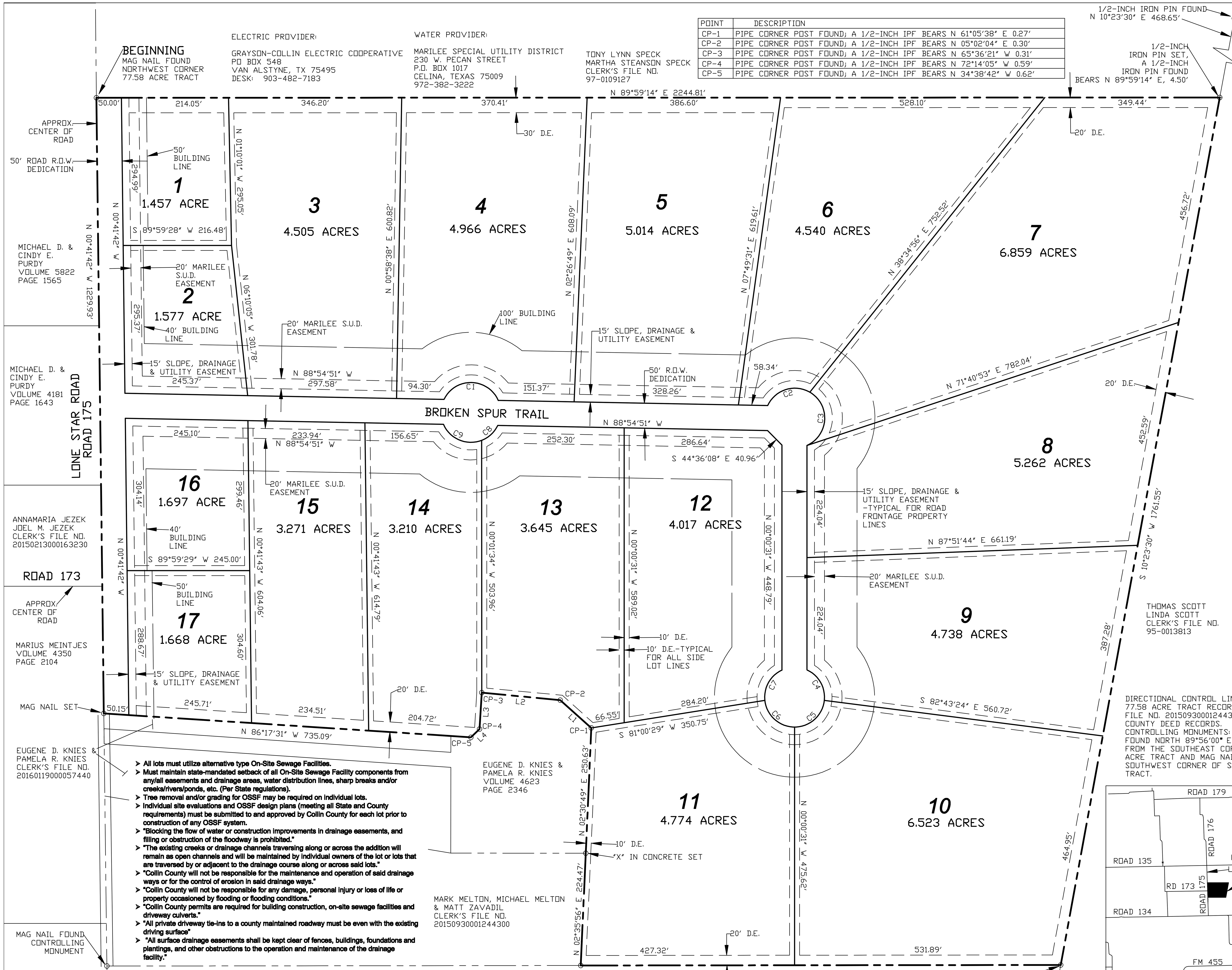


POINT	DESCRIPTION
CP-1	PIPE CORNER POST FOUND; A 1/2-INCH IPF BEARS N 61°05'38" E 0.27'
CP-2	PIPE CORNER POST FOUND; A 1/2-INCH IPF BEARS N 05°02'04" E 0.30'
CP-3	PIPE CORNER POST FOUND; A 1/2-INCH IPF BEARS N 65°36'21" W 0.31'
CP-4	PIPE CORNER POST FOUND; A 1/2-INCH IPF BEARS N 72°14'05" W 0.59'
CP-5	PIPE CORNER POST FOUND; A 1/2-INCH IPF BEARS N 34°38'42" W 0.62'

- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
- Tree removal and/or grading for OSSF may be required on individual lots.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
- "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 building construction, on-site sewage facilities and driveway culverts."
- "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."

LEGEND

○ 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

D.E. DRAINAGE EASEMENT

This plat is approved by the Collin County Commissioner's Court on the _______day of ______________________, 2016.

____
Keith Self, County Judge

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

That I, Bruce Geer, 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.

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

Bruce Geer, Registered Professional Land Surveyor, No. 4117

FROM THE NORTHEAST CORNER OF LONE STAR RANCH ADDITION, IT IS N 00°31'42" W 1665.54' TO THE APPROXIMATE NORTHWEST CORNER OF THE JAMES R. SAVAGE SURVEY, ABSTRACT NO. 845

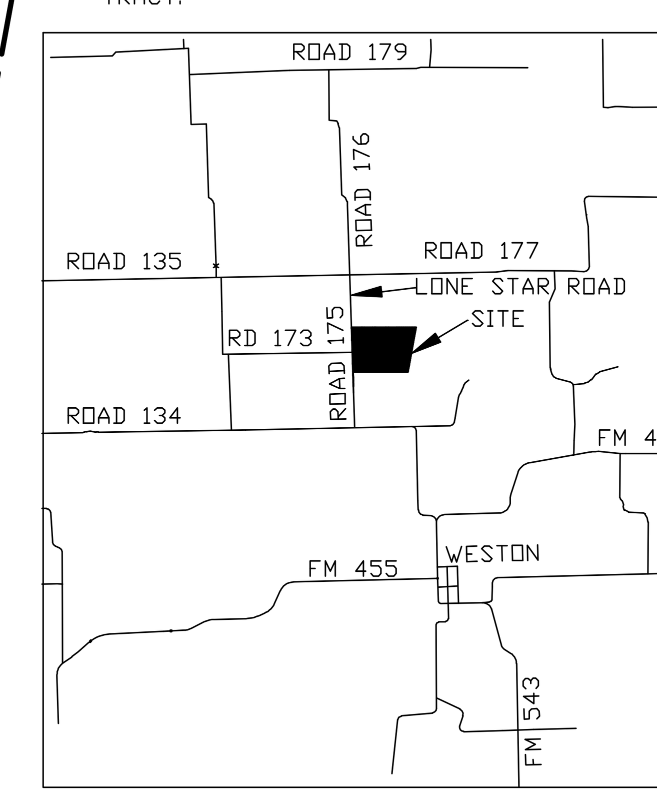
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the ______ day of ____________________2016.

____
Notary Public in and for the State of Texas

SURVEYOR:
BRUCE GEER
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 4117
1101 W. UNIVERSITY (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
972-562-3959
972-542-5751-FAX

DIRECTIONAL CONTROL LINE: SOUTH LINE OF 77.58 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20150930001244300 OF THE COLLIN COUNTY DEED RECORDS.
CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND NORTH 89°56'00" EAST, 2.26 FEET FROM THE SOUTHEAST CORNER OF SAID 77.58 ACRE TRACT AND MAG NAIL FOUND AT SOUTHWEST CORNER OF SAID 77.58 ACRE TRACT.



VICINITY MAP
1" = 1 MILE

100 0 100 200
Scale: 1" = 100'

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Mark Melton, Michael Melton and Matt Zavadil are the owners of a tract of land situated in Collin County, Texas, in the James R. Savage survey, abstract no. 845, being a survey of part of the 77.58 acre tract described in a deed from Eugene D. Knies and Pamela R. Knies to Mark Melton, et al, dated September 25, 2015, recorded as clerk's file no. 20150930001244300 and a survey of the 2.69 acre tract described in a deed from Eugene D. Knies and Pamela R. Knies to Mark Melton, et al, recorded as clerk's file no. 20160119000057430, both deeds of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a mag nail found at the northwest corner of said 77.58 acre tract, in the center of Lone Star Road(Road 175)(north-south paved road);

THENCE North 89°59'14" East, with the north line of said 77.58 acre tract, 2244.81 feet to a ½-inch iron pin set in the west line of the 154.90 acre tract recorded at clerk's file no. 95-0013813; a ½-inch iron pin found bears North 89°59'14" East, 4.50 feet;

THENCE South 10°23'30" West, with the west line of said 154.90 acre tract, 1761.55 feet to a ½-inch iron pin set; a ½-inch iron pin found bears North 89°56'00" East, 2.27 feet;

THENCE South 89°56'00" West, with the south line of said 77.58 acre tract, 959.21 feet to a ½-inch iron pin set;

THENCE North 02°35'56" East, 224.47 feet to a "x" in concrete set at the south-southwest corner of said 2.69 acre tract;

THENCE North 02°30'49" East, with a west line of said 2.69 acre tract, 250.63 feet to a pipe corner post found at an inside corner of said 2.69 acre tract; a ½-inch iron pin found bears North 61°05'38" East, 0.27 foot;

THENCE North 48°12'33" West, with the southwest line of said 2.69 acre tract, 83.25 feet to a pipe corner post found at an inside corner of said 2.69 acre tract; a ½-inch iron pin found bears North 5°02'04" East, 0.30 foot;

THENCE North 84°35'07" West, with a south line of said 2.69 acre tract, 157.38 feet to a pipe corner post found at an inside corner of said 2.69 acre tract; a ½-inch iron pin found bears North 65°36'21" West, 0.31 foot;

THENCE South 03°31'56" West, with an east line of said 2.69 acre tract, 72.72 feet to a pipe corner post found at a southeast corner of said 2.69 acre tract; a ½-inch iron pin found bears North 74°14'05" West, 0.59 foot;

THENCE South 46°24'29" West, with the southeast line of said 2.69 acre tract, 23.92 feet to a pipe corner post found at a southeast corner of said 2.69 acre tract; a ½-inch iron pin found bears North 34°38'42" West, 0.62 foot;

THENCE North 86°17'31" West, with the south line of said 2.69 acre tract, passing the southwest corner of said 2.69 acre tract and the northeast corner of the 0.50 acre "Tract II" recorded as clerk's file no. 20160119000057440 and continuing with the north line of said 0.50 acre tract, in all 735.09 feet to a mag nail set at the northwest corner of said 0.50 acre tract, in said Lone Star Road(Road 175); same being in the west line of said 77.58 acre tract;

THENCE North 00°41'42" West, with the west line of said 77.58 acre tract and with said Lone Star Road(Road 175), 1229.93 feet to the PLACE OF BEGINNING and containing 71.76 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mark Melton, Michael Melton and Matt Zavadil do hereby adopt this plat designating the herein above described property as LONE STAR RANCH, an addition in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

WITNESS my hand at ____________________, Texas, this the _________ day of ___________________ 2016.

____
Mark Melton, Owner

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Mark Melton 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 purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the ________ day of __________________2016.

____
Notary Public in and for the State of Texas

____
Michael Melton, Owner

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Michael Melton 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 purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _______ day of ____________________2016.

____
Notary Public in and for the State of Texas

____
Matt Zavadil, Owner

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Matt Zavadil 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 purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ __ day of ________________2016.

____
Notary Public in and for the State of Texas

40 FOOT BUILDING LINES ON SIDE AND REAR LOT LINES, EXCEPT AS SHOWN.

ACCORDING TO FEMA MAP NO. 48085C0135J, DATED 6-2-2009, THE ABOVE DESCRIBED PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN.

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	130°45'05"	S 88°54'51" E	60.00	136.92	109.09
C2	95°41'28"	N 72°27'41" E	60.00	100.21	88.96
C3	125°52'37"	S 03°14'44" W	60.00	131.82	106.86
C4	71°45'18"	S 29°30'24" E	60.00	75.14	70.33
C5	83°37'14"	S 48°10'52" W	60.00	87.57	80.00
C6	83°37'14"	N 48°11'54" W	60.00	87.57	80.00
C7	71°45'18"	N 29°29'22" E	60.00	75.14	70.33
C8	43°06'01"	S 47°15'37" W	60.00	45.13	44.08
C9	87°39'04"	N 67°21'51" W	60.00	91.79	83.10

NUMBER	DIRECTION	DISTANCE
L1	N 48°12'33" W	83.25'
L2	N 84°35'07" W	157.38'
L3	S 03°31'56" W	72.72'
L4	S 46°24'29" W	23.92'

OWNERS: MARK MELTON
3401 NORTH PRESTON LAKE DRIVE
CELINA, TX 75009

MATT ZAVADIL
3412 NORTH PRESTON LAKE DRIVE
CELINA, TX 75009

MICHAEL MELTON
4405 KNIGHTSBRIDGE DRIVE
MCKINNEY, TX 75070

FINAL PLAT
LONE STAR RANCH

AN ADDITION TO COLLIN COUNTY, TEXAS
71.76 ACRES IN THE
JAMES R. SAVAGE SURVEY, ABSTRACT NO. 845
COLLIN COUNTY, TEXAS
DATE: MARCH 11, 2016

SHEET 1 OF 1