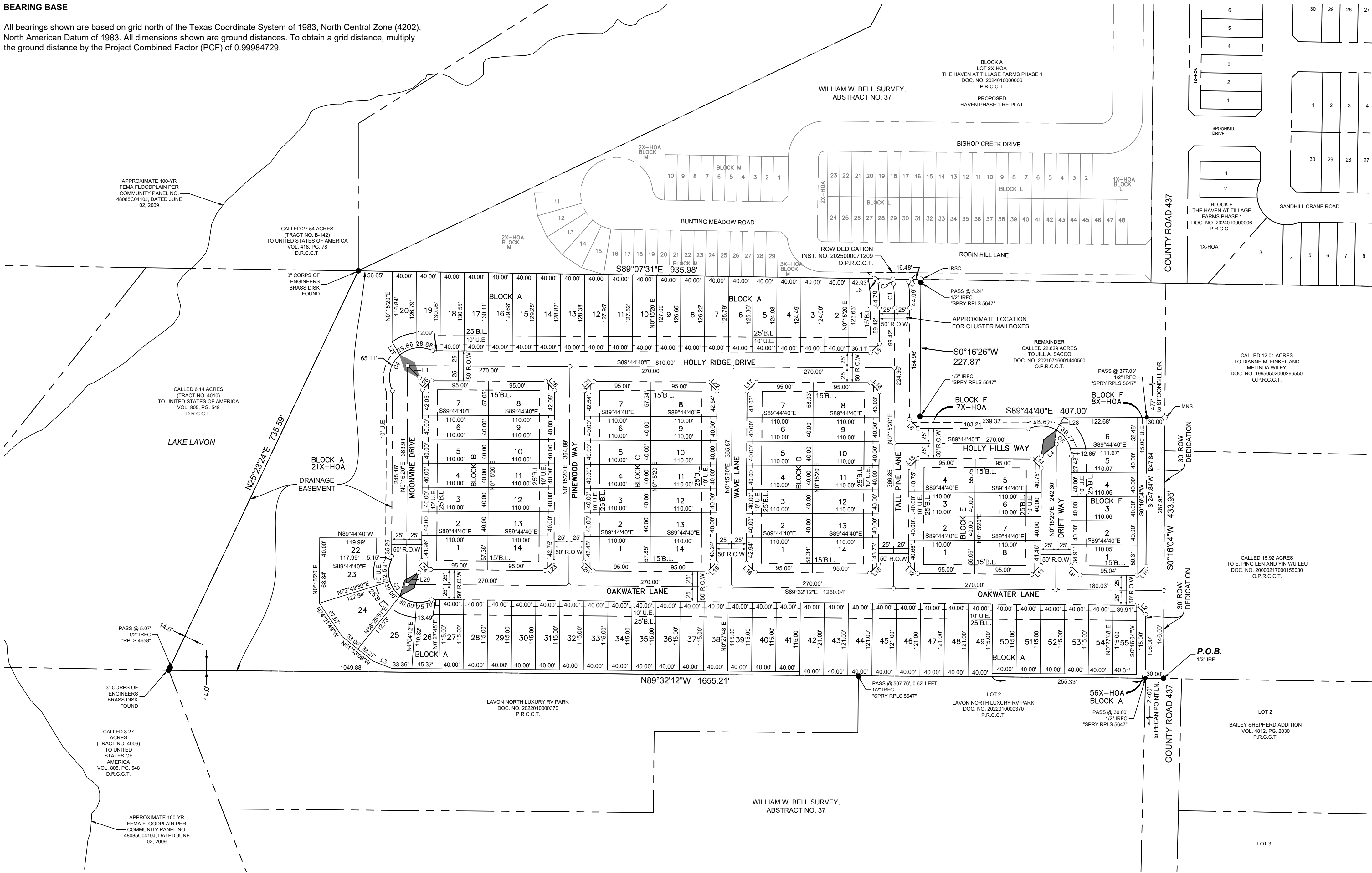


BEARING BASE

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984729.



LOT AREA TABLE											
BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE
A	1	6121	0.141	A	31	4600	0.106	B	5	4400	0.101
A	2	4954	0.114	A	32	4600	0.106	B	6	4400	0.101
A	3	4971	0.114	A	33	4600	0.106	B	7	6163	0.141
A	4	4988	0.115	A	34	4600	0.106	B	8	6163	0.141
A	5	5006	0.115	A	35	4600	0.106	B	9	4400	0.101
A	6	5023	0.115	A	36	4600	0.106	B	10	4400	0.101
A	7	5040	0.116	A	37	4600	0.106	B	11	4400	0.101
A	8	5058	0.116	A	38	4600	0.106	B	12	4400	0.101
A	9	5075	0.117	A	39	4600	0.106	B	13	4400	0.101
A	10	5092	0.117	A	40	4600	0.106	B	14	6219	0.143
A	11	5109	0.117	A	41	4600	0.106	C	1	6228	0.143
A	12	5127	0.118	A	42	4840	0.111	C	2	4400	0.101
A	13	5144	0.118	A	43	4840	0.111	C	3	4400	0.101
A	14	5161	0.118	A	44	4840	0.111	C	4	4400	0.101
A	15	5179	0.119	A	45	4840	0.111	C	5	4400	0.101
A	16	5196	0.119	A	46	4840	0.111	C	6	4400	0.101
A	17	5213	0.120	A	47	4840	0.111	C	7	6217	0.143
A	18	5231	0.120	A	48	4840	0.111	C	8	6217	0.143
A	19	5145	0.118	A	49	4840	0.111	C	9	4400	0.101
A	20	5209	0.120	A	50	4600	0.106	C	10	4400	0.101
A	21X-HOA	125626	2.884	A	51	4600	0.106	C	11	4400	0.101
A	22	4795	0.110	A	52	4600	0.106	C	12	4400	0.101
A	23	5869	0.135	A	53	4600	0.106	C	13	4400	0.101
A	24	7525	0.173	A	54	4600	0.106	C	14	6272	0.144
A	25	7304	0.168	A	55	4600	0.106	D	1	6282	0.144
A	26	4712	0.108	A	56X-HOA	3144	0.072	D	2	4400	0.101
A	27	4600	0.106	B	1	6175	0.142	D	3	4400	0.101
A	28	4600	0.106	B	2	4400	0.101	D	4	4400	0.101
A	29	4600	0.106	B	3	4400	0.101	D	5	4400	0.101
A	30	4600	0.106	B	4	4400	0.101	D	6	4400	0.101

LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	S44°44'40"E	28.28'		L12	S44°38'26"E	21.25'		L23	S45°21'34"W	21.17'	
L2	S44°38'04"E	21.25'		L13	N45°15'20"E	21.21'		L24	S44°38'26"E	21.25'	
L3	S68°44'28"E	33.46'		L14	S44°44'40"E	21.21'		L25	N45°15'20"E	21.21'	
L4	S51°35'44"W	32.02'		L15	N45°21'34"E	21.17'		L26	S44°44'40"E	21.21'	
L5	N45°15'20"E	21.21'		L16	S44°38'26"E	21.25'		L27	S30°10'21"E	25.98'	
L6	S49°35'04"E	6.50'		L17	N45°15'20"E	21.21'		L28	S30°10'55"W	25.00'	
L7	N43°56'52"E	5.66'		L18	S44°44'40"E	21.21'		L29	N45°21'45"E	28.25'	
L8	N44°44'40"W	21.21'		L19	N45°21'34"E	21.17'					
L9	S44°38'26"E	21.25'		L20	S44°38'26"E	21.25'					
L10	S45°21'56"W	21.18'		L21	S45°15'20"W	21.21'					
L11	N45°21'34"E	21.17'		L22	S44°44'40"E	21.21'					

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°52'57"	335.00'	40.24'	N03°11'09"W	40.22'
C2	1°25'24"	335.00'	8.32'	S05°54'55"E	8.32'
C3	141°28'34"	50.00'	123.46'	S44°38'26"E	94.40'
C4	141°41'02"	50.00'	123.64'	S45°15'20"W	94.46'
C5	115°50'31"	50.00'	101.09'	N57°39'56"W	84.73'

FINAL PLAT
OF
THE HOLLOW
BLOCK A, LOTS 1-20, 21X-HOA, 22-55, 56X-HOA;
BLOCK B, LOTS 1-14; BLOCK C, LOTS 1-14;
BLOCK D, LOTS 1-14; BLOCK E, LOTS 1-8;
BLOCK F, LOTS 1-6, 7X&8X-HOA

BEING 20.699 - ACRES IN THE
WILLIAM W. BELL SURVEY,
ABSTRACT NO. 37
COLLIN COUNTY, TEXAS
110 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009

FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	DRA	6/26/2025	063451234	1 OF 2

DEVELOPER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Blvd.
Irving, Texas 75063
Phone: 469-587-5200
Contact : Elizabeth Bentley

OWNER:
Princeton Independent School District
321 Panther Parkway
Princeton, Texas 75407
Phone: 469-952-5400
Contact : Philip Anthony

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Lydia G. Stafford, P.E.

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

ELECTRIC PROVIDER:
Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@oncor.com
Contact : Matthew Ward

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

PROPERTY DESCRIPTION

20.699 ACRES

BEING a tract of land situated in the William W. Bell Survey, Abstract No. 37, Collin County, Texas and being all of a called 20.64 acre tract of land conveyed to Princeton Independent School District by deed recorded in Document No. 2024000045123, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said 20.64 acre tract, for the southwest corner of a called 15.92 acre tract of land conveyed to E. Ping Len and Yin Wu Leu by deed recorded in Document No. 20000217000155030, O.P.R.C.C.T., for the northeast corner of a 30 foot right-of-way dedication for Lavon North Luxury RV Park, an addition to Collin County, recorded in Document No. 2022010000370, Plat Records of Collin County, Texas (P.R.C.C.T.), and in County Road 437, from which a 1/2-inch iron pipe found for the northwest corner of Lot 2 of Bailey Shepherd Addition, an addition to Collin County recorded in Volume 4812, Page 2030, P.R.C.C.T. bears South 88°13'14" East, 30.08 feet;

THENCE North 89°32'12" West, with the south line of said 20.64 acre tract and the north line of said right-of-way dedication, passing at 30.00 feet a 1/2-inch iron rod found capped (stamped "SPRY RPLS 5647") for the northwest corner of said right-of-way dedication, and for the northeast corner of Lot 2 of said Lavon North Luxury RV Park, passing at 507.76 feet and 0.62 feet left, a 1/2-inch iron rod found capped (stamped "SPRY RPLS 5647") for the northwest corner of said Lot 2 and northeast corner of Lot 1 of said Lavon North Luxury RV Park, and continuing for a total distance of 1,655.21 feet to a 3-inch Corps of Engineers Brass Disk found for the southwest corner of said 20.64 acre tract, for the northwest corner of said Lot 1, for the northeast corner of a called 3.27 acre tract of land (Tract No. 4009) conveyed to United States of America for Lake Lavon by document recorded in Volume 805, Page 548, Deed Records of Collin County, Texas (D.R.C.C.T.), and for the southeast corner of a called 6.14 acre tract of land (Tract No. 4010) conveyed to United States of America for Lake Lavon by document recorded in Volume 805, Page 548, D.R.C.C.T.;

THENCE North 25°23'24" East, with the west line of said 20.64 acre tract and east line of said Tract No. 4010, passing at 5.07 feet a 1/2-inch iron rod found capped (stamped "RPLS 4658"), and continuing for a total distance of 735.59 feet to a 3-inch Corps of Engineers Brass Disk found for the northwest corner of said 20.64 acre tract, for the northeast corner of said Tract No. 4010, and for the southwest corner of Block A, Lot 2X-HOA of The Haven at Tillage Farms Phase 1, a subdivision of Collin County recorded in Document No. 2024010000006, P.R.C.C.T.;

THENCE South 89°07'31" East, with the south line of said Block A, Lot 2X-HOA, 935.98 feet to a 5/8-inch iron rod set capped (stamped "KHA"), from which a 5/8-inch iron rod found capped (stamped "KHA") for the southeast corner of said Block A, Lot 2X-HOA bears South 89°07'31" East, 383.06 feet;

THENCE South 00°16'26" West, passing at 5.24 feet a 1/2-inch iron rod found capped (stamped "SPRY RPLS 5647") for a northeast corner of said 20.64 acre tract, and continuing with an east line of said 20.64 acre tract, 227.87 feet to a 1/2-inch iron rod found capped (stamped "SPRY RPLS 5647") for a northeast corner of said 20.64 acre tract;

THENCE South 89°44'40" East, with a north line of said 20.64 acre tract, passing at 377.03 feet a 1/2-inch iron rod found capped (stamped "SPRY RPLS 5647") for reference and continuing for a total distance of 407.00 feet to a magrail set at a northeast corner of said 20.64 acre tract, in the west line of a called 12.01 acre tract of land conveyed to Dianne M. Finkel and Melinda Wiley by deed recorded in Document No. 19950502000296550, O.P.R.C.C.T., in County Road 437;

THENCE South 00°16'04" West, with the east line of said 20.64 acre tract, with the west line of said 12.01 acre tract, and west line of said 15.92 acre tract, 433.95 feet to the POINT OF BEGINNING and containing 901,650 square feet or 20.699 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT PRINCETON INDEPENDENT SCHOOL DISTRICT, a Texas independent school district, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as, THE HOLLOW, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culleoka Water Supply Corporation, forever, the streets and easements shown thereon. PRINCETON INDEPENDENT SCHOOL DISTRICT 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 for sanitary sewer purposes. Collin County Municipal Utility District No. 2 (the "District") will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for Collin County, City of Princeton, and Culleoka Water Supply Corporation, forever for the purposes indicated on the plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by Collin County.
- Collin County, City of Princeton, and Culleoka Water Supply Corporation are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and Collin County and subject to offset specifications for any existing utilities.
- Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
- Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the Developer or District, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.
- The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
- The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.
- Collin County shall have the full right of ingress and egress to or from a drainage system in that easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
- Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

Witness, my hand this the _____ day of _____, 202____.

PRINCETON INDEPENDENT SCHOOL DISTRICT
a Texas independent school district

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 202____, by _____, of PRINCETON INDEPENDENT SCHOOL DISTRICT, a Texas independent school district, 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 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.99984729.
- All common areas are to be owned and maintained by the Property Owner's Association.
- FLOOD STATEMENT: According to Community Panel No. 48085C0410J 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.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Collin County permits are required for all building construction.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 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.
- The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
- The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.
- Mail boxes shall meet USPS specifications.
- The streets, including street signs, street lights, and sidewalks, within "THE HOLLOW" will be maintained by Collin County Municipal District Number 2.
- All drainage easements and the detention pond shall be maintained by the HOA.
- Mailbox clusters shall be provided in an easement or in a dedicated lot.
- Driveway connections must meet Collin County specifications.
- All Roadway signs shall meet Collin County specifications.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplain's, as shown on the plat.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
- Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
- Cluster mailboxes shall be maintained by the HOA and will not be maintained by the County.
- No vertical objects with a height of more than 2' shall be placed inside Sight Visibility Easements including fences, trees, shrubs, parked vehicles, mailboxes, above ground utility appurtenances, signs other than those necessary for traffic control and identification of roadway names, etc.
- All sight visibility easements are fully contained within the ROW at all intersections.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Arthur, 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.

Daniel Aarthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone 469-501-2200

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 Daniel Arthur, 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 _____, 202____.

Notary Public, State of Texas

I hereby certify that the attached and foregoing Final Plat of the "THE HOLLOW" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 20____ at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

COLLIN COUNTY JUDGE - CHRIS HILL

FINAL PLAT
OF
THE HOLLOW
BLOCK A, LOTS 1-20, 21X-HOA, 22-55, 56X-HOA;
BLOCK B, LOTS 1-14; BLOCK C, LOTS 1-14;
BLOCK D, LOTS 1-14; BLOCK E, LOTS 1-8;
BLOCK F, LOTS 1-6, 7X&8X-HOA

BEING 20.699 - ACRES IN THE
WILLIAM W. BELL SURVEY,
ABSTRACT NO. 37
COLLIN COUNTY, TEXAS
110 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

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

ELECTRIC PROVIDER:
Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-568-1283
Email: matthew.ward@oncor.com
Contact : Matthew Ward

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

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Lydia G. Stafford

Kimley»Horn					
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009			Tel. No. (469) 501-2200 www.kimley-horn.com		
FIRM # 10194503					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	DRA	6/26/2025	063451234	2 OF 2
DEVELOPER: Lennar Homes of Texas Land and Construction, Ltd. 1707 Market Place Blvd. Irving, Texas 75063 Phone: 469-567-5200 Contact : Elizabeth Bentley			OWNER: Princeton Independent School District 321 Panther Parkway Princeton, Texas 75407 Phone: 469-952-5400 Contact : Philip Anthony		