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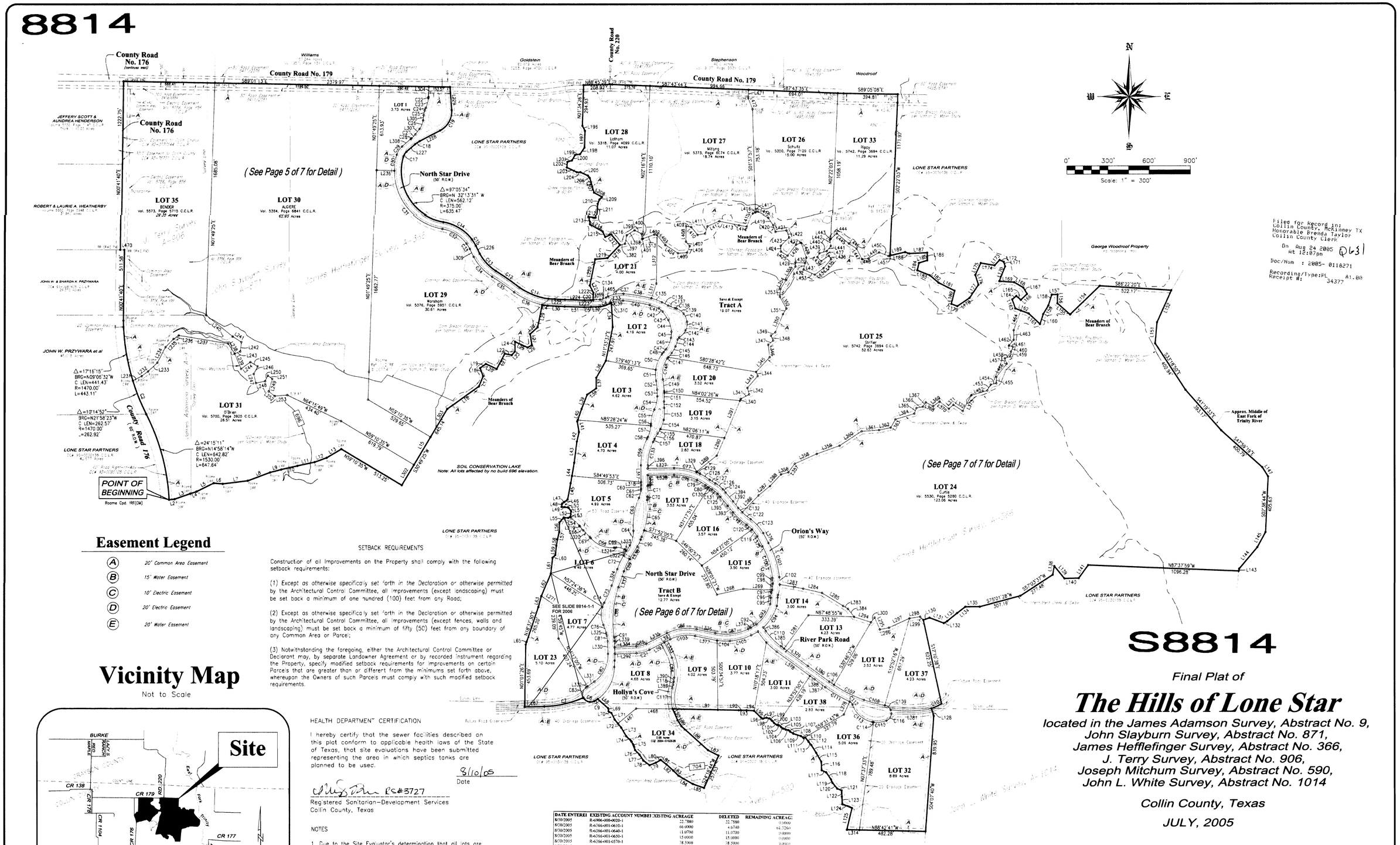


Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Aug 24 2005
At 12:07pm

Doc/Num : 2005- 0118271

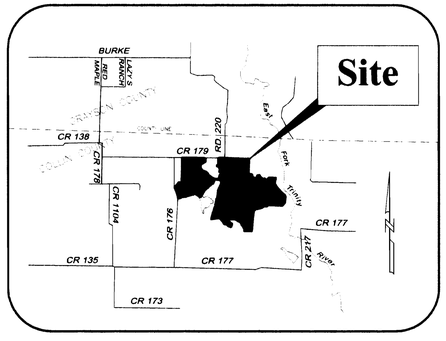
Recording/Type:PL A1.00
Receipt #: 34377

Easement Legend

- (A) 20' Common Area Easement
- (B) 15' Water Easement
- (C) 10' Electric Easement
- (D) 20' Electric Easement
- (E) 20' Water Easement

Vicinity Map

Not to Scale



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;

(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.

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.

8/10/05
Date

RS#3727
Registered Sanitarian-Development Services
Collin County, Texas

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.

DATE ENTERED	EXISTING ACCOUNT NUMBER	EXISTING ACREAGE	DELETED	REMAINING ACREAGE
8/10/2005	R-6906-000-0020-1	22.7880	22.7880	0.0000
8/30/2005	R-6366-001-0610-1	68.0000	4.6740	64.3260
8/30/2005	R-6366-001-0640-1	11.0700	11.0700	0.0000
8/30/2005	R-6366-001-0650-1	15.0000	15.0000	0.0000
8/30/2005	R-6366-001-0570-1	38.5000	38.5000	0.0000
8/30/2005	R-6871-000-0050-1	24.4000	24.4000	0.0000
8/30/2005	R-6366-001-0590-1	7.2830	5.7917	1.4913
8/30/2005	R-6366-001-0660-1	18.7570	18.7570	0.0000
8/30/2005	R-6366-001-0530-1	88.1000	34.4332	53.6668
8/30/2005	R-6366-001-0670-1	9.0000	9.0000	0.0000
8/30/2005	R-6366-001-0580-1	45.6600	11.5759	33.9841
8/30/2005	R-6366-001-0680-1	29.0300	29.0300	0.0000
8/30/2005	R-6871-000-0060-1	12.9000	12.9000	0.0000
8/30/2005	R-6009-000-0080-1	7.6100	7.6100	0.0000
8/30/2005	R-6366-001-0600-1	52.5800	52.5800	0.0000
8/30/2005	R-6366-001-0600-1	40.2800	22.1869	17.9931
8/30/2005	R-6366-001-0495-1	19.8550	18.3278	1.5272
8/30/2005	R-6366-001-0700-1	122.3900	122.3900	0.0000
8/30/2005	R-6871-000-0010-1	2.8000	2.8000	0.0000
8/30/2005	R-6009-000-0060-1	7.7620	7.7620	0.0000
8/30/2005	R-6366-001-0460-1	9.6258	4.8215	4.8143
8/30/2005	R-6366-001-0710-1	11.7000	11.7000	0.0000
8/30/2005	R-6590-000-0010-1	50.1220	35.4620	14.6600
8/30/2005	R-6590-000-0130-1	5.6500	5.6500	0.0000
8/30/2005	R-6366-001-0720-1	4.41	4.41	0.00
8/30/2005	R-6570-004-0144-1	0.27	0.27	0.00

S8814

Final Plat of

The Hills of Lone Star

located in the James Adamson Survey, Abstract No. 9,
John Slayburn Survey, Abstract No. 871,
James Hefflefinger Survey, Abstract No. 366,
J. Terry Survey, Abstract No. 906,
Joseph Mitchum Survey, Abstract No. 590,
John L. White Survey, Abstract No. 1014

Collin County, Texas

JULY, 2005

ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 810
PLANO, TX 75074
Phone Number (972) 423-4372
Fax Number (972) 423-7523

P/fred/Lonestar/Road52704.dwg

Sheet 1 of 7