

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.

ELECTRIC PROVIDER:  
 GRAYSON-COLLIN ELECTRIC COOPERATIVE  
 PO BOX 548  
 VAN ALSTYNE, TX 75495  
 DESK: 903-482-7183

WATER PROVIDER:  
 MARILEE SPECIAL UTILITY DISTRICT  
 230 W. PECAN STREET  
 P.O. BOX 1017  
 CELINA, TEXAS 75009  
 972-382-3222

OWNERS CERTIFICATE

STATE OF TEXAS  
 COUNTY OF COLLIN  
 WHEREAS Kelby D. McCoy and Jennifer E. McCoy are the owners of Lot 12R and Andre Lenz and Victoria Lenz are the owners of Lot 13R as shown hereon and this property is situated in Collin County, Texas, in the James R. Savage survey, abstract no. 845, being a survey of Lot 12 and Lot 13 of Lone Star Ranch, an addition to Collin County, Texas, according to the map thereof recorded in volume 2016, page 869 of the Collin County plat records, being described by metes and bounds as follows:  
 BEGINNING at a 1/2-inch iron pin set at the south-southeast corner of said Lot 12 and the north-northeast corner of Lot 11 in said Lone Star Ranch; same being in the west right-of-way line of Broken Spur Trail;  
 THENCE South 81°00'29" West, with the north line of said Lot 11 and the south line of said Lot 12, passing the southwest corner of said Lot 12 and the southeast corner of said Lot 11 at 284.2 feet, continuing with the south line of said Lot 11, in all, 350.75 feet to a pipe corner post found at the south-southwest corner of said Lot 13; a 1/2-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 Lot 13, 83.25 feet to a pipe corner post found at the inside corner of said Lot 13; a 1/2-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 Lot 13, 157.38 feet to a pipe corner post found at the west-southwest corner of said Lot 13 and in the east line of Lot 14 of said Lone Star Ranch; a 1/2-inch iron pin found bears North 65°36'21" West, 0.31 foot;  
 THENCE North 00°01'34" West, with the west line of said Lot 13 and the east line of said Lot 14, 503.96 feet to a 1/2-inch iron pin set at the west-northwest corner of said Lot 13 and the east-northeast corner of said Lot 14; same being in the south right-of-way line of said Broken Spur Trail; same also being in a curve to the left, the radius point bears North 21°11'23" West, 60.00 feet;  
 THENCE easterly with the south right-of-way line of said Broken Spur Trail as follows:  
 With the north line of said Lot 13, along said curve to the left, having a radius of 60.00 feet, an arc length of 45.13 feet, a central angle of 43°06'01", a chord direction of North 47°15'37" East, and a chord length of 44.08 feet to a 1/2-inch iron pin set at the north-northwest corner of said Lot 13;  
 THENCE South 88°54'51" East, with the north line of said Lot 13, passing the northeast corner of said Lot 13 and the northwest corner of said Lot 12 at 252.30 feet and continuing with the north line of said Lot 12, in all, 538.93 feet to a 1/2-inch iron pin set at the north-northeast corner of said Lot 12;  
 THENCE South 44°36'08" East, with the northeast line of said Lot 12 and the southwest right-of-way line if said Broken Spur Trail, 40.96 feet to a 1/2-inch iron pin set at the east-northeast corner of said Lot 12;  
 THENCE southerly with the east line of said Lot 12 and the west right-of-way line of said Broken Spur Trail as follows:  
 South 00°00'31" East, 448.79 feet to a 1/2-inch iron pin set at the east-southeast corner of said Lot 12; same being the beginning of a curve to the left, the radius point bears South 24°37'59" East, 60.0 feet;  
 THENCE along said curve to the left, having a radius of 60.00 feet, an arc length of 75.14 feet, a central angle of 71°45'18", a chord direction of South 29°29'22" West, and a chord length of 70.33 feet to the PLACE OF BEGINNING and containing 7.662 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Kelby D. McCoy and Jennifer E. McCoy, the owners of Lot 12R and Andre Lenz and Victoria Lenz, the owners of Lot 13R do hereby adopt this plat designating the herein above described property as LONE STAR RANCH, LOTS 12R & 13R, 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 \_\_\_\_\_, 2017.

Kelby D. McCoy, Owner Lot 12R

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Kelby D. McCoy 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

Jennifer E. McCoy, Owner of Lot 12R

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Jennifer E. McCoy 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

Andre Lenz, Owner Lot 13R—signed by Victoria Lenz(power of Attorney for Andre Lenz)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Victoria Lenz(power of Attorney for Andre Lenz), 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

Victoria Lenz, Owner Lot 13R

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Victoria Lenz, 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 purposes and consideration therein expressed, and in the capacity therein stated.

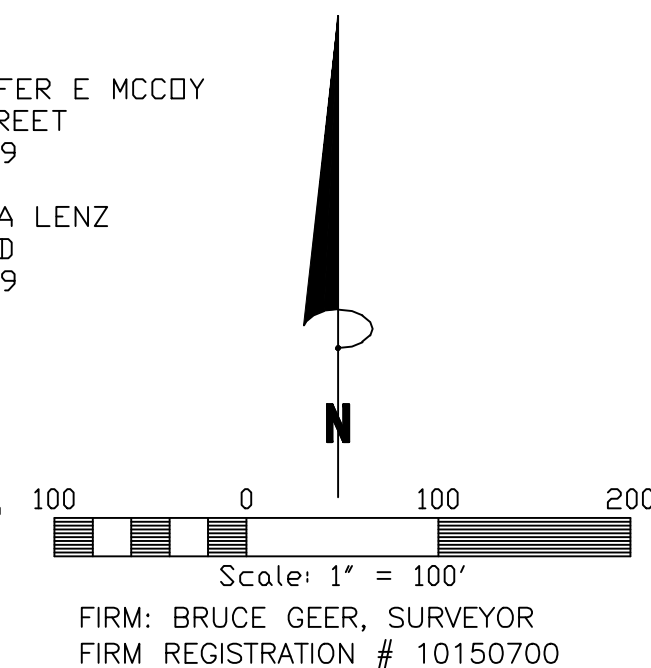
Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

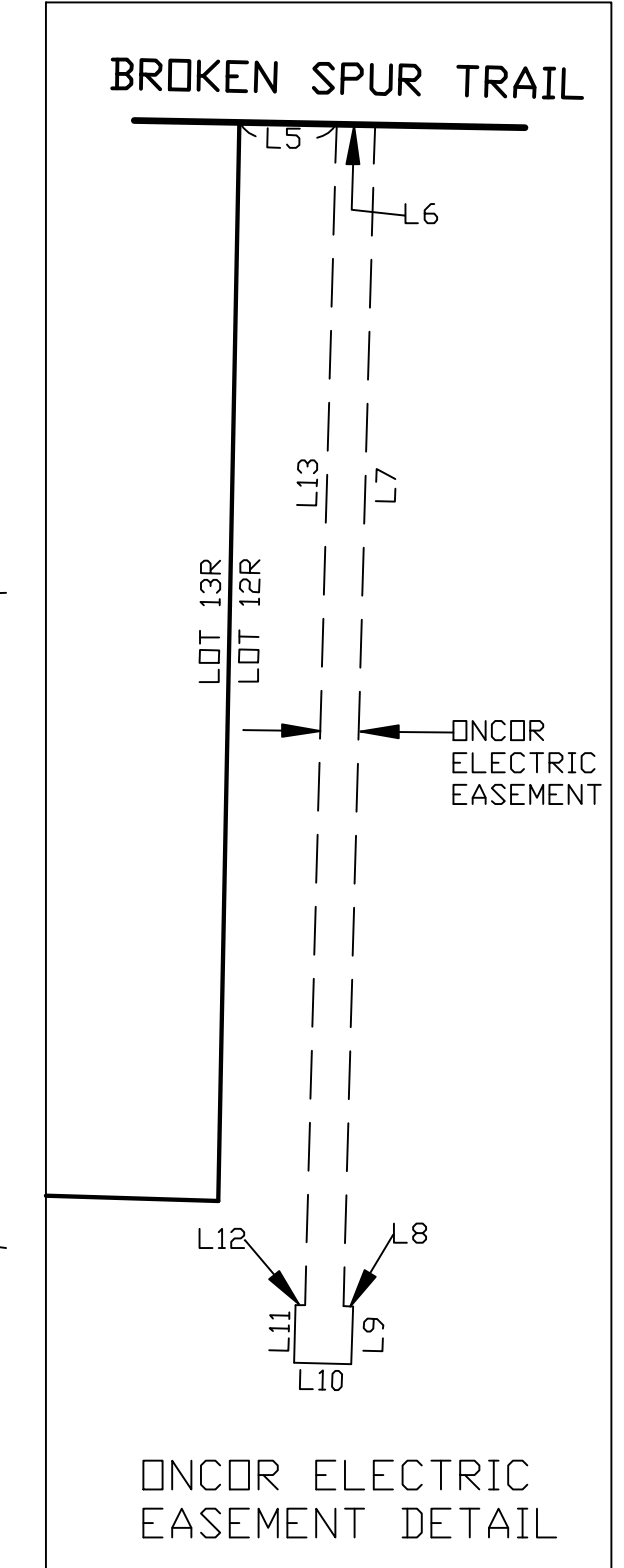
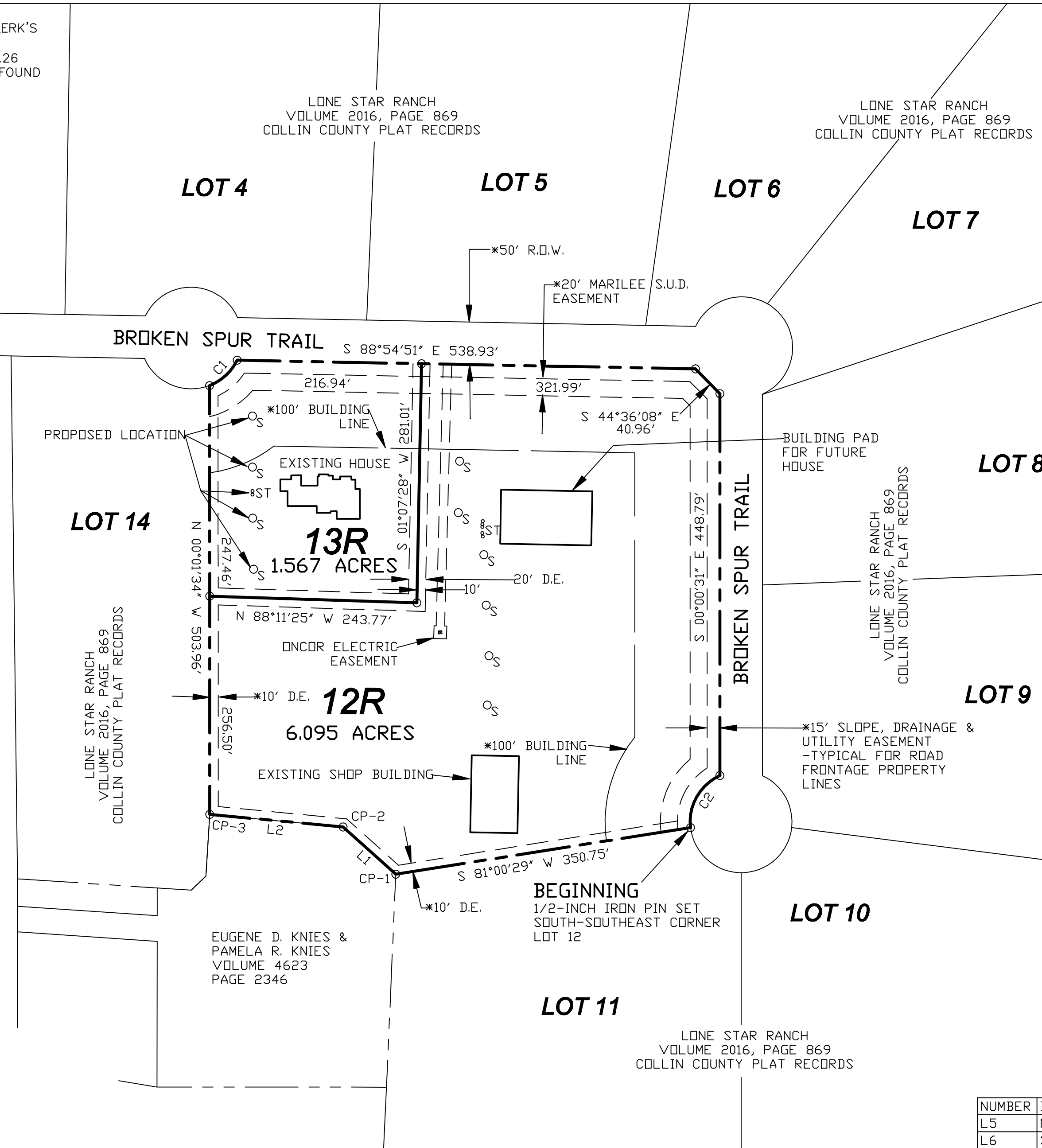
OWNERS: LOT 12R KELBY D & JENNIFER E MCCOY  
 104 EAST ELM STREET  
 CELINA, TX 75009

LOT 13R ANDRE & VICTORIA LENZ  
 1898 CANYON ROAD  
 CELINA, TX 75009

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



REPLAT  
**LONE STAR RANCH**  
 LOTS 12R & 13R  
 AN ADDITION TO COLLIN COUNTY, TEXAS  
 7.662 ACRES IN THE  
 JAMES R. SAVAGE SURVEY, ABSTRACT NO. 845  
 COLLIN COUNTY, TEXAS  
 DATE: OCTOBER 23, 2017



NUMBER	DIRECTION	DISTANCE
L5	N 88°54'51" W	25.35'
L6	S 88°54'51" E	10.00'
L7	S 01°31'55" W	307.79'
L8	S 88°28'05" E	2.50'
L9	S 01°31'55" W	15.00'
L10	N 88°28'05" W	15.00'
L11	N 01°31'55" E	15.00'
L12	S 88°28'05" E	2.50'
L13	N 01°31'55" E	307.71'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	43°06'01"	S 47°15'37" W	60.00	45.13	44.08
C2	71°45'18"	N 29°29'22" E	60.00	75.14	70.33

NUMBER	DIRECTION	DISTANCE
L1	N 48°12'33" W	83.25'
L2	N 84°35'07" W	157.38'

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'

- LEGEND  
 ○ 1/2" IRON PIN SET UNLESS OTHERWISE NOTED  
 D.E. DRAINAGE EASEMENT  
 Ⓞ SEPTIC SYSTEM SPRINKLER HEAD  
 \*ST SEPTIC TANKS

**SURVEYOR'S CERTIFICATE**  
 KNOW ALL MEN BY THESE PRESENTS:  
 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.  
 PRELIMINARY—THIS DOCUMENT SHALL NOT TO 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

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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

This plat is approved by the Collin County Commissioner's Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Keith Self, County Judge

- 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.
- 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).
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

**HEALTH DEPARTMENT CERTIFICATE:**  
 I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
 COLLIN COUNTY DEVELOPMENT SERVICES

THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST (ONE FOOT) ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.

CONTACT THE COLLIN COUNTY DEVELOPMENT SERVICES DEPARTMENT FOR A CULVERT PERMIT.

FROM THE WEST-SOUTHWEST CORNER OF LOT 12R SHOWN HEREON, IT IS N 15°23'10" W 2969.44' TO THE APPROXIMATE NORTHWEST CORNER OF THE JAMES R. SAVAGE SURVEY, ABSTRACT NO. 845

ACCORDING TO FEMA MAP NO. 48085C0135J, DATED 6-2-2009, LOT 12R AND LOT 13R ARE NOT IN THE 100 YEAR FLOOD PLAIN.

\* DENOTES ITEM SEEN ON PLAT OF LONE STAR RANCH RECORDED IN VOLUME 2016, PAGE 869 COLLIN COUNTY PLAT RECORDS