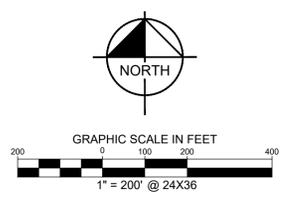
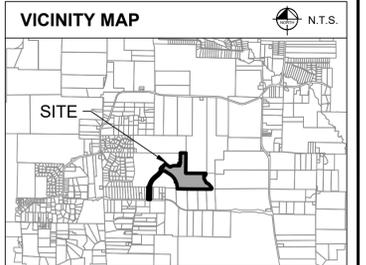


**LEGEND**

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	5/8" IRON ROD WITH CAP STAMPED "KHA" SET
B.L.	BUILDING LINE
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
N.T.M.W.D.	NORTH TEXAS MUNICIPAL WATER DISTRICT
---	STREET NAME CHANGE
---	ABANDONMENT AREA

**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOURNER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE



- Notes:**
- All corners shall be set upon completion of construction and will be 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
  - 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 surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999947313.
  - FLOOD STATEMENT:** According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 480850265J for Collin County, Texas and incorporated areas, dated June 2, 2009, the property is located within Zone X (shaded) defined as "Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood" and within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)." 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.
  - Selling a portion of this addition by metes and bounds may be a violation of state law and may be subject to fines and withholding of utility and building permits.
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 -Retaining walls along open spaces that are holding up the residential lot (residential lot is the high side), will be maintained by private homeowner.  
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  - All HOA lots are to be owned and maintained by the Homeowner's Association.
  - HOA to maintain surface-level improvements (irrigation/sod) of all drainage easements and detention pond. All storm infrastructure to be maintained by Bainbridge Municipal Utility District.
  - For any residential lot that includes a retaining wall, a typical 3' private wall maintenance easement (PWME) is deemed granted on both sides of the rear or side property line for the mutual benefit of any future maintenance needs by homeowner(s).

OVERALL BOUNDARY LINE TABLE			OVERALL BOUNDARY LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N63°56'12"W	43.82	L21	N32°32'33"E	104.67
L2	N14°5'15"W	60.00	L22	N79°16'39"E	50.55
L3	N24°06'48"E	38.96	L23	N60°22'22"E	43.54
L4	N57°27'27"W	396.55	L24	N62°41'47"E	20.88
L5	S32°32'33"W	20.00	L25	N70°27'11"E	38.56
L6	N66°16'20"W	33.26	L26	N71°52'17"E	35.51
L7	N77°44'21"W	62.17	L27	N79°38'41"E	27.06
L8	S79°08'00"W	45.64	L28	N81°03'58"E	38.72
L9	S59°40'11"W	80.66	L29	N88°51'22"E	26.50
L10	S32°32'33"W	40.20	L30	N89°42'52"W	64.69
L11	N32°32'33"E	16.91	L31	N00°17'08"E	50.00
L12	N19°36'55"E	46.41	L32	S89°42'52"E	120.00
L13	N00°28'33"E	68.53	L33	S06°51'51"E	63.13
L14	N18°34'43"W	44.56	L34	S24°21'53"W	125.58
L15	S38°18'31"W	120.00	L35	N65°30'59"W	78.99
L16	N78°40'21"E	41.58	L36	S10°48'58"W	69.96
L17	N55°32'33"E	96.06	L37	S03°59'18"E	161.52
L18	N11°22'54"W	21.61			
L19	N35°56'23"E	50.00			
L20	N78°31'24"E	20.85			

**OVERALL BOUNDARY CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°47'17"	630.00	8.66	S74°44'27"W	8.66
C2	2°45'01"	1140.00	54.72	S53°03'59"E	54.72
C3	0°48'57"	999.00	14.23	N54°28'06"W	14.23
C4	0°58'55"	949.00	16.26	S54°33'05"E	16.26
C5	91°52'27"	50.00	80.18	N20°22'50"E	71.86
C6	62°42'43"	50.00	54.73	N05°13'42"W	52.04

**FINAL PLAT  
BAINBRIDGE PHASE 1**

257 RESIDENTIAL LOTS  
11 HOMEOWNER'S ASSOCIATION (HOA) LOTS  
BEING 90.301 ACRES IN THE  
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
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" = 200'	GDW	MJS	SEPT. 2025	064537587	1 OF 7

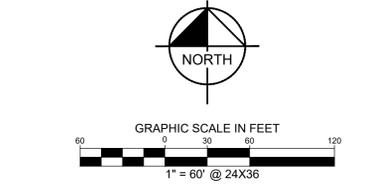
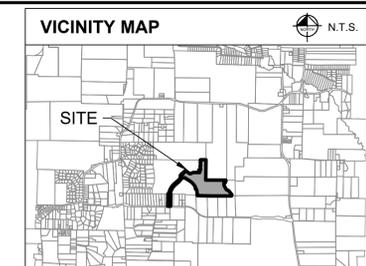
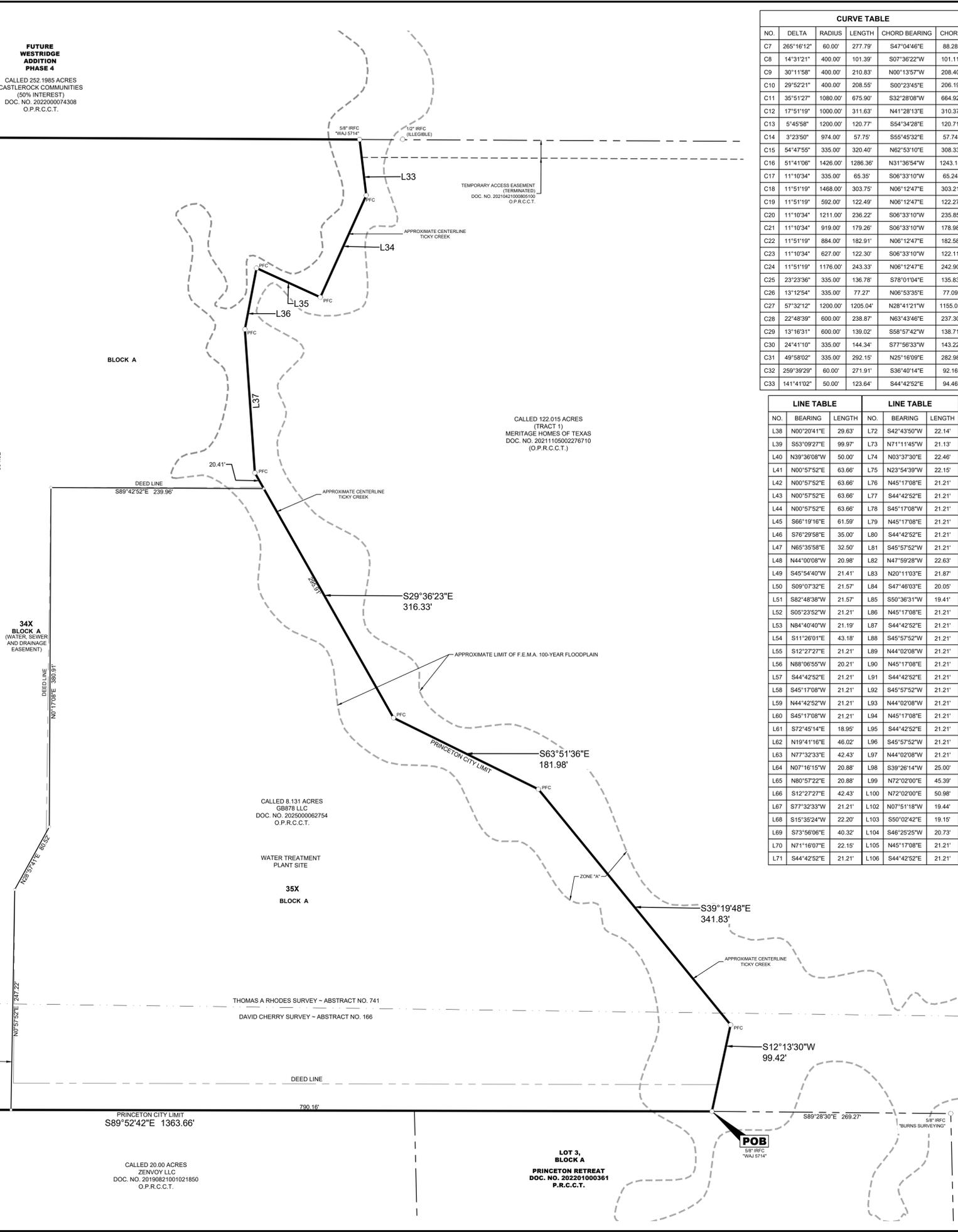
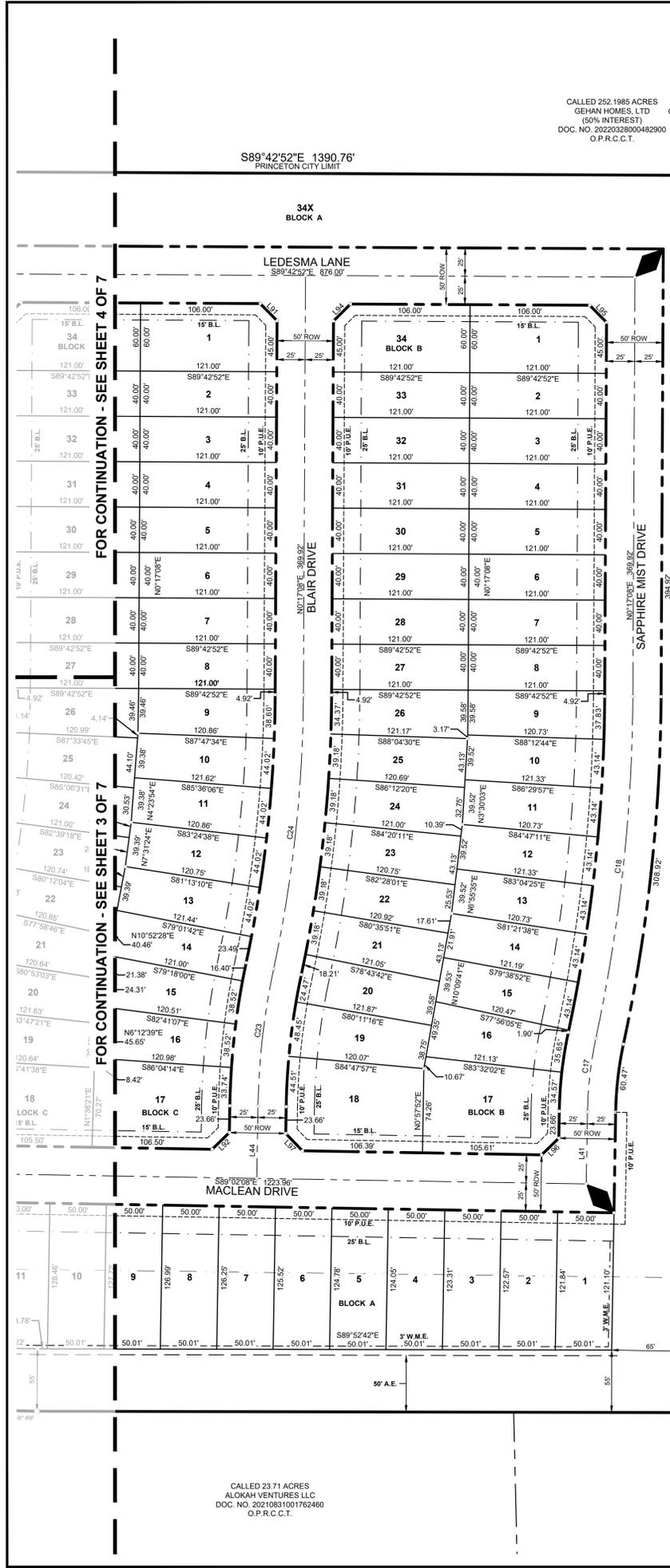
**OWNER/DEVELOPER:**  
Meritage Homes of Texas, LLC  
2805 Dallas Parkway,  
Suite 400  
Piano, Texas 75093  
Phone: 817-656-2112  
Contact: Brian Hurncutt

**OWNER/DEVELOPER:**  
Meritage Homes of Texas, LLC  
8840 Cypress Water Blvd.  
Suite 100  
Dallas, Texas 75019  
Phone: 972-580-4375  
Contact: Frank Su

**OWNER/DEVELOPER:**  
GB878 LLC  
5501 Headquarters Dr.  
Suite 3009  
Piano, Texas 75024  
Phone:  
Contact: Brad Williams

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

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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	265°16'12"	60.00	277.79	S47°04'46"E	88.28'
C8	14°31'21"	400.00	101.39	S07°36'22"W	101.11'
C9	30°11'58"	400.00	210.83	N00°13'57"W	208.40'
C10	29°52'21"	400.00	208.55	S00°23'45"E	206.19'
C11	35°51'27"	1080.00	675.90	S32°28'08"W	664.92'
C12	17°51'19"	1000.00	311.63	N41°28'13"E	310.37'
C13	5°45'58"	1200.00	120.77	S54°34'28"E	120.71'
C14	3°23'50"	974.00	57.75	S55°45'32"E	57.74'
C15	54°47'55"	335.00	320.40	N62°53'10"E	308.33'
C16	51°41'06"	1426.00	1286.36	N31°36'54"W	1243.18'
C17	11°10'34"	335.00	65.35	S06°33'10"W	65.24'
C18	11°51'19"	1468.00	303.75	N06°12'47"E	303.21'
C19	11°51'19"	592.00	122.49	N06°12'47"E	122.27'
C20	11°10'34"	1211.00	236.22	S06°33'10"W	235.65'
C21	11°10'34"	919.00	179.26	S06°33'10"W	178.98'
C22	11°51'19"	884.00	182.91	N06°12'47"E	182.58'
C23	11°10'34"	627.00	122.30	S06°33'10"W	122.11'
C24	11°51'19"	1176.00	243.33	N06°12'47"E	242.90'
C25	23°23'36"	335.00	136.78	S78°01'04"E	135.83'
C26	13°12'54"	335.00	77.27	N06°53'35"E	77.09'
C27	57°32'12"	1200.00	1205.04	N28°41'21"W	1155.09'
C28	22°46'39"	600.00	238.87	N63°43'46"E	237.30'
C29	13°16'31"	600.00	139.02	S58°57'42"W	138.71'
C30	24°41'10"	335.00	144.34	S77°56'33"W	143.22'
C31	49°58'02"	335.00	292.15	N25°16'09"E	282.98'
C32	259°39'29"	60.00	271.91	S36°40'14"E	92.16'
C33	141°41'02"	50.00	123.64	S44°42'52"E	94.46'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L38	N00°20'41"E	29.63'	L72	S42°43'50"W	22.14'
L39	S53°09'27"E	99.97'	L73	N71°11'45"W	21.13'
L40	N39°36'08"W	50.00'	L74	N03°37'30"E	22.46'
L41	N00°57'52"E	63.66'	L75	N23°54'39"W	22.15'
L42	N00°57'52"E	63.66'	L76	N45°17'08"E	21.21'
L43	N00°57'52"E	63.66'	L77	S44°42'52"E	21.21'
L44	N00°57'52"E	63.66'	L78	S45°17'08"W	21.21'
L45	S66°19'16"E	61.59'	L79	N45°17'08"E	21.21'
L46	S76°29'58"E	35.00'	L80	S44°42'52"E	21.21'
L47	N65°35'58"E	32.50'	L81	S45°57'52"W	21.21'
L48	N44°00'08"W	20.98'	L82	N47°59'28"W	22.63'
L49	S45°54'40"W	21.41'	L83	N20°11'03"E	21.87'
L50	S09°07'32"E	21.57'	L84	S47°46'03"E	20.05'
L51	S82°46'38"W	21.57'	L85	S50°36'31"W	19.41'
L52	S05°23'52"W	21.21'	L86	N45°17'08"E	21.21'
L53	N84°40'40"W	21.19'	L87	S44°42'52"E	21.21'
L54	S11°26'01"E	43.18'	L88	S45°57'52"W	21.21'
L55	S12°27'27"E	21.21'	L89	N44°02'08"W	21.21'
L56	N88°06'55"W	20.21'	L90	N45°17'08"E	21.21'
L57	S44°42'52"E	21.21'	L91	S44°42'52"E	21.21'
L58	S45°17'08"W	21.21'	L92	S45°57'52"W	21.21'
L59	N44°42'52"W	21.21'	L93	N44°02'08"W	21.21'
L60	S45°17'08"W	21.21'	L94	N45°17'08"E	21.21'
L61	S72°45'14"E	18.95'	L95	S44°42'52"E	21.21'
L62	N19°41'16"E	46.02'	L96	S45°57'52"W	21.21'
L63	N77°32'33"E	42.43'	L97	N44°02'08"W	21.21'
L64	N07°16'15"W	20.88'	L98	S39°26'14"W	25.00'
L65	N80°57'22"E	20.88'	L99	N72°02'00"E	45.39'
L66	S12°27'27"E	20.88'	L100	N72°02'00"E	50.98'
L67	S77°32'33"W	21.21'	L102	N07°51'18"W	19.44'
L68	S15°35'24"W	22.20'	L103	S50°02'42"E	19.15'
L69	S73°56'06"E	40.32'	L104	S46°25'25"W	20.73'
L70	N71°16'09"E	22.15'	L105	N45°17'08"E	21.21'
L71	S44°42'52"E	21.21'	L106	S44°42'52"E	21.21'

- Notes:
- All corners shall be set upon completion of construction and will be 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
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  - FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0285J for Collin County, Texas and incorporated areas, dated June 2, 2009, the property is located within Zone X (shaded) defined as "Areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood" and within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". 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.
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**FINAL PLAT  
BAINBRIDGE PHASE 1**

257 RESIDENTIAL LOTS  
11 HOMEOWNER'S ASSOCIATION (HOA) LOTS  
BEING 90.301 ACRES IN THE  
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

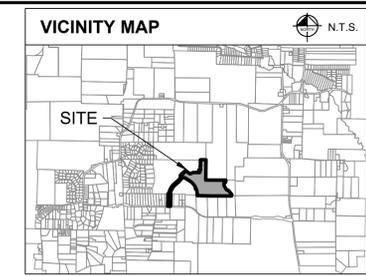
400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009      FIRM # 10194503      Tel. No. (469) 501-2200  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GDW	MJS	SEPT. 2025	064537587	2 OF 7

OWNER/DEVELOPER:  
GRBK Edgewood LLC  
2805 Dallas Parkway,  
Suite 402  
Piano, Texas 75093  
Phone: 972-646-1350  
Contact: Brian Hunschult

OWNER/DEVELOPER:  
Meritage Homes of Texas, LLC  
8840 Cypress Water Blvd.  
Suite 100  
Dallas, Texas 75019  
Phone: 972-580-6375  
Contact: Frank Su

OWNER/DEVELOPER:  
GB878 LLC  
5501 Headquarters Dr.  
Suite 300W  
Piano, Texas 75024  
Phone: 214-728-2519  
Contact: Brad Williams



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**FINAL PLAT  
BAINBRIDGE PHASE 1**

257 RESIDENTIAL LOTS  
11 HOMEOWNER'S ASSOCIATION (HOA) LOTS  
BEING 90.301 ACRES IN THE  
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

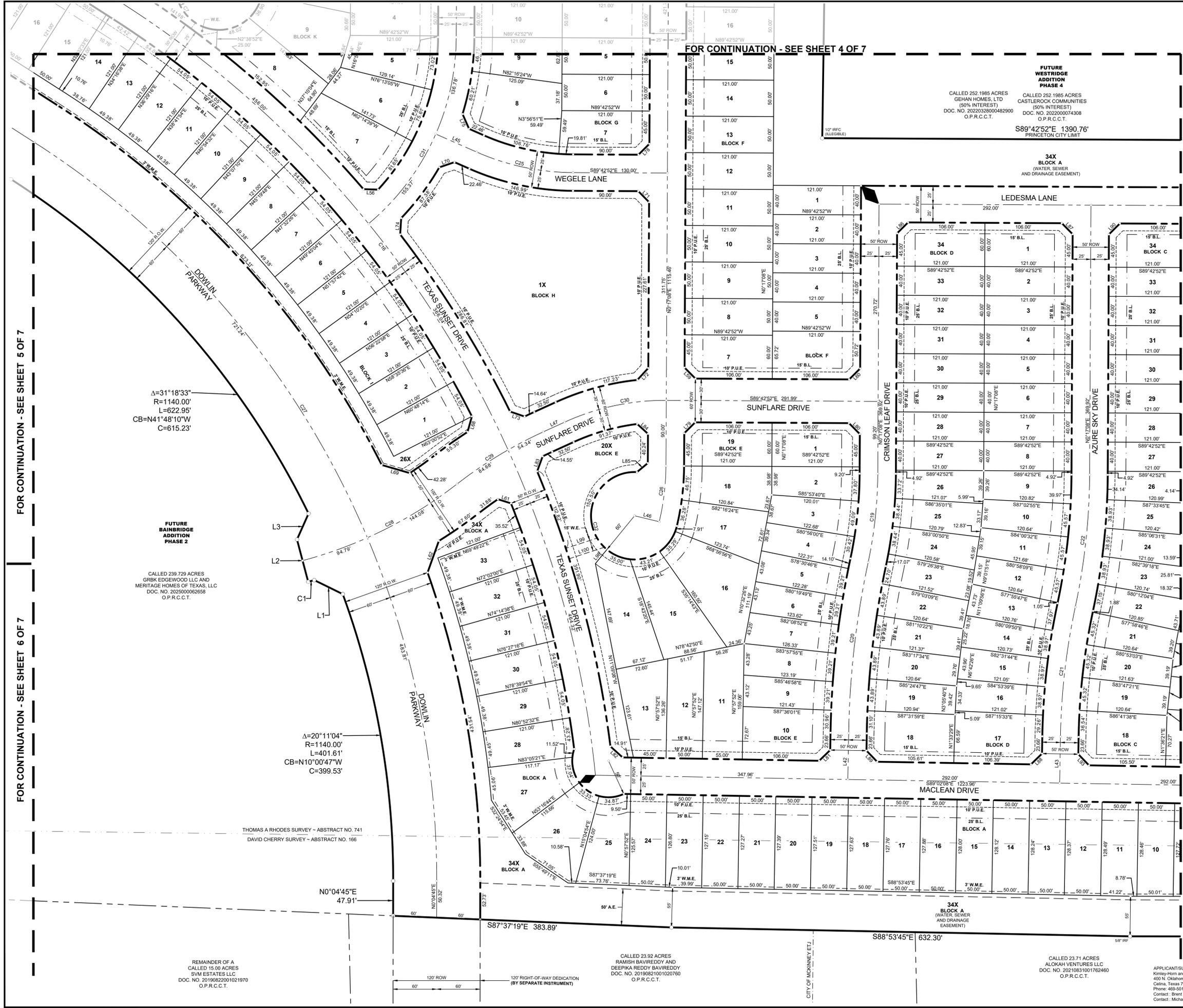
400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GDW	MJS	SEPT. 2025	064537587	3 OF 7

**OWNER/DEVELOPER:**  
GRBK Edgewood LLC  
2805 Dallas Parkway,  
Suite 400  
Piano, Texas 75093  
Phone: 972-646-1350  
Contact: Brian Huntcutt

**OWNER/DEVELOPER:**  
Mortgage Homes of Texas, LLC  
8840 Cypress Water Blvd.  
Suite 100  
Dallas, Texas 75019  
Phone: 972-580-6375  
Contact: Frank Su

**OWNER/DEVELOPER:**  
GSB78 LLC  
5501 Headquarters Dr.  
Suite 300W  
Celina, Texas 75009  
Phone: 214-728-2519  
Contact: Brad Williams



CALLLED 239.729 ACRES  
GRBK EDGEWOOD LLC AND  
MERITAGE HOMES OF TEXAS, LLC  
DOC. NO. 202500062658  
O.P.R.C.C.T.

THOMAS A RHODES SURVEY - ABSTRACT NO. 741  
DAVID CHERRY SURVEY - ABSTRACT NO. 166

REMAINDER OF A  
CALLLED 15.00 ACRES  
SVM ESTATES LLC  
DOC. NO. 2019082201021970  
O.P.R.C.C.T.

CALLLED 23.92 ACRES  
RAMISH BAVIREDDY AND  
DEEPIKA REDDY BAVIREDDY  
DOC. NO. 2019082100102760  
O.P.R.C.C.T.

CALLLED 23.71 ACRES  
ALOKAH VENTURES LLC  
DOC. NO. 20210831001762460  
O.P.R.C.C.T.

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

FOR CONTINUATION - SEE SHEET 5 OF 7

FOR CONTINUATION - SEE SHEET 6 OF 7

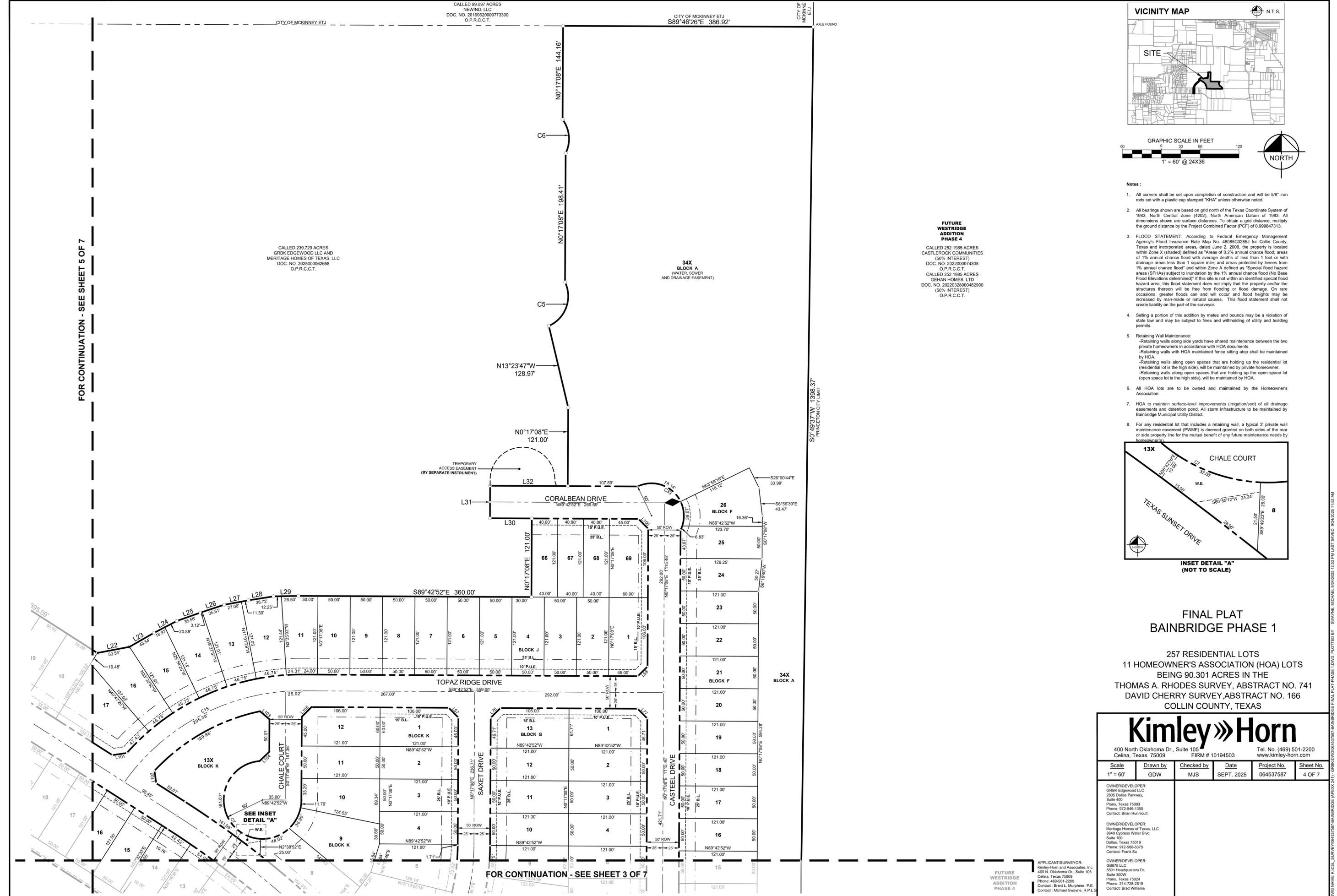
FOR CONTINUATION - SEE SHEET 4 OF 7

FOR CONTINUATION - SEE SHEET 2 OF 7

120' ROW  
60'  
60'

120' RIGHT-OF-WAY DEDICATION  
(BY SEPARATE INSTRUMENT)

DWG NAME: F:\C\EL\_SURVEY\064537587\_BAINBRIDGE (APEX) 2/11 - 08/01/2025 12:52 PM LAST SAVED: 9/26/2025 11:32 AM



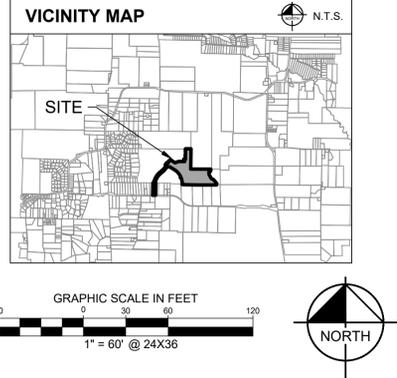
CALLED 99.097 ACRES  
 NEWIND, LLC  
 DOC. NO. 2016062000773300  
 O.P.R.C.C.T.  
 CITY OF MCKINNEY ET J  
 S89°46'26"E 386.92'  
 AXLE FOUND  
 CITY OF MCKINNEY ET J

CALLED 239.729 ACRES  
 GRBK EDGEWOOD LLC AND  
 MERITAGE HOMES OF TEXAS, LLC  
 DOC. NO. 2025000062658  
 O.P.R.C.C.T.

**34X  
 BLOCK A**  
 (WATER, SEWER  
 AND DRAINAGE EASEMENT)

**FUTURE  
 WESTRIDGE  
 ADDITION  
 PHASE 4**

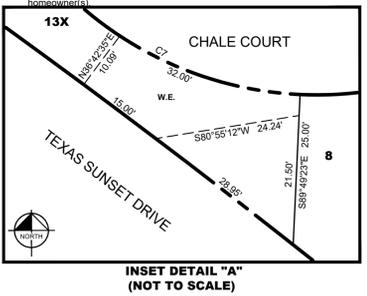
CALLED 252.1985 ACRES  
 CASTLEROCK COMMUNITIES  
 (50% INTEREST)  
 O.P.R.C.C.T.  
 CALLED 252.1985 ACRES  
 GEHAN HOMES, LTD  
 DOC. NO. 20220328000482900  
 (50% INTEREST)  
 O.P.R.C.C.T.



- Notes :**
- All corners shall be set upon completion of construction and will be 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
  - 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 surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999847313.
  - FLOOD STATEMENT:** According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0285J for Collin County, Texas and incorporated areas, dated June 2, 2009, the property is located within Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" and within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". 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.
  - Selling a portion of this addition by metes and bounds may be a violation of state law and may be subject to fines and withholding of utility and building permits.
  - Retaining Wall Maintenance:**  
 -Retaining walls along side yards have shared maintenance between the two private homeowners in accordance with HOA documents.  
 -Retaining walls with HOA maintained fence sitting atop shall be maintained by HOA.  
 -Retaining walls along open spaces that are holding up the residential lot (residential lot is the high side), will be maintained by private homeowner.  
 -Retaining walls along open spaces that are holding up the open space lot (open space lot is the high side), will be maintained by HOA.
  - All HOA lots are to be owned and maintained by the Homeowner's Association.
  - HOA to maintain surface-level improvements (irrigation/sod) of all drainage easements and detention pond. All storm infrastructure to be maintained by Bainbridge Municipal Utility District.
  - For any residential lot that includes a retaining wall, a typical 3' private wall maintenance easement (PWME) is deemed granted on both sides of the rear or side property line for the mutual benefit of any future maintenance needs by homeowners.

FOR CONTINUATION - SEE SHEET 5 OF 7

50°49'37"W 1398.37'  
PRINCETON CITY LIMIT



**FINAL PLAT  
 BAINBRIDGE PHASE 1**

257 RESIDENTIAL LOTS  
 11 HOMEOWNER'S ASSOCIATION (HOA) LOTS  
 BEING 90.301 ACRES IN THE  
 THOMAS A. RHODES SURVEY, ABSTRACT NO. 741  
 DAVID CHERRY SURVEY, ABSTRACT NO. 166  
 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'	GDW	MJS	SEPT. 2025	064537587	4 OF 7

OWNER/DEVELOPER: GRBK Edgewood LLC 2805 Dallas Parkway, Suite 400 Plano, Texas 75093 Phone: 972-845-1350 Contact: Brian Hunschult	OWNER/DEVELOPER: Meritage Homes of Texas, LLC 8840 Cypress Water Blvd. Suite 100 Dallas, Texas 75019 Phone: 972-580-6375 Contact: Frank Su
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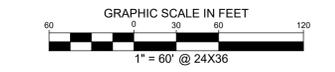
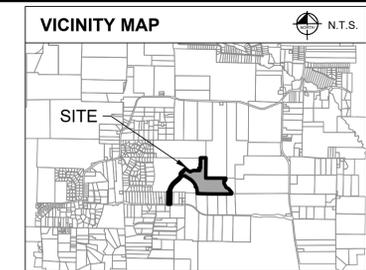
  

APPLICANTS/SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact: Brent L. Murphree, P.E. Contact: Michael Swayne, R.P.L.S.	OWNER/DEVELOPER: Meritage Homes of Texas, LLC 5501 Headquarters Dr. Suite 300W Plano, Texas 75024 Phone: 214-728-2519 Contact: Brad Williams
---	--

FOR CONTINUATION - SEE SHEET 3 OF 7

FUTURE WESTRIDGE ADDITION PHASE 4

D:\WORKING\64507597-BAINBRIDGE\FINAL\PLAT\PHASE 1.DWG PLOTTED BY: SWAYNE, MICHAEL 9/24/2025 12:32 PM LAST SAVED: 9/24/2025 11:32 AM



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**FINAL PLAT  
BAINBRIDGE PHASE 1**

257 RESIDENTIAL LOTS  
11 HOMEOWNER'S ASSOCIATION (HOA) LOTS  
BEING 90.301 ACRES IN THE  
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

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

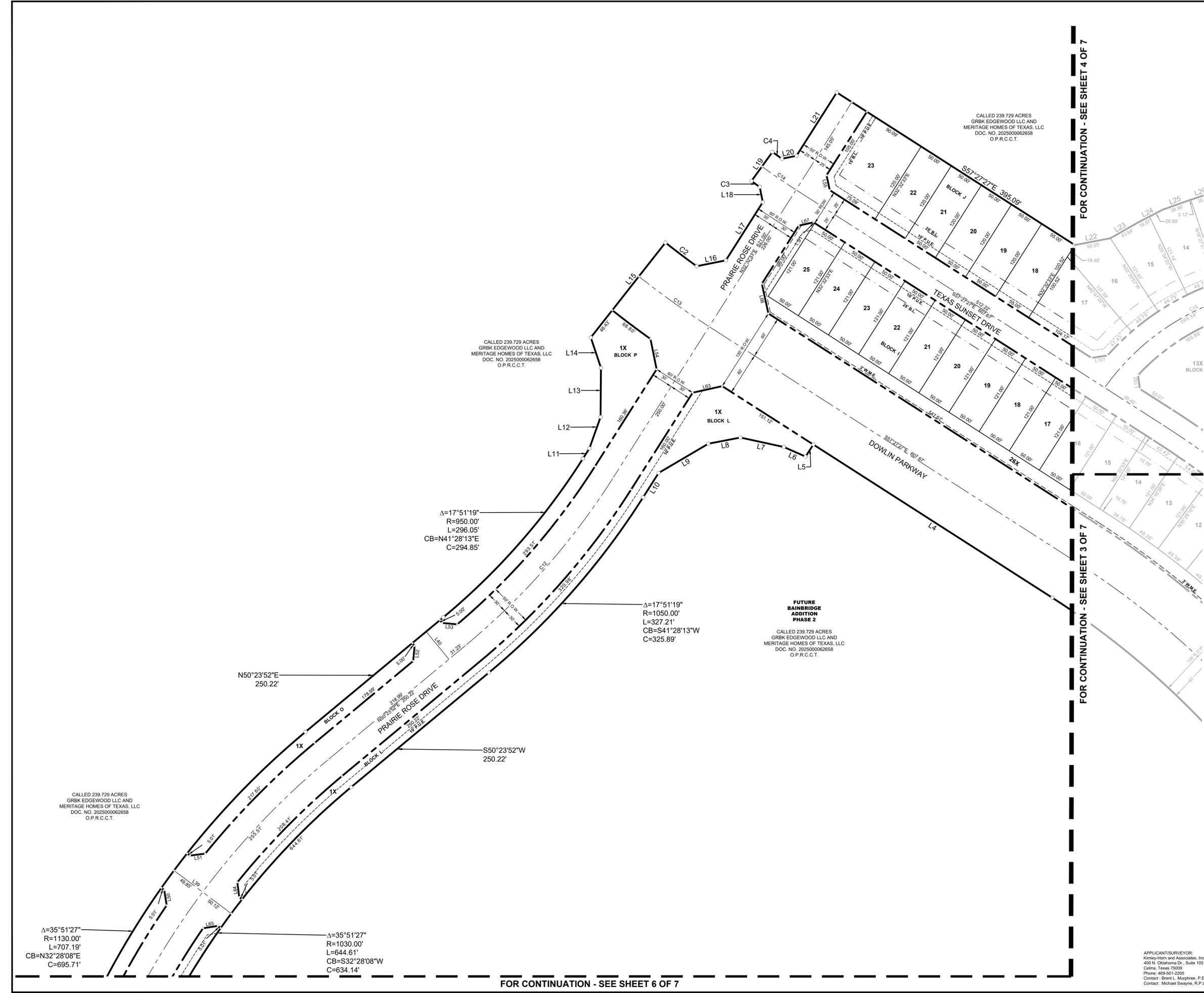
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GDW	MJS	SEPT. 2025	064537587	5 OF 7

**OWNER/DEVELOPER:**  
GRBK Edgewood LLC  
2805 Dallas Parkway,  
Suite 400  
Piano, Texas 75093  
Phone: 972-646-1350  
Contact: Brian Huntcutt

**OWNER/DEVELOPER:**  
Meritage Homes of Texas, LLC  
8840 Cypress Water Blvd.  
Suite 100  
Dallas, Texas 75019  
Phone: 972-580-6375  
Contact: Frank Su

**OWNER/DEVELOPER:**  
GB878 LLC  
5501 Headquarters Dr.  
Suite 300W  
Piano, Texas 75024  
Phone: 214-728-2519  
Contact: Brad Williams

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



CALLLED 239.729 ACRES  
GRBK EDGEWOOD LLC AND  
MERITAGE HOMES OF TEXAS, LLC  
DOC. NO. 202500062658  
O.P.R.C.C.T.

CALLLED 239.729 ACRES  
GRBK EDGEWOOD LLC AND  
MERITAGE HOMES OF TEXAS, LLC  
DOC. NO. 202500062658  
O.P.R.C.C.T.

CALLLED 239.729 ACRES  
GRBK EDGEWOOD LLC AND  
MERITAGE HOMES OF TEXAS, LLC  
DOC. NO. 202500062658  
O.P.R.C.C.T.

**FUTURE  
BAINBRIDGE  
ADDITION  
PHASE 2**  
CALLLED 239.729 ACRES  
GRBK EDGEWOOD LLC AND  
MERITAGE HOMES OF TEXAS, LLC  
DOC. NO. 202500062658  
O.P.R.C.C.T.

$\Delta=35^{\circ}51'27''$   
 $R=1130.00'$   
 $L=707.19'$   
 $CB=N32^{\circ}28'08''E$   
 $C=695.71'$

$\Delta=35^{\circ}51'27''$   
 $R=1030.00'$   
 $L=644.61'$   
 $CB=S32^{\circ}28'08''W$   
 $C=634.14'$

$\Delta=17^{\circ}51'19''$   
 $R=950.00'$   
 $L=296.05'$   
 $CB=N41^{\circ}28'13''E$   
 $C=294.85'$

$\Delta=17^{\circ}51'19''$   
 $R=1050.00'$   
 $L=327.21'$   
 $CB=S41^{\circ}28'13''W$   
 $C=325.89'$

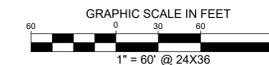
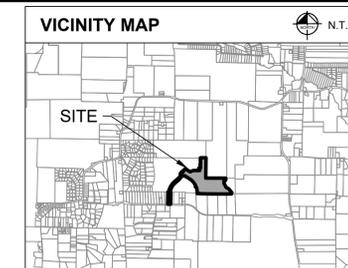
FOR CONTINUATION - SEE SHEET 6 OF 7

FOR CONTINUATION - SEE SHEET 4 OF 7

FOR CONTINUATION - SEE SHEET 3 OF 7

DWG NAME: FCCEL\_SURVEY\064537587\_BAINBRIDGE\_FINAL\_PLAT\PHASE 1.DWG PLOTTED BY: SWAYNE, MICHAEL 9/24/2025 12:53 PM LAST SAVED: 9/24/2025 11:52 AM

FOR CONTINUATION - SEE SHEET 5 OF 7



**FUTURE  
BAINBRIDGE  
ADDITION  
PHASE 2**

CALLED 239.729 ACRES  
GRBK EDGEWOOD LLC AND  
MERITAGE HOMES OF TEXAS, LLC  
DOC. NO. 2025000062658  
O.P.R.C.C.T.

THOMAS A RHODES SURVEY - ABSTRACT NO. 741  
DAVID CHERRY SURVEY - ABSTRACT NO. 166

CITY OF MCKINNEY ETJ

CALLED 2.08 ACRES  
JAMES B. &  
RACHEL M. SELF  
DOC. NO.  
1997070700541050  
O.P.R.C.C.T.

CALLED 2.00 ACRES  
KIM VITALE  
DOC. NO.  
1997070700541050  
O.P.R.C.C.T.

**LOT 1, BLOCK A  
THE SUNSHINE  
ADDITION  
DOC. NO. 2024-180  
P.R.C.C.T.**

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FOR CONTINUATION - SEE SHEET 3 OF 7

**FINAL PLAT  
BAINBRIDGE PHASE 1**

257 RESIDENTIAL LOTS  
11 HOMEOWNER'S ASSOCIATION (HOA) LOTS  
BEING 90.301 ACRES IN THE  
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

400 North Oklahoma Dr., Suite 105 Celine, 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'	GDW	MJS	SEPT. 2025	064537587	6 OF 7

OWNER/DEVELOPER:  
GRBK Edgewood LLC  
2805 Dallas Parkway,  
Suite 402  
Plano, Texas 75093  
Phone: 972-846-1350  
Contact: Brian Hunschitt

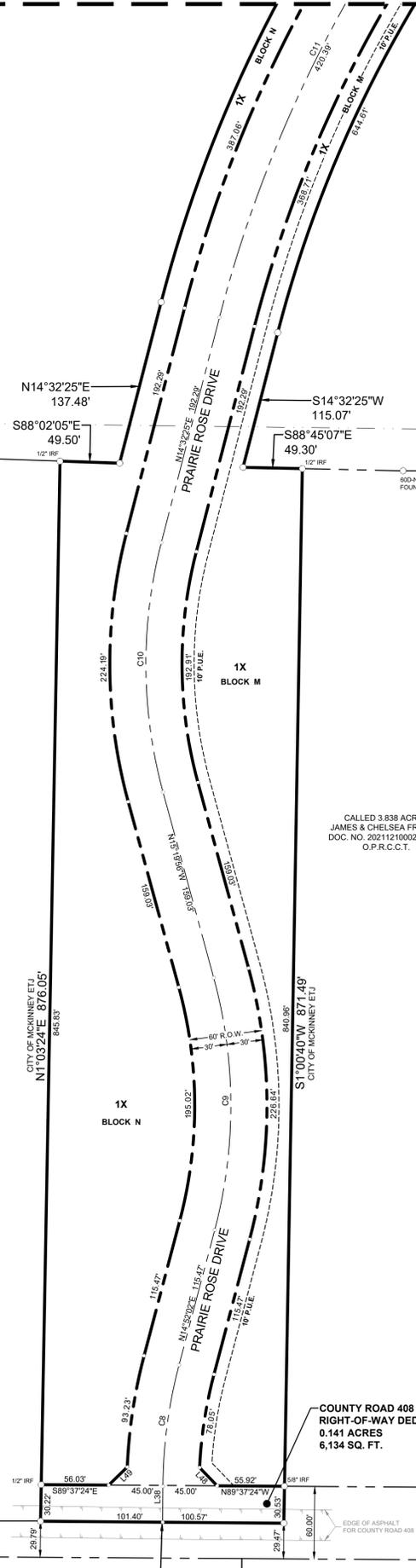
OWNER/DEVELOPER:  
Meritage Homes of Texas, LLC  
8840 Cypress Water Blvd.  
Suite 100  
Dallas, Texas 75019  
Phone: 972-580-6375  
Contact: Frank Su

OWNER/DEVELOPER:  
GBS78 LLC  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
Celine, Texas 75009  
Phone: 469-501-2200  
Contact: Brent L. Murphree, P.E.  
Contact: Michael Swayne, R.P.L.S.

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

COUNTY ROAD 408  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

COUNTY ROAD 408  
RIGHT-OF-WAY DEDICATION  
0.141 ACRES  
6,134 SQ. FT.



CALLED 4.03 ACRES  
BEVERLY FORBES  
DOC. NO. 2000072700791190  
O.P.R.C.C.T.

CALLED 3.838 ACRES  
JAMES & CHELSEA FRAZIER  
DOC. NO. 20211210002500460  
O.P.R.C.C.T.

CALLED 7.67 ACRES  
MATTHEW & JENNIFER BUNKER  
DOC. NO. 20200825001400200  
O.P.R.C.C.T.

CALLED 2.00 ACRES  
LAURA JEAN SMITH  
DOC. NO.  
19970930000828780  
O.P.R.C.C.T.

CALLED 2.00 ACRES  
KIM VITALE  
DOC. NO.  
1997022000131630  
O.P.R.C.C.T.

DWG NAME: F:\CIBEL\_SURVEY\064537587\_BAINBRIDGE (APEX) 2/11 - CIBEL\DWG\064537587\_BAINBRIDGE\_FINAL\_PLAT\_PHASE 1.DWG PLOTTED BY: SWAYNE, MICHAEL 9/24/2025 12:53 PM LAST SAVED: 9/24/2025 11:52 AM

LOT TABLE															
BLOCK	LOT #	ACRES	SQ. FT.	BLOCK C	LOT #	ACRES	SQ. FT.	BLOCK E	LOT #	ACRES	SQ. FT.	BLOCK I	LOT #	ACRES	SQ. FT.
BLOCK A	1	0.139	6,074	BLOCK C	1	0.164	7,147	BLOCK E	1	0.164	7,147	BLOCK I	1	0.144	6,258
BLOCK A	2	0.140	6,110	BLOCK C	2	0.111	4,840	BLOCK E	2	0.119	5,190	BLOCK I	2	0.144	6,258
BLOCK A	3	0.141	6,147	BLOCK C	3	0.111	4,840	BLOCK E	3	0.122	5,331	BLOCK I	3	0.144	6,258
BLOCK A	4	0.142	6,184	BLOCK C	4	0.111	4,840	BLOCK E	4	0.118	5,143	BLOCK I	4	0.144	6,258
BLOCK A	5	0.143	6,221	BLOCK C	5	0.111	4,840	BLOCK E	5	0.115	5,027	BLOCK I	5	0.144	6,258
BLOCK A	6	0.144	6,257	BLOCK C	6	0.111	4,840	BLOCK E	6	0.116	5,055	BLOCK I	6	0.144	6,258
BLOCK A	7	0.144	6,294	BLOCK C	7	0.111	4,840	BLOCK E	7	0.118	5,143	BLOCK I	7	0.144	6,258
BLOCK A	8	0.145	6,331	BLOCK C	8	0.111	4,840	BLOCK E	8	0.118	5,143	BLOCK I	8	0.144	6,258
BLOCK A	9	0.146	6,368	BLOCK C	9	0.115	5,023	BLOCK E	9	0.115	5,028	BLOCK I	9	0.144	6,258
BLOCK A	10	0.147	6,405	BLOCK C	10	0.116	5,060	BLOCK E	10	0.195	8,501	BLOCK I	10	0.144	6,258
BLOCK A	11	0.148	6,427	BLOCK C	11	0.116	5,060	BLOCK E	11	0.193	8,420	BLOCK I	11	0.144	6,258
BLOCK A	12	0.147	6,421	BLOCK C	12	0.116	5,043	BLOCK E	12	0.163	7,085	BLOCK I	12	0.144	6,258
BLOCK A	13	0.147	6,415	BLOCK C	13	0.116	5,055	BLOCK E	13	0.173	7,553	BLOCK I	13	0.144	6,258
BLOCK A	14	0.147	6,409	BLOCK C	14	0.112	4,869	BLOCK E	14	0.201	8,736	BLOCK I	14	0.143	6,213
BLOCK A	15	0.147	6,403	BLOCK C	15	0.117	5,094	BLOCK E	15	0.217	9,452	BLOCK I	15	0.139	6,050
BLOCK A	16	0.147	6,397	BLOCK C	16	0.116	5,072	BLOCK E	16	0.263	11,439	BLOCK I	16	0.139	6,050
BLOCK A	17	0.147	6,391	BLOCK C	17	0.208	9,043	BLOCK E	17	0.162	7,048	BLOCK I	17	0.139	6,050
BLOCK A	18	0.147	6,385	BLOCK C	18	0.199	8,673	BLOCK E	18	0.152	6,643	BLOCK I	18	0.139	6,050
BLOCK A	19	0.146	6,379	BLOCK C	19	0.118	5,125	BLOCK E	19	0.164	7,147	BLOCK I	19	0.139	6,050
BLOCK A	20	0.146	6,373	BLOCK C	20	0.118	5,125	BLOCK E	20	0.118	5,125	BLOCK I	20	0.139	6,050
BLOCK A	21	0.146	6,366	BLOCK C	21	0.117	5,109	BLOCK E	21	0.139	6,050	BLOCK I	21	0.139	6,050
BLOCK A	22	0.146	6,360	BLOCK C	22	0.115	4,991	BLOCK E	22	0.139	6,050	BLOCK I	22	0.139	6,050
BLOCK A	23	0.146	6,353	BLOCK C	23	0.115	5,025	BLOCK E	23	0.139	6,050	BLOCK I	23	0.139	6,050
BLOCK A	24	0.145	6,309	BLOCK C	24	0.115	5,016	BLOCK E	24	0.139	6,050	BLOCK I	24	0.139	6,050
BLOCK A	25	0.164	7,139	BLOCK C	25	0.115	5,004	BLOCK E	25	0.139	6,050	BLOCK I	25	0.139	6,050
BLOCK A	26	0.204	8,902	BLOCK C	26	0.115	5,000	BLOCK E	26	0.111	4,840	BLOCK I	26	0.675	29,409
BLOCK A	27	0.181	7,866	BLOCK C	27	0.111	4,840	BLOCK E	27	0.111	4,840	BLOCK I	27	0.139	6,050
BLOCK A	28	0.143	6,243	BLOCK C	28	0.111	4,840	BLOCK E	28	0.111	4,840	BLOCK I	28	0.139	6,050
BLOCK A	29	0.144	6,258	BLOCK C	29	0.111	4,840	BLOCK E	29	0.111	4,840	BLOCK I	29	0.139	6,050
BLOCK A	30	0.144	6,258	BLOCK C	30	0.111	4,840	BLOCK E	30	0.111	4,840	BLOCK I	30	0.139	6,050
BLOCK A	31	0.144	6,258	BLOCK C	31	0.111	4,840	BLOCK E	31	0.111	4,840	BLOCK I	31	0.139	6,050
BLOCK A	32	0.144	6,258	BLOCK C	32	0.111	4,840	BLOCK E	32	0.111	4,840	BLOCK I	32	0.139	6,050
BLOCK A	33	0.144	6,258	BLOCK C	33	0.111	4,840	BLOCK E	33	0.111	4,840	BLOCK I	33	0.139	6,050
BLOCK A	34	0.144	6,258	BLOCK C	34	0.164	7,148	BLOCK E	34	0.164	7,148	BLOCK I	34	0.139	6,050

LOT TABLE - HOA				LOT TABLE - HOA			
BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.
BLOCK L	1X	0.648	28,233	BLOCK O	1X	0.192	8,355

LOT TABLE - HOA				LOT TABLE - HOA			
BLOCK	LOT #	ACRES	SQ. FT.	BLOCK	LOT #	ACRES	SQ. FT.
BLOCK M	1X	1.355	59,040	BLOCK P	1X	0.382	16,819

LOT TABLE - HOA			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK N	1X	1.828	79,624

**PROPERTY DESCRIPTION**  
STATE OF TEXAS  
COUNTY OF COLLIN §

WHEREAS, GRBK Edgewood LLC, Meritage Homes of Texas, LLC and GB878 LLC are the owners of a tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741 and the David Cherry Survey, Abstract No. 166, Collin County, Texas and being a portion of a called 239.729 acre tract of land described in the Special Warranty Deed to GRBK Edgewood LLC and Meritage Homes of Texas, LLC, recorded in Document No. 2022000062698, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being all of a called 8.131 acre tract of land described in the Special Warranty Deed to GB878 LLC, recorded in Document No. 2022000062754, O.P.R.C.C.T., and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "WAJ 5714" found for the southeast corner of said 239.729 acre tract, same being the southwest corner of a called 122.015 acre tract of land designated as "Tract 1" in the Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Document No. 20211105002267010, O.P.R.C.C.T. and being in the north line of Lot 3, Block A, Princeton Retreat, an addition to Collin County, Texas according to the plat thereof recorded in Document No. 202201000361, Plat Records, Collin County, Texas (P.R.C.C.T.);

**THENCE** with the south line of said 239.729 acre tract, the following courses:

North 89°52'42" West, a distance of 1,363.66 feet to a 5/8-inch iron rod found for corner;

North 88°53'45" West, a distance of 632.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 87°37'19" West, a distance of 383.89 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner for corner;

**THENCE** over and across said 239.729 acre tract, the following courses:

North 00°04'45" East, a distance of 47.91 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set the beginning of a tangent curve to the left with a radius of 1,140.00 feet, a central angle of 20°11'04", and a chord bearing and distance of North 10°00'47" West, 399.53 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 401.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 63°56'12" West, a distance of 43.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 630.00 feet, a central angle of 00°47'17", and a chord bearing and distance of South 74°44'27" West, 8.66 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 8.66 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 14°51'54" West, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 24°06'48" East, a distance of 38.96 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 1,140.00 feet, a central angle of 31°16'33", and a chord bearing and distance of North 41°48'10" West, 815.23 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 622.95 feet to a point for corner;

North 57°27'27" West, a distance of 396.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 32°32'33" West, a distance of 20.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 66°16'20" West, a distance of 33.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 77°44'21" West, a distance of 62.17 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 79°08'00" West, a distance of 45.64 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 59°40'11" West, a distance of 80.66 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 32°32'33" West, a distance of 40.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 1,050.00 feet, a central angle of 17°51'19", and a chord bearing and distance of South 41°28'13" West, 325.89 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 327.21 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 50°23'52" West, a distance of 250.22 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 1,030.00 feet, a central angle of 35°51'27", and a chord bearing and distance of South 32°28'08" West, 634.14 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 644.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 14°32'25" West, a distance of 115.07 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°45'07" East, a distance of 49.30 feet to a 1/2-inch iron rod found for corner in the west line of said 239.729 acre tract and being the northwest corner of a called 3.838 acre tract of land described in the Correction Instrument to James and Chelsea Frazier, recorded in Document No. 20211210002500460, O.P.R.C.C.T.;

**THENCE** South 01°00'40" West, continuing with the east line of said 239.729 acre tract, a distance of 871.49 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner for corner in the approximate centerline of County Road 408 (variable width public right-of-way);

**THENCE** North 89°32'00" West, with said approximate centerline, a distance of 201.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE** North 01°03'24" East, a distance of 876.05 feet to a 1/2-inch iron rod found for the northeast corner of a called 4.03 acre tract of land described in the Warranty Deed with Vendor's Lien to Beverly Forbes, recorded in Document No. 2000727000791190, O.P.R.C.C.T. and being an angle point in the west line of said 239.729 acre tract;

**THENCE** over and across said 239.729 acre tract, the following courses:

South 88°02'05" East, a distance of 49.50 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 14°32'25" East, a distance of 137.48 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 1,130.00 feet, a central angle of 35°51'27", and a chord bearing and distance of North 32°28'08" East, 695.71 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 707.19 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 50°23'52" East, a distance of 250.22 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 990.00 feet, a central angle of 17°51'19", and a chord bearing and distance of North 41°28'13" East, 294.85 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 296.05 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 32°32'33" East, a distance of 16.91 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 19°36'55" East, a distance of 46.41 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°28'33" East, a distance of 68.53 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 18°34'43" East, a distance of 44.56 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 38°18'31" East, a distance of 168.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 1,140.00 feet, a central angle of 02°45'01", and a chord bearing and distance of South 53°03'59" East, 54.72 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 54.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 78°40'21" East, a distance of 41.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 32°32'33" East, a distance of 96.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 11°22'54" West, a distance of 21.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 999.00 feet, a central angle of 00°48'57", and a chord bearing and distance of North 54°28'06" West, 14.23 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 14.23 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 35°56'23" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 949.00 feet, a central angle of 00°58'55", and a chord bearing and distance of South 54°33'05" East, 16.26 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 16.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 78°31'24" East, a distance of 20.85 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 32°32'33" East, a distance of 104.67 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 57°27'27" East, a distance of 395.09 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 79°16'39" East, a distance of 50.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 60°22'22" East, a distance of 43.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 62°41'47" East, a distance of 39.85 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 70°27'11" East, a distance of 38.56 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 71°52'17" East, a distance of 38.63 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 79°38'41" East, a distance of 38.64 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 81°03'58" East, a distance of 38.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 88°51'22" East, a distance of 38.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°42'52" East, a distance of 380.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°17'08" East, a distance of 121.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 89°42'52" West, a distance of 64.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°17'08" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°42'52" East, a distance of 120.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°17'08" East, a distance of 121.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 13°23'47" West, a distance of 128.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 50.00 feet, a central angle of 91°52'27", and a chord bearing and distance of North 20°22'50" East, 71.86 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 80.18 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°17'08" East, a distance of 198.41 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 50.00 feet, a central angle of 82°42'43", and a chord bearing and distance of North 05°13'42" West, 52.94 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 54.73 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°17'08" East, a distance of 144.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner in the north line of said 239.729 acre tract, and being in the south line of a called 99.097 acre tract of land described in the General Warranty Deed to Newind, LLC, recorded in Document No. 20160620000773300, O.P.R.C.C.T.;

**THENCE** South 89°46'28" East, with the north line of said 239.729 acre tract, a distance of 386.92 feet to an axle found for the northeast corner of said 239.729 acre tract, same being the southeast corner of said 99.097 acre tract and being in the west line of a called 252.1985 acre tract of land described in the Special Warranty Deed to Castlerock Communities LLC, recorded in Document No. 2022000074308, O.P.R.C.C.T.;

**THENCE** with the common line of said 239.729 and 252.1985 acre tracts, the following courses:

South 00°49'37" West, a distance of 1,398.37 feet to a 1/2-inch iron rod with plastic cap (stamping illegible) found for the southwest corner of said 252.1985 acre tract;

**PROPERTY DESCRIPTION - CONTINUED**  
STATE OF TEXAS  
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South 89°42'52" East, a distance of 1,390.76 feet to a 5/8-inch iron rod with plastic cap stamped "WAJ 5714" found for most easterly northeast corner of said 239.729 acre tract, same being the northwest corner of the aforementioned 122.015 acre tract and being in the approximate centerline of Tickey Creek;

**THENCE** with the east line of said 239.739 acre tract and the west line of said 122.015 acre tract, and the approximate centerline of Tickey Creek, the following courses:

South 06°51'51" East, a distance of 63.13 feet to a point for corner;

South 24°21'53" West, a distance of 125.58 feet to a point for corner;

North 65°30'59" West, a distance of 78.99 feet to a point for corner;

South 10°48'58" West, a distance of 69.96 feet to a point for corner;

South 03°59'18" East, a distance of 161.52 feet to a point for corner;

South 29°36'23" East, passing at a distance of 18.74 feet the northeast corner of the aforementioned 8.131 acre tract and, continuing with the east line of said 8.131 acre tract and the west line of said 122.015 acre tract, for a total distance of 316.33 feet to a point for corner;

**THENCE** with the common line of said 8.131 and 122.015 acre tracts, the following courses:

South 63°51'36" East, a distance of 181.98 feet to a point for corner;

South 39°19'48" East, a distance of 341.83 feet to a point for corner;

South 12°13'30" West, a distance of 99.42 feet to the **POINT OF BEGINNING** and containing 3,921,744 square feet or 90,031 acres of land.

**OWNER'S DEDICATION**  
STATE OF TEXAS  
COUNTY OF COLLIN §

**NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

**THAT GRBK Edgewood LLC, Meritage Homes of Texas, LLC, and GB878 LLC, acting herein by and through their duly authorized officers, do hereby certify and adopt this final plat designating the herein described tracts as, BAINBRIDGE PHASE 1, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the Collin County, forever, the streets, rights-of-way, other public improvements and easements shown hereon. THAT GRBK Edgewood LLC, Meritage Homes of Texas, LLC, and GB878 LLC, do hereby certify the following:**

- Collin County will not be responsible for maintenance on paving or drainage within the limits of this final plat except for the area within the County Road 408 and Dowlin Parkway right-of-way dedications.
- Bainbridge Municipal Utility District (MUD) will own and maintain all paving and drainage improvements within the limits of this final plat with the exception of the County Road 408 and Dowlin Parkway right-of-way dedications which will be owned and maintained by Collin County.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for Collin County, North Collin Special Utility District, 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, Bainbridge Municipal Utility District of Collin County, and North Collin Special Utility District 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, Bainbridge Municipal Utility District of Collin County, and North Collin Special Utility District, 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, Bainbridge Municipal Utility District of Collin County, and North Collin Special Utility District, 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, replacing 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 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 and Bainbridge Municipal Utility District of 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