaun.piepkorn@kimley-horn.com		

APPLICANT
KIMLEY-HORN AND ASSOCIATES INC.
1345 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700,
DALLAS, TEXAS 75240
JEREMY PITTS
TEL. NO. 972-778-1768
jeremy.pitts@kimley-horn.com

SURVEYOR
KIMLEY-HORN AND ASSOCIATES INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
SHAUN MARVIN PIEPKORN, RPLS
TEL. NO. 817-335-6511
shaun.piepkorn@kimley-horn.com