



LEGEND	
POB	POINT OF BEGINNING
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
MANF	MAG NAIL FOUND
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
ROW	RIGHT-OF-WAY
SVE	SIGHT VISIBILITY EASEMENT
OPRCCT	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJUNCTION LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	STREET NAME CHANGE

**FINAL PLAT**  
**HONEY RIDGE PHASE 1A**  
 BLOCK A, LOTS 1-19, 1X-2X-HOA; BLOCK B, LOTS 1-27,  
 1X-HOA; BLOCK C, LOTS 1-26, 33-52, 1X-HOA;  
 BLOCK D, LOTS 1-32; BLOCK I, LOTS 1-16;  
 BLOCK M, LOTS 1-7, 1X-HOA  
 BEING  
 16.451 ACRES  
 160 RESIDENTIAL LOTS  
 5 HOMEOWNERS (HOA) LOTS  
 IN THE  
 SARAH D. TERRY SURVEY,  
 ABSTRACT NO. 890  
 COLLIN COUNTY, TEXAS

**ELECTRIC PROVIDER:**  
 ONCOR ELECTRIC DELIVERY, LLC  
 P.O. BOX 909  
 PRINCETON, TEXAS 75407  
 PHONE: 972-569-1283  
 EMAIL:  
 MATTHEW.WARD@ONCOR.COM  
 CONTACT : MATTHEW WARD

**WATER UTILITY PROVIDER:**  
 CULLEOKA WATER SUPPLY  
 CORPORATION  
 P.O. BOX 909  
 PRINCETON, TEXAS 75407  
 PHONE: 972-734-3572  
 CONTACT : PETER WILLIAMS

**SEWER UTILITY PROVIDER:**  
 CITY OF PRINCETON  
 255 E. MONTE CARLO BLVD.  
 PRINCETON, TEXAS 75407  
 PHONE: 214-960-5665  
 CONTACT: PRESTON JONES

**ENGINEER/SURVEYOR:**  
 400 N OKLAHOMA DR., SUITE 105  
 CELINA, TX 75009  
 TEL: (469) 501-2200  
 CONTACT: TODD HENSLEY, P.E.  
 CONTACT: MICHAEL SWAYNE, RPLS

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°56'32"W	90.00'	L14	S46°03'28"W	21.21'
L2	S01°03'28"W	49.70'	L15	N43°56'31"W	28.28'
L3	S01°03'28"W	10.00'	L16	N46°03'29"E	28.28'
L4	S43°56'32"E	21.21'	L17	S43°56'32"E	21.21'
L5	S88°56'32"E	75.00'	L18	N46°37'20"E	21.00'
L6	N88°56'32"W	75.00'	L19	S43°56'32"E	21.21'
L7	S46°03'28"W	21.21'	L20	N46°03'28"E	21.21'
L8	S01°03'28"W	10.00'	L21	S43°56'32"E	21.21'
L9	S88°56'32"E	11.37'	L22	N46°03'28"E	21.21'
L10	S43°56'31"E	28.28'	L23	S43°56'32"E	21.21'
L11	S46°03'29"W	28.28'	L24	N46°03'28"E	21.21'
L12	S43°56'32"E	21.21'	L25	S43°56'32"E	21.21'
L13	S46°03'28"W	21.21'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°08'24"	335.00'	63.44'	S84°22'20"E	53.38'
C2	9°08'24"	335.00'	53.44'	N84°22'20"W	53.38'
C3	7°06'40"	325.00'	40.34'	S85°23'11"E	40.31'
C4	7°06'40"	325.00'	40.34'	N85°23'11"W	40.31'

D:\G\NAME\F\CELL\_SURVEY\10826455-HONEY RIDGE\PHASE 1A FINAL PLAT.DWG PLOTTED BY ALLEN, STEPHEN 3/27/2026 2:30 PM LAST SAVED 3/27/2026 1:09 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

PROPERTY DESCRIPTION

16.451 - ACRES

BEING A TRACT OF LAND SITUATED IN THE SARAH D. TERRY SURVEY, ABSTRACT NO. 890, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A CALLED 88.34-ACRE TRACT OF LAND CONVEYED TO ALCYNTHIA ROSE MACHUE MONTGOMERY, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 418, PAGE 1282 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TXDOT 3-INCH BRASS DISK FOUND FOR THE NORTHEAST CORNER OF SAID 88.34-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 4.912-ACRE TRACT OF LAND CONVEYED TO BILLY E. HARRIS & CYNTHIA WELLS, ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NO. 93-0001913 OPRCCT, IN THE WEST LINE OF FM 982

THENCE SOUTH 01°03'29" WEST, WITH THE EAST LINE OF SAID 88.34-ACRE TRACT, SAME BEING COMMON WITH THE WEST LINE OF SAID FM 982, A DISTANCE OF 1,172.38 FEET TO A 5/8-INCH ROD SET WITH CAP STAMPED "KHA" FOR A SOUTHEAST CORNER OF SAID 88.34-ACRE TRACT, SAME BEING A NORTHEAST CORNER OF A CALLED 34.303-ACRE TRACT OF LAND CONVEYED TO LIXI GROUP LLC., ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NO. 202400054923 O.P.R.C.C.T.;

THENCE SOUTH 89°23'25" WEST, WITH A SOUTHLINE OF SAID 88.34-ACRE TRACT, SAME BEING COMMON WITH A NORTH LINE OF SAID 34.303-ACRE TRACT, A DISTANCE OF 245.28 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

THENCE OVER AND ACROSS SAID 88.34-ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 01°03'29" EAST, A DISTANCE OF 104.96 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER AT A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 09°08'24", AND A CHORD BEARING AND DISTANCE OF NORTH 84°22'20" WEST, 48.60 FEET;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 48.65 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 88°56'32" WEST, A DISTANCE OF 11.37 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 01°03'28" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 89°56'32" EAST, A DISTANCE OF 11.37 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER; AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 05°17'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 86°17'57" EAST, 33.66 FEET;

WITH SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 33.67 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 01°03'28" EAST, A DISTANCE OF 196.55 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 88°56'32" WEST, A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 01°03'28" WEST, A DISTANCE OF 49.70 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 88°56'32" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 01°03'28" EAST, A DISTANCE OF 55.59 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 88°56'32" WEST, A DISTANCE OF 405.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 01°03'28" EAST, A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 88°56'32" WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 01°03'28" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 88°56'32" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 46°03'28" EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 01°03'28" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 88°56'32" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 01°03'28" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 43°56'32" EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 88°56'32" EAST, A DISTANCE OF 75.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 01°03'28" EAST, A DISTANCE OF 510.47 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 88°56'32" WEST, A DISTANCE OF 75.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 46°03'28" WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 01°03'28" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 88°56'32" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 01°03'28" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 43°56'32" WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 88°56'32" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

NORTH 01°03'28" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

SOUTH 88°56'32" EAST, A DISTANCE OF 85.01 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER;

THENCE NORTH 01°03'28" EAST, A DISTANCE OF 104.33 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KHA" FOR CORNER IN THE NORTH LINE OF SAID 88.34-ACRE TRACT, SAME BEING COMMON WITH THE SOUTH LINE OF SAID 4.912-ACRE TRACT;

THENCE SOUTH 89°18'00" EAST, WITH SAID COMMON LINE, A DISTANCE OF 800.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 716.597 SQUARE FEET OR 16.451 ACRES OF LAND.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT PRINCETON 88 LBC, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED TRACT AS, HONEY RIDGE PHASE 1, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, INCLUDING THE USE BY THE CITY OF PRINCETON AND CULLEOKA WATER SUPPLY CORPORATION, FOREVER, THE STREETS, RIGHTS-OF-WAY, OTHER PUBLIC IMPROVEMENTS AND EASEMENTS SHOWN THEREON. PRINCETON 88 LBC, 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 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.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS ARE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. COLLIN COUNTY, SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM A DRAINAGE EASEMENT IF NECESSARY TO MAINTAIN OR REPAIR THE EFFECT THE DRAINAGE SYSTEM IN THAT EASEMENT IS HAVING ON THE USE AND MAINTENANCE OF A ROADWAY AND THE DRAINAGE SYSTEMS OF THE ROADWAY.
12. ROADWAYS OF THE SUBDIVISION ARE PUBLIC ROADS AND NEITHER APPLICANT OR ANY FUTURE OWNER HAS THE RIGHT TO OBSTRUCT THE ROADWAYS BY FENCE, GATE, OR OTHERWISE.
13. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT APPROVED BY COLLIN COUNTY.
14. THIS PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF COLLIN COUNTY, TEXAS.

WITNESS, MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINCETON 88 LBC, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_
NAME: CHRISTOPHER REEDER
TITLE: MANAGER

STATE OF TEXAS §

COUNTY OF DALLAS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ OF PRINCETON 88 LBC, LLC, ON BEHALF OF SAID COMPANY.

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF TEXAS

STANDARD PLAT NOTES:

- 1. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
2. DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.
3. ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.
4. COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.
5. COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.
6. A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.
7. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVISION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
9. 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.
10. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
11. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FOUNDATIONS, STRUCTURES, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION, ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YR FLOODPLAINS, AS SHOWN ON THE PLAT.
13. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOOD PLAIN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
14. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY, OR ROADWAY WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROADWAY NETWORK, MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
15. THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS SHALL BE AT LEAST 12" ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING AND TWO FEET (2') ABOVE THE 100-YR BASE FLOOD ELEVATION.
16. 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.
17. 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.
18. THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE AN SW3P AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.
GENERAL NOTES:
1. ALL HOA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. COLLIN COUNTY PERMITS ARE REQUIRED FOR ALL BUILDING CONSTRUCTION.
3. THE SANITARY SEWER SYSTEM SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF PRINCETON AFTER THE TWO-YEAR MAINTENANCE PERIOD ENDS.
4. THE STREETS, INCLUDING STREET SIGNS, STREET LIGHTS, AND SIDEWALKS, WITHIN "THE HOLLOW" WILL BE MAINTAINED BY THE DISTRICT.
5. ALL DRAINAGE EASEMENTS AND THE DETENTION POND SHALL BE MAINTAINED BY THE HOA.
6. MAILBOX CLUSTERS SHALL BE WITHIN THE RIGHT-OF-WAY.
7. CLUSTER MAILBOXES SHALL BE MAINTAINED BY THE HOA AND WILL NOT BE MAINTAINED BY THE COUNTY.
8. 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.
9. IF SIGHT VISIBILITY EASEMENTS ARE NOT SHOWN IN AN INTERSECTION THEY ARE FULLY CONTAINED WITHIN THE RIGHT-OF-WAY
10. TOTAL ACREAGE: 16.451; 160 RESIDENTIAL LOTS; 5 HOMEOWNERS (HOA) LOTS; SMALLEST LOT 2700 SQ. FT (0.062AC); LARGEST LOT 4643 SQ. FT. (0.107AC); LOT AVERAGE 2928 SQ. FT. (0.067AC)

SURVEY NOTES:

- 1. ALL CORNERS ARE 5/8 INCH IRON RODS WITH RED PLASTIC CAPS STAMPED "KHA" UNLESS OTHERWISE NOTED.
2. 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 0.99994731.
3. ACCORDING TO COMMUNITY PANEL NO. 48085C0315J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS WITHIN ZONE A, AREA DETERMINED TO BE WITHIN THE 0.2% ANNUAL FLOODPLAIN. 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.

ELECTRIC PROVIDER:
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CONTACT : MATTHEW WARD

WATER UTILITY PROVIDER:
CULLEOKA WATER SUPPLY CORPORATION
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CONTACT : PETER WILLIAMS

SEWER UTILITY PROVIDER:
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ENGINEER/SURVEYOR:
400 N OKLAHOMA DR., SUITE 105
CELINA, TX 75009
TEL: (469) 501-2200
CONTACT: TODD HENSLEY, P.E.
CONTACT: MICHAEL SWAYNE, RPLS

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

THAT I, MICHAEL SWAYNE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

MICHAEL SWAYNE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7143
KIMLEY-HORN AND ASSOCIATES, INC.
400 NORTH OKLAHOMA DRIVE, SUITE 105
CELINA, TX 75009
(469) 501-2200
MICHAEL.SWAYNE@KIMLEY-HORN.COM

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 AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL SWAYNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
MY COMMISSION EXPIRES

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING FINAL PLAT OF THE "HONEY RIDGE PHASE 1" TO COLLIN COUNTY, TEXAS WAS APPROVED BY THE VOTE OF THE COLLIN COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ 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
HONEY RIDGE PHASE 1A
BLOCK A, LOTS 1-19, 1X-2X-HOA; BLOCK B, LOTS 1-27, 1X-HOA; BLOCK C, LOTS 1-26, 33-52, 1X-HOA; BLOCK D, LOTS 1-32; BLOCK I, LOTS 1-16; BLOCK M, LOTS 1-7, 1X-HOA
BEING
16.451 ACRES
160 RESIDENTIAL LOTS
5 HOMEOWNERS (HOA) LOTS
IN THE
SARAH D. TERRY SURVEY,
ABSTRACT NO. 890
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009
Tel. No. (469) 501-2200 www.kimley-horn.com
Scale 1" = ##' Drawn by SPA Checked by MJS Date Mar. 2026 Project No. 069264957 Sheet No. 2 OF #
OWNER: PRINCETON 88 LBC, LLC 4925 GREENVILLE AVE, STE 1400 DALLAS, TX 75206 PH: 214-373-7793 CONTACT: CHRISTOPHER REEDER
DEVELOPER: D.R. HORTON - TEXAS, LTD 4302 MILLER ROAD ROWLETT, TX 75088 PH: 469-974-6540 CONTACT: DAVID L. BOOTH