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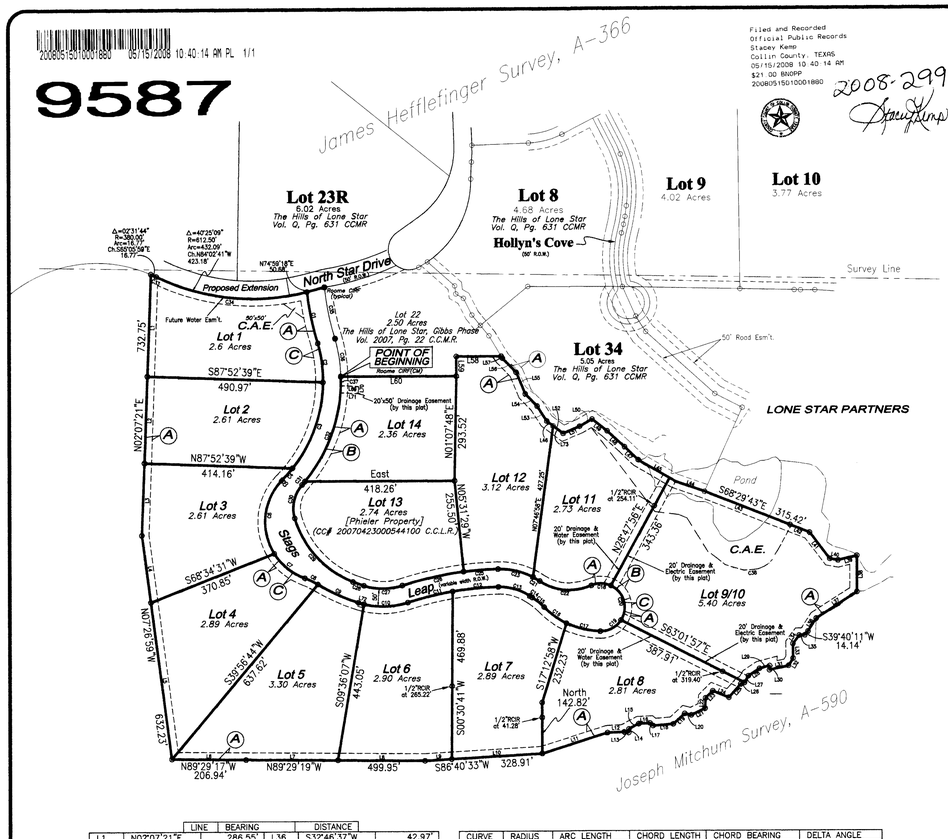
9587

Filed and Recorded
Official Public Records
Stacey Kemp
Collin County, TEXAS
05/15/2008 10:40:14 AM
$21.00 BNOPP
20080515010001860

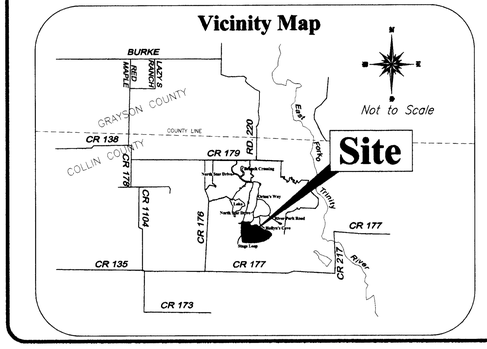
2008-299



	LINE	BEARING	DISTANCE			
L1	N02°07'21"E	286.55'	L36	S32°46'37"W	42.97'
L2	N02°07'21"E	243.42'	L37	S57°05'33"W	135.95'
L3	N02°07'21"E	202.78'	L38	SOUTH	101.49'
L4	N07°26'59"W	189.00'	L39	N76°30'46"E	54.08'
L5	N07°26'59"W	443.23'	L40	S80°23'41"E	23.50'
L6	N89°29'17"W	206.94'	L41	S37°16'50"E	92.98'
L7	N89°29'19"W	256.82'	L42	S68°29'43"E	58.57'
L8	N89°29'19"W	243.12'	L43	S68°29'43"E	256.85'
L9	S86°40'33"W	75.11'	L44	S70°51'06"E	87.29'
L10	S86°40'33"W	253.80'	L45	S59°50'18"E	119.70'
L11	S72°33'54"W	191.39'	L46	S52°53'27"E	22.06'
L12	S87°49'00"W	47.04'	L47	S48°02'07"E	53.26'
L13	N81°54'38"W	12.77'	L48	S47°26'39"E	66.05'
L14	S02°38'47"W	10.38'	L49	S51°48'59"E	53.81'
L15	S62°10'49"W	30.91'	L50	N80°11'17"E	40.31'
L16	S86°42'15"W	31.95'	L51	N67°34'27"E	49.54'
L17	N48°31'13"W	11.28'	L52	S52°53'27"E	57.17'
L18	S85°28'15"W	56.67'	L53	S32°40'40"E	50.02'
L19	S47°55'08"W	43.82'	L54	S42°54'26"E	47.56'
L20	N76°34'54"W	18.86'	L55	S22°36'31"E	65.25'
L21	S64°33'39"W	42.75'	L56	S44°02'08"E	55.84'
L22	S02°54'32"W	29.05'	L57	S30°33'49"E	6.33'
L23	S45°16'16"W	28.25'	L58	EAST	125.66'
L24	N67°35'48"W	48.77'	L59	NORTH	55.39'
L25	S41°33'59"W	50.32'	L60	EAST	322.84'
L26	S69°25'02"W	11.29'	L61	S29°15'08"W	110.43'
L27	S30°22'17"W	21.81'	L62	N52°36'54"W	60.38'
L28	S56°45'21"W	37.23'	L63	N31°51'32"W	111.54'
L29	S74°55'02"W	29.47'	L64	N68°10'49"W	25.68'
L30	N02°55'22"E	12.01'	L65	N82°55'03"W	66.24'
L31	S77°13'52"W	55.00'	L66	N36°55'30"W	295.73'
L32	S32°06'43"W	24.38'	L67	N36°55'30"W	131.78'
L33	S00°45'37"E	40.62'	L68	N17°38'44"E	57.50'
L34	S36°38'48"W	29.50'	L69	S86°18'20"E	50.00'
L35	S88°26'34"W	15.57'	L70	S03°06'42"W	20.00'
			L71	N86°18'20"W	50.00'
			L72	S74°11'06"E	15.82'
			L73	S52°53'27"E	35.11'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11°38'19"	730.18'	148.33'	N11°45'50"W	148.07'
C2	15°56'24"	394.76'	109.82'	S07°11'55"E	109.47'
C3	37°43'28"	394.76'	259.91'	S19°38'01"W	255.24'
C4	06°10'13"	394.76'	42.51'	S41°34'51"W	42.49'
C5	200.00'	6.00'	6.00'	S43°48'23"W	01°43'09"
C6	167.52'	219.39'	204.04'	S05°25'45"W	75°02'09"
C7	167.52'	111.38'	109.34'	S51°08'10"E	38°05'41"
C8	200.00'	40.55'	40.48'	S64°22'33"E	11°36'56"
C9	525.00'	124.63'	124.34'	S65°22'08"E	13°36'07"
C10	225.00'	124.65'	123.06'	N87°55'45"E	31°44'27"
C11	890.00'	129.24'	129.13'	N76°13'08"E	08°19'13"
C12	890.00'	128.64'	128.53'	N84°31'12"E	08°16'54"
C13	150.00'	92.73'	91.26'	S73°37'45"E	35°25'13"
C14	200.00'	7.77'	7.77'	S57°01'52"E	02°13'38"
C15	175.00'	43.47'	43.36'	S51°01'48"E	14°13'55"
C16	225.00'	77.46'	77.08'	S53°46'37"E	19°43'32"
C17	225.00'	98.08'	97.31'	S76°07'40"E	24°58'33"
C18	48°32'11"	67.00'	56.76'	S89°12'09"E	55.08'
C19	58°44'49"	67.00'	68.70'	S62°00'39"W	65.73'
C20	97°34'18"	67.00'	114.10'	S16°08'54"E	100.80'
C21	06°23'13"	200.00'	22.30'	S59°06'45"E	22.28'
C22	150.00'	150.67'	144.42'	N84°41'41"W	57°33'06"
C23	29°02'00"	200.00'	101.35'	S76°49'22"E	100.26'
C24	05°52'29"	940.00'	96.38'	N85°43'24"E	96.34'
C25	10°43'38"	940.00'	175.99'	N77°25'20"E	175.73'
C26	175.00'	109.26'	107.49'	S89°56'40"W	35°46'17"
C27	475.00'	32.55'	32.55'	N70°12'23"W	03°55'37"
C28	275.00'	249.30'	240.85'	N42°16'20"W	51°56'29"
C30	100.00'	100.16'	96.02'	N12°23'27"E	57°23'06"
C31	444.76'	12.66'	12.66'	N40°16'05"E	01°37'50"
C32	444.76'	317.10'	310.43'	N19°01'39"E	40°51'02"
C33	380.00'	16.77'	16.77'	S65°05'59"E	02°31'44"
C34	612.50'	432.09'	423.18'	S84°02'41"E	40°25'09"
C35	680.18'	147.16'	146.87'	N11°28'11"W	12°23'46"
C36	444.76'	108.00'	107.74'	S08°21'16"E	13°54'47"
C37	444.76'	25.00'	25.00'	S00°12'46"W	03°13'16"
C38	111.90'	141.98'	132.64'	S84°02'51"W	72°41'49"

Vicinity Map



HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the sewer facilities described on this plat conform to applicable health laws of the State of Texas, that site evaluations have been submitted representing the area in which septics tanks are planned to be used.

5/12/08
Date

RS#3727
Registered Sanitarian-Development Services

NOTES

1. Due to the Site Evaluator's determination that all lots are predominately class IV soils, all lots must utilize alternative type On-Site Sewage Facilities.

2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp breaks and/or creeks/rivers/ponds/etc.

3. Individual site evaluations and OSSF design plans prepared by a Registered Sanitarian or Professional Engineer must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

Metes and Bounds Description

SITUATED in the State of Texas and County of Collin, being part of the Joseph Mitcham Survey, Abstract No. 590, being part of Lone Star Partners property as recorded under County Clerk No. 95-0030138 and all of Phieler's 2.74 acre (proposed Lot 13) tract as recorded under County Clerk No. 20070423000544100 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Roome ½-inch capped iron rod found in the proposed east right-of-way line of Stags Leap (50' R.O.W. at this point) marking the southwest corner of Lot 22, The Hills of Lone Star, Gibbs Phase, an addition to Collin County as recorded in Volume 2007, Page 22 of the Collin County Map Records;

THENCE departing said proposed right-of-way line and along a common line between said Lot 22 and the herein described premises as follows: East, 322.84 feet to a Roome ½-inch capped iron rod found; North, 55.39 feet to a Roome ½-inch capped iron rod found; East, 125.66 feet to Roome ½-inch capped iron rod found marking the southeast corner of said Lot 22 and being in the southwest line of Lot 34 of The Hills of Lone Star, an addition to Collin County as recorded in Volume Q, Page 631 of the Collin County Map Records;

THENCE with a common line between the herein described premises and the southwest line of said Lot 34 as follows: South 30°33'49" East,6.33 feet; Roome South 44°02'08" East, 55.84 feet; South 22°36'31" East, 65.25 feet; South 43°54'26" East, 47.56 feet; South 32°40'40" East, 50.02 feet; South 52°53'27" East, 57.17 feet; North 67°34'27" East, 49.54 feet; North 60°11'17" East, 40.31 feet; South 51°48'59" East, 53.81 feet; South 47°26'39" East, 66.05 feet; South 46°02'07" East, 53.26 feet; South 59°50'18" East, 119.70 feet and South 70°51'06" East, 87.29 feet to the most southerly southeast corner of Lot 34 in a pond;

THENCE with a common line between herein described premises and said Lone Star Partners property as follows: South 68°29'43" East, 315.42 feet; South 37°16'50" East, 92.98 feet; South 80°23'41" East, 23.50 feet; North 76°30'46" East, 54.08 feet; South, 101.49 feet; South 57°05'33" West, 135.95 feet; South 32°46'37" West, 42.97 feet; South 39°40'11" West, 14.14 feet; South 88°26'34" West, 15.57 feet; South 36°38'48" West, 29.50 feet; South 00°45'37" East, 40.62 feet; South 32°06'43" West, 24.38 feet; South 77°13'52" West, 55.00 feet; North 02°55'22" East, 12.01 feet; South 74°55'02" West, 29.47 feet; South 56°45'21" West, 37.23 feet; South 30°22'17" West, 21.81 feet; South 69°25'02" West, 11.29 feet; South 41°33'59" West, 50.32 feet; North 67°35'48" West, 48.77 feet; South 45°16'16" West, 28.25 feet; South 02°54'32" West, 29.05 feet; South 64°33'39" West, 42.75 feet; North 76°34'54" West, 18.86 feet; South 47°55'08" West, 43.82 feet; South 85°28'15" West, 56.67 feet; North 48°31'13" West, 11.28 feet; South 86°42'15" West, 31.95 feet; South 62°10'49" West, 30.91 feet; South 02°38'47" West, 10.38 feet; North 81°54'38" West, 12.77 feet; South 87°49'00" West, 47.04 feet; South 72°33'54" West, 191.39 feet; South 86°40'33" West, 328.91 feet; North 89°29'19" West, 499.95 feet; North 89°29'17" West, 206.94 feet to the southwest corner of the herein described premises;

THENCE with a common line between said Lone Star Partners property and the west line of said premises as follows: North 07°26'59" West, 632.23 feet and North 02°07'21" East, 732.75 feet to the northwest corner of said premises in the future curving south right-of-way line of North Star Drive (50' R.O.W.);

THENCE southeasterly along said curve to the right having a central angle of 02°31'44" with a radius of 380.00 feet, for an arc distance of 16.77 feet (chord = South 65°05'59" East, 16.77 feet to a point of reverse curve; Southeasterly along said curve to the left having a central angle of 40°25'09" with a radius of 612.50 feet, for an arc distance of 432.09 feet (chord = South 84°02'41" East, 423.18 feet) to a point marking the intersection of the south right-of-way line of a proposed North Star Drive with the west right-of-way line of the proposed Stags Leap;

THENCE North 74°58'18" East, 50.68 feet to a Roome ½-inch capped iron rod found marking the northwest corner of the aforementioned 2.50 acre tract at the intersection of the curving south right-of-way line of North Star Drive with the curving east right-of-way line of proposed Stags Leap;

THENCE with the curving east right-of-way line of Stags Leap and the west line of said 2.50 acre tract as follows: Southeasterly along said curve to the left having a central angle of 12°23'46" with a radius of 680.18 feet, for an arc distance of 147.16 feet (South 11°28'11" East, 146.87 feet) to a point of reverse curve; Southeasterly along said curve to the right having a central angle of 13°54'47" with a radius of 444.76 feet, for an arc distance of 108.00 feet (chord = South 08°21'16" East, 107.74 feet) to the place of beginning and containing 41.460 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Lone Star Partners, David and Karen Phieler, the owners, do hereby adopt this plat designating the hereinabove described property as LOTS 1 THRU 14 of the THE HILLS OF LONE STAR, PHASE 2B/DEER MEADOW, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easement strips, and any public utility shall at any time have the right of ingress and egress to or from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining and adding to or removing from all parts or its respective system without the necessity at any time of procuring the permission from anyone.

EXECUTED this 16TH day of JANUARY, 2008.

C. Kent Adams, Representative for Lone Star Partners

David Phieler (Lot 13 only)

Karen Phieler (Lot 13 only)

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kent Adams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of Jan., 2008.

Nancy Little
Notary Public for the State of Texas

NANCY LITTLE Notary Public STATE OF TEXAS My Comm. Exp. Mar. 8, 2010

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Phieler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of Jan., 2008.

Nancy Little
Notary Public for the State of Texas

NANCY LITTLE Notary Public STATE OF TEXAS My Comm. Exp. Mar. 8, 2010

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Karen Phieler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of Jan., 2008.

Nancy Little
Notary Public for the State of Texas

NANCY LITTLE Notary Public STATE OF TEXAS My Comm. Exp. Mar. 8, 2010

SETBACK REQUIREMENTS

Construction of all Improvements on the Property shall comply with the following setback requirements:

(1) Except as otherwise specifically set forth in the Declaration or otherwise permitted by the Architectural Control Committee, all Improvements (except landscaping) must be set back a minimum of one hundred (100) feet from any Road and a minimum of 50' on the rear and side yards;

(2) Except as otherwise specifically set forth in the Declaration or otherwise permitted by the Architectural Control Committee, all Improvements (except fences, walls and landscaping) must be set back a minimum of fifty (50) feet from any boundary of any Common Area or Parcel;

(3) Notwithstanding the foregoing, either the Architectural Control Committee or Declarant may, by separate Landowner Agreement or by recorded instrument regarding the Property, specify modified setback requirements for Improvements on certain Parcels that are greater than or different from the minimums set forth above, whereupon the Owners of such Parcels must comply with such modified setback requirements.

NOTES AFFECTING ALL LOTS

1. Covenants and Restrictions. " Declaration of Covenants, Conditions, Restrictions and Easements for Lone Star" regarding the Property, which has been recorded at Clerk's File No. 2003-35351 in the Real Property Records of Collin County, Texas (the "Declaration"), and which has been extended to the Plat by a declaration of annexation recorded at Clerk's File No. 20070412000495330 in the Real Property Records of Collin County, Texas.

2. Landowner Agreements. Each individual Parcel may be subject to a separate Landowner Agreement filed in the Real Property Records of Collin County, Texas, thatto supplements or, modifies or waive portions of the Declaration. Such Landowner Agreements may supplement, modify or waive the covenants and restrictions contained herein as Declarant may deem desirable and not inconsistent with this Declaration in a manner which materially adversely affects the concept of this Declarationcontain easements, additions and modifications to the Declaration as may be desirable to reflect the different character of each individual Parcel and related improvements and as are not unequivocally contrary to the scheme of development for the Property as set forth in the Declaration. Each Landowner Agreement shall have the effect of supplementing, or modifying and/or waiving, as the case may be, the Declaration, but only asUntil formation of the Landowner Association, Declarant shall have all of the authority, powers, rights, immunities and protections, but not the obligations, of the Landowner Association, the board of directors of the Landowner Association, and the Committee, all as set forth more particularly in this Declaration, in order that the Development may be established as a fully occupied and functioning residential community. to the Parcel that is the subject of the Landowner Agreement and only to the extent specifically expressed in such Landowner Agreement.

3. Common Area. A portion of the Parcel been designated as Common Area and as such shall be owned or controlled by Declarant and/or Seller and/or the Landowner Association, when formed, for the common use and enjoyment of the Owners of Parcels within the Property. The Common Area is shown by the designation of Common Area Easements on the Final Plat, together with other easements within the Property, subject to supplementation or modification by Landowner Agreements with respect to individual Parcels. The Common Area may include, without limitation, areas utilized for landscaping, trails, recreation, parks, greenbelt, drainage, equestrian facilities or any other similar facilities, the location, nature and availability of same as deemed desirable by Declarant and/or the Landowner Association.

4. Common Area Easements. The Common Area Easements for described on the Final Plat and in the Landowner Agreements for individual Parcels are for the common use, enjoyment and benefit of the Owners of Parcels in the Property, their families, guests, tenants, successors and assigns, subject to the rights, restrictions and requirements of the Declaration:

(a) Common Area Easements may be used for landscaping, drainage, trails, walking, biking, riding, recreation, parks, greenbelt, all uses related thereto and any other uses deemed advisable by Declarant and/or the Landowner Association.

(b) Declarant and/or the Landowner Association shall be authorized and empowered to control and to establish, issue and enforce any guidelines, rules and regulations governing the use, management, maintenance and all other aspects pertaining to the Common Area Easements as deemed desirable or advisable by Declarant and/or the Landowner Association.

(c) The Common Area Easements shall be generally comprised of the following, subject to supplementation or modification by Landowner Agreements applicable to individual Parcels:

(i) All portions each Parcel within twenty (20) feet of any existing or future county road right-of-way;

(ii) All portions of each Parcel within twenty (20) feet of any boundary line of the Parcel and within twenty (20) feet of the edge of any pond, lake, creek, draw, or other body of water, waterway or drainage-way located on any boundary line of the Parcel.

(d) Common Area Easements as described and for said purposes are reserved to Seller and shall be granted by each Owner of a Parcel, and each Owner by acceptance of a deed from Declarant shall take title to the Parcel subject thereto.

(e) Each Owner agrees to grant such Common Area Easements and to execute and deliver separate written easements in writing, with metes and bounds description of said easements, to Seller upon Declarant's or the Landowner Association's request at or after closing, to evidence the Common Area Easements; provided, however, that it will be Declarant's or the Landowner Association's responsibility to prepare and deliver such written Common Area Easements to Owner.

(f) Declarant or the Landowner Association may place fencing along the easement lines of the Common Area Easements, subject to the rights, requirements, conditions, covenants and restrictions set forth in the Declaration; whereupon, the Common Area Easements shall be revised, if necessary, to coincide with said fence line, and Declarant or the Landowner Association and Owner shall execute and record any documents reasonably necessary to reflect such revision.

(g) As set forth more particularly. Except as permitted in the Declaration orand except as Declarant and/or the Landowner Association deem advisable, no motorized or recreational vehicles, trailers, mobile homes or boats (except for landscaping, construction, maintenance or other similar purposes) shall be permitted or used in the Common Area Easements, no livestock or other animals shall be allowed to graze or roam unrestrained in the Common Area Easements, no hunting, fishing, boating or trapping shall be allowed in the Common Area Easements, and no Buildings, Improvements or structures of any kind shall be placed, erected or constructed in the Common Area Easement; provided, however, landscaping, walking, jogging, biking, horseback riding, other such recreational and related activities and the construction and maintenance of trails, pathways and structures related thereto, as deemed advisable by Declarant and/or the Landowner Association, shall be allowed, subject to all requirements in the Declaration and all guidelines, rules and, regulations and restrictions issuedestablished by Declarant and/or the Landowner Association pertaining to the Common Area Easements or such activities.

5. Utility, Drainage and Maintenance Easement. Declarant for the benefit of itself, the Owners and the Landowner Association, reserves with respect to all Parcels and the Property a nonexclusive easement over, across and upon the Common Area Easements for installation and repair of utility service, for the natural drainage of water over, across and upon the Parcels and the Property, and for necessary maintenance and repair of any Building or Improvements situated on the Common Area, in accordance with and subject to the Declaration.

6. County Easement. Declarant reserves an easement over, across and upon the Parcel for governmental, public service, health and emergency use, including but not limited to, the right of the sheriff to enter upon any part of the Common Area for the purpose of enforcing the law and the right of other governmental authority's or agency's employees, contractors and emergency service personnel to enter upon any part of the Common Area for the purpose of maintenance, fire safety, health or medical emergency purposes, in accordance with and subject to the Declaration.

7. Water and Electric Services. The placement of water and electric meters for service to Owner on the Parcels is beyond the control of Declarant and it is the responsibility of each Owner to make application, seek approval and pay for such the installation of water and electric meters required to provide service to the Parcel. Owners are required to apply to and pay Gunter Special Utility District for a water meter to provide water service to Parcel within 365 days after the closing on an Owner's purchase of a Parcel.

8. Perimeter Fencing. As provided in and subject to the provisions of the Declaration, Declarant or the Landowner Association shall have the right, but not the obligation, to place, construct and erect Perimeter Fence on the Parcel on the fence setback line along any Road or Right-of-Way at the expense of Owner.

9. Setback Requirements. Construction of all Improvements on the Property shall comply with the following setback requirements:

(a) Except as otherwise specifically set forth in the Declaration or otherwise permitted by the Architectural Control Committee, all Improvements (except landscaping) must be set back a minimum of one hundred (100) feet from any Road;

(b) Except as otherwise specifically set forth in the Declaration or otherwise permitted by the Architectural Control Committee, all Improvements (except fences, walls and landscaping) must be set back a minimum of fifty (50) feet from any boundary of any Common Area or Parcel;

(c) Notwithstanding the foregoing, either the Architectural Control Committee or Declarant may, by separate Landowner Agreement or by recorded instrument regarding the Property, specify modified setback requirements for Improvements on certain Parcels that are greater than or different from the minimums set forth above, whereupon the Owners of such Parcels must comply with such modified setback requirements.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I. F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

STATE OF TEXAS REGISTERED F.E. BEMENDERFER JR. 4051 PROFESSIONAL LAND SURVEYOR

F.E. Bemenderfer Jr.
Registered Professional
Land Surveyor No. 4051

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F.E. Bemenderfer Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of January, 2008.

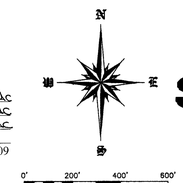
PENNIE B. KLAHR Notary Public, State of Texas My Commission Expires May 13, 2010

Pennie B. Klahr
Notary Public for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT, this the 13TH day of May, 2008.

Keith Self
County Judge
Keith Self
Collin County

FROM: R-6590-000-0010-1 18.803 ac
FROM: R-6590-000-0020-1 19.914 ac
FROM: R-6590-000-0160-1 2.740 ac
FROM:
YEAR 2009



Scale: 1"=200'

COUNTY COURT OF COLLIN COUNTY, TEXAS

Utility Service Providers
Marilee Special Utility District
Grayson County Electric Coop.
Sanitary Sewer - OSSF - Private

PLAT NOTES

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.

Easement Legend

D.E.	Drainage Easement
A	20' Common Area Easement
B	20' Water Easement
C	20' Electric Easement
C.A.E.	Common Area Easement

Notes: 1) CM is a controlling monument; 2) Source bearing per The Hills of Lone Star plat as recorded in Volume Q, Page 631 of the Collin County Map Records; 3) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4808C0050 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone X).

Final Plat of
Lots 1 thru 14
The Hills of Lone Star, Phase 2B/Deer Meadow
Joseph Mitchum Survey, Abstract No. 590,
Collin County, Texas
December 2007

Engineer
Helmberger Associates, Inc.
1525 Bozeman Road
Wylie, Texas 75098
(O) 972-442-7459
(F) 972-442-1428
Contact: Joseph Helmberger

Developer
Lone Star Partners
11434 CR 176
Celina, Texas 75009
(O) 214-532-4114
(F) 972-382-3999
Contact: Kent Adams, Sole Partner

P:/Fred/Lonestar/DeerMeadowofLoneStar.dwg

ROOME LAND SURVEYING, INC.
2000 AVENUE G
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PLANO, TX 75074
Phone Number (972) 423-4372
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Latest Rev: 1/8/2008