

#### NOTES:

- 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 0.99988.
- All corners are 5/8-inch iron rods with red plastic cap stamped "KHA" unless otherwise noted.
- According to the City of Princeton planning department, the surveyed property is not within the City of Princeton ETJ, and the City of Princeton Zoning Ordinance does not apply.
- NOTICE: Selling a portion of this addition by metes and bounds description is a violation of City Subdivision Ordinance and State of Texas Statutes, and is subject to fines and withholding of utilities and building permits.
- The purpose of this replat is divide Lot 2, Block A into four (4) separate lots and dedicate easements for development purposes.
- Proposed grading will ensure no lot to lot drainage.

#### FLOOD STATEMENT:

According to Map No. 48085C0410J, dated 6/2/2009 and Map No. 48085C0430J, dated 6/2/2009 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 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.

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

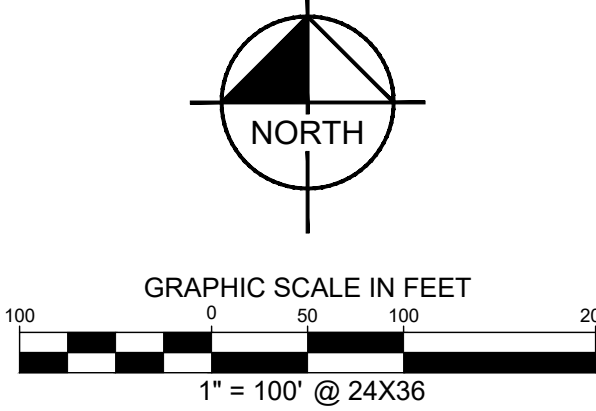
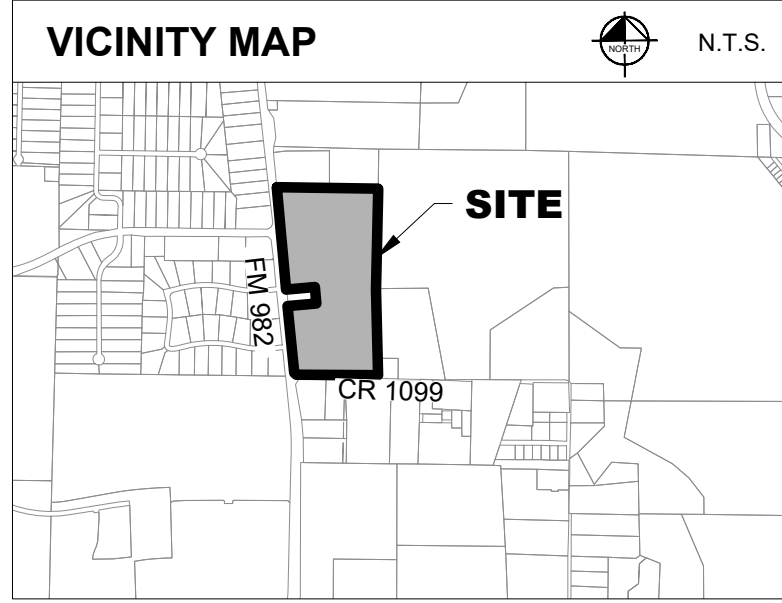
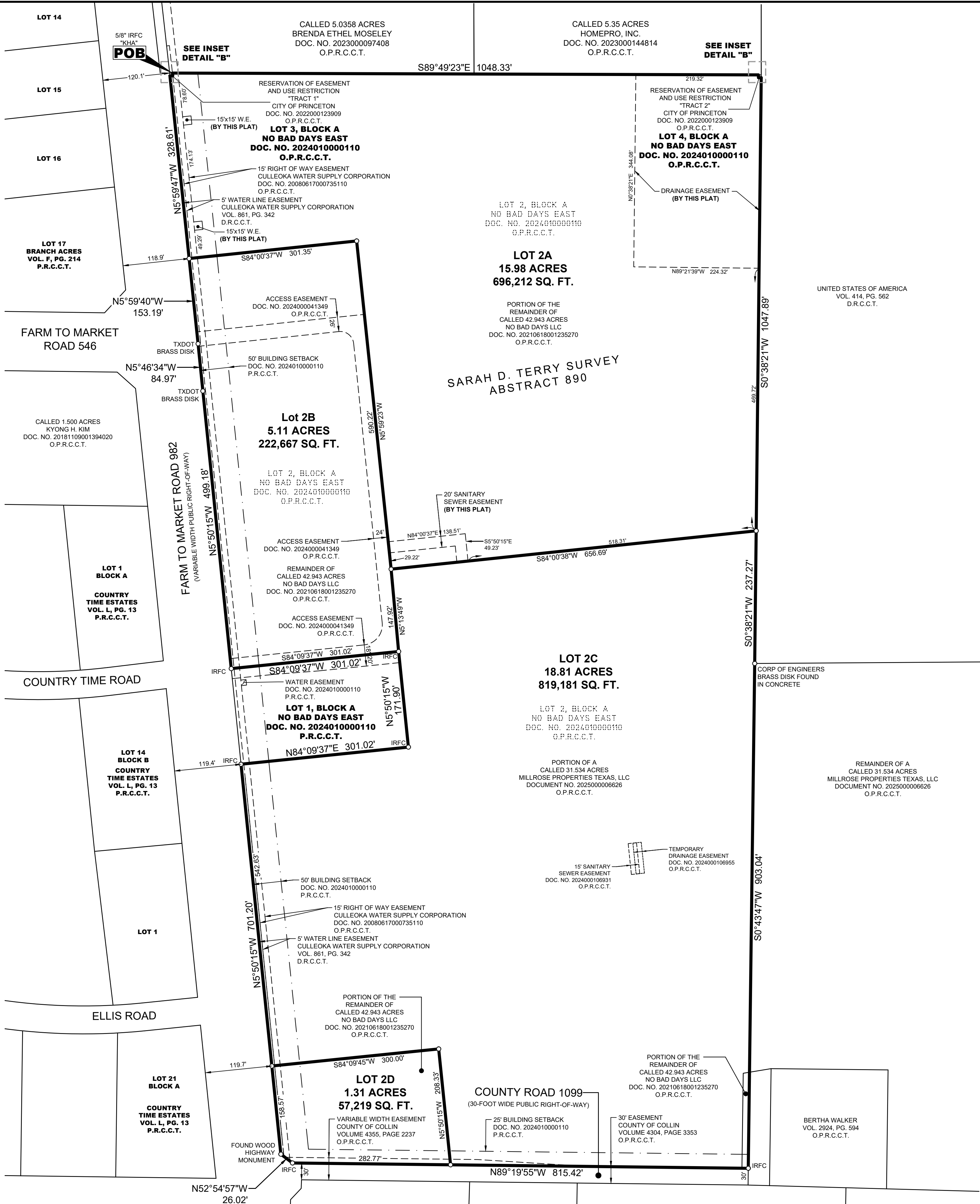
SURVEYOR:  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Phone: 469-501-2200  
Contact : Michael Swayne, R.P.L.S.

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

APPLICANT:  
Kimley-Horn and Associates, Inc.  
801 Cherry St., Unit 11,  
Suite 1300  
Fort Worth, Texas 76102  
Phone: 817-335-6511  
Contact : Jennifer Gansert, P.E.

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

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LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOINER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE

## REPLAT OF NO BAD DAYS EAST

BEING 41.21 ACRES,  
RE-PLAT OF  
LOT 2, BLOCK A  
NO BAD DAYS EAST  
SARAH D. TERRY SURVEY,  
ABSTRACT NO. 890  
COLLIN COUNTY, TEXAS

# Kimley»Horn

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

Tel. No. (469) 501-2200  
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	GDW	KHA	MAY 2025	064145080	1 OF 2

OWNER:  
No Bad Days LLC  
4052 Park Lane  
Dallas, Texas 75220  
Phone: 214-682-2086  
Contact : Ray Johnston Jr.

DEVELOPER:  
Maple-Multifamily Land TX, LP  
3819 Maple Ave.  
Dallas, Texas 75219  
Phone: 214-922-8400  
Contact : Megan Smith

OWNER:  
Millrose Properties Texas LLC  
600 Brickell, Suite 1400  
Miami, Florida 33131  
Phone:  
Contact :

PROPERTY DESCRIPTION

41.21 - ACRES

**BEING** a tract of land situated in the Sarah D. Terry Survey, Abstract No. 890, Collin County, Texas and being all of Lot 2, Block A, No Bad Days East, an addition to Collin County, Texas, recorded in Document No. 2024010000110, Plat Records of Collin County, Texas (P.R.C.C.T.), being a portion of a called 42.943 acre tract of land described in the Special Warranty Deed with Vendor's Lien to No Bad Days LLC, recorded in Document No. 20210618001235270, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being a portion of a called 31.534 acre tract of land described in the General Warranty Deed to Millrose Properties Texas, LLC, recorded in Document No. 2025000006626, O.P.R.C.C.T., and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the most northerly northwest corner of said Lot 2, Block A, same being the northeast corner of Lot 3, Block A of said No Bad Days East, and being from which a 1/2-inch iron rod with plastic cap stamped "Ownes RPLS 5387" found for the northwest corner of said Lot 3, Block A bears North 89°49'23" West, a distance of 5.00 feet;

**THENCE** with the north line of said Lot 2, Block A, the following courses:

South 89°49'23" East, a distance of 1,048.33 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner from which a 1/2-inch iron rod with plastic cap stamped "Ownes RPLS 5387" found for the northeast corner of Lot 4, Block A of said No Bad Days East bears South 89°49'23" East, a distance of 5.00 feet;

South 00°38'21" West, a distance of 5.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Lot 4, Block A;

South 89°49'23" East, a distance of 5.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Lot 2, Block A and being the most easterly northeast corner of said Lot 2, Block A and being in the west line of that certain tract of land conveyed to the United States of America, recorded in Volume 414, Page 552, Deed Records, Collin County, Texas;

**THENCE** South 00°38'21" West, with the east line of said Lot 2, Block A and the west line of said tract of land conveyed to the United States of America, a distance of 1,047.89 feet to a point for corner;

**THENCE** South 00°43'47" West, a distance of 903.04 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Lot 2, Block A and being in the north right-of-way line of County Road 1099 (30-foot public right-of-way, at this point);

**THENCE** North 89°19'55" West, with the south line of said Lot 2, Block A and the north right-of-way line of said County Road 1099, a distance of 815.42 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the east end of a corner clip at the intersection of the North right-of-way line of said County Road 1099 and the east right-of-way line of Farm to Market Road 982 (variable width public right-of-way);

**THENCE** North 52°54'57" West, with said corner clip, a distance of 26.02 feet to a Wood Highway Monument found for the north end of said corner clip same being the most westerly southwest corner of said Lot 2, Block A;

**THENCE** North 05°50'15" West, with the east right-of-way line of said Farm to Market 982 and the west line of said Lot 2, Block A, a distance of 701.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of Lot 1, Block A of said No Bad Days East;

**THENCE** with the common line of said Lots 1 and 2, Block A, the following courses:

North 84°09'37" East, a distance of 301.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Lot 1, Block A;

North 05°50'15" West, a distance of 171.90 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northeast corner of said Lot 1, Block A;

South 84°09'37" West, a distance of 301.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northwest corner of said Lot 1, Block A and being in the east right-of-way line of said Farm to Market 982;

**THENCE** with the east right-of-way line of said Farm to Market 982 and the west line of said Lot 2, Block A, the following courses:

North 05°50'15" West, a distance of 499.18 feet to a TxDOT Brass Disk found for corner;

North 05°46'34" West, a distance of 84.97 feet to a TxDOT Brass Disk found for corner;

North 05°59'40" West, a distance of 153.19 feet to a TxDOT Brass Disk found for corner;

North 05°59'47" West, a distance of 328.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found the most westerly northwest corner of said Lot 2, Block A and being the southwest corner of aforementioned Lot 3, Block A;

**THENCE** with the common line of said Lots 1 and 3, Block A, the following courses:

South 89°49'23" East, a distance of 5.03 feet to a point for corner;

North 05°59'45" West, a distance of 5.03 feet to the **POINT OF BEGINNING** and containing 1,795,279 square feet or 41.21 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

**THAT NO BAD DAYS LLC and MILLROSE PROPERTIES TEXAS, LLC**, acting herein by and through its duly authorized officers, does hereby certify and adopt this replat designating the herein described tracts as, **NO BAD DAYS EAST, LOT 2A, 2B, 2C, AND 2D, BLOCK A**, 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, rights-of-way, other public improvements and easements shown thereon. **NO BAD DAYS, LLC** and the **MILLROSE PROPERTIES TEXAS, LLC** does hereby certify the following:

- All Public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 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 are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- 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 approved by Collin County.
- This Plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**NO BAD DAYS, LLC.**, a Texas limited liability company

By: \_\_\_\_\_

\_\_\_\_\_  
(print name)

STATE OF TEXAS §  
COUNTY OF COLLIN §

The instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, for and on behalf thereof.

\_\_\_\_\_  
Notary Public

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**MILLROSE PROPERTIES TEXAS, LLC.**, a Texas limited liability company

By: \_\_\_\_\_

\_\_\_\_\_  
(print name).

STATE OF TEXAS §  
COUNTY OF COLLIN §

The instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, for and on behalf thereof.

\_\_\_\_\_  
Notary Public

OWNERS NOTES:

- 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.
- 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.
- Collin County Will not be responsible for maintenance or repairs of centralized mail boxes.

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Michael J. Swayne, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

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

\_\_\_\_\_  
Michael J. Swayne  
Registered Professional Land Surveyor  
Texas Registration No. 7143  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Drive, Suite 105  
Celina, TX 75009  
(469) 501-2172  
michael.swayne@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael J. Swayne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat of the "NO BAD DAYS EAST" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 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

<div>Kimley»Horn</div> <div>400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009</div> <div>Tel. No. (469) 501-2200 FIRM # 10194503</div>					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	KHA	5/14/2025	064145080	2 OF 2
OWNER: No Bad Days LLC 4052 Park Lane Dallas, Texas 75220 Phone: 214-682-2086 Contact : Ray Johnston Jr.					
DEVELOPER: Maple-Multifamily Land TX, LP 3819 Maple Ave. Dallas, Texas 75219 Phone: 214-922-8400 Contact : Megan Smith					