



**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION SPECIAL MEETING
AND AGENDA
February 28, 2022**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Special Session on Monday, February 28, 2022 at 6:00 pm at City Hall 123 W. Princeton Drive to discuss the following:

**Sherry Campbell, Place 1
Vice Chairperson**

**Robert Bellon Jr., Place 2
Commission Member**

**Chris Cooper, Place 3
Commission Member**

**Robin Forsythe, Place 4
Commission Member**

**Kyle Sutton, Place 5
Chairperson**

A. CALL TO ORDER (PLEASE TURN OFF ALL CELL PHONES)

B. PLEDGE OF ALLEGIANCE

C. COMMISSIONERS ROLL CALL

	PRESENT
Sherry Campbell	_____
Robert Bellon	_____
Kyle Sutton	_____
Chris Cooper	_____
Robin Forsythe	_____

C. CITIZENS APPEARANCE

Citizens are allowed 3 minutes to speak. The Planning & Zoning Commission is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statement of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

D. CONSENT AGENDA

Consent Agenda: All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 1) Possible approval of the Princeton Planning & Zoning regular meeting minutes of January 24, 2022.

E. PUBLIC HEARING

- 1) **ZA20220166 – Zoning Map Amendment – Discussion and possible action** and recommendation to the City Council regarding a request from GRBK Edgewood LLC for a zone map amendment for a Planned Development for a property being a 497.406 acre tract situated in the Thomas A. Rhodes Survey, Abstract No. 741 and the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

F. REGULAR AGENDA

- 1) **PL20220254 – Preliminary Plat – Discussion and possible action** and recommendation to the City Council regarding a request from GRBK Edgewood LLC for preliminary plat approval of Southridge, a 245.208 acre tract situated in the Thomas A. Rhodes Survey, Abstract No. 741 and the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.
- 2) **PL20220255 – Preliminary Plat – Discussion and possible action** and recommendation to the City Council regarding a request from GRBK Edgewood LLC for preliminary plat approval of Princeton 251, a 252.1987 acre tract situated in the Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Collin County, Texas.
- 3) **Appointment of Planning & Zoning Commission Member to Economic**

Development Corporation.

G. INFORMATION

- 1) Next Meeting: March 21, 2022 @ 6:00 pm
- 2) Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time.
- 3) Update on ongoing projects

H. ADJOURMENT

The Commission reserves the right to retire into executive session concerning any of the items listed on this agenda whenever it is considered necessary and legally justified under the Open Meeting Act

CERTIFICATE

**I hereby certify the above Notice of Meeting was
posted at the Princeton City Hall.**

Craig Fisher, Planning Manager



STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility comply with Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Amber Anderson, City Secretary or other designated official at 972-736-2416.

<p style="text-align: center;">Minutes The City of Princeton Planning & Zoning Commission Regular Meeting Of January 24, 2022</p>

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, January 24, 2022 at 6:00pm at the Council Chamber in City Hall 123 W Princeton Drive.

The following P&Z Commissioners were present: Vice Chairperson Campbell, Commissioner Bellon, Commissioner Cooper and Chairperson Sutton. The following Staff Member was present: Craig Fisher.

Chairperson **Sutton** led the audience in the Pledge of Allegiance.

Chairperson **Sutton** called roll: Vice Chairperson Campbell, Commissioner Obera, Commissioner Bellon, and Chairperson Sutton were present. Chairperson **Sutton stated that a quorum was present.**

Chairperson **Sutton** announced **CITIZENS APPEARANCE Item C: No one came forward to speak.**

Chairperson **Sutton** announced the **Consent Agenda Item D1:** Possible approval of the Princeton Planning & Zoning Regular Meeting Minutes of December 20, 2021. **Vice Chairperson Campbell second made a motion to approve the Planning & Zoning minutes of January 24, 2022 Regular Meeting and Commissioner Bellon seconded the motion. The motion carried unanimously.**

Chairperson Sutton announced the Public Hearing Agenda Item E1 – ZA20212597 – Zoning Map Amendment – Discussion and recommendation to the City Council regarding a request from Shoolin Ventures, LLC for a zone map amendment for a Planned Development for a property being a 19.99 acre tract situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.. **Commissioner Bellon made a motion for approval, and Vice Chairperson Campbell seconded the motion. The motion carried unanimously.**

Chairperson Sutton announced the Public Hearing Agenda Item E2 – SUP20212973 – Specific Use Permit – Discussion and recommendation to the City Council regarding a request from Jimmy Ly Mahan Jr. and Hannah Mahan for a specific

use permit for licensed home child care for a property being 0.25 acre lot situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

Commissioner Bellon made a motion for approval, and Vice Chairperson Campbell seconded the motion. The motion carried unanimously.

Chairperson Sutton announced the Regular Agenda Item F1 – PL20220143 – Preliminary Plat – Discussion and and recommendation to the City Council regarding a request from IC-SB Princeton Land Partners, LP for preliminary plat approval of Litehouse Village at Princeton Crossroads, Block B, Lot 1C, a 13.665 acre tract situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas. **Vice Chairperson Campbell made a motion for approval, and Commissioner Bellon seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced Information **Item G1:**

Next Meeting: February 28, 2022 @ 5:30 PM.

Chairperson **Sutton** announced **Information Item G2:** Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time: **None.**

Chairperson **Sutton** announced **Information Item G3:** Update on ongoing project

Commissioner Bellon made a motion to adjourn the meeting. Vice Chairperson Campbell seconded the motion. The motion carried unanimously.

Chairperson **Sutton** adjourned at 6:03 pm

Kyle Sutton, Chairperson Date

ATTEST:

Craig Fisher, Planning Manager, Development Services Date



City of Princeton P&Z and City Council Staff Report

ZA20220166 – Zone Map Amendment – a 497.406 acre tract of land in the Thomas A. Rhodes Survey, Abstract No. 741 and the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

Applicant: GRBK Edgewood LLC

Representative: Kimley-Horn and Associates

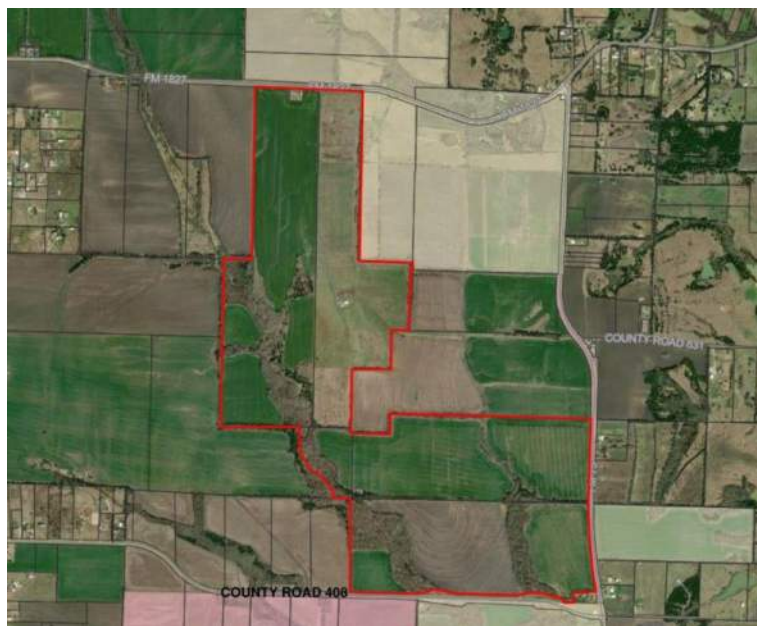
STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: AG
Existing use: Agricultural
Lot Size: 497.406 Acres

Direction	Zoning	Existing Land Use
North	PD#23	Agricultural
East	PD#23	Agricultural
South	AG & PD#10	Agricultural
West	n/a	Agricultural – Outside of City limits



REQUEST

Applicant requests Council approve request for Rezoning to allow the zone map amendment from AG Agricultural to PD#23 Planned Development 23. The purpose of the request is to add this land to the existing PD#23. PD#23 encompasses the Eastridge development. This land would be subject to the same stipulations in the current PD#23, see the stipulations listed in exhibit A.

II. PROCESS

The process for a zoning amendment are as follows:

(b) *Zoning amendments process, public hearing and notice.*

(1) *Zoning district change (zoning map amendment).*

a. *One planning and zoning commission public hearing required.* Prior to making its report to the city council, the planning and zoning commission shall hold at least one public hearing on each application.

b. *Written notice of the planning and zoning commission public hearing.* Before the tenth calendar day before the hearing date before the planning and zoning commission, written notice of each public hearing before the planning and zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of property within 200 feet of the property in which the change in classification is proposed. This notice is served by deposit in the United States Postal Service.

c. *Published notice of the city council public hearing.* Notice of city council public hearing shall be given by publication in the official newspaper of the city, stating the time and place of such public hearing, a minimum of 15 calendar days prior to the date of the public hearing.

(2) *Zoning text amendment.*

a. *Published notice prior to public hearing.* Notice of public hearings on proposed changes in the text of the zoning ordinance shall be accomplished by one publication not less than 15 calendar days prior to both the planning and zoning commission and city council meetings thereto in the official newspaper of the city.

b. *Exemption.* Changes in the ordinance text that do not change zoning district boundaries do not require written notification to individual property owners.

(c) *Failure to appear before the commission.* The planning and zoning commission may deny a zoning application if the applicant or representative fails to appear at one or more hearings before the planning and zoning commission.

(d) *Planning and zoning commission consideration and report.*

(1) *Planning and zoning commission vote.* The planning and zoning commission, after the public hearing is closed, may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the application.

(2) *Planning and zoning commission table.* The planning and zoning commission may table for not more than 90 calendar days from the time it is posted on the agenda until it has had opportunity to consider other proposed changes which may have a direct bearing thereon.

(3) *Planning and zoning commission consideration.* In making their determination, the planning and zoning commission shall consider, among other things, the following factors:

a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole.

b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.

c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances that may make a substantial part of such vacant land unavailable for development.

d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

f. The impact on the environment regarding the floodplain, riparian areas, topography, and vegetation.

g. Whether the request is consistent with the comprehensive plan and other master plans.

h. Any other factors which will substantially affect the health, safety, morals, or general welfare.

i. Findings of a traffic impact analysis (TIA), if required.

(4) *Planning and zoning commission justification for denial.* If the planning and zoning commission denies the zoning request, it may offer reasons to the applicant for the denial.

(e) *City council consideration.*

(1) *Proposal recommended for approval by the commission.*

a. Every proposal which is recommended favorable by the planning and zoning commission shall be automatically forwarded to the city council for setting and holding of public hearing thereon.

b. No change, however, shall become effective until after the adoption of an ordinance for same and its publication as required by law.

(2) *City council consideration and action.*

a. City council, after the public hearing is closed, may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the application.

(3) *Three-fourths city council vote required for protested amendments.*

a. *Documented protest requirements.*

1. *Documented protest filing.* Protests against proposed amendments shall be filed at least seven calendar days before the date of the public hearings.

b. *Documented protest participant requirements.*

1. *Interior protester.* The owners, duly signed and acknowledged, of 20 percent or more of the lots or land area included within a proposed amendment boundary may participate in a documented protest for a specific case.

2. *Exterior protester.* The owners, duly signed and acknowledged, of 20 percent or more of the lots or land area within a 200-foot radius of the exterior boundary of the area included in a proposed amendment may participate in a documented protest for a specific case.

(4) *Documented protest effect.* If a documented protest against a proposed amendment, supplement, or change to a zoning regulation or boundary has been filed with the zoning administrator, then such amendments shall not

become effective except by the affirmative vote of three-fourths, or four votes of all members of the city council.

(5) *Denial by city council.*

- a. The city council may deny any request with prejudice.
- b. If a request has been denied with prejudice, the same or similar request may not be resubmitted to the city for six months from the original date of denial.

(6) *Final approval and ordinance adoption.*

- a. Approval of any zoning change or amendment by the city council at the scheduled public hearing shall constitute instruction to city staff to prepare the appropriate ordinance for final formal passage at a subsequent time.
- b. If finally approved by the required number of votes, the ordinance shall be executed by the mayor.
- c. The ordinance shall become effective from and after its adoption and publication as required by law.

Commission Action

The Commission has the following options:

1. Recommend Approval to City Council ZA20220166
2. Recommend Denial the request of ZA20220166 with reasons stated in the motion.

Council Action

The Board has the following options:

1. Approval the request.
2. Deny the request.

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Zone amendment	Hearing Before the Commission	February 28, 2022
City Council	Zone amendment	Hearing Before the Council	February 28, 2022

IV. STAFF RECOMMENDATION

Approval of zone change to PD#23. The proposed change appears consistent with surrounding uses and the comprehensive plan.

A handwritten signature in black ink, appearing to read 'Shawn Fort', with a long horizontal stroke extending to the right.

Shawn Fort, Director of Development Services

EXHIBT A

Development and Architectural Standards

These Development Standards are intended to provide for a medium to higher density single-family residential development within the Eastridge neighborhood. Except as otherwise provided herein, the rules, regulations, and standards applicable within the Single Family Residential District 2 (SF-2), as of the effective date of the Agreement, shall apply.

Regulation Type	Standard
Lot Area. Residential lots within the Property shall adhere to the following minimum sizes at the ratios stated.	
At least 10% of lots	7,000 square feet
At least 40% of lots smaller than 7,000 square feet	5,700 square feet
All remaining lots:	4,000 square feet
Lot Width. Residential lots within the Property shall adhere to the following minimum widths at the ratios stated.	
At least 10% of lots	60 feet
At least 40% of lots less than 60 feet wide	50 feet
All remaining lots	40 feet
Lot depth (minimum)	100 feet
Dwelling size (minimum)¹	
60-foot lots or larger	1,800 square feet
50-foot lots	1,600 square feet
40-foot lots	1,200 square feet
Lot coverage (maximum)	55%
Building height (maximum)	35 feet
Front yard setback (minimum)	20 feet
Side yard setback, street side (minimum) ²	15 feet
Side yard setback, interior (minimum)	5 feet
Rear yard setback (minimum) ³	20 feet
Roof pitch (minimum)	6:12
Building Materials	

¹ Measured as air-conditioned square footage.

² 25 feet if garage faces a side street.

³ A one-story wing or extension may be built within 15 feet of the rear lot line.

Masonry – Front Façade (minimum) ⁴	100%
Masonry – Overall (minimum) ⁵	70%

⁴ The front façade of all dwellings shall be brick, stone, cast stone, stucco, textured tilt wall, or other masonry surface approved by the City Council following recommendation by the Planning and Zoning Commission. Masonry requirements shall be measured between the foundation and the lowest roof line of the building, and excluding doors, windows, architectural features, soffits, and related exterior trim.

⁵ Provided, however, that the rear facades of any structure facing New Hope Road (FM 1827) or Longneck Road (FM 75) shall be 100% masonry.



City of Princeton P&Z and City Council Staff Report

PL20220254 – Preliminary Plat – a 245.208 acre tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741 and the David Cherry Survey, Abstract No. 166, City of Princeton, Texas

**Applicant – GRBK Edgewood LLC
Representative – Kimley-Horn and Associates**

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: A (requesting PD#23)
Existing use: Vacant land
Lot Size: 245.208 acres

Direction	Zoning	Existing Land Use
North	A	Agricultural
East	n/a	Agricultural outside of city limits
South	PD#10	Agricultural
West	n/a	Agricultural



REQUEST

Applicant requests Commission and Council approve the preliminary plat request to allow for the development of a single-family residential project consisting of 892 residential lots, 3 commercial lots, and 35 open space lots.

II. PROCESS

- *Approval procedure.* After administrative review of the preliminary plat and a determination that all prerequisites to filing have been satisfied, the director shall place the preliminary plat for consideration and action on the agenda of a public meeting by the commission. Minor plats may be approved by the director or referred to the commission in accordance with subsection [35-4\(b\)](#). Major plats can only be approved by the city council, after review by the director and consideration and action by the commission. In the event of disapproval, reasons for disapproval shall be stated. The approval of the preliminary plat by the city council shall be effective for a period of 180 days after the approval date, unless reviewed by the commission and city council in the light of new or significant information, which would necessitate the revision of the preliminary plat, such revision being subject to the same procedures as the original preliminary plat.

If a final plat for the subdivision, or a portion thereof, has not been submitted, or if a change in requirements has not occurred which would affect the preliminary plat, at the end of the 180 days after approval by the city council, the preliminary plat shall be null and void, with no further action by city staff, the commission, or city council, unless the subdivider has, in writing, requested and received an extension of time recommended by the commission and approved by the city council.

The Commission has the following options:

1. Recommend Approval to City Council of Preliminary Plat PL20220254
2. Recommend Denial to City Council of Preliminary Plat PL20220254

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Preliminary Plat	meeting before the Commission	February 28, 2022
City Council	Preliminary Plat	Meeting before the city council	February 28, 2022

IV. STAFF RECOMMENDATION

Recommend Approval of Preliminary Plat 20220255. The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances and the Comprehensive Plan.



Shawn Fort, Director of Development Services



**DEVELOPMENT
APPLICATION**
City of Princeton, Texas

Office Use Only:

Date Received: _____

ZC. #: _____

DATE OF PRE-APPLICATION CONFERENCE (required):

12/13/2021

Name of Subdivision or Project: **SOUTHRIDGE**

Application Type	Application Fee*	Application Fee*
___ Land Study/Site Plan	\$ _____	<u>X</u> Preliminary Plat (Complete Checklist) \$ <u>3,142.50</u>
___ Subdivision Const. Plan Review	\$ _____	___ Final Plat (Complete Checklist) \$ _____
___ Amended/Minor Plat	\$ _____	___ Replat \$ _____
TOTAL FEE SUBMITTED		<u>\$3,142.50</u>

Physical Location of Property: NW CORNER OF CR 408 AND FM 75(LONGNECK ROAD)

[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):

THOMAS A. RHODES SURVEY, ABS. NO. A741; DAVID CHERRY SURVEY, ABS. NO. A166

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 245.208 Existing Zoning: PD#23

Requested Zoning: _____

[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: GRBK EDGEWOOD, LLC.

Phone Number: 817 658-2112

Applicant/Contact Person: BOBBY L. SAMUEL III

Title: NATIONAL VP OF LAND

Company Name: GRBK EDGEWOOD, LLC.

Street/Mailing Address: 2805 Dallas Parkway, Suite 400

City: Plano

State: TX Zip: 75093

Phone: (817) 658-2112

Fax: ()

Email Address: BSAMUEL@GREENBRICKPARTNERS.COM

ENGINEER / REPRESENTATIVE'S NAME: BRENT L. MURPHREE/ KIMLEY-HORN

Contact Person: BRENT L. MURPHREE, P.E.

Title: PROJECT MANAGER

Company Name: KIMLEY-HORN

Street/Mailing Address: 400 N. Oklahoma Drive, Suite 105

City: Celina

State: TX Zip: 75009

Phone: (469) 501-2200

Fax: ()

Email Address: BRENT.MURPHREE@KIMLEY-HORN.COM

ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

SUBMISSIONS. Submit **One (1) FOLDED** Copies of Plans and Surveys 24"x36" Prints [1"=100' scale] + **One (1) 11X17, One (1) PDF** File on CD to the Development Department with the submittal.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

****READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: _____

(Letter of authorization required if signature is other than property owner)

Print or Type Name: _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated. Given under my hand and seal of office on this 14 day of FEBRUARY 2022



Kristy Lyn Chandler

Notary Public, State of Texas

Notary ID 12977023-8

My Commission Exp. 04-01-2022

SUBSCRIBED AND SWORN TO before me, this the 14 day of February 2022

Notary Public in and for the State of Texas: _____

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS

) (

COUNTY OF COLLIN

) (

BEFORE ME, a Notary Public, on this day personally appeared _____ the
undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the
owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand
that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

****Owner / Agent (circle one)**

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____.

Notary Public in and for the State of Texas: _____

Applicant

Initial Below

Submittal Check List

City Use

Initial Below

BLM	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
N/A	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
BLM	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
BLM	Required Exhibits	
BLM	Metes and Bounds Description	
BLM	Boundary/Property Survey	
	Folded sets of drawings/plans One (1) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

City of Princeton * 123 W. Princeton Drive, Princeton TX 75407
Office 972-736-6169 * Fax 972-734-2548 development-info@princeton.tx.us

THIS DOCUMENT, INCLUDING THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS PREPARED FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT WAS PREPARED. THESE OF NO IMPORTANCE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION BY KIMLEY-HORN AND ASSOCIATES, INC. WILL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

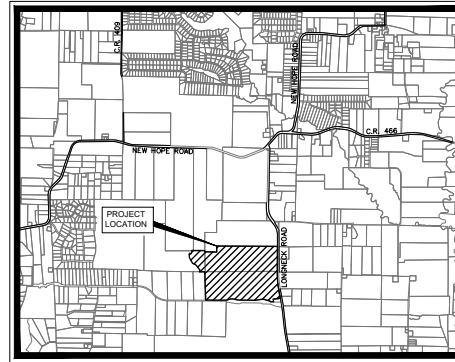
PROJECT: 064537543 - SOUTHBRIDGE
SHEET: PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY
DATE: 01/20/2022
DRAWN BY: JLM
CHECKED BY: JLM
APPROVED BY: JLM

PRELIMINARY PLAT FOR SOUTHBRIDGE CITY OF PRINCETON, COLLIN COUNTY, TEXAS

ENGINEER
Kimley»Horn
400 N. OKLAHOMA DRIVE
SUITE 105
CELINA, TEXAS 75009
TEL: (469) 501-2200
CONTACT: Brent L. Murphree, P.E.

DEVELOPER
GREENBRICK EDGEWOOD LLC
2805 Dallas Pkwy, Suite 400
Plano, TX 75093
TEL: (817) 658-2112
CONTACT: Bobby L. Samuel III

DEVELOPER
MERITAGE HOMES OF TEXAS LLC
8840 Cypress Waters Blvd., Suite 100
Dallas, TX 75019
TEL: (972) 580-6328
CONTACT: David Aughinbaugh



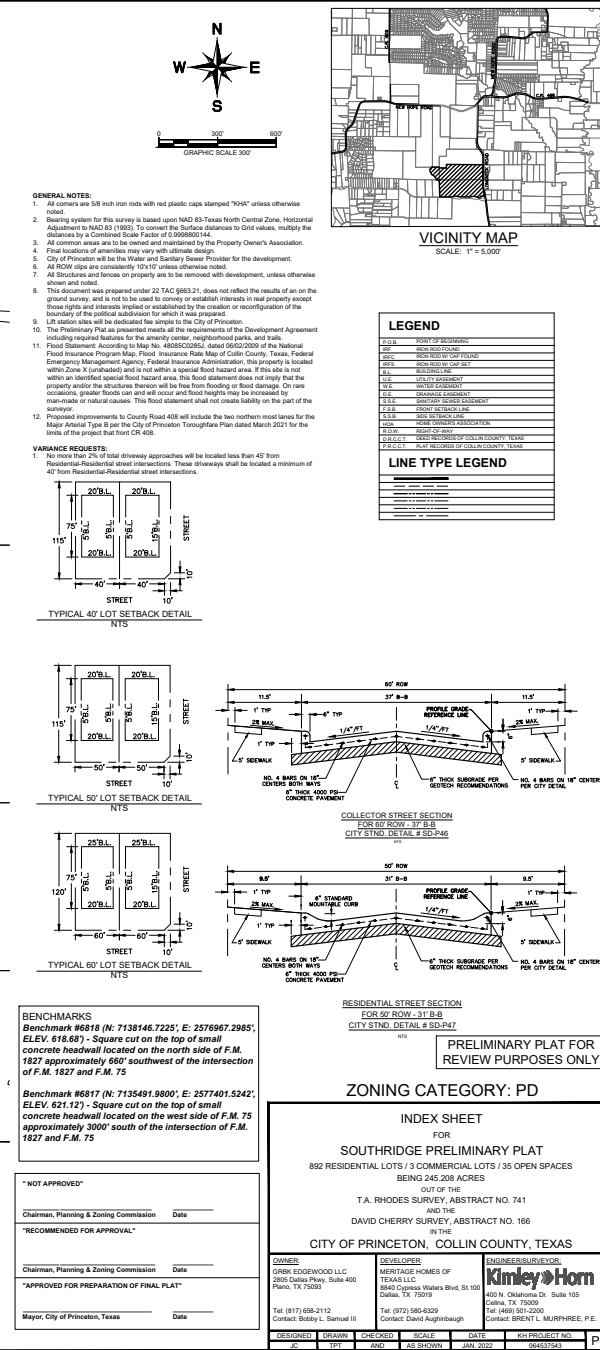
SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
P-0	COVER SHEET
P-1	INDEX SHEET
P-2	CCN BOUNDARIES
P-3	CITY LIMIT AND ETJ BOUNDARIES
P-4	OPEN SPACE, TRAIL, & AMENITY PLAN
P-5	PRELIMINARY PLAT
P-6	PRELIMINARY PLAT
P-7	PRELIMINARY PLAT
P-8	PRELIMINARY PLAT
P-9	PRELIMINARY PLAT
P-10	PRELIMINARY PLAT
P-11	PRELIMINARY PLAT
P-12	PRELIMINARY PLAT LOT TABLE
P-13	PRELIMINARY PLAT LOT TABLE
P-14	PRELIMINARY UTILITY PLAN
P-15	PRELIMINARY UTILITY PLAN
P-16	PRELIMINARY UTILITY PLAN
P-17	PRELIMINARY UTILITY PLAN
P-18	PRELIMINARY UTILITY PLAN
P-19	PRELIMINARY DRAINAGE PLAN
P-20	PRELIMINARY DRAINAGE PLAN
P-21	PRELIMINARY DRAINAGE PLAN
P-22	PRELIMINARY DRAINAGE PLAN
P-23	PRELIMINARY DRAINAGE PLAN
P-24	PRELIMINARY DRAINAGE PLAN

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

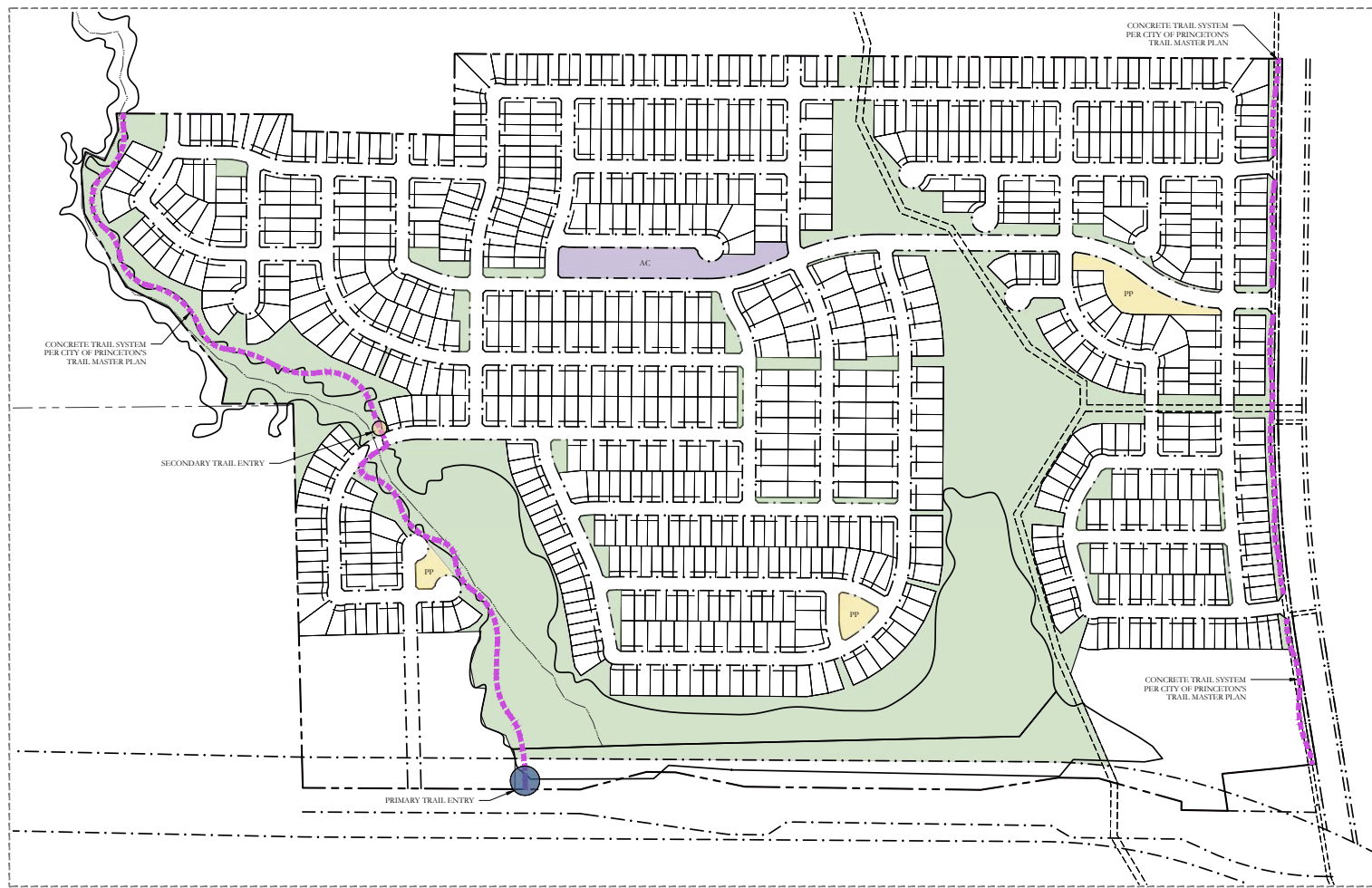


JANUARY 2022



IN	CHECKED	SCALE	DATE	BY/PROJECT
T	AND	AS SHOWN	JAN. 2022	06453

P-1



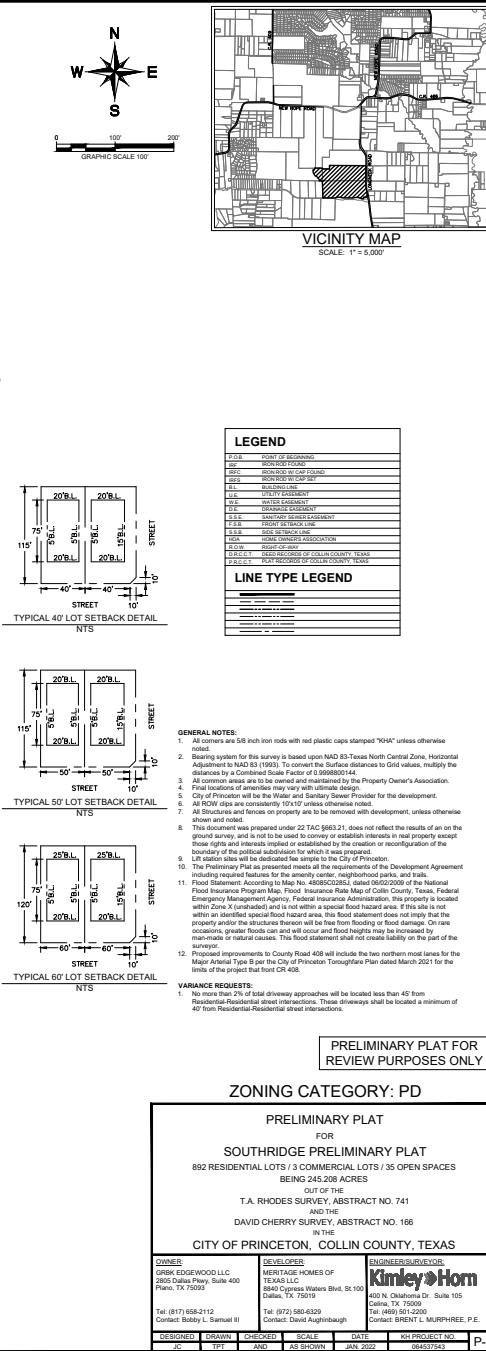
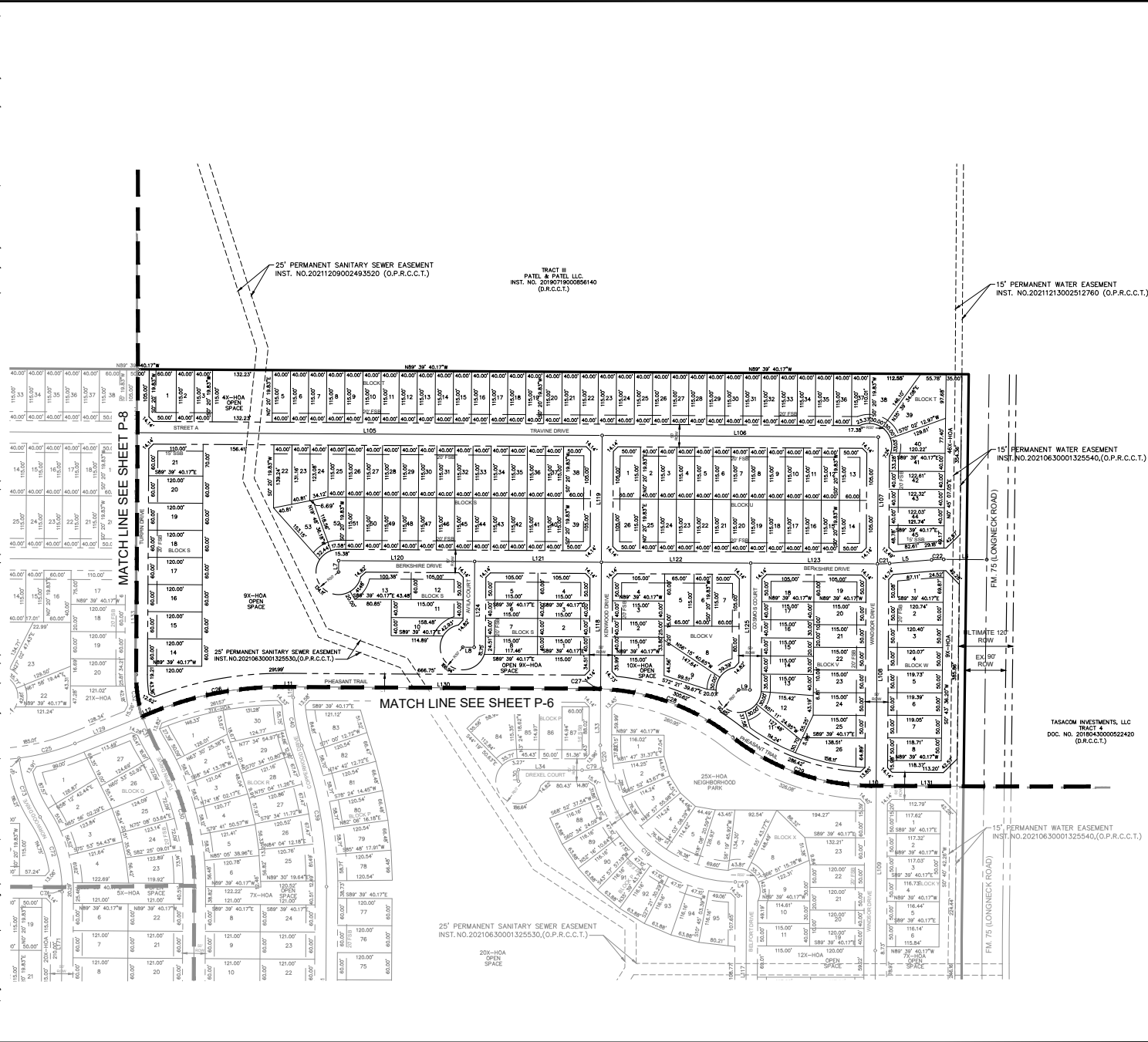
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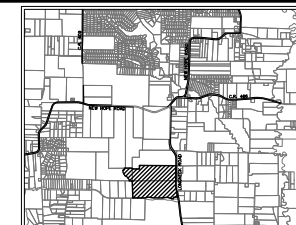
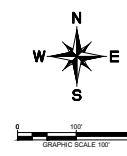
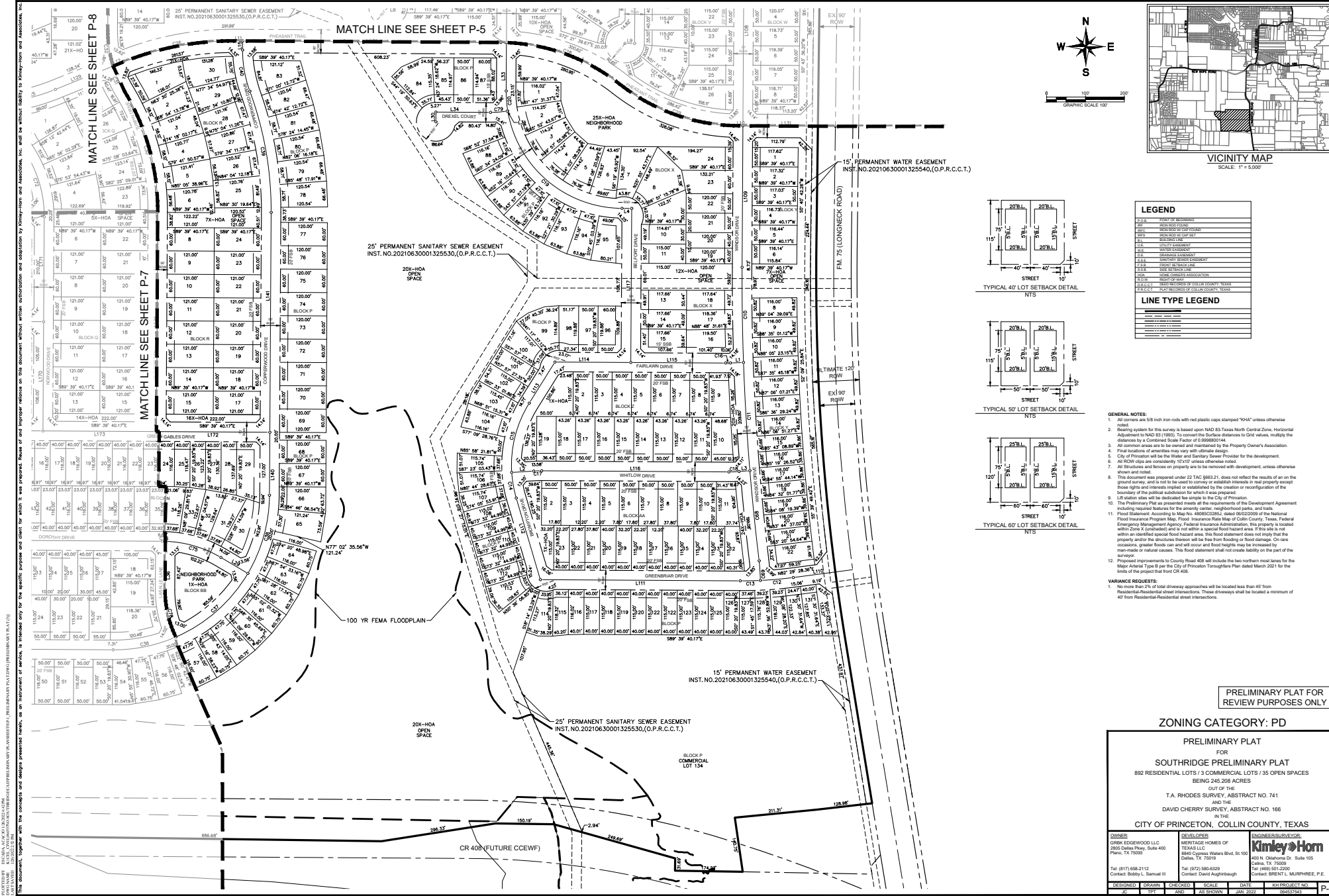
- PRIMARY TRAIL ENTRY
 - SECONDARY TRAIL ENTRY
 - CONCRETE TRAIL SYSTEM PER CITY OF PRINCETON'S TRAIL MASTER PLAN
 - PRIVATE OPEN SPACE COMMON AREA LOTS
 - AMENITY CENTER SITE
 - POCKET PARK
- NOTE: AS SHOWN HEREIN, A TOTAL OF 71.60 ACRES SHALL BE DEDICATED TO PRIVATE OPEN SPACE COMMON AREA LOTS.



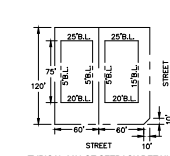
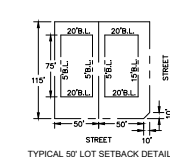
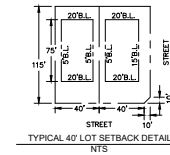
SOUTHRIDGE / OPEN SPACE, TRAIL AND AMENITY PLAN

City of Princeton, Collin County, Texas





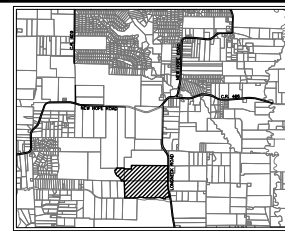
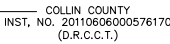
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98.0	NEAR NEAR TO TOP CORNER
99.0	NEAR NEAR TO TOP CORNER
100.0	NEAR NEAR TO TOP CORNER



- GENERAL NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "HQA" unless otherwise noted.
 - Bearing system for this survey is based upon NAD 83 Texas North Central Zone. Horizontal Adjustment to NAD 83 (1983). To convert the bearing distances to GCS values, multiply the distances by a Combined Scale Factor of 0.999800144.
 - All common areas are to be owned and maintained by the Property Owner's Association.
 - Final locations of amenities may vary with ultimate design.
 - City of Princeton will be the Water and Sewer Provider for the development.
 - All ROW clips are consistently 10'W unless otherwise noted.
 - All structures and fences on property are to be removed with development, unless otherwise shown and noted.
 - This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
 - Lot station data will be submitted to the City of Princeton.
 - The Preliminary Plat as presented meets all the requirements of the Development Agreement including required features for the amenity center, neighborhood parks, and trails.
 - 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 A (unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, the 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. The flood statement shall not create liability on the part of the surveyor.
 - Proposed improvements to County Road 408 will include the new northern most lanes for the Major Arterial Type II per the City of Princeton Transportation Plan dated March 2021 for the limits of the project that front CR 408.
- VARIANCE REQUESTS:**
- No more than 2% of total driveway approaches will be located less than 40' from Residential-Residential street intersections. These driveways shall be located a minimum of 40' from Residential-Residential street intersections.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY			
ZONING CATEGORY: PD			
PRELIMINARY PLAT			
FOR			
SOUTHRIDGE PRELIMINARY PLAT			
892 RESIDENTIAL LOTS / 3 COMMERCIAL LOTS / 35 OPEN SPACES			
BEING 245.208 ACRES			
OUT OF THE			
T.A. RHODES SURVEY, ABSTRACT NO. 741			
AND THE			
DAVID CHERRY SURVEY, ABSTRACT NO. 166			
IN THE			
CITY OF PRINCETON, COLLIN COUNTY, TEXAS			
OWNER	DEVELOPER	ENGINEER/SURVEYOR	
GRK EDDYWOOD LLC 2800 Dallas Pkwy, Suite 400 Piano, TX 75099	MEISTAGE HOMES OF TEXAS LLC 8802 Cypress Waters Blvd, S1105 Dallas, TX 75208	Kimley-Horn 400 N. Chisholm Dr. Suite 105 Cedar, TX 75209 Tel: (817) 586-6329 Contact: Brent L. Marshall II	
DESIGNED	DRAWN	CHECKED	SCALE
BY: JPT	BY: JPT	BY: JPT	AS SHOWN
DATE	DATE	DATE	DATE
JAN. 2022	JAN. 2022	JAN. 2022	06/01/2022
P-6			

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VICINITY MAP
SCALE: 1" = 5,000'

Diagram illustrating a typical 40' lot setback detail. The diagram shows two adjacent lots, each measuring 20'8" L (length) and 5'8" W (width). The lots are separated by a 10' wide street. The setback from the street is 10'.

TYPICAL 40' LOT SETBACK DETAIL

Diagram of a lot with two rectangular buildings. The lot is 115' wide and 50' deep. The buildings are 20' wide and 5' high. The lot is divided into two 50' wide sections by a 5' wide alley. The buildings are 5' from the alley and 5' from the street. The lot is 10' from the street.

TYPICAL 50' LOT SETBACK DETAIL
NTS

Diagram of a lot with two lots, each 60' wide and 120' deep. The left lot has a 25' B.L. (Back Lot) and a 20' B.L. (Back Lot). The right lot has a 25' B.L. (Back Lot) and a 20' B.L. (Back Lot). The lots are separated by a 10' wide street.

TYPICAL 60' LOT SETBACK DETAIL
NTS

- [illegible]

VARIANCE REQUESTS:

1. No more than 2% of total driveway approaches will be located less than 45' from Residential-Residential street intersections. These driveways shall be located a minimum of 40' from Residential-Residential street intersections.

ZONING CATEGORY: PD

PRELIMINARY PLAT

FOR
SOUTHRIDGE PRELIMINARY PLAT

RESIDENTIAL LOTS / 3 COMMERCIAL LOTS / 35 OPEN SPACES
BEING 245.208 ACRES

T.A. RHODES SURVEY, ABSTRACT NO. 741
AND THE

DAVID CHERRY SURVEY, ABSTRACT NO. 166
IN THE
TOWNSHIP OF BRINGETON, COLLIN COUNTY, TEXAS

DEVELOPER:	ENGINEER/SURVEYOR:
HERITAGE HOMES OF	101

OWNER		DEVELOPER		ENGINEER/SURVEYOR	
GRK EDGEWOOD LLC 2805 Dallas Pkwy, Suite 400 Plano, TX 75093		MERITAGE HOMES OF TEXAS LLC 8840 Cypress Waves Blvd, St 100 Dallas, TX 75019			
Tel: (817) 658-2112 Contact: Bobby L. Samuel III		Tel: (972) 580-6329 Contact: David Aughinbaugh		400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: BRENT L. MURPHREE, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JC	TPT	AND	AS SHOWN	JAN. 2022	064537543

Kimley-Horn

Tel: (817) 658-2112 Contact: Bobby L. Samuel III		Tel: (972) 580-6329 Contact: David Aughinbaugh		Celina, TX 75009 Tel: (469) 501-2200 Contact: BRENT L. MURPHREE, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JC	TPT	AND	AS SHOWN	JAN. 2022	064537543

P.

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FIELD NOTE DESCRIPTION

245.208 ACRES

BEING a tract of land situated in the T.A. Rhodes Survey, Abstract Number 741, and the David Cherry Survey, Abstract Number 168, Collin County, Texas, being all those tracts of land conveyed to GRBK Edgewood, LLC, according to the documents filed of record in Document Number 20210505000914920 and Document Number 20210422000811740, Official Public Record Collin County, Texas, and being more particularly described as follows:

BEGINNING is a point for the southwest corner of said GRBK Edgewood tract recorded in Document Number 20210505000914920;

THENCE North 01°26'20" West, a distance of 1444.91 feet to a point in the south line of said GRBK Edgewood tract recorded in Document Number 20210422000811740, for the northwest corner of said GRBK Edgewood tract recorded in Document Number 20210505000914920;

THENCE South 89°59'43" West, with said south line, a distance of 387.51 feet to a point for the southwest corner of said GRBK Edgewood tract recorded in Document Number 20210422000811740;

THENCE with the west lines of said tract the following nine (9) courses and distances:

North 10°46'09" East, a distance of 96.36 feet;

North 39°14'40" West, a distance of 341.09 feet;

North 63°43'47" West, a distance of 182.16 feet;

North 29°36'24" West, a distance of 317.93 feet;

North 03°59'18" West, a distance of 162.20 feet;

North 13°09'52" East, a distance of 70.79 feet;

South 65°30'59" East, a distance of 78.99 feet;

North 24°15'53" East, a distance of 126.58 feet;

North 08°15'15" West, a distance of 63.13 feet to a point for the most westerly northwest corner of the above mentioned GRBK Edgewood tract recorded in Document Number 20210422000811740;

THENCE with the north lines of said tract the following five (5) courses and distances:

South 89°43'32" East, a distance of 661.67 feet;

South 00°26'51" West, a distance of 62.70 feet;

South 88°31'54" East, a distance of 610.18 feet;

North 00°11'32" East, a distance of 306.03 feet;

South 89°39'40" East, a distance of 3113.35 feet to a point in the west line of F.M. Highway 75 for the northeast corner of the above mentioned GRBK Edgewood tract recorded in Document Number 20210422000811740;

THENCE with the west line of said F.M. Highway, same being common with the east lines of the above mentioned GRBK Edgewood tract the following four (4) courses and distances:

South 00°43'36" West, a distance of 1194.70 feet to the beginning of a non-tangent curve to the left, having a radius of 5774.66 feet, a central angle of 01°04'03", and a chord bearing and distance of South 00°20'20" West, 107.60 feet;

With said curve to the left, an arc distance of 107.60 feet to a common corner of said tracts and being the beginning of a non-tangent curve to the left, having a radius of 5729.88 feet, a central angle of 09°16'13", and a chord bearing and distance of South 04°34'43" East, 508.01 feet;

With said curve to the left, an arc distance of 927.02 feet;

South 08°18'16" East, a distance of 432.01 feet to a point for the southeast corner of the above mentioned GRBK Edgewood tract recorded in Document Number 20210505000914920;

THENCE with the south lines of said tract the following thirteen (13) courses and distances:

South 83°28'29" West, a distance of 144.00 feet;

South 84°26'41" West, a distance of 211.31 feet;

South 08°17'26" East, a distance of 140.75 feet;

North 89°04'29" West, a distance of 174.23 feet;

North 00°44'56" East, a distance of 31.89 feet;

North 74°20'03" West, a distance of 324.90 feet;

North 89°11'32" West, a distance of 150.19 feet;

South 81°08'37" West, a distance of 296.33 feet;

North 89°13'01" West, a distance of 886.68 feet;

North 78°17'37" West, a distance of 265.76 feet;

North 89°08'16" West, a distance of 110.02 feet;

South 75°07'37" West, a distance of 258.12 feet;

North 89°39'35" West, a distance of 1043.50 feet to the **POINT OF BEGINNING** and containing 10,881,243 square feet or 245.208 acres of land, more or less.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD LLC AND MERITAGE HOMES OF TEXAS LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as SOUTHRIDGE, an addition to City of Princeton, Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton, forever, the streets and easements shown thereon. GRBK EDGEWOOD LLC AND MERITAGE HOMES OF TEXAS LLC does hereby certify the following:

- The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas and the City will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for City of Princeton 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 City of Princeton.
- City of Princeton is 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 the City and subject to offset specifications for any existing utilities.
- No buildings, fences, trees, shrubs, or other improvements or growths 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.
- City of Princeton 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 City, 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.

Witness, my hand this the _____ day of _____, 2022.

GRBK EDGEWOOD LLC
a Texas limited liability company

By: _____

Name: Bobby L. Samuel III
Title: National Vice President of Land

MERITAGE HOMES OF TEXAS, LLC
an Arizona limited liability company

By: _____

Name: David Aughrbaugh
Title: Vice President, Land

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on _____, 2022, by _____ of GRBK EDGEWOOD LLC, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

This instrument was acknowledged before me on _____, 2022, by _____ of MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

NOTES:

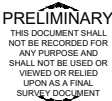
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1983).
- All common areas are to be owned and maintained by the Property Owner's Association.
- FLOOD STATEMENT: According to Community Panel No. 4808SC0285J dated June 02, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "Non-Shaded X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- Mail boxes shall meet USPS specifications.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

ZONING CATEGORY: PD

PRELIMINARY PLAT FOR SOUTHRIDGE PRELIMINARY PLAT 892 RESIDENTIAL LOTS / 3 COMMERCIAL LOTS / 35 OPEN SPACES BEING 245.208 ACRES OUT OF THE T.A. RHODES SURVEY, ABSTRACT NO. 741 AND THE DAVID CHERRY SURVEY, ABSTRACT NO. 166 IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS			
OWNER GRBK EDGEWOOD LLC 2805 Dallas Pkwy, Suite 400 Plano, TX 75093 Tel: (817) 686-2112 Contact: Bobby L. Samuel III	DEVELOPER MERITAGE HOMES OF TEXAS LLC 8842 Cypress Waters Blvd, S1 105 Dallas, TX 75098 Tel: (972) 586-6329 Contact: David Aughrbaugh	ENGINEER/SURVEYOR Kimley-Horn 400 N. Oklahoma Dr., Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: BRENT L. MURPHY, P.E.	DESIGNED DRAWN CHECKED SCALE DATE BY PROJECT NO. P-10

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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C10	5920.58'	245.01'	S0°50'48"E	244.99'	2°22'16"	122.52'
C11	5920.58'	278.63'	S3°22'49"E	278.60'	2°41'47"	139.34'
C12	1000.00'	85.10'	S84°55'45"W	85.07'	4°52'32"	42.57'
C13	1000.00'	51.87'	S88°51'10"W	51.86'	2°58'19"	25.94'
C14	300.00'	67.10'	N10°02'49"W	66.96'	12°48'51"	33.69'
C15	300.00'	186.83'	N14°12'04"E	183.83'	35°40'56"	96.56'
C16	300.00'	12.41'	N89°09'12"E	12.41'	2°22'16"	6.21'
C17	300.00'	20.83'	N88°20'58"E	20.83'	3°58'44"	10.42'
C18	300.00'	26.53'	N87°48'18"E	26.52'	5°04'03"	13.28'
C19	300.00'	419.77'	N49°34'35"W	386.35'	80°10'10"	252.49'
C20	300.00'	51.47'	N4°34'36"W	51.41'	9°49'50"	25.80'
C21	300.00'	26.94'	N87°45'59"E	26.93'	5°08'42"	13.48'
C22	300.00'	26.94'	N87°45'59"E	26.93'	5°08'42"	13.48'
C23	300.00'	118.68'	S78°19'39"E	117.91'	22°40'02"	60.13'
C24	500.00'	66.42'	N86°32'00"E	66.37'	7°36'40"	33.26'
C25	500.00'	128.33'	N75°22'30"E	127.97'	14°42'18"	64.52'
C26	750.00'	292.12'	N79°10'51"E	290.28'	22°18'59"	147.93'
C27	500.68'	14.65'	S88°49'20"E	14.65'	1°40'37"	7.33'
C28	500.00'	315.82'	S69°53'11"E	310.60'	36°11'27"	163.38'
C29	500.00'	330.48'	S70°43'34"E	324.50'	37°52'12"	171.53'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C30	592.00'	325.29'	N15°24'09"W	321.22'	31°28'59"	166.87'
C31	300.00'	71.43'	N24°19'22"W	71.26'	13°38'33"	35.89'
C32	300.00'	93.41'	N8°34'53"W	93.03'	17°50'25"	47.09'
C33	300.00'	128.40'	N11°55'20"E	127.42'	24°31'19"	65.20'
C34	518.58'	134.93'	S19°41'43"E	134.55'	14°54'31"	67.85'
C35	500.00'	10.12'	S11°33'10"E	10.12'	1°09'37"	5.06'
C36	400.01'	165.81'	N78°27'48"E	164.63'	23°45'01"	84.11'
C37	400.01'	251.45'	N48°34'47"E	247.33'	36°01'02"	130.04'
C38	400.03'	211.06'	N15°27'15"E	208.62'	30°13'45"	108.05'
C39	884.00'	318.29'	N9°58'33"W	316.57'	20°37'46"	160.88'
C40	300.00'	108.02'	N9°58'33"W	107.43'	20°37'46"	54.60'
C41	318.00'	80.54'	N7°35'41"E	80.33'	14°30'43"	40.49'
C42	318.00'	34.49'	N17°57'27"E	34.47'	6°12'49"	17.26'
C43	582.00'	210.53'	N10°42'06"E	209.38'	20°43'32"	106.43'
C44	300.00'	75.52'	S82°26'58"E	75.32'	14°25'25"	37.96'
C47	300.00'	75.03'	S82°33'39"E	74.83'	14°19'46"	37.71'
C49	300.00'	123.40'	S77°56'31"E	122.53'	23°34'01"	62.58'
C50	299.99'	9.28'	S65°16'21"E	9.28'	1°46'20"	4.64'
C51	300.00'	126.42'	S76°27'33"E	125.49'	24°08'43"	64.16'
C55	250.00'	73.00'	S8°38'21"W	72.74'	16°43'46"	36.76'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C56	250.00'	66.90'	S24°40'13"W	66.70'	15°19'58"	33.65'
C57	300.00'	237.04'	S67°01'31"E	230.92'	45°16'18"	125.10'
C58	250.00'	76.08'	S90°3'23"W	75.78'	17°26'07"	38.33'
C62	300.00'	352.55'	S33°19'39"E	332.61'	67°19'58"	199.82'
C63	582.00'	230.25'	S78°19'39"E	228.75'	22°40'02"	116.65'
C64	600.00'	217.04'	N10°42'06"E	215.86'	20°43'32"	109.72'
C65	300.44'	111.33'	N10°26'29"E	110.69'	21°3'52"	56.31'
C68	5920.58'	233.08'	S5°51'23"E	233.07'	27°5'20"	116.56'
C69	574.89'	50.72'	S33°27'33"E	50.70'	5°03'16"	25.38'
C70	325.00'	520.59'	S44°27'00"W	466.69'	91°46'40"	335.24'
C71	300.00'	10.54'	N0°40'02"W	10.53'	2°00'43"	5.27'
C72	300.00'	164.43'	N17°22'31"W	162.38'	31°24'16"	84.34'
C73	300.00'	135.12'	N20°10'30"W	133.98'	25°48'19"	68.72'
C74	300.00'	98.20'	S80°57'41"W	97.76'	18°45'18"	49.54'
C75	300.00'	150.49'	N73°48'00"W	148.91'	28°44'27"	76.86'
C76	300.00'	7.81'	N88°54'57"W	7.81'	1°29'27"	3.90'
C77	300.00'	69.58'	S83°41'40"W	69.43'	13°17'20"	34.95'
C78	275.00'	126.11'	S12°47'56"E	125.01'	26°16'31"	64.19'
C79	250.00'	42.89'	N85°25'25"E	42.84'	9°49'50"	21.50'

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.62	N87°58'04.08"E
L2	56.69	N86°21'36.20"E
L3	27.88	N85°16'17.16"E
L4	25.00	N89°39'40.17"W
L5	92.96	N85°11'38.32"E
L6	95.00	S89°39'40.17"E
L7	25.00	N0°20'19.83"E
L8	25.00	N89°39'40.17"W
L9	25.00	S89°39'40.17"E
L10	10.78	S89°39'40.17"E
L11	22.71	S89°39'40.17"E
L12	27.51	N68°01'21.28"E
L13	52.29	S89°39'40.50"E
L14	25.00	S0°20'19.83"W
L15	23.40	N0°20'19.83"E
L16	94.34	N0°20'19.83"E
L17	31.73	N0°20'19.83"E
L18	25.00	S0°20'19.83"W
L19	63.70	S0°16'28.19"W
L20	104.15	S89°39'40.17"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	25.00	N89°39'40.17"W
L22	57.08	S89°39'40.47"E
L23	104.31	S66°59'38.58"E
L24	26.20	S0°20'36.85"W
L25	121.48	S66°59'38.58"E
L26	94.34	N0°20'15.11"E
L27	25.00	N1°28'20.11"W
L28	4.29	N7°16'20.30"W
L29	80.63	N59°25'46.38"W
L30	25.00	N0°20'19.83"E
L31	1.75	N80°30'29.61"E
L32	25.00	N88°33'39.89"E
L33	124.60	N0°20'23.41"E
L34	140.43	S89°39'40.17"E
L35	140.03	S0°20'16.65"W
L36	124.28	S0°20'19.83"W
L101	280.00	N0°20'19.83"E
L102	308.92	N0°20'18.39"E
L103	282.00	S89°39'40.23"E
L104	850.00	S89°39'40.15"E

LINE TABLE		
LINE	LENGTH	BEARING
L105	1026.41	S89°39'40.18"E
L106	610.00	S89°39'40.14"E
L107	280.00	S0°20'18.24"W
L108	490.10	S0°20'19.83"W
L109	363.93	S0°20'21.06"W
L110	154.19	S82°29'28.36"W
L111	514.59	N89°39'40.17"W
L112	218.82	N16°27'15.01"W
L113	124.81	N32°02'32.65"E
L114	195.29	S89°39'40.25"E
L115	244.06	S89°39'40.09"E
L116	481.43	S89°39'40.17"E
L117	396.30	N0°20'19.83"E
L118	279.72	N0°20'19.83"E
L119	280.00	N0°20'18.24"E
L120	300.39	S89°39'40.22"E
L121	280.00	S89°39'40.17"E
L122	330.00	S89°39'40.11"E
L123	280.00	S89°39'40.17"E
L124	189.51	S0°20'19.83"W

LINE TABLE		
LINE	LENGTH	BEARING
L125	280.00	N0°20'19.83"E
L126	352.32	S0°20'21.07"W
L127	282.00	S89°39'40.17"E
L128	584.21	S89°39'40.14"E
L129	160.63	N68°01'21.28"E
L130	664.39	S89°39'40.17"E
L131	237.99	S89°39'40.17"E
L132	565.51	N0°20'19.83"E
L133	254.21	N0°20'21.59"E
L134	280.00	N0°20'19.83"E
L135	140.00	N0°20'16.65"E
L136	132.28	S23°58'16.56"E
L137	191.87	S24°07'58.94"E
L138	267.25	S10°58'22.00"E
L139	694.02	S89°39'40.17"E
L140	162.00	N0°20'22.59"E
L141	565.51	N0°20'19.05"E
L142	280.00	N0°20'18.24"E
L143	850.00	S89°39'40.17"E
L144	512.37	S89°39'40.17"E

LINE TABLE		
LINE	LENGTH	BEARING
L145	130.27	S89°43'31.81"E
L146	137.92	S88°31'54.35"E
L147	282.05	S88°31'54.16"E
L148	338.31	S88°31'54.09"E
L149	156.04	S32°20'12.11"W
L150	150.48	S44°23'22.63"E
L151	280.00	S89°39'40.17"E
L152	280.00	S0°20'19.83"W
L153	177.02	S0°20'19.83"W
L154	319.70	S0°20'18.44"W
L155	1029.55	S89°39'40.15"E
L156	280.00	N0°20'21.43"E
L164	771.76	N89°39'40.14"W
L165	257.78	N89°39'40.17"W
L166	208.62	N89°39'40.25"W
L167	288.40	S1°26'20.11"E
L168	280.00	N88°33'39.87"E
L169	144.76	N88°33'39.91"E
L170	281.00	N0°20'21.42"E
L171	269.46	N0°20'18.18"E

LINE TABLE		
LINE	LENGTH	BEARING
L172	292.00	N89°39'40.11"W
L173	292.00	N89°39'40.17"W
L174	581.00	N89°39'40.20"W
L175	804.45	N89°39'40.17"W
L176	723.59	N1°26'20.11"W
L177	180.58	N1°26'20.11"W

ZONING CATEGORY: PD

PRELIMINARY PLAT FOR SOUTHRIDGE PRELIMINARY PLAT 892 RESIDENTIAL LOTS / 3 COMMERCIAL LOTS / 35 OPEN SPACES BEING 245.208 ACRES OUT OF THE T.A. RHODES SURVEY, ABSTRACT NO. 741 AND THE DAVID CHERRY SURVEY, ABSTRACT NO. 166 CITY OF PRINCETON, COLLIN COUNTY, TEXAS			
OWNER GRK EDEWOOD LLC 2800 Dallas Pkwy, Suite 400 Plano, TX 75093	DEVELOPER HERITAGE HOMES OF TEXAS LLC 8842 Cypress Waters Blvd, S1105 Dallas, TX 75208	ENGINEER/SURVEYOR Kimley-Horn 400 N. Oakshire Dr. Suite 105 Carroll, TX 75006 Tel: (972) 580-6329 Contact: Brent L. Murphy, P.E.	Tel: (817) 688-2112 Contact: Bobby L. Samuel II
DESIGNED BY	CHECKED BY	SCALE AS SHOWN	DATE JAN. 2022
PROJECT NO. 245254			P.11

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PHASE 1 SUMMARY				PHASE 3 SUMMARY			
60' WIDE & 7,000 SF	45	60' WIDE & 7,000 SF	41	60' WIDE & 7,000 SF	45	60' WIDE & 7,000 SF	41
50' WIDE & 5,700 SF	47	50' WIDE & 5,700 SF	110	50' WIDE & 5,700 SF	110	50' WIDE & 5,700 SF	110
40' WIDE & 4,000 SF	133	40' WIDE & 4,000 SF	64	40' WIDE & 4,000 SF	64	40' WIDE & 4,000 SF	64
225				224			
Total				Total			
225				224			
PHASE 2 SUMMARY				PHASE 4 SUMMARY			
60' WIDE & 7,000 SF	4	60' WIDE & 7,000 SF	4	60' WIDE & 7,000 SF	4	60' WIDE & 7,000 SF	4
50' WIDE & 5,700 SF	115	50' WIDE & 5,700 SF	47	50' WIDE & 5,700 SF	47	50' WIDE & 5,700 SF	47
40' WIDE & 4,000 SF	147	40' WIDE & 4,000 SF	130	40' WIDE & 4,000 SF	130	40' WIDE & 4,000 SF	130
266				177			
Total				Total			
266				177			
OVERALL SUMMARY				OVERALL SUMMARY			
60' WIDE & 7,000 SF	90	60' WIDE & 7,000 SF	90	60' WIDE & 7,000 SF	90	60' WIDE & 7,000 SF	90
50' WIDE & 5,700 SF	328	50' WIDE & 5,700 SF	328	50' WIDE & 5,700 SF	328	50' WIDE & 5,700 SF	328
40' WIDE & 4,000 SF	474	40' WIDE & 4,000 SF	474	40' WIDE & 4,000 SF	474	40' WIDE & 4,000 SF	474
GRAND TOTAL: 892				GRAND TOTAL: 892			

PHASE 1

Block Name	Lot Number	Lot Width	Lot Area (SF)
T	1	50.00	6850
T	2	40.00	4600
T	3	40.00	4600
T	4	40.00	4600
T	5	40.00	4600
T	6	40.00	4600
T	7	40.00	4600
T	8	40.00	4600
T	9	40.00	4600
T	10	40.00	4600
T	11	40.00	4600
T	12	40.00	4600
T	13	40.00	4600
T	14	40.00	4600
T	15	40.00	4600
T	16	40.00	4600
T	17	40.00	4600
T	18	40.00	4600
T	19	40.00	4600
T	20	40.00	4600
T	21	40.00	4600
T	22	40.00	4600
T	23	40.00	4600
T	24	40.00	4600
T	25	40.00	4600
T	26	40.00	4600
T	27	40.00	4600
T	28	40.00	4600
T	29	40.00	4600
T	30	40.00	4600
T	31	40.00	4600
T	32	40.00	4600
T	33	40.00	4600
T	34	40.00	4600
T	35	40.00	4600
T	36	40.00	4600
T	37	40.75	4522.48
T	38	30.00	8202.71
T	39	30.00	11018.03
T	40	33.03	6581.97
T	41	40.52	4900.38
T	42	40.00	4600.45
T	43	40.00	4886.91
T	44	40.00	4875.37
T	45	48.78	6443.92
U	1	50.00	6850
U	2	40.00	4640
U	3	40.00	4600
U	4	40.00	4600
U	5	40.00	4600
U	6	40.00	4600
U	7	40.00	4600
U	8	40.00	4600
U	9	40.00	4600
U	10	40.00	4600
U	11	40.00	4600
U	12	40.00	4600
U	13	50.00	6850
U	14	50.00	6850
U	15	40.00	4600
U	16	40.00	4600
U	17	40.00	4600
U	18	40.00	4600
U	19	40.00	4600
U	20	40.00	4600
U	21	40.00	4600
U	22	40.00	4600
U	23	40.00	4600
U	24	40.00	4600
U	25	40.00	4600
U	26	50.00	6850

S	1	40.00	4600
S	2	40.00	4600
S	3	40.00	4600
S	4	50.00	6850
S	5	50.00	6850
S	6	40.00	4600
S	7	40.00	4600
S	8	40.26	4612.59
S	9	50.00	6850
S	10	50.00	6850
S	11	40.00	4600
S	12	50.00	6850
S	13	41.48	7289.22
S	14	60.00	7200
S	15	60.00	7200
S	16	60.00	7200
S	17	60.00	7200
S	18	60.00	7200
S	19	60.00	7200
S	20	60.00	7200
S	21	60.00	7200
S	22	40.00	4600
S	23	40.00	4600
S	24	40.00	4600
S	25	40.00	4600
S	26	40.00	4600
S	27	40.00	4600
S	28	40.00	4600
S	29	40.00	4600
S	30	40.00	4600
S	31	40.00	4600
S	32	40.00	4600
S	33	40.00	4600
S	34	40.00	4600
S	35	40.00	4600
S	36	40.00	4600
S	37	40.00	4600
S	38	50.00	6850
S	39	50.00	6850
S	40	40.00	4600
S	41	40.00	4600
S	42	40.00	4600
S	43	40.00	4600
S	44	40.00	4600
S	45	40.00	4600
S	46	40.00	4600
S	47	40.00	4600
S	48	40.00	4600
S	49	40.00	4600
S	50	40.00	4600
S	51	40.00	4600
S	52	50.00	6850
S	53	32.44	7555.05
X	1	50.97	6427.42
X	2	36.38	6959.73
X	3	76.38	6959.21
X	4	76.38	6962.84
X	5	76.38	7242.15
X	6	60.00	7973.76
X	7	43.81	8897.7
X	8	35.71	11564.8
X	9	42.15	7978.36
X	10	40.00	5789.84
X	11	50.00	5750
X	12	50.00	5750
X	13	50.00	5750
X	14	50.00	5750
X	15	50.00	5750
X	16	50.00	5750
X	17	50.00	5750
X	18	50.00	5750
X	19	50.00	5750
X	20	50.00	5750
X	21	50.00	5750
X	22	50.00	6000
X	23	60.00	7466.17
X	24	60.00	7974.18
X	25	50.00	6489.27

This document, together with the concepts and designs presented herein, are an instrument of service, to be accepted only for the specific purpose and client to which it is prepared. Plans of and Engineer's reliance on this document without authorization and signature by Kimmey-Horn and Associates, Inc. shall be without liability to Kimmey-Horn and Associates, Inc.

PHASE 1 SUMMARY				PHASE 3 SUMMARY			
60' WIDE & 7,000 SF	45	60' WIDE & 7,000 SF	41	60' WIDE & 7,000 SF	41	60' WIDE & 7,000 SF	41
50' WIDE & 5,700 SF	47	50' WIDE & 5,700 SF	110	50' WIDE & 5,700 SF	110	50' WIDE & 5,700 SF	110
40' WIDE & 4,000 SF	133	40' WIDE & 4,000 SF	64	40' WIDE & 4,000 SF	64	40' WIDE & 4,000 SF	64
225				Total			
225				224			
PHASE 2 SUMMARY				PHASE 4 SUMMARY			
60' WIDE & 7,000 SF	4	60' WIDE & 7,000 SF	0	60' WIDE & 7,000 SF	0	60' WIDE & 7,000 SF	0
50' WIDE & 5,700 SF	115	50' WIDE & 5,700 SF	47	50' WIDE & 5,700 SF	47	50' WIDE & 5,700 SF	47
40' WIDE & 4,000 SF	147	40' WIDE & 4,000 SF	130	40' WIDE & 4,000 SF	130	40' WIDE & 4,000 SF	130
266				Total			
266				177			
OVERALL SUMMARY				OVERALL SUMMARY			
60' WIDE & 7,000 SF	90	60' WIDE & 7,000 SF	90	60' WIDE & 7,000 SF	90	60' WIDE & 7,000 SF	90
50' WIDE & 5,700 SF	328	50' WIDE & 5,700 SF	328	50' WIDE & 5,700 SF	328	50' WIDE & 5,700 SF	328
40' WIDE & 4,000 SF	474	40' WIDE & 4,000 SF	474	40' WIDE & 4,000 SF	474	40' WIDE & 4,000 SF	474
GRAND TOTAL: 892				GRAND TOTAL: 892			

PHASE 3

Block Name	Lot Number	Lot Width	Lot Area (SF)	M	1X HOA	51.77	6352.72
K	18K HOA	114.75 <td>11123.14</td> <td>M</td> <td>2</td> <td>50.00</td> <td>5883.18</td>	11123.14	M	2	50.00	5883.18
K	19	50.00	5750	M	5	50.00	5750
K	20	50.00	5750	M	6	50.00	5750
K	21	50.00	5750	M	5	50.00	5750
K	22	50.00	5750	M	6	50.00	5750
K	23	50.00	5750	M	7	50.00	5750
K	24	50.00	5750	M	6	50.00	5750
K	25	50.00	5750	M	9	50.00	5750
K	26	50.00	5750	M	10	50.00	5750
K	27	50.00	5750	M	11	50.00	5750
K	28	50.00	5750	M	12	50.00	5750
K	29	50.00	5750	M	13	50.00	5750
K	30	50.00	5750	M	14	50.00	6850
K	31	50.00	6850	N	16	40.00	4640
K	32	50.00	6850	N	17	40.00	4640
K	33	50.00	6850	N	18	40.00	4640
K	34	50.00	6850	N	19	40.00	4640
K	35	50.00	6850	N	20	40.00	4640
K	36	50.00	6850	N	21	40.00	4640
L	1	50.00	6850	N	22	40.00	4640
L	2	50.00	6850	N	23	40.00	4640
L	3	50.00	6850	N	24	40.00	4640
L	4	50.00	6850	N	25	40.00	4689.35
L	5	50.00	6850	N	26	40.00	4833.69
L	6	50.00	6850	N	27	40.00	5073.11
L	7	50.00	6850	N	28	40.00	5136.17
L	8	50.00	6850	N	29	50.00	5750.27
L	9	50.00	6850	Q	1	87.57	9425.06
L	10	50.00	6850	Q	2	51.12	5188.44
L	11	50.00	6850	Q	3	56.52	8246.43
L	12	50.00	6850	Q	4	61.62	8333.42
L	13	50.00	6850	Q	5	25.00	11073.11
L	14	50.00	6850	Q	6	60.00	7260
L	15	50.00	6850	Q	7	60.00	7260
L	16	50.00	6850	Q	8	60.00	7260
L	17	50.00	6850	Q	9	60.00	7260
L	18	50.00	6850	Q	10	60.00	7260
L	19	50.00	6850	Q	11	60.00	7260
L	20K HOA	115.00	4986.2	Q	12	60.00	7260
L	21	50.00	6850	Q	13	60.00	7260
L	22	50.00	6850	Q	14K HOA	222.00	474
L	23	50.00	6850	Q	15	60.00	7260
L	24	50.00	6850	Q	16	60.00	7260
L	25	50.00	6850	Q	17	60.00	7260
L	26	50.00	6850	Q	18	60.00	7260
L	27	50.00	6850	Q	19	60.00	7260
L	28	50.00	6850	Q	20	60.00	7260
L	29	50.00	6850	R	10	60.00	7260
L	30	50.00	6850	R	11	60.00	7260
L	31	50.00	6850	R	12	60.00	7260
L	32	50.00	6850	R	13	60.00	7260
L	33	50.00	6850	R	14	60.00	7260
L	34	50.00	6850	R	15	60.00	7260
L	35	50.00	6850	R	16K HOA	222.00	4740
L	36	50.00	6850	R	17	60.00	7260
L	37	50.00	6850	R	18	60.00	7260
L	38	50.00	6850	R	19	60.00	7260
L	39	50.00	6850	R	20	60.00	7260
L	40	50.00	6850	R	21	60.00	7260
L	41	50.00	6850	R	22	60.00	7260



January 28, 2022

Mr. Craig Fisher
Planning Manager/Development Services
City of Princeton
1000 E. Princeton Drive
Princeton, TX 75407

RE: Review of the Third Submittal of the Preliminary Plat for
Southridge
KHA No. 064551366

Dear Craig:

We have completed our review of the third submittal of the Preliminary Plat for the above referenced project.

The submittal was received via email for review on January 27, 2022.

Please see the initial submittal review letter for the project findings.

Our review comments have been addressed and we recommend approval as submitted.

A detailed review of the roadway, water, wastewater, and drainage facilities shown will be completed at time of construction drawing submittal. This review only covers those items listed in Section 35-17 – Preliminary Plat Requirements.

I am available to discuss our findings and this review if deemed necessary.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Joseph E. Helmberger P.E.", with a stylized flourish at the end.

Joseph E. Helmberger, P.E.



City of Princeton P&Z and City Council Staff Report

PL20220255 – Preliminary Plat – a 252.1987 acre tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Texas

**Applicant – GRBK Edgewood LLC
Representative – Kimley-Horn and Associates**

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: A (requesting PD#23)

Existing use: Vacant land

Lot Size: 252.1987 acres

Direction	Zoning	Existing Land Use
North	PD#13	Agricultural
East	PD#13	Agricultural
South	A	Agricultural
West	n/a	Agricultural outside of city limits



REQUEST

Applicant requests Commission and Council approve the preliminary plat request to allow for the development of a single-family residential project consisting of 1,103 residential lots and 45 open space lots.

II. PROCESS

- *Approval procedure.* After administrative review of the preliminary plat and a determination that all prerequisites to filing have been satisfied, the director shall place the preliminary plat for consideration and action on the agenda of a public meeting by the commission. Minor plats may be approved by the director or referred to the commission in accordance with subsection [35-4\(b\)](#). Major plats can only be approved by the city council, after review by the director and consideration and action by the commission. In the event of disapproval, reasons for disapproval shall be stated. The approval of the preliminary plat by the city council shall be effective for a period of 180 days after the approval date, unless reviewed by the commission and city council in the light of new or significant information, which would necessitate the revision of the preliminary plat, such revision being subject to the same procedures as the original preliminary plat.

If a final plat for the subdivision, or a portion thereof, has not been submitted, or if a change in requirements has not occurred which would affect the preliminary plat, at the end of the 180 days after approval by the city council, the preliminary plat shall be null and void, with no further action by city staff, the commission, or city council, unless the subdivider has, in writing, requested and received an extension of time recommended by the commission and approved by the city council.

The Commission has the following options:

1. Recommend Approval to City Council of Preliminary Plat PL20220255
2. Recommend Denial to City Council of Preliminary Plat PL20220255

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Preliminary Plat	meeting before the Commission	February 28, 2022
City Council	Preliminary Plat	Meeting before the city council	February 28, 2022

IV. STAFF RECOMMENDATION

Recommend Approval of Preliminary Plat 20220255. The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances and the Comprehensive Plan.



Shawn Fort, Director of Development Services



PRINCETON

TEXAS

**DEVELOPMENT
APPLICATION**
City of Princeton, Texas

Office Use Only:

Date Received: _____

ZC. #: _____

DATE OF PRE-APPLICATION CONFERENCE (required):

12/13/2021

Name of Subdivision or Project: PRINCETON 251

Application Type	Application Fee*	Application Fee*
____ Land Study/Site Plan	\$ _____	<input checked="" type="checkbox"/> Preliminary Plat (Complete Checklist) \$ <u>3,226.38</u>
____ Subdivision Const. Plan Review	\$ _____	____ Final Plat (Complete Checklist) \$ _____
____ Amended/Minor Plat	\$ _____	____ Replat \$ _____
TOTAL FEE SUBMITTED		\$ <u>3,226.38</u>

Physical Location of Property: APPROX. 3500 LF WEST OF THE CORNER OF FM 1827 & FM 75

[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):

THOMAS A. RHODES SURVEY, ABS. NO. A741

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 252.1987 Existing Zoning: PD#23

Requested Zoning: _____

[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: GRBK EDGEWOOD, LLC.

Phone Number: 817 658-2112

Applicant/Contact Person: BOBBY L. SAMUEL III

Title: NATIONAL VP OF LAND

Company Name: GRBK EDGEWOOD, LLC.

Street/Mailing Address: 2805 Dallas Parkway, Suite 400

City: Plano

State: TX

Zip: 75093

Phone: (817) 658-2112

Fax: ()

Email Address: BSAMUEL@GREENBRICKPARTNERS.COM

ENGINEER / REPRESENTATIVE'S NAME: BRENT L. MURPHREE/ KIMLEY-HORN

Contact Person: BRENT L. MURPHREE, P.E.

Title: PROJECT MANAGER

Company Name: KIMLEY-HORN

Street/Mailing Address: 400 N. Oklahoma Drive, Suite 105

City: Celina

State: TX

Zip: 75009

Phone: (469) 501-2200

Fax: ()

Email Address: BRENT.MURPHREE@KIMLEY-HORN.COM

ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

SUBMISSIONS. Submit One (1) FOLDED Copies of Plans and Surveys 24"x36" Prints [1"=100' scale] + One (1) 11X17, One (1) PDF File on CD to the Development Department with the submittal.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

****READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: _____

(Letter of authorization required if signature is other than property owner)

Print or Type Name: _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated. Given under my hand and seal of office on this 14 day of FEBRUARY 2022



SUBSCRIBED AND SWORN TO before me, this 14 day of February, 2022

Notary Public in and for the State of Texas: _____

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS

(

COUNTY OF COLLIN

(

BEFORE ME, a Notary Public, on this day personally appeared _____ the
undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the
owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand
that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

****Owner / Agent (circle one)**

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____.

Notary Public in and for the State of Texas: _____

Applicant Initial Below	Submittal Check List	City Use Initial Below
BLM	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
N/A	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
BLM	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
BLM	Required Exhibits	
BLM	Metes and Bounds Description	
BLM	Boundary/Property Survey	
	Folded sets of drawings/plans One (1) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

City of Princeton * 123 W. Princeton Drive, Princeton TX 75407
Office 972-736-6169 * Fax 972-734-2548 development-info@princeton.tx.us

PRINCETON, TEXAS PROJECT NO. 063228113
KHA PROJECT NO. 063228113
PRINCETON 251
This document, together with the concepts and designs presented herein, is an instrument of service, to be retained only for the specific purpose and object for which it was prepared. None of and no part of this instrument shall be used for any other purpose without the written authorization and signature of Kimley-Horn and Associates, Inc. and its affiliates. Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. for any such use.

PRELIMINARY PLAT

FOR

PRINCETON 251

CITY OF PRINCETON, COLLIN COUNTY, TEXAS

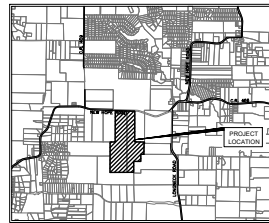
ENGINEER

Kimley»Horn

400 N. OKLAHOMA DRIVE STATE OF TEXAS
SUITE 105 REGISTRATION NO. F-928
CELINA, TEXAS 75009
TEL: (469) 501-2200
CONTACT: Brent L. Murphree, P.E.

DEVELOPER

GRBK EDGEWOOD LLC
2805 DALLAS PKWY, SUITE 400
PLANO, TX 75093
TEL: (817) 658-2112
CONTACT: Bobby L. Samuel III



VICINITY MAP
SCALE: 1" = 5,000'

SHEET INDEX

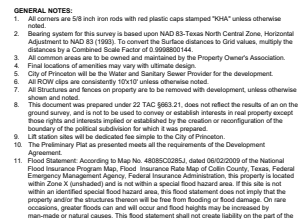
Sheet List Table	
Sheet Number	Sheet Title
P-0	COVER SHEET
P-1	INDEX SHEET
P-2	CCN BOUNDARIES
P-3	PRELIMINARY PLAT
P-4	PRELIMINARY PLAT
P-5	PRELIMINARY PLAT
P-6	PRELIMINARY PLAT
P-7	PRELIMINARY PLAT
P-8	PRELIMINARY PLAT
P-9	PRELIMINARY PLAT LOT TABLE
P-10	PRELIMINARY PLAT LOT TABLE
P-11	PRELIMINARY UTILITY PLAN
P-12	PRELIMINARY UTILITY PLAN
P-13	PRELIMINARY UTILITY PLAN
P-14	PRELIMINARY UTILITY PLAN
P-15	PRELIMINARY DRAINAGE PLAN
P-16	PRELIMINARY DRAINAGE PLAN
P-17	PRELIMINARY DRAINAGE PLAN
P-18	PRELIMINARY DRAINAGE PLAN
P-19	PRELIMINARY DRAINAGE PLAN

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY



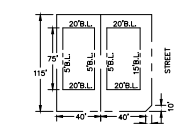
Know what's below.
Call before you dig.

JANUARY 2022

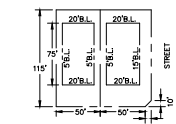


VARIANCE REQUESTS:

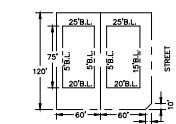
1. No more than 2% of total driveway approaches will be located less than 45' from Residential-Residential street intersections. These driveways shall be located a minimum of 40' from Residential-Residential street intersections.



TYPICAL 40' LOT SETBACK DETAIL



TYPICAL 50' LOT SETBACK DETAIL



TYPICAL 60' LOT SETBACK DETAIL

BENCHMARKS

Benchmark #6818 (N: 7138146.7225', E: 2576967.2985', ELEV. 618.68') - Square cut on the top of small concrete headwall located on the north side of F.M. 1827 approximately 660' southwest of the intersection of F.M. 1827 and F.M. 75

**Benchmark #6817 (N: 7135491.9800', E: 2577401.5242',
ELEV. 621.12') - Square cut on the top of small
concrete headwall located on the west side of F.M. 75
approximately 3000' south of the intersection of F.M.
1827 and F.M. 75**

" NOT APPROVED"

Chairman, Planning & Zoning Commission Date

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission Date

"APPROVED FOR PREPARATION OF FINAL PLAT"

Mayor, City of Princeton, Texas Date



VICINITY MAP

SCALE: 1" = 5,000'

LEGEND

LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.S.B.	FRONT SETBACK LINE
S.S.B.	SIDE SETBACK LINE

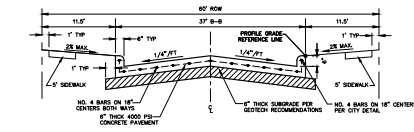
© 2000 THE UNIVERSITY MICROFILMS INTERNATIONAL

LINE TYPE | LEGEND

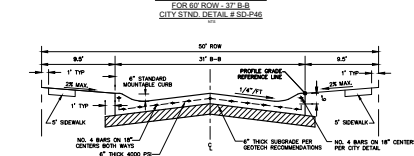
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	SCHEMATIC / EXISTING

OPEN SPACE / PARKLAND DEDICATION

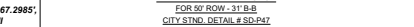
Princeton 251						
	Open Space (Sq.ft.)	Parks (Sq.ft)	Amenity Center (Sq.ft)	Future ROW (Sq.ft)	Total (Sq.ft)	Total (Acres)
Phase 1	487,583.00	-	-	14,814.00	502,397.00	11.5
Phase 2	228,394.00	-	130,757.00	-	359,151.00	7.9
Phase 3	486,837.00	-	-	-	486,837.00	11.2
Phase 4	603,214.00	-	-	3,465.00	606,679.00	13.9
	1,806,028.00	-	130,757.00	18,279.00	1,935,064.00	44.4



COLLECTOR STREET SECTION



RESIDENTIAL STREET SECTION



PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

ZONING CATEGORY (PD)

INDEX SHEET

INDEX SHEET
508

FOR

PRINCETON 251

PRELIMINARY PLAT

1103 RESIDENTIAL LOTS / 45 OPEN SPACES

BEING 252.1987 ACRES

OUT OF THE
THOMAS A. RUDDER SURVEY, ABSTRACT NO.

IN THE
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

DEVELOPER

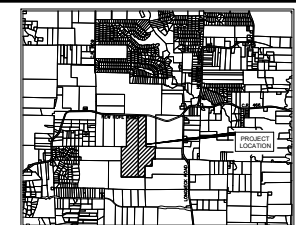
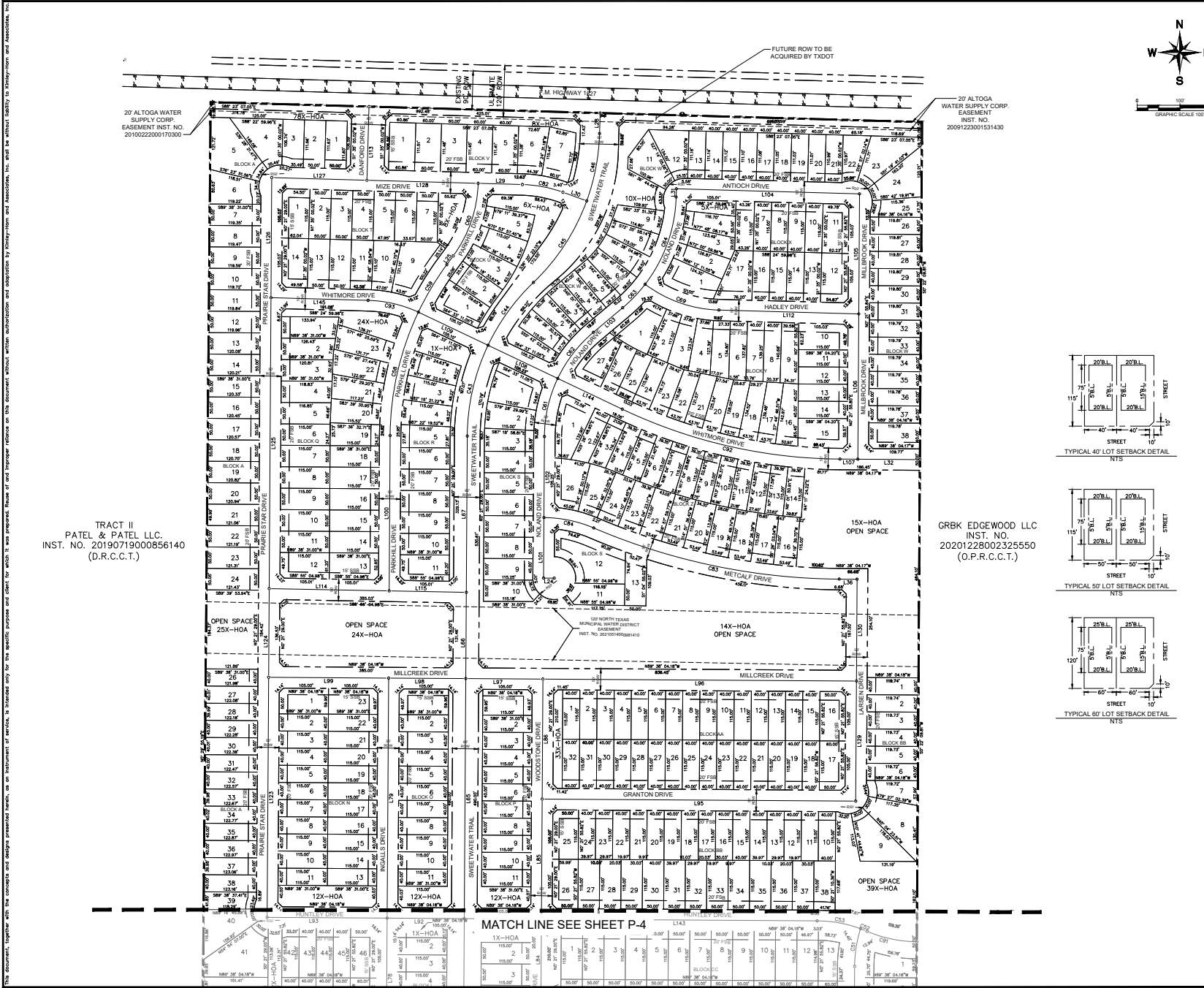
GRBK EDGEWOOD LLC
2805 DALLAS PKWY, SUITE 100
PLANO, TX 75093
TEL: (817) 658-2112
CONTACT: Robert J. Spivey

ENGINEER/SURVEYOR:

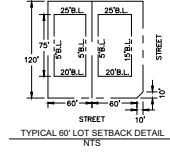
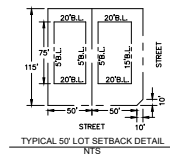
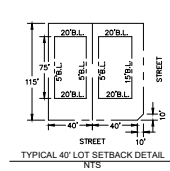
Kimley-Horn
400 N. Oklahoma Dr. Suite 105
Celina, TX 75009

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-1
KHA	TPT	AND	AS SHOWN	JAN. 2022	063228113	

This document, together with the concepts and designs presented herein, is an instrument of service, as defined by the Texas Land Surveying Act, Chapter 131, Texas Government Code, and shall be construed and enforced by the courts of this State. The engineer and architect shall be held harmless by the owner for any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by the owner or the engineer and architect in connection with the performance of their respective duties under this contract. The engineer and architect shall not be responsible for the accuracy or completeness of the information provided by the owner or for the consequences of any reliance on such information. The engineer and architect shall not be responsible for the accuracy or completeness of the information provided by the owner or for the consequences of any reliance on such information. The engineer and architect shall not be responsible for the accuracy or completeness of the information provided by the owner or for the consequences of any reliance on such information.



LEGEND	
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97.00	ADJACENT TO EXISTING
98.00	ADJACENT TO EXISTING
99.00	ADJACENT TO EXISTING
100.00	ADJACENT TO EXISTING



GRBK EDGEWOOD LLC
INST. NO.
20201228002325550
(O.P.R.C.C.T.)

TRACT II
PATEL & PATEL LLC.
INST. NO. 20190719000856140
(D.R.C.C.T.)

- GENERAL NOTES:**
- All corners are 1/8 inch iron rods with red plastic caps stamped "1044" unless otherwise noted.
 - Bearing system for this survey is based upon NAD 83 Texas North Central Zone, Horizontal Adjustment to NAD 83 (1983). To convert the Surface distances to Grid values, multiply the distances by a Conversion Factor of 0.999999944.
 - All common areas are to be owned and maintained by the Property Owner's Association.
 - Final locations of utilities may vary with utility design.
 - City of Princeton will be the Water and Sanitary Sewer Provider for the development.
 - All ROW signs are consistently 10x17 inch dimensions noted.
 - All structures and fences on property are to be removed with development, unless otherwise shown and noted.
 - This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundaries of the political subdivision for which it was prepared.
 - LTS station lines will be indicated on the map.
 - The Preliminary Plat as presented meets all the requirements of the Development Agreement.
 - Flood Statement: According to Map No. 4808SC02861, dated 06/02/2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- VARIANCE REQUESTS:**
- No more than 2% of total driveway approaches will be located less than 40' from Residential-Residential street intersections. These driveways shall be located a minimum of 40' from Residential-Residential street intersections.

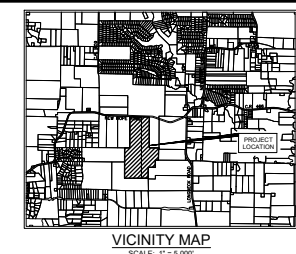
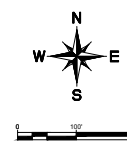
PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

ZONING CATEGORY (PD)

PRELIMINARY PLAT
FOR
PRINCETON 251
PRELIMINARY PLAT
1103 RESIDENTIAL LOTS / 45 OPEN SPACES
BEING 252.1987 ACRES
OUT OF THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 7411
IN THE
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

DEVELOPER		ENGINEER/SURVEYOR	
GRBK EDGEWOOD LLC 2400 DALLAS HWY, SUITE 400 PLANO, TX 75093 TEL: (972) 468-2112 CONTACT: Bobby L. Samuel II		Kimley-Horn 400 N. Chisholm Dr. Suite 105 Dallas, TX 75201 TEL: (972) 468-2112 CONTACT: BRENT L. MURPHY, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE
DATE	DATE	DATE	DATE
10/1/2020	10/1/2020	10/1/2020	10/1/2020

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LEGEND	
1/2\"	POINT OF BEGINNING
1/4\"	SECTION CORNER
1/8\"	1/4\" CORNER
1/16\"	1/8\" CORNER
1/32\"	1/16\" CORNER
1/64\"	1/32\" CORNER
1/128\"	1/64\" CORNER
1/256\"	1/128\" CORNER
1/512\"	1/256\" CORNER
1/1024\"	1/512\" CORNER
1/2048\"	1/1024\" CORNER
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P.5

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS ISSUED ONLY FOR THE SPECIFIC PURPOSE AND OBJECT FOR WHICH IT WAS PREPARED, BEARS OF NO IMPROPER RELIANCE ON THE DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION BY KIMLEY-HORN AND ASSOCIATES, INC. WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

FIELD DESCRIPTION TRACT 1

145.7283 ACRES

BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract Number 741, Collin County, Texas and being all that tract of land conveyed to FH Farm Venture, LLC according to the document filed of record in Instrument Number 2019012900080130, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.) also being all that tract of land conveyed to FH Farm Venture, LLC according to the document filed of record in Instrument Number 20170918001249530, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south line of F.M. Highway 1827 for the northwest corner of that tract of land conveyed to James Albert Lacy according to the document filed of record in Volume 5211, Page 2277, Deed Records, Collin County, Texas, (D.R.C.C.T.) same being common with the northeast corner of said FH Farm tract;

THENCE South 0°21'03" West, leaving said south line, with the west line of said Lacy tract same being common with the east line of said FH Farm tract, a distance of 5228.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the north line of that tract of land conveyed to William Virgil Tillery, III, according to the document filed of record in Instrument Number 20150506000525110, (D.R.C.C.T.) for the southwest corner of said Lacy tract and being common with the southwest corner of said FH Farm tract;

THENCE North 89°43'32" West, with the common line of said Tillery and FH Farm tracts a distance of 4359.16 feet to a 1/2" iron rod found for an interior "ell" corner of said Tillery tract and being common with the southwest corner of said FH Farm tract;

THENCE North 0°45'24" East, with a north-south line of said Tillery tract, same being common with the west line of said FH Farm tract, a distance of 1398.83 feet to an axle found on the most westerly northeast corner of said Tillery tract, the common southwest corner of that tract of land conveyed to Newind, LLC, according to the document filed of record in Instrument Number 2016062000773300 (O.P.R.C.C.T.) and being a common corner in the west line of said FH Farm tract;

THENCE North 0°29'56" East, leaving said common corner, with the common line of said Newind and FH Farm tracts, a distance of 1197.81 feet to a 1/2" iron rod with cap found in the south line of Tract II conveyed to Patel & Patel, LLC, according to the document filed of record in Instrument Number 2019071900056140 (O.P.R.C.C.T.), same being the common northeast corner of said Newind tract and being a common northeast corner of said FH Farm tract;

THENCE South 89°11'05" East, with said south line, same being common with a north line of said FH Farm tract, a distance of 428.11 feet to a 1/2" iron rod with cap found for the southeast corner of said Patel tract and being a common interior "ell" corner of said FH Farm tract;

THENCE North 0°29'55" East, with the east line of said Patel tract, same being common with a west line of said FH Farm tract, a distance of 2659.13 feet to a 1/2" iron rod with cap found in the south line of the above mentioned F.M. Highway 1827 for the northeast corner of said Patel tract and being the common northwest corner of said FH Farm tract;

THENCE South 88°24'00" East, with said south line, a distance of 992.48 feet to the POINT OF BEGINNING containing 145.7283 acres or 6,347,926 square feet of land, more or less.

FIELD DESCRIPTION TRACT 2

106.4704 ACRES

BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract Number 741, Collin County, Texas and being all that tract of land conveyed to James Albert Lacy according to the document filed of record in Volume 5211, Page 2277, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south line of F.M. Highway 1827 for the northwest corner of that tract of land conveyed to GRBK Edgewood, LLC according to the document filed of record in Instrument Number 2020122802325559, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being common with the northeast corner of said Lacy tract;

THENCE South 0°22'10" West, leaving said south line, with a west line of said GRBK Edgewood tract, same being common with an east line of said Lacy tract, a distance of 2620.74 feet to a 1/2" iron rod with plastic cap stamped "RPLS NO. 4701" found for a common corner of said tracts;

THENCE South 89°06'00" East, with a southerly line of said GRBK Edgewood tract, same being common with a northerly line of said Lacy tract, a distance of 835.61 feet to a 1/2" iron rod with plastic cap stamped "RPLS NO. 4701" found for a common corner of said tracts;

THENCE South 1°31'23" West, with a west line of said GRBK Edgewood tract, same being common with an east line of said Lacy tract, passing at a distance of 114.62 feet a 1/2" iron rod found for the southwest corner of said GRBK Edgewood tract, and being the common northwest corner of that tract of land conveyed to Patel & Patel, LLC, according to the document filed of record in Instrument Number 2019071900056140, continuing with the west line of said Patel tract, same being common with the east line of said Lacy tract, for a total distance of 1048.52 feet to a 1/2" iron rod with plastic cap stamped "RPLS NO. 4701" found for a common corner of said tracts;

THENCE continuing with the common lines of said Patel tract and Lacy tract the following four (4) courses and distances:

North 89°39'28" West, a distance of 263.31 feet to a 1/2" iron rod with plastic cap stamped "RPLS NO. 4701" found for a common corner of said tracts;

South 0°12'17" West, a distance of 611.58 feet to a 1/2" iron rod with plastic cap stamped "RPLS NO. 4701" found for a common corner of said tracts;

North 89°29'25" West, a distance of 606.06 feet to a 1/2" iron rod with plastic cap stamped "RPLS NO. 4701" found for a common corner of said tracts;

South 0°26'51" West, a distance of 926.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the west line of the above mentioned Patel tract for the northeast corner of that tract of land conveyed to William Virgil Tillery, III, according to the document filed of record in Instrument Number 20150506000525110, (D.R.C.C.T.) same being common with the southeast corner of said Lacy tract;

THENCE North 89°43'32" West, with the common line of said Tillery and Lacy tracts, a distance of 611.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the north line of said Tillery tract for the southeast corner of that tract of land conveyed to FH Farms Venture, LLC according to the document filed of record in Instrument Number 20170918001249530 (O.P.R.C.C.T.) and being the common southwest corner of said Lacy tract;

THENCE North 0°21'03" East, leaving the north line of said Tillery tract, with the common line of said FH Farm Venture and Lacy tracts, a distance of 5228.50 feet to a 1/2" iron rod found in the south line of the above mentioned F.M. Highway 1827 for the northeast corner of said FH Farm Venture tract and common northeast corner of said Lacy tract;

THENCE South 88°23'54" East, with the said south line, a distance of 667.99 feet to the POINT OF BEGINNING containing 106.4704 acres or 4,637,849 square feet of land, more or less.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK Edgewood LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as PRINCETON 251, an addition to City of Princeton, Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton, however, the streets and easements shown thereon. GRBK Edgewood LLC does hereby certify the following:

1. The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas and the City will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
2. The easements and public use areas, as shown are dedicated for the public use, including specifically for City of Princeton forever for the purposes indicated on the plat.
3. 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 City of Princeton.
4. City of Princeton is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
5. 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 the City and subject to offset specifications for any existing utilities.
6. City of Princeton 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.
7. City of Princeton 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 City, unless the repair, 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.

Witness, my hand this _____ day of _____, 2022.

GRBK EDGEWOOD LLC

A Texas limited liability company

By: _____

Name: Bobby L. Samuel

Title: Vice President

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on _____, 2022, by _____ of GRBK EDGEWOOD LLC, a Texas

limited liability company, on behalf of the limited liability company.

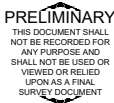
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone 469-501-2200



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public, State of Texas

NOTES:

1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1983).
3. All common areas are to be owned and maintained by the Property Owner's Association.
4. FLOOD STATEMENT: According to Community Panel No. 4808SC0285J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "Non-Shaded X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
6. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
7. Mail boxes shall meet USPS specifications.

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

ZONING CATEGORY (PD)

PRELIMINARY PLAT

FOR

PRINCETON 251

PRELIMINARY PLAT

1103 RESIDENTIAL LOTS / 45 OPEN SPACES

BEGING 252.1987 ACRES

OUT OF THE

THOMAS A. RHODES SURVEY, ABSTRACT NO. 7411

IN THE

CITY OF PRINCETON, COLLIN COUNTY, TEXAS

DEVELOPER GRBK EDGEWOOD LLC 2605 DALLAS HWY, SUITE 400 PLANO, TX 75093 TEL: (972) 468-2112 CONTACT: Bobby L. Samuel II		ENGINEER/SURVEYOR Kimley-Horn 400 N. Oklahoma Dr, Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: BRENT L. MURPHY, P.E.	
DESIGNED KHA	DRAWN JPT	CHECKED AND	SCALE AS SHOWN
DATE JAN. 2022		PROJECT NO. 20220111	

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS DEFINED BY THE PROFESSIONAL ENGINEERING ACT, AND IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND PURPOSE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE, MODIFICATION, OR ALTERATION OF THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION AND SIGNATURE OF KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.26	N0°20'12.00"E
L2	24.69	S89°51'24.00"E
L3	25.00	N89°51'24.00"W
L4	68.20	N45°08'36.00"E
L5	47.68	N65°26'18.71"E
L6	101.86	S01°2'29.29"W
L7	7.97	S49°46'50.20"E
L8	25.00	N25°43'36.23"E
L9	25.00	S39°31'26.83"E
L10	7.79	S02°1'40.85"W
L13	29.45	S88°55'07.72"E
L14	108.50	S88°55'07.72"E
L15	108.81	N88°55'07.72"W
L16	108.81	S88°55'07.72"E
L17	25.00	N89°39'48.00"W
L18	25.00	N0°21'55.82"E
L19	125.00	S89°45'59.99"E
L20	73.43	S02°1'29.46"W
L22	73.92	N0°20'12.00"E
L23	96.23	N0°20'12.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L24	25.00	N89°38'31.00"W
L25	25.14	N36°20'22.15"E
L28	47.80	N1°35'41.87"E
L29	103.42	S88°25'00.24"E
L30	59.10	S69°59'36.10"E
L31	19.13	N1°35'00.02"E
L32	144.77	N89°38'04.29"W
L36	41.68	N89°38'04.17"W
L38	25.00	N0°21'55.82"E
L39	25.00	S66°26'30.97"W
L40	152.65	S0°08'36.00"W
L41	285.00	S89°51'24.00"E
L42	396.58	S89°51'24.00"E
L43	285.03	S38°33'14.95"E
L44	433.02	N65°28'18.71"E
L45	262.31	N1°04'50.58"E
L46	280.00	N1°04'53.67"E
L47	280.10	S38°33'14.95"E
L48	280.35	N54°04'07.94"W
L49	197.93	N0°21'40.85"E

LINE TABLE		
LINE	LENGTH	BEARING
L50	293.38	N0°21'40.85"E
L51	159.16	S89°38'18.15"E
L52	280.00	S45°45'42.64"W
L53	280.00	S45°45'42.64"W
L54	280.00	S45°45'42.64"W
L55	204.72	S45°45'42.64"W
L56	265.30	N78°53'41.38"W
L57	232.28	S24°33'41.29"E
L58	324.44	S01°2'29.29"W
L59	141.44	S01°2'29.29"W
L60	169.36	S89°49'18.50"E
L61	808.10	N1°04'52.28"E
L62	280.00	N88°55'07.72"W
L63	247.37	N0°21'58.96"E
L64	560.00	N0°21'29.00"E
L65	560.00	N0°21'29.00"E
L66	201.09	N0°21'29.00"E
L67	364.52	N0°21'29.00"E
L68	206.28	S0°20'12.00"W
L69	187.75	S89°38'04.18"E

LINE TABLE		
LINE	LENGTH	BEARING
L70	180.00	S89°32'33.76"E
L71	280.00	S89°38'04.18"E
L72	175.62	N89°06'13.55"W
L73	279.71	N0°21'29.00"E
L74	343.60	N0°21'29.00"E
L75	280.00	S89°38'04.18"E
L76	280.00	S89°38'04.18"E
L77	343.60	N0°21'29.00"E
L78	280.00	N0°21'27.41"E
L79	559.86	N0°21'29.80"E
L80	351.23	N89°38'31.00"W
L81	380.00	N89°37'39.39"W
L82	180.07	N89°38'04.18"W
L83	280.00	N0°21'29.00"E
L84	280.00	N0°21'29.00"E
L85	280.00	N0°21'29.00"E
L86	280.00	N0°21'29.00"E
L87	731.41	N89°38'04.18"W
L88	280.00	N0°21'55.82"E
L89	174.37	N0°21'55.82"E

LINE TABLE		
LINE	LENGTH	BEARING
L91	180.00	N89°37'09.65"W
L92	180.00	N89°37'09.65"W
L93	280.00	N89°38'04.18"W
L95	731.41	N89°38'04.18"W
L96	731.52	N89°38'30.99"W
L97	180.00	N89°36'15.32"W
L98	180.00	N89°40'46.68"W
L99	279.93	N89°36'19.63"W
L100	362.24	N0°21'29.00"E
L101	141.14	N0°21'25.85"E
L102	189.04	N0°21'31.36"E
L103	89.20	N49°58'40.59"E
L104	427.48	S88°24'59.98"E
L105	280.06	S02°1'55.82"W
L106	338.83	S02°1'55.82"W
L107	41.68	N89°38'03.75"W
L108	180.00	N64°33'11.05"W
L109	180.00	N64°33'11.05"W
L112	326.41	S88°24'59.98"E
L113	171.82	S1°35'00.02"W

LINE TABLE		
LINE	LENGTH	BEARING
L114	280.02	S88°55'04.98"E
L115	180.01	S88°55'04.98"E
L116	312.56	S01°2'29.29"W
L117	280.00	S89°54'46.18"W
L118	280.00	S88°55'07.72"E
L119	808.10	N1°04'52.28"E
L120	280.00	N1°04'52.28"E
L121	280.00	N1°04'52.28"E
L122	170.63	N60°21'13.94"E
L123	560.00	N0°21'55.82"E
L124	206.84	N0°20'16.39"E
L125	678.64	N0°21'29.00"E
L126	280.06	N0°21'29.00"E
L127	222.21	S88°24'59.98"E
L128	259.57	S88°24'59.88"E
L129	280.00	N0°22'49.45"E
L130	237.50	N0°20'52.59"E
L131	355.00	S89°38'04.18"E
L132	235.46	S89°38'04.18"E
L133	375.35	S88°55'07.72"E

LINE TABLE		
LINE	LENGTH	BEARING
L134	280.00	S88°55'07.72"E
L135	409.79	S1°04'52.28"W
L136	150.21	S1°04'52.28"W
L137	280.00	N88°55'07.72"W
L138	280.00	N88°55'07.72"W
L139	388.81	N88°55'07.72"W
L140	668.81	N88°55'07.72"W
L141	136.92	N0°21'29.00"E
L142	279.95	N0°21'29.00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	250.00'	196.35'	S22°21'24"E	191.34'	45°00'00"	103.55'
C2	250.00'	196.35'	S67°21'24"E	191.34'	45°00'00"	103.55'
C3	865.00'	540.29'	N18°02'14"E	531.55'	35°47'16"	279.29'
C4	865.00'	245.14'	N44°02'59"E	244.32'	16°41'44"	123.39'
C6	580.00'	530.24'	S26°20'00"W	511.97'	52°22'48"	285.27'
C7	300.00'	279.53'	N26°50'11"E	269.53'	53°23'10"	150.84'
C8	300.00'	62.36'	N59°29'03"E	62.24'	11°54'32"	31.29'
C11	500.00'	220.08'	N52°49'44"E	218.31'	25°37'09"	111.85'
C12	500.00'	323.85'	N21°39'51"E	318.22'	37°06'37"	167.83'
C13	500.00'	17.70'	N2°05'43"E	17.70'	2°01'41"	8.85'
C16	500.00'	9.65'	N53°30'59"W	9.65'	1°06'19"	4.82'
C17	500.00'	465.35'	N26°18'04"W	448.73'	53°19'30"	251.06'
C18	1155.00'	293.11'	S43°12'21"W	292.32'	14°32'26"	147.35'
C19	500.00'	75.56'	S50°05'27"W	75.48'	8°39'29"	37.85'
C20	500.00'	407.41'	S77°45'45"W	396.23'	46°41'07"	215.78'
C21	300.00'	56.25'	N84°16'00"W	56.17'	10°44'38"	28.21'
C29	600.00'	374.72'	S70°57'42"E	373.67'	13°22'37"	188.22'
C30	300.00'	129.69'	S12°01'36"E	128.69'	24°46'11"	65.88'
C38	1040.00'	544.62'	S14°38'39"E	538.42'	30°00'15"	278.71'
C39	1040.00'	264.87'	S36°56'32"E	264.15'	14°35'31"	133.15'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C40	1040.00'	811.02'	S66°34'43"E	790.62'	44°40'50"	427.39'
C41	760.00'	592.67'	N66°34'43"W	577.76'	44°40'50"	312.32'
C42	759.82'	591.02'	N21°57'26"W	576.24'	44°34'03"	311.37'
C43	500.00'	218.94'	N12°54'09"E	217.20'	25°05'20"	111.25'
C44	500.00'	181.77'	N35°51'41"E	180.77'	20°49'44"	91.90'
C45	500.00'	229.24'	N33°08'28"E	227.24'	26°16'09"	116.67'
C46	500.00'	160.67'	N10°48'03"E	159.98'	18°24'42"	81.03'
C51	300.00'	89.34'	N8°53'50"E	89.01'	17°03'49"	45.01'
C52	300.00'	16.40'	N68°20'48"W	16.40'	37°07'56"	8.20'
C53	300.00'	103.26'	N79°46'25"W	102.75'	19°43'18"	52.15'
C58	680.00'	297.76'	N12°54'09"E	295.39'	25°05'20"	151.31'
C59	680.00'	129.28'	N30°53'36"E	129.08'	10°53'33"	64.83'
C60	300.00'	181.98'	N18°57'41"E	179.21'	34°45'22"	93.89'
C61	320.00'	140.12'	N12°54'09"E	139.01'	25°05'20"	71.20'
C62	320.00'	137.01'	N37°42'45"E	135.96'	24°31'52"	69.57'
C63	350.00'	76.02'	N43°45'20"E	75.87'	12°26'41"	38.16'
C64	350.00'	219.61'	N19°33'30"E	216.02'	35°57'00"	113.55'
C69	300.00'	185.24'	S70°43'40"E	182.31'	35°22'41"	95.68'
C72	250.00'	218.12'	S24°47'10"E	211.26'	49°59'19"	116.55'
C73	1320.00'	1035.07'	S66°27'17"E	1008.75'	44°55'41"	545.79'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C75	500.01'	126.94'	N83°50'38"E	126.60'	14°32'46"	63.81'
C76	500.00'	126.63'	N83°49'34"E	126.29'	14°30'37"	63.65'
C82	300.00'	96.46'	S79°21'18"E	96.05'	18°25'24"	48.65'
C83	1480.00'	588.95'	N78°14'04"W	585.07'	22°48'00"	298.42'
C84	300.00'	119.42'	N78°14'17"W	118.63'	22°48'27"	60.51'
C85	300.00'	135.98'	S76°38'57"E	134.82'	25°58'14"	69.18'
C86	300.00'	132.23'	S76°17'29"E	131.17'	25°15'18"	67.21'
C87	480.00'	374.32'	N66°34'43"W	364.90'	44°40'50"	197.26'
C88	480.00'	173.25'	N33°53'53"W	172.31'	20°04'48"	87.58'
C89	200.00'	155.96'	N66°34'43"W	152.04'	44°40'50"	82.19'
C90	200.00'	155.67'	N21°56'24"W	151.77'	44°35'46"	82.02'

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

ZONING CATEGORY (PD)

PRELIMINARY PLAT FOR PRINCETON 251 PRELIMINARY PLAT 1103 RESIDENTIAL LOTS / 45 OPEN SPACES BEING 252.1987 ACRES OUT OF THE THOMAS A. RHODES SURVEY, ABSTRACT NO. 7411 IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS						
DEVELOPER GRUBB EDDYWOOD LLC 2605 DALLAS HWY, SUITE 400 PLANO, TX 75093 TEL: (972) 468-2112 CONTACT: Bobby L. Samuel II	ENGINEER/SURVEYOR Kimley-Horn 400 N. Oaklawn Dr. Suite 105 Celina, TX 75009 TEL: (800) 521-2200 CONTACT: BRENT L. MURPHY, P.E.					
DESIGNED RVA	DRAWN TPT	CHECKED RVA	SCALE AS SHOWN	DATE JAN. 2022	PROJECT NO. 20220111	P-8

PHASE 1 SUMMARY			PHASE 3 SUMMARY		
60' WIDE & 7,000 SF	7	60' WIDE & 7,000 SF	13		
50' WIDE & 5,700 SF	80	50' WIDE & 5,700 SF	144		
40' WIDE & 4,000 SF	184	40' WIDE & 4,000 SF	236		
	271	Total	286		
PHASE 2 SUMMARY			PHASE 4 SUMMARY		
60' WIDE & 7,000 SF	0	60' WIDE & 7,000 SF	96		
50' WIDE & 5,700 SF	109	50' WIDE & 5,700 SF	75		
40' WIDE & 4,000 SF	161	40' WIDE & 4,000 SF	105		
	270	Total	276		
OVERALL SUMMARY			10.52% Overall Lots		
60' WIDE & 7,000 SF	116	41.34% Remaining 40x50x			
50' WIDE & 5,700 SF	408	41.34% Remaining 40x50x			
40' WIDE & 4,000 SF	578	48.66% Remaining 40x50x			
GRAND TOTAL:	1103				

PHASE 1

Block Name	Lot Number	Lot Width	Lot Area (SF)
V	1	50.86	2780.63
V	2	60.00	6689.24
V	3	60.00	6687.77
V	4	60.00	6686.80
V	5	60.00	6686.80
V	6	60.00	6686.80
V	7	60.00	6686.80
V	8	60.00	6686.80
V	9	60.00	6686.80
V	10	60.00	6686.80
V	11	60.00	6686.80
V	12	60.00	6686.80
V	13	60.00	6686.80
V	14	60.00	6686.80
V	15	60.00	6686.80
V	16	60.00	6686.80
V	17	60.00	6686.80
V	18	60.00	6686.80
V	19	60.00	6686.80
V	20	60.00	6686.80
V	21	60.00	6686.80
V	22	60.00	6686.80
V	23	60.00	6686.80
V	24	60.00	6686.80
V	25	60.00	6686.80
V	26	60.00	6686.80
V	27	60.00	6686.80
V	28	60.00	6686.80
V	29	60.00	6686.80
V	30	60.00	6686.80
V	31	60.00	6686.80
V	32	60.00	6686.80
V	33	60.00	6686.80
V	34	60.00	6686.80
V	35	60.00	6686.80
V	36	60.00	6686.80
V	37	60.00	6686.80
V	38	60.00	6686.80
V	39	60.00	6686.80
V	40	60.00	6686.80
V	41	60.00	6686.80
V	42	60.00	6686.80
V	43	60.00	6686.80
V	44	60.00	6686.80
V	45	60.00	6686.80
V	46	60.00	6686.80
V	47	60.00	6686.80
V	48	60.00	6686.80
V	49	60.00	6686.80
V	50	60.00	6686.80
V	51	60.00	6686.80
V	52	60.00	6686.80
V	53	60.00	6686.80
V	54	60.00	6686.80
V	55	60.00	6686.80
V	56	60.00	6686.80
V	57	60.00	6686.80
V	58	60.00	6686.80
V	59	60.00	6686.80
V	60	60.00	6686.80
V	61	60.00	6686.80
V	62	60.00	6686.80
V	63	60.00	6686.80
V	64	60.00	6686.80
V	65	60.00	6686.80
V	66	60.00	6686.80
V	67	60.00	6686.80
V	68	60.00	6686.80
V	69	60.00	6686.80
V	70	60.00	6686.80
V	71	60.00	6686.80
V	72	60.00	6686.80
V	73	60.00	6686.80
V	74	60.00	6686.80
V	75	60.00	6686.80
V	76	60.00	6686.80
V	77	60.00	6686.80
V	78	60.00	6686.80
V	79	60.00	6686.80
V	80	60.00	6686.80
V	81	60.00	6686.80
V	82	60.00	6686.80
V	83	60.00	6686.80
V	84	60.00	6686.80
V	85	60.00	6686.80
V	86	60.00	6686.80
V	87	60.00	6686.80
V	88	60.00	6686.80
V	89	60.00	6686.80
V	90	60.00	6686.80
V	91	60.00	6686.80
V	92	60.00	6686.80
V	93	60.00	6686.80
V	94	60.00	6686.80
V	95	60.00	6686.80
V	96	60.00	6686.80
V	97	60.00	6686.80
V	98	60.00	6686.80
V	99	60.00	6686.80
V	100	60.00	6686.80

Block Name	Lot Number	Lot Width	Lot Area (SF)
T	1	50.00	5750.00
T	2	50.00	5750.00
T	3	50.00	5750.00
T	4	50.00	5750.00
T	5	50.00	5750.00
T	6	50.00	5750.00
T	7	50.00	5750.00
T	8	50.00	5750.00
T	9	50.00	5750.00
T	10	50.00	5750.00
T	11	50.00	5750.00
T	12	50.00	5750.00
T	13	50.00	5750.00
T	14	50.00	5750.00
T	15	50.00	5750.00
T	16	50.00	5750.00
T	17	50.00	5750.00
T	18	50.00	5750.00
T	19	50.00	5750.00
T	20	50.00	5750.00
T	21	50.00	5750.00
T	22	50.00	5750.00
T	23	50.00	5750.00
T	24	50.00	5750.00
T	25	50.00	5750.00
T	26	50.00	5750.00
T	27	50.00	5750.00
T	28	50.00	5750.00
T	29	50.00	5750.00
T	30	50.00	5750.00
T	31	50.00	5750.00
T	32	50.00	5750.00
T	33	50.00	5750.00
T	34	50.00	5750.00
T	35	50.00	5750.00
T	36	50.00	5750.00
T	37	50.00	5750.00
T	38	50.00	5750.00
T	39	50.00	5750.00
T	40	50.00	5750.00
T	41	50.00	5750.00
T	42	50.00	5750.00
T	43	50.00	5750.00
T	44	50.00	5750.00
T	45	50.00	5750.00
T	46	50.00	5750.00
T	47	50.00	5750.00
T	48	50.00	5750.00
T	49	50.00	5750.00
T	50	50.00	5750.00
T	51	50.00	5750.00
T	52	50.00	5750.00
T	53	50.00	5750.00
T	54	50.00	5750.00
T	55	50.00	5750.00
T	56	50.00	5750.00
T	57	50.00	5750.00
T	58	50.00	5750.00
T	59	50.00	5750.00
T	60	50.00	5750.00
T	61	50.00	5750.00
T	62	50.00	5750.00
T	63	50.00	5750.00
T	64	50.00	5750.00
T	65	50.00	5750.00
T	66	50.00	5750.00
T	67	50.00	5750.00
T	68	50.00	5750.00
T	69	50.00	5750.00
T	70	50.00	5750.00
T	71	50.00	5750.00
T	72	50.00	5750.00
T	73	50.00	5750.00
T	74	50.00	5750.00
T	75	50.00	5750.00
T	76	50.00	5750.00
T	77	50.00	5750.00
T	78	50.00	5750.00
T	79	50.00	5750.00
T	80	50.00	5750.00
T	81	50.00	5750.00
T	82	50.00	5750.00
T	83	50.00	5750.00
T	84	50.00	5750.00
T	85	50.00	5750.00
T	86	50.00	5750.00
T	87	50.00	5750.00
T	88	50.00	5750.00
T	89	50.00	5750.00
T	90	50.00	5750.00
T	91	50.00	5750.00
T	92	50.00	5750.00
T	93	50.00	5750.00
T	94	50.00	5750.00
T	95	50.00	5750.00
T	96	50.00	5750.00
T	97	50.00	5750.00
T	98	50.00	5750.00
T	99	50.00	5750.00
T	100	50.00	5750.00

Block Name	Lot Number	Lot Width	Lot Area (SF)
U	1	64.62	7508.10
U	2	64.62	7508.10
U	3	64.62	7508.10
U	4	64.62	7508.10
U	5	64.62	7508.10
U	6	64.62	7508.10
U	7	64.62	7508.10
U	8	64.62	7508.10
U	9	64.62	7508.10
U	10	64.62	7508.10
U	11	64.62	7508.10
U	12	64.62	7508.10
U	13	64.62	7508.10
U	14	64.62	7508.10
U	15	64.62	7508.10
U	16	64.62	7508.10
U	17	64.62	7508.10
U	18	64.62	7508.10
U	19	64.62	7508.10
U	20	64.62	7508.10
U	21	64.62	7508.10
U	22	64.62	7508.10
U	23	64.62	7508.10
U	24	64.62	7508.10
U	25	64.62	7508.10
U	26	64.62	7508.10
U	27	64.62	7508.10
U	28	64.62	7508.10
U	29	64.62	7508.10
U	30	64.62	7508.10
U	31	64.62	7508.10
U	32	64.62	7508.10
U	33	64.62	7508.10
U	34	64.62	7508.10
U	35	64.62	7508.10
U	36	64.62	7508.10
U	37	64.62	7508.10
U	38	64.62	7508.10
U	39	64.62	7508.10
U	40	64.62	7508.10
U	41	64.62	7508.10
U	42	64.62	7508.10
U	43	64.62	7508.10
U	44	64.62	7508.10
U	45	64.62	7508.10
U	46	64.62	7508.10
U	47	64.62	7508.10
U	48	64.62	7508.10
U	49	64.62	7508.10
U	50	64.62	7508.10
U	51	64.62	7508.10
U	52	64.62	7508.10
U	53	64.62	7508.10
U	54	64.62	7508.10
U	55	64.62	7508.10
U	56	64.62	7508.10
U	57	64.62	7508.10
U	58	64.62	7508.10
U	59	64.62	7508.10
U	60	64.62	7508.10
U	61	64.62	7508.10
U	62	64.62	7508.10
U	63	64.62	7508.10
U	64	64.62	7508.10
U	65	64.62	7508.10
U	66	64.62	7508.10
U	67	64.62	7508.10
U	68	64.62	7508.10
U	69	64.62	7508.10
U	70	64.62	7508.10
U	71	64.62	7508.10
U	72	64.62	7508.10
U	73	64.62	7508.10
U	74	64.62	7508.10

Block Name	Lat Number	Lat Number	Lat Width	Lat Area (°)	N	
L	27	40.00	4600.00		N	
	28	40.00	4600.00		N	
	29	40.00	4600.00		N	
	30	40.00	4600.00		N	
	31	40.00	4600.00		N	
	32	40.00	4600.00		N	
	33K-HDA	40.00	12582.91		N	
K	1	51.17	6900.00		N	
	2	55.17	5984.65		N	
	3	55.17	5984.65		N	
	4	55.17	5984.65		N	
	5	55.17	5984.65		N	
	6	55.17	5984.65		N	
	7	55.17	5984.65		N	
	8	55.17	5984.65		N	
	9	55.17	5984.65		N	
	10	55.17	5984.65		N	
J	11	55.17	5984.65		N	
	12	55.17	5984.65		N	
	13	55.17	5984.65		N	
	14	55.17	5984.65		N	
	15K-HDA	59.84	4235.35		N	
	J	8	28.49	7659.57		N
		9	49.07	8672.06		N
		10	49.07	8434.18		N
		11	49.07	7123.19		N
		12	49.07	7619.79		N
13		49.07	7188.68		N	
14		49.07	5984.10		N	
15		49.07	5920.19		N	
16		49.07	5935.75		N	
17		64.96	10538.36		N	
I	18	40.69	8215.32		N	
	19	44.64	8957.21		N	
	I	1K-HDA	49.74	7514.77		N
		2	49.07	6270.06		N
		3	49.07	6270.06		N
		4	53.35	8149.44		N
		5	60.01	6796.39		N
		6	55.07	6641.70		N
		7	62.50	6623.23		N
		8	49.85	9915.10		N
KK		1	45.94	4876.83		Q
		2	45.94	4873.13		Q
	3	45.94	4869.74		Q	
	4	45.94	4869.74		Q	
	5	45.94	4869.74		Q	
	6	45.94	4869.74		Q	
	7	45.94	4869.74		Q	
	8	45.94	4869.74		Q	
	9	45.94	4869.74		Q	
	10	45.94	4869.74		Q	
KK	11	45.94	4869.74		Q	
	12	43.55	4817.17		Q	
	13	40.00	4600.00		Q	
	14	40.00	4600.00		Q	
	15	40.00	4600.00		Q	
	16	40.00	4600.00		Q	
	17	40.00	4600.00		Q	
	18	40.00	4600.00		Q	
	19	40.00	4600.00		Q	
	20	50.00	5845.58		Q	
KK	38K-HDA	15.56	2137.12		Q	
	RR	1	50.00	8603.95		Q
		2	50.00	7196.12		Q
		3	50.00	7194.67		Q
		4	50.00	7168.14		Q
		5	51.91	7127.45		Q
		6	34.85	13709.88		Q
		7	51.24	14109.31		Q
		8	50.00	7722.08		Q
		9	50.00	5898.98		Q
10		50.00	5898.98		Q	
RR	11	50.00	5853.42		Q	
	12K-HDA	38.82	5665.64		Q	

PHASE 4

PP	1	49.26	5907.57
PP	2	49.26	5907.57
PP	3	49.26	5907.57
PP	4	49.26	5907.57
PP	5	49.26	5907.57
PP	6	49.26	5907.57
PP	7	49.26	5907.57
PP	8	49.26	5907.57
PP	9	49.26	5907.57
PP	10	49.26	5907.57
PP	11	49.26	5907.57
PP	12	49.26	5907.57
PP	13	49.26	5907.57
PP	14	49.26	5907.57
PP	15	49.26	5907.57
PP	16	49.26	5907.57
PP	17	49.26	6580.62
PP	18	48.56	8415.80
PP	19	74.32	8894.03
PP	20	62.59	8656.38
PP	21	62.51	6318.36
PP	22	62.51	6318.36
PP	23	62.51	6318.36
PP	24	62.51	6318.36
PP	25	62.51	6318.36
PP	26	62.51	6318.36
PP	27	62.51	6318.36
PP	28	82.05	1981.74
PP	29	62.59	8415.80
PP	30	64.77	7669.00
PP	31	63.84	7369.94
PP	32	63.84	7369.94
PP	33	63.84	7369.94
PP	34	63.84	7369.94
PP	35	50.76	9917.68
PP	36	41.24	13350.59
PP	37	255.07	39860.94
SS	1	17.67	6650.29
SS	2	17.66	1443.93
SS	3	17.64	5159.19
SS	4	39.25	4600.00
SS	5	40.00	4600.00
SS	6	40.00	4600.00
SS	7	40.00	4600.00
SS	8	40.00	4600.00
SS	9	40.00	4600.00
SS	10	50.00	6822.19
SS	11	49.90	687.25
SS	12	50.00	5750.00
SS	13	50.00	5750.00
SS	14	50.00	5750.00
SS	15	50.00	5750.00
SS	16	50.00	5750.00
SS	17	50.00	5750.00
SS	18	64.78	6937.29
SS	19	76.29	6919.35
SS	20	31.93	8039.36
MM	1K-H04	50.10	9510.72
MM	3	50.00	5750.00
MM	4	50.00	5750.00
MM	5	50.00	5750.00
MM	6	50.00	5750.00
MM	7	50.00	5750.00
MM	8	50.00	5750.00
MM	9	50.00	5750.00
MM	10	65.22	7712.43
MM	11	49.98	7727.47
MM	12	40.00	4600.00
MM	13	40.00	4600.00
MM	14	40.00	4600.00
MM	15	40.00	4600.00
MM	16	40.00	4600.00
MM	17	40.00	4600.00
MM	18	40.00	4600.00
MM	19	40.00	4600.00
MM	20	40.00	4600.00
MM	21	40.00	4600.00

Block Name	Lat (number)	Lat Width	Lat Area (SF)
A	1	50.00	5080.71
A	2	50.00	5082.84
A	3	52.76	5531.37
A	4	35.49	9037.48
A	5	34.84	17959.47
A	6	54.34	7813.40
A	7	50.00	5084.28
A	8	50.00	5070.41
A	9	50.00	5076.40
A	10	50.00	5082.84
A	11	50.00	5086.83
A	12	50.00	5094.96
A	13	50.00	6003.09
A	14	50.00	6007.00
A	15	50.00	6031.36
A	16	52.00	6034.67
A	17	50.00	6025.46
A	18	50.00	6030.03
A	19	50.00	6037.95
A	20	50.00	6044.88
A	21	50.00	6049.83
A	22	50.00	6056.31
A	23	50.00	6062.44
A	24	50.00	6071.54
A	25X-HOA	184.37	23483.85
A	26	40.00	4877.38
A	27	40.00	4882.10
A	28	40.00	4884.44
A	29	40.00	4889.16
A	30	40.00	4894.00
A	31	40.00	4897.05
A	32	40.00	4900.98
A	33	40.00	4903.38
A	34	40.00	4909.86
A	35	40.00	4912.76
A	36	40.00	4916.69
A	37	40.00	4919.43
A	38	40.00	4924.74
A	39	40.38	4935.66
A	40	40.00	4981.53
A	41	40.00	5148.11
A	42	40.52	4950.21
A	43	40.00	4600.00
A	44	40.00	4600.00
A	45	40.00	4600.00
A	46	50.00	6050.70
A	47	50.03	6863.47
A	48	40.00	4600.00
A	49	40.00	4600.00
A	50	40.00	7146.77
A	51	40.52	4900.09
A	52X-HOA	32.80	7146.77
A	53	30.01	13755.21
A	54	29.88	4971.33
A	55	40.38	4966.07
A	56	40.00	4967.43
A	57	40.00	4971.36
A	58	40.00	4975.78
A	59	40.00	4979.21
A	60	40.00	4983.14
A	61	40.00	4987.06
A	62	40.00	4990.99
A	63	40.00	4994.92
A	64	40.00	5000.87
A	65	40.00	5000.79
A	66	40.00	4903.95
A	67	40.00	4600.00
A	68	49.52	6841.45
A	69	40.00	5304.01
A	70	40.00	4819.10
A	71	40.00	4831.85
A	72	40.00	4844.31
A	73	22.64	7541.66
A	74	30.47	13255.58
A	75	50.03	6835.19
A	76	40.00	4600.00
A	77X-HOA	257.92	344246.34
A	78X-HOA	20.00	7943.47

J	1	30.00	7517.69
J	2	30.00	9563.02
J	3	28	9448
J	4	40.00	5100.00
J	5	40.00	5100.00
J	6	40.00	5100.00
J	7	50.01	7597.04
T	1	54.50	7725.51
T	2	50.00	7079.00
T	3	50.00	5750.00
T	9	43.15	19043.39
T	10	47.05	6518.00
T	11	42.58	5843.30
T	12	50.00	3750.00
T	13	50.00	3750.00
T	14	49.58	6942.64
Q	1	50.00	6508.19
Q	2	50.00	6149.29
Q	3	50.00	5991.14
Q	4	50.00	5892.01
Q	5	50.00	3793.10
Q	6	50.00	3750.00
Q	7	50.00	3750.00
Q	8	50.00	5750.00
Q	9	50.00	5750.00
Q	10	50.00	3750.00
Q	11	50.00	3750.00
Q	12	49.75	5904.63
Q	24K+HOA	8.67	2327.30
BB		IK-HOA	131.46 62168.17
N	1	50.00	6849.30
N	2	40.00	4600.00
N	3	40.00	4600.00
N	4	40.00	4600.00
N	5	40.00	4600.00
N	6	40.00	4600.00
N	7	40.00	4600.00
N	8	40.00	4600.00
N	9	40.00	4600.00
N	10	40.00	4600.00
N	11	40.00	4600.00
N	12K+HOA	46.00	8386.12
L	1K-HOA	20.12	2764.50
L	2	40.00	4600.00
L	3	40.00	4600.00
L	4	40.00	4600.00
L	5	40.00	4600.00
L	6	40.00	4600.00
L	7	40.00	4600.00
L	8	40.00	4600.00
L	9	40.00	4600.00
L	10	40.00	4600.00
L	11	40.00	4600.00
L	12	40.00	4600.00
L	13	40.00	4600.00
L	14	40.00	4600.00
L	15	40.00	4623.76
L	16	30.00	7713.37
L	17	30.00	9556.70
L	18	32.58	5857.43
L	19	40.52	4905.17
L	20	40.00	4600.00
L	21	40.00	4600.00
L	22	40.00	4600.00
L	23	50.00	6849.30
L	24	47.50	6553.06
L	25	40.00	4600.00
L	26	40.00	4600.00

M	1	50.00	6649.30
M	2	40.00	4600.00
M	3	40.00	4600.00
M	4	40.00	4600.00
M	5	40.00	4600.00
M	6	40.00	4600.00
M	7	7X-HK4	33.61 7639.46
M	8	40.00	4600.00
M	9	40.00	4600.00
M	10	40.00	4600.00
M	11	40.00	4600.00
M	12	40.00	4600.00
M	13	40.00	6847.68
H	1	40.78	14564.95
H	2	94.09	12859.27
H	3	103.91	12859.27
H	4	55.92	9211.57
H	5	60.00	7200.00
H	6	60.00	7200.00
H	7	60.00	7200.00
H	8	63.18	7751.94
H	9	75.02	7905.68
G	1	88.72	9133.49
G	2	60.00	7200.00
G	3	60.00	7200.00
G	4	60.00	7200.00
G	5	54.83	7116.46
G	6	57.76	7489.51
F	1	75.02	8792.24
F	2	75.02	8465.59
F	3	75.02	8516.61
F	4	75.02	7865.12
F	5	88.69	9181.90
F	6	40.72	14783.46
F	7	41.34	15477.68
E	1	78.73	8790.44
E	2	65.51	7444.73
E	3	65.51	7444.73
E	4	62.82	7326.79
E	5	39.40	7108.34
E	6	55.18	8251.39
E	7	58.77	7511.67
E	8	58.05	7211.65
E	9	67.89	8898.04
D	1	79.63	8916.07
D	2	67.66	7319.06
D	3	67.66	7319.06
D	4	67.66	7319.06
D	5	67.66	7319.06
D	6	67.66	7319.06
D	7	67.66	7319.06
D	8	67.66	7319.06
D	9	67.66	7319.06
D	10	82.18	8789.88
D	11	57.77	7485.27
D	12	48.38	6993.38
D	13	48.40	6994.48
D	14	48.40	6994.48
D	15	48.40	6994.48
D	16	48.40	6994.48
D	17	48.40	6994.48
D	18	48.40	6994.48
D	19	48.40	6994.48
D	20	48.38	7432.12
C	1	68.57	7881.07
C	2	60.33	6219.52
C	3	60.33	6219.52
C	4	60.33	6219.52
C	5	60.33	6219.52
C	6	60.33	6219.52
C	7	77.61	7762.15
C	8	55.08	7905.12
C	9	47.05	6758.27
C	10	47.05	6758.27
C	11	47.05	6758.27

8	1	60.00	7126.66
8	2	54.07	8759.18
8	3	40.35	11950.49
8	4	43.60	9727.61
8	5	60.00	7659.37
8	6	60.00	7662.13
8	7	60.00	7657.60
8	8	60.00	7676.10
8	9	60.00	7684.50
8	10	60.00	7702.26
8	11	60.00	7729.91
8	12	59.19	8727.61
8	13	57.76	8861.70
8	14	57.96	9905.29
8	15	57.76	11341.57
8	16	57.76	14341.14
8	17	57.76	17264.77
8	18	57.76	12166.36
8	19	57.76	8362.80
8	20	56.35	7799.00
8	21	60.00	7700.00
8	22	60.00	7200.00
8	23	60.00	7000.00
8	24	74.24	9436.67
8	25	55.44	8988.71
8	26	58.86	7513.31
8	27	58.67	7514.68
8	28	59.96	11029.53
8	29	116.48	10950.96
8	30	303.68	9098.06
8	31	303.68	9125.29
8	32	51.74	17195.81
8	33	41.24	18457.00
8	34	41.24	14251.71
8	35	41.24	18320.01
8	36	41.24	24390.53
8	37	53.77	10709.81
8	38	60.00	8045.50
8	39	58.78	8085.32
8	40	55.72	9703.53
8	41	50.16	16326.72
8	42	41.14	14348.21
8	43	41.14	18379.96
8	44	41.14	11544.62
8	45	51.63	14963.37
8	46	54.71	6901.06
8	47	60.01	7215.59
8	48	60.01	7217.48
8	49	60.01	7231.39
8	50	60.01	7238.63
8	51	60.01	7244.01
8	52	60.01	7256.14
8	53	60.01	7264.71
8	54	60.01	7277.60
8	55	60.01	7281.06
8	56	50.00	6073.45
8	57	50.00	6078.64
8	58	50.00	6084.96
8	59	43.56	7281.06
8	60	35.11	14337.76
8	61	35.11	9671.81
8	62	35.11	8827.13
8	63	35.02	7723.20

PRELIMINARY PLAT LOT TABLE

PRINCETON 251

1103 RESIDENTIAL LOTS / 45 OPEN SPACES

OUT OF THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 7411

Y OF PRINCETON, COLLIN COUNTY, TEX

U.S.		ENGINEER/SURVEYOR
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400 N. Oklahoma Dr. S

Tel: (469) 501-2200
Contact: BRENT L. MU

OWN	CHECKED	SCALE	DATE	KR PROJEC
PT	AND	AS SHOWN	JAN. 2022	0632281

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

TEGORY (PD)

PLAT LOT TABLE

FOR
ITEM 254

PRIMARY PLAT

2.1987 ACRES
OF THE

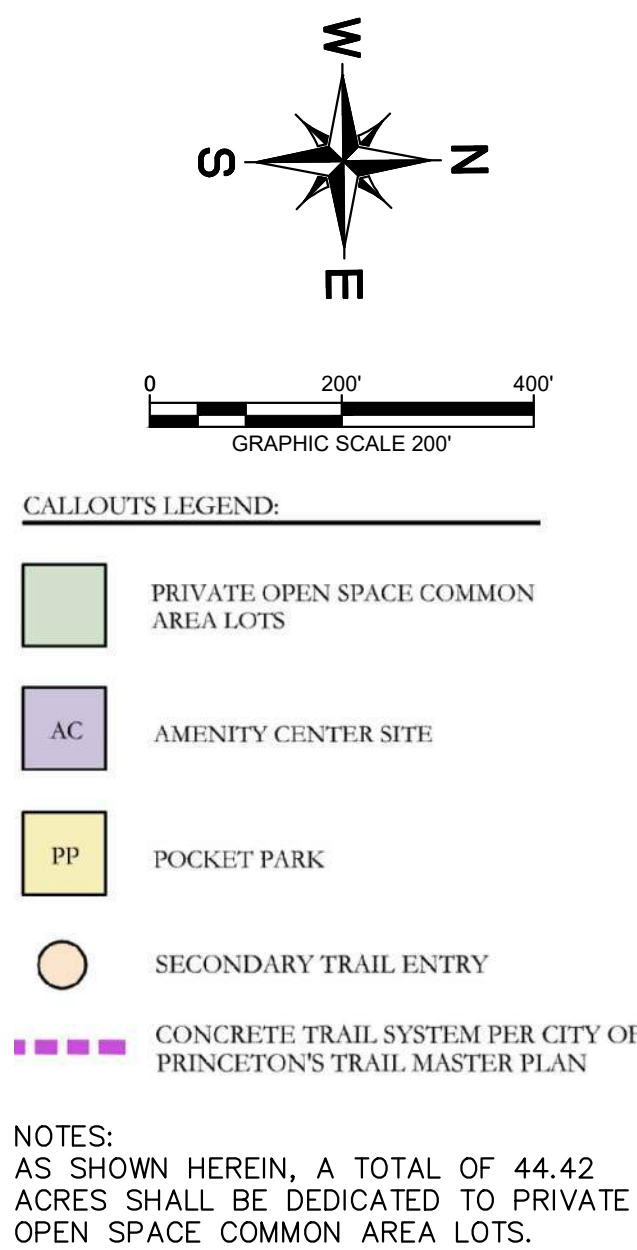
COLLIN COUNTY, TEXAS

ENGINEER SUPERVISOR:

Kimley-Horn


Cellina, TX 75009
Tel: (409) 501-2200

DATE	KH PROJECT NO.	P-1
1/11/2022	00300843	



ZONING CATEGORY (PD)

OPEN SPACE, TRAIL, AND AMENITY PLAN
FOR
PRINCETON 251
PRELIMINARY PLAT
1103 RESIDENTIAL LOTS / 45 OPEN SPACES
BEING 252.1987 ACRES
OUT OF THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 7411
IN THE
OF PRINCETON, COLLIN COUNTY, TEXAS

DEVELOPER: GRBK EDGEWOOD LLC 2805 DALLAS PKWY, SUITE 400 PLANO, TX 75093 TEL: (817) 658-2112 CONTACT: Bobby L. Samuel III	ENGINEER/SURVEYOR:  400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 TEL: (469) 501-2200 Contact: BRENT L. MURPHREE, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-1
KHA		AND	AS SHOWN	JAN. 2022	063228113	



January 28, 2022

Mr. Craig M. Fisher
Planning Manager/Development Services
City of Princeton
1000 E. Princeton Drive
Princeton, TX 75407

RE: Review of the Third Submittal of the Preliminary Plat for Princeton 251
KHA No. 064551428

Dear Craig:

We have completed our review of the third submittal of the Preliminary Plat for the above referenced project.

The Preliminary Plat was received via email for review on January 25, 2022.

Please see the initial submittal review for the project findings.

Our review comments have been addressed and we recommend approval as submitted.

A detailed review of the roadway, water, wastewater, and drainage facilities shown will be completed at time of construction drawing submittal. This review only covers those items listed in Section 35-17 – Preliminary Plat Requirements.

I am available to discuss our findings and this review if deemed necessary.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Joseph E. Helmberger P.E.", with a stylized flourish at the end.

Joseph E. Helmberger, P.E.