





OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Lennar Homes of Texas Land and Construction, Ltd. is the owner of a 44.184 acre (1,924,667 square foot) tract of land situated in the William D. Thompson Survey, Abstract No. 892, Collin County, Texas, said 44.184 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, 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 44.184 acre (1,924,667 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 for the northeast corner of said Tract 1 and a re-entrant corner of a called 427.0933 acre tract of land described in the Special Warranty Deed to GRBK Edgewood, LLC recorded in Instrument Number 20220315000414390 in said Official Public Records of Collin County, Texas;

THENCE South 00 degrees 51 minutes 21 seconds West, with the east line of said Tract 1, passing at a distance of 17.93 feet, a 1/2 inch iron rod found for the northwest corner of Block C, Richland Estates Addition, an addition to the City of Princeton according to the plat recorded in Cabinet K, Slide 817 of the Plat Records of Collin County, Texas, and passing at a distance of 724.86, the northeast corner of said 11.447 acre tract, continuing in all a total distance of 1,392.90 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the west line of said Block C;

THENCE North 88 degrees 59 minutes 25 seconds West, a distance of 188.67 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 117.17 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 88 degrees 59 minutes 25 seconds West, passing at a distance of 23.84 feet a common west line of said 11.447 acre tract and a east line of said Tract 1 a 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 117.13 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 88 degrees 59 minutes 25 seconds West, a distance of 130.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the west line of said Tract 1;

THENCE North 01 degree 00 minutes 35 seconds East, with the west line of said Tract 1, a distance of 1,380.48 feet to a 5/8 inch iron rod with cap stamped "KHA" set in the south line of said 427.0933 acre tract, said 5/8 inch iron rod with cap stamped "KHA" also being the northwest corner of said Tract 1;

THENCE South 89 degrees 28 minutes 04 seconds East, with the common north line of said Tract 1 and the south line of said 427.0933 acre tract, a distance of 1,484.98 feet to the **POINT OF BEGINNING** and containing 1,924,667 square feet or 44.184 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 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.
- Approximate locations for Cluster Mailboxes.
- Cluster Mailboxes shall be maintained by the HOA and will not be maintained by the County.
- The streets, including street signs, street lights, and sidewalks, within Daybreak will be maintained by Collin County Municipal District Number 2.
- No vertical objects with a height of more than 2' shall be placed inside the Sight Visibility Easements including fences, trees, shrubs, parked vehicles, mailboxes, above ground utility appurtenances signs other than those necessary for traffic control and identification of roadway names, etc.
- Finished floor elevations shall be 12" above surrounding grades and 2' above adjacent base flood elevations.
- 15' sanitary sewer easement recorded in Document No. 2025000038343 of the Official Public Records of Collin County, Texas will be abandoned in public rights-of-way by separate instrument.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF _____

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 2**, 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 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 _____, 2025.

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 _____, 2025.

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 April 11, 2025 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 _____, 2025.

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 2 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 2

BLOCK B, LOTS 1X-HOA, 12-109;

BLOCK F, LOTS 12X-HOA, 24-45;

BLOCK G, LOTS 1X-HOA, 2-27;

BLOCK H, LOTS 1-40;

BLOCK I, LOTS 1-40;

BLOCK J, LOTS 1X-HOA, 2-27

252 - RESIDENTIAL LOTS, 4 - HOA LOTS

44.184 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

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	SMP	04/11/2025	063451323	3 OF 3

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ELIZABETH BENTLEY
TEL. NO. 214-577-1056

DEVELOPER
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ELIZABETH BENTLEY
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APPLICANT
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jeremy.pitts@kimley-horn.com

SURVEYOR
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