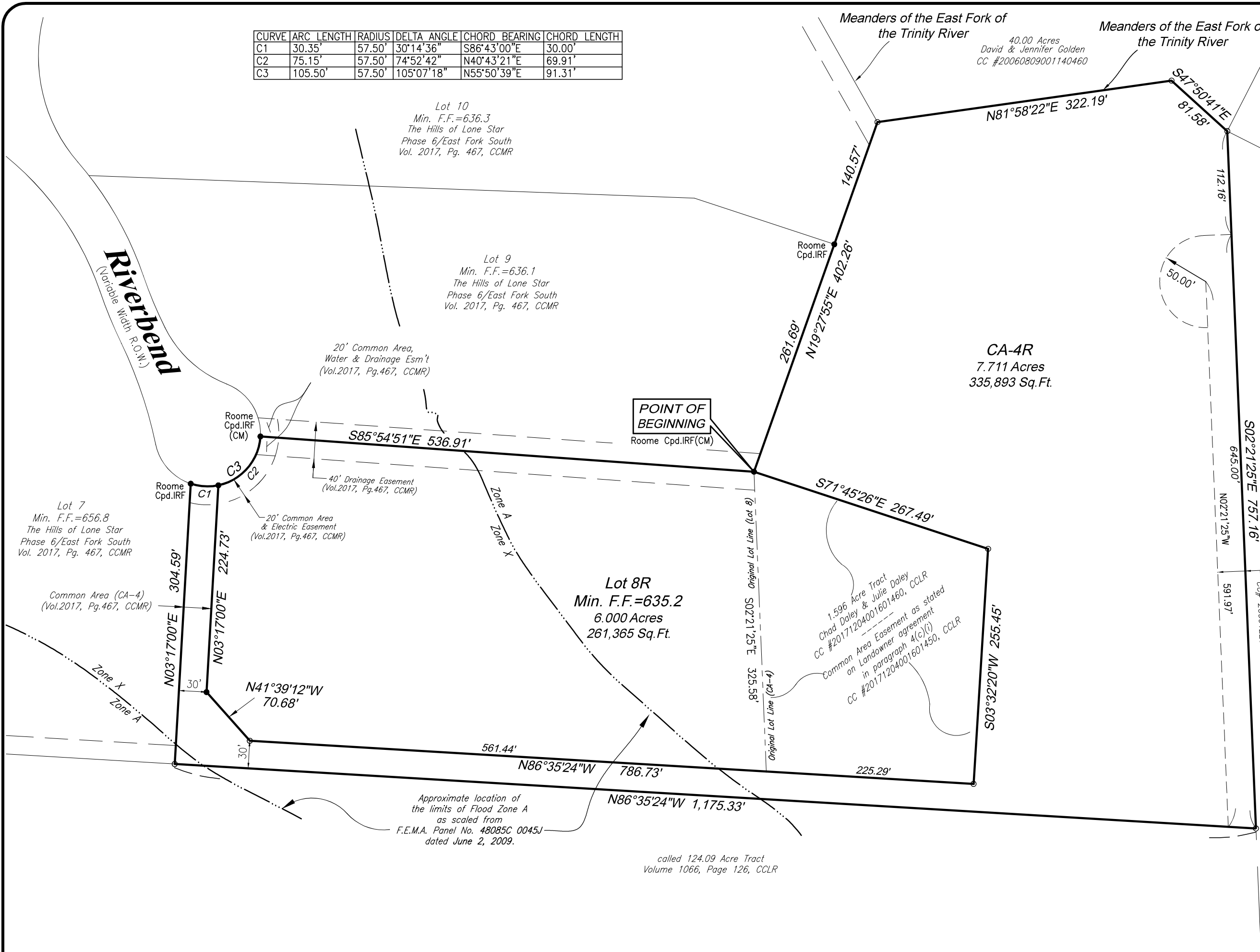


CURV	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.35	57.50	30°14'36"	S86°43'00"E	30.00'
C2	75.15	57.50	74°52'42"	N40°43'21"E	69.91'
C3	105.50	57.50	105°07'18"	N55°50'39"E	91.31'



NOTES AFFECTING ALL LOTS

- 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. 201611001481520 in the Real Property Records of Collin County, Texas.
- Landowner Agreements.** Each individual Parcel may be subject to a separate Landowner Agreement filed in the Real Property Records of Collin County, Texas, that supplements or, modifies or waives 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 Declaration contain 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 as until 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.
- 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 some as deemed desirable by Declarant and/or the Landowner Association.
- 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:
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

- 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.
- As set forth more particularly, Except as permitted in the Declaration and 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 Easements; 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 issued/established by Declarant and/or the Landowner Association pertaining to the Common Area Easements or such activities.
- 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 services, 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.
- 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.
- 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.
- 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.
- Setback Requirements.** Construction of all Improvements on the Property shall comply with the following setback requirements:
 - Except as specifically set forth in the Declaration or otherwise permitted by the Architectural Committee, all improvements (except landscaping, driveways, entry features, retaining walls, gates and Perimeter Fencing and adjacent side property line fencing) must be set back from any Road or the lesser of (A) one hundred fifty (150) feet, or (B) a distance equal to one-third (1/3) of the from said Road to the farthest boundary line of the Parcel. Provided, however, that the minimum setback from any Road shall not be less than one hundred (100) feet.
 - Except as specifically set forth in the Declaration or otherwise permitted by the Architectural Committee, all improvements (except landscaping, retaining walls and Perimeter Fencing and side property line fencing) must be set back from the boundary line of any Parcel or Common Area the lesser of (A) fifty (50) feet, or (B) a distance equal to one-fifth (1/5) of the distance from said boundary to the directly opposing boundary line of the Parcel. Provided, however, that the minimum setback from the boundary line of any Parcel or Common Area shall not be less than twenty-five (25) feet.
 - Notwithstanding the foregoing, either the Architectural Control Committee or Declarant may, by separate Landowner Agreement or by recorded instrument regarding the Property, specifically 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.

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Chad Daley and Julie Daley are the owners of Lot 8 and 1.596 acres out of CA-4 as described in Special Warranty Deed recorded under County Clerk No. 2017120401601460 of the Collin County Land Records, and C. Kent Adams dba Lone Star Partners is the owner of the remainder of said CA-4, and situated in the State of Texas, County of Collin, being part of the John L. White Survey, Abstract No. 1014, being all of Lot 8 and CA-4 (Common Area Easement) of The Hills of Lone Star, Phase 6/East Fork South as recorded in Volume 2017, Page 467 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod found marking the northeast corner of Lot 8, the southeast corner of Lot 9 of said addition, an angle break in the west line of CA-4, some being an interior corner on the north-easterly line of said premises;

THENCE with the east line of Lots 9 and 10, the west line of CA-4, and the northwesterly line of said premises, North 19°27'55" East, 402.26 feet to a point in the meanders of the East Fork of the Trinity River, marking the most easterly northeast corner of Lot 10, the northwest corner of CA-4, and being in the south line of a called 40.00 acre tract recorded under County Clerk No. 20060809001140460 of the Collin County Land Records;

THENCE with the meanders of the East Fork of the Trinity River, the southerly line of said 40.00 acre tract, the north line of CA-4, and the north line of said premises as follows: North 81°56'22" East, 322.19 feet to a point for corner; South 47°50'41" East, 81.58 feet to a point for corner and marking the northeast corner of CA-4, said premises, and being the prolongation of the center line of County Road 177 (running north-south);

THENCE departing the meanders of the East Fork of the Trinity River, with the center line of County Road No. 177, the east line of said CA-4, said premises, and the east line of a 30 foot road easement recorded under County Clerk No. 20091229001545820 of the Collin County Land Records, South 02°21'25" East, 757.16 feet to a point marking the southeast corner of said CA-4, said premises, and being in the north line of a called 124.09 acre tract recorded in Volume 1066, Page 126 of the Collin County Land Records;

THENCE with the north line of the aforementioned 124.09 acre tract, the south line of CA-4, and a south line of said premises, North 86°35'24" West, 1,175.33 feet to a point marking the southwest corner of CA-4, said premises, and the southeast corner of Lot 7 of The Hills of Lone Star Phase 6/East Fork South;

THENCE with a common line between Lot 7 and CA-4, and the west line of said premises, North 03°17'00" East, 304.59 feet to a Roome capped iron rod found in the curving south right-of-way line of Riverbend (a variable width right-of-way), marking the west most northwest corner of CA-4, said premises, and the most easterly northeast corner of Lot 7;

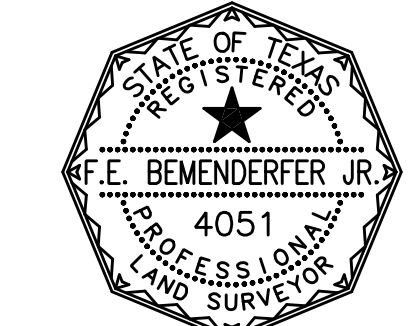
THENCE with the curving southerly and easterly right-of-way line of said Riverbend, the curving north line of CA-4, Lot 8 and said premises, northeasterly along a curve to the left having a central angle of 105°07'18", for an arc distance of 105.50 feet, with a radius of 57.50 feet (chord = North 55°50'39" East, 91.31 feet) to a Roome capped iron rod found marking the northern most northwest corner of Lot 8, said premises, and the southwest corner of the aforementioned Lot 9;

THENCE departing said right-of-way line, with the north line of Lot 8, said premises, and the south line of Lot 9, South 85°54'51" East, 536.91 feet to the place of beginning and containing 13.711 acres of land.

SURVYOR'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 or shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

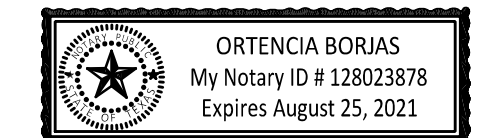


F. E. Bemenderfer Jr.
Registered Professional
Land Surveyor No. 4051

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 he executed the same for the purpose and consideration therein expressed.

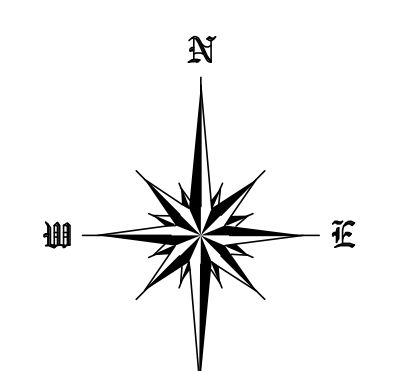
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___th day of December, 2017.



Notary Public for the
State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the _____ day of _____, 2017.

Collin County Judge
Keith Seif



Scale: 1"=100'

Replat
Lot 8R and CA-4R
**The Hills of Lone Star,
Phase 6/East Fork South**
13.711 Acres

being a Replat of Lot 8 and CA-4
The Hills of Lone Star, Phase 6/East Fork South
as recorded in Volume 2017, Page 467
of the Collin County Map Records
John L. White Survey, Abstract No. 1014
Collin County, Texas
December 2017

Page 1 of 1 P/AC/201704/AC840214.dwg



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.
- Source bearing The Hills of Lone Star plat as recorded in Volume Q, Page 631 of the Collin County Map Records.
- Collin County permits are required for building construction, on-site sewage facilities and driveway curvatures.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driveway 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.
- A portion of the subject property lies within a Special Flood Hazard Area subject to inundation by the 1% annual chance flood per Map Number 48385C0045 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone A).
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County development services.
- Collin County permits are required for building construction, on-site sewage facilities and driveway curvatures.
- Driveways shall meet Collin County culvert permit requirements. Driveways that do not meet driveway/culvert permit requirements shall be removed and corrected at the owners expense.
- Driveway/culvert permits are required at all existing county road tie-ins.
- All private driveway tie-ins to a county road must be even with the existing driving surface and flush with edge of existing county road.

OSSF NOTES

- (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.
- A portion of lot 8 and CA-4 are located within the 100-year flood plain:
 - Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
 - All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 2' above base flood elevation.
 - A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.
 - 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.

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas and that plans 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 _____ Date _____
Collin County Developmental Services

Utility Service Providers

- Water** - Marilee Special Utility District [M.S.U.D.]
PO Box 1017
Celina, TX 75009
(972) 382-3222
ENGINEER
Kimley-Horn
106 West Louisiana Street
McKinney, Texas 75069
(D) 469-301-2585
Van Alstyne, TX 75495
(903) 482-7100
Contact: Joseph Heimberger, P.E.
- Electric** - Grayson County Electric Coop.
1096 N Waco
Van Alstyne, TX 75495
(903) 482-7100
Contact: Joseph Heimberger, P.E.
- Sanitary Sewer** - OSSF - Private

- OWNER LOT 8 & 1.596 ACRES OF CA-4**
Chad Daley & Julie Daley
7440 Stratton Dr. Apt #3103
Celina, Texas 75009
281-733-0998
- OWNER 7.711 ACRES OF CA-4**
C. Kent Adams
dba Lone Star Partners
2160 Lone Star Rd.
Celina, Texas 75009
(O) 214-532-4114
(F) 972-382-3999
Contact: C. Kent Adams

CONSTRUCTION NOTES

- Contractor shall take appropriate measures to prevent tracking of mud and/or soils onto existing and/or new pavement. Any tracking that occurs shall be removed immediately by the contractor.
- Contractor shall maintain the integrity of existing county road ditches.
- Existing paving, utilities, fences, etc., damaged by the construction of the proposed improvements shall be replaced to a condition equal to or better than its original condition. The contractor shall make these repairs at his own expense.
- Contractor is responsible for damages to existing county roads. Collin County and the contractor shall document the existing county road prior to and following construction.

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 **Chad Daley**, 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 ___th day of December, 2017.

Notary Public for the
State of Texas

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 **Julie Daley**, 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 ___th day of December, 2017.

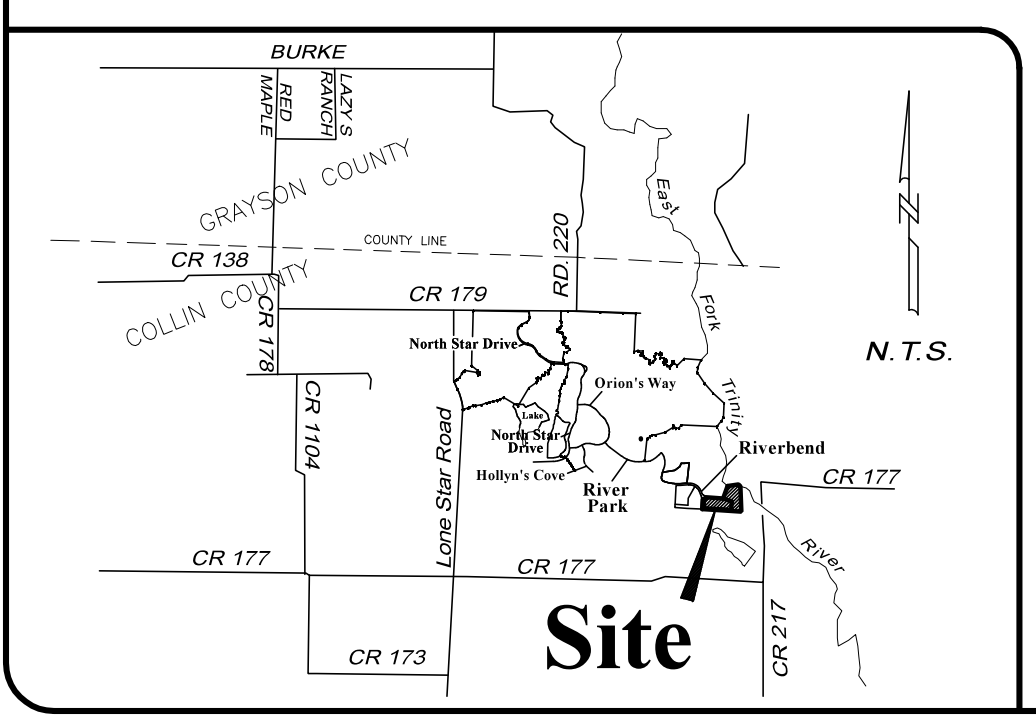
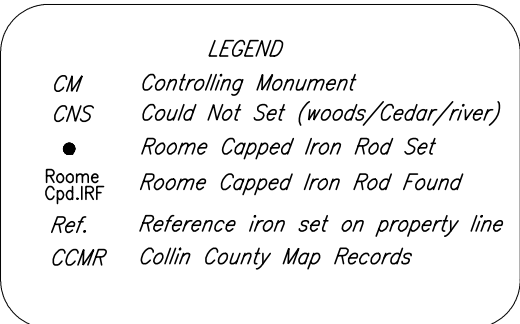
Notary Public for the
State of Texas

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 **C. Kent Adams dba Lone Star Partners**, 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 ___th day of December, 2017.

Notary Public for the
State of Texas



Site