

NOTES AFFECTING ALL LOTS

METES AND BOUNDS DESCRIPTION

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...

(g) 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...

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...

6. County Easement. Declarant reserves an easement over, across and upon the Property 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...

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...

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.

(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 enjoyment of 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 of each Parcel within twenty (20) feet of any existing or future county road right-of-way...

(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 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.

PLAT NOTES

1) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.

2) 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.

3) 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.

4) Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

5) Source bearing The Hills of Lone Star plot as recorded in Volume Q, Page 631 of the Collin County Map Records.

6) All private driveway tie-ins to a county maintained roadway must be even with the existing driveway surface.

7) 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.

8) No part of the subject property lies within a Special Flood Hazard Area inundated by the 100 year flood per Map Number 480850045 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X).

9) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County development services.

10) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.

11) 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.

12) Driveway/culvert permits are required at all existing county road tie-ins.

13) 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.

SITUATED in the State of Texas, County of Collin, being part of the James Hefflefinger Survey, Abstract No. 366, the Joseph Mitchum Survey, Abstract No. 590, being a part of Lot 32/36R of The Hills of Lone Star, an addition to Collin County as recorded in Volume 2014, Page 316 of the Collin County Map Records and being all of a 0.291 acre tract and as recorded under County Clerk Number 20180323000355570 of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a Roame capped iron rod found in the curving south right-of-way line of River Park Road (variable width right-of-way) marking the northerly most northwest corner of Lot 32/36R, said premises, the easterly most northeast corner of Lot 38 of The Hills of Lone Star as recorded in Volume Q, Page 631 of the Collin County Map Records, and being the beginning of a curve to the right;

THENCE with the south right-of-way line of River Park Road, the north line of Lot 32/36R, and the north line of said premises as follows: southeasterly along said curve through a central angle of 47'09"20" for an arc distance of 30.86 feet and having a radius of 37.50 feet (chord = South 41'47"28" East, 30.00 feet) to a Roame capped iron rod found marking the point of reverse curvature of a curve to the left; southeasterly along said curve through a central angle of 93'18"16" for an arc distance of 305.34 feet and having a radius of 187.50 feet (chord = South 64'51"55" East, 272.70 feet) to a Roame capped iron rod found marking the point of compound curvature of a curve to the left; northeasterly along said curve through a central angle of 33'04"02" for an arc distance of 33.19 feet and having a radius of 57.50 feet (chord = North 51'56"56" East, 32.73 feet) to a point of reverse curvature of a curve to the right, being in the south line of a dedicated variable width right-of-way.

THENCE along the south line of said dedicated right-of-way, and the north line of said premises as follows: northeasterly along said curve through a central angle of 51'52"21" for an arc distance of 52.18 feet and having a radius of 58.33 feet (chord = North 50'10"15" East, 50.46 feet) to a point of tangency, South 89'31'23" East, 166.87 feet to a point marking the beginning of a curve to the right; southeasterly along said curve through a central angle of 06'45"33" for an arc distance of 69.52 feet and having a radius of 589.31 feet (chord = South 84'42'43" East, 69.48 feet) to a point of tangency; South 80'52'53" East, 37.07 feet to point marking an angle break; South 77'05'05" East, 6.12 feet to a point marking an angle break; South 72'07'07" East, 4.70 feet to a point in the east line of Lot 32/36R, marking the northeast corner of said premises, and being in the west line of The Hills of Lone Star, Phase 6/East Fork South as recorded in Volume 2017, Page 467 of the Collin County Map Records.

THENCE with the east line of Lot 32/36R, said premises, and the west line of said Phase 6/East Fork South, South 04'07'40" West, 839.95 feet to a Roame capped iron rod found marking the southeast corner of Lot 32/36R, said premises, and the northeast corner of a called 15.438 acre tract recorded under County Clerk Number 20160608000717680 of the Collin County Land Records;

THENCE with the south line of Lot 32/36R, said premises, and the north line of a called 15.438 acre tract as recorded under County Clerk Number 20160608000717680 of the Collin County Land Records, North 89'42'41" West, 182.70 feet to a Lone Star capped iron rod found for the northwest corner of said 15.438 acre tract, the northeast corner of the aforementioned 0.291 acre tract, and being originally the northeast corner of a 30.10 acre tract as recorded under County Clerk Number 2012081500108290 of the Collin County Land Record, of which said 0.291 acre tract is a part of;

THENCE with the east line of said 0.291 acre tract, the original east line of said 30.10 acre tract, and the west line of said 15.438 acre tract, South 02'26'54" West, 30.01 feet to a Roame capped iron rod set marking the southeast corner of said 0.291 acre tract, and being an ell corner along the south line of said premises;

THENCE with the south line of said 0.291 acre tract, continuing with the south line of said premises, and passing through the original 30.10 acre tract, North 88'42'41" West, 422.89 feet to a Roame capped iron rod set marking the southwest corner of said 0.291 acre tract, and said premises;

THENCE with the west line of said 0.291 acre tract, and said premises, North 01'17'19" East, 30.00 feet to a Roame capped iron rod set in the north line of the original 30.10 acre tract, marking the southeast corner of The Hills of Lone Star, Phase 3/Hollyns Cove Pond as recorded in Volume 2015, Page 108 of the Collin County Map records, the southwest corner of said Lot 32/36R, and being the northwest corner of said 0.291 acre tract;

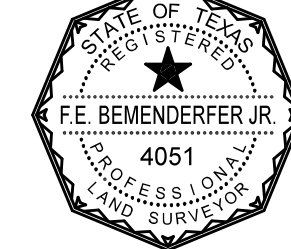
THENCE with the west line of Lot 32/36R, said premises, and the east line of the aforementioned Phase 3/Hollyns Cove Pond as follows: North 00'00"00" West, 186.16 feet; North 03'47'39" West, 53.97 feet; North 02'19'24" West, 44.34 feet; North 67'00'17" West, 34.86 feet; North 39'29'52" West, 53.81 feet; North 23'52'43" West, 27.21 feet; North 34'00'24" West, 62.52 feet; North 65'12'35" West, 35.97 feet; North 03'06'25" West, 62.89 feet; North 29'56'59" West, 73.51 feet; North 38'33'31" West, 31.95 feet; North 37'56'34" West, 40.26 feet to a point marking the most westerly northwest corner of Lot 32/36R, said premises, and the southerly most southeast corner of the aforementioned Lot 38;

THENCE with the northwest line of Lot 32/36R, said premises, and the southeast line of Lot 38 as follows: North 59'31'43" East, 327.79 feet to a Roame capped iron rod found marking an angle break; North 24'37'52" East, 102.33 feet to the place of beginning and containing 14.350 acres of land.

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.



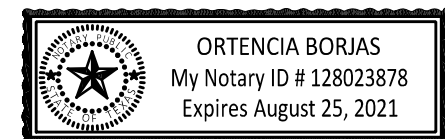
F. E. Bemenderfer Jr. Registered Professional Land Surveyor No. 4051

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 \_\_\_ day of \_\_\_\_\_, 2018.

Notary Public for the State of Texas

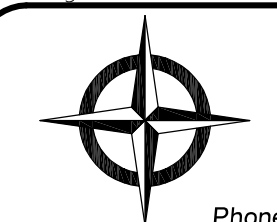


THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this \_\_\_ day of \_\_\_\_\_, 2018.

Collin County Judge Keith Self

Replat Lot 32/36RR The Hills of Lone Star 14.350 Acres being a Replat of Lot 32/36R The Hills of Lone Star as recorded in Volume 2014, Page 316, CCMR and being all of a 0.291 acre tract as recorded under Doc.# 20180323000355570, CCLR James Hefflefinger Survey, Abstract No. 366 Joseph Mitchum Survey, Abstract No. 590 Collin County, Texas April 2018

Page 1 of 1 P:\AC\201801\AC842046.dwg



Roome Land Surveying 2000 Avenue G, Suite 810 Plano, Texas 75074 Phone (972) 423-4372 / Fax (972) 423-7523 www.roomesurveying.com / Firm No. 10013100

OWNER OF Lot 32/36R

0.291 Acres CC#20180323000355570

Steve & Brenda Chambers

444 River Park Road

Celina, Texas 75009

(P) 903-818-8070

email: schambers0711@gmail.com

DECLARANT

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

Utility Service Providers

Marilee Special Utility District (M.S.U.D.): 972-382-3222

Grayson Collin Electric Coop: 903-482-7100

Sanitary Sewer - OSSF - Private

ENGINEER

Kimley-Horn

106 West Louisiana Street

McKinney, Texas 75069

(D) 469-301-2585

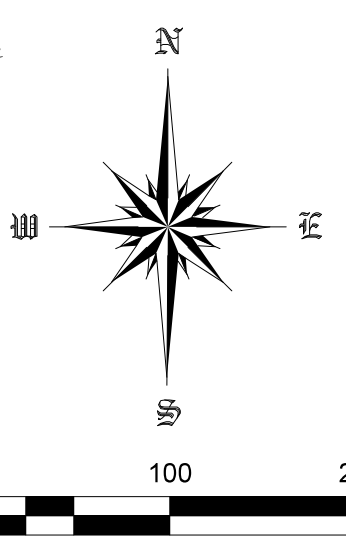
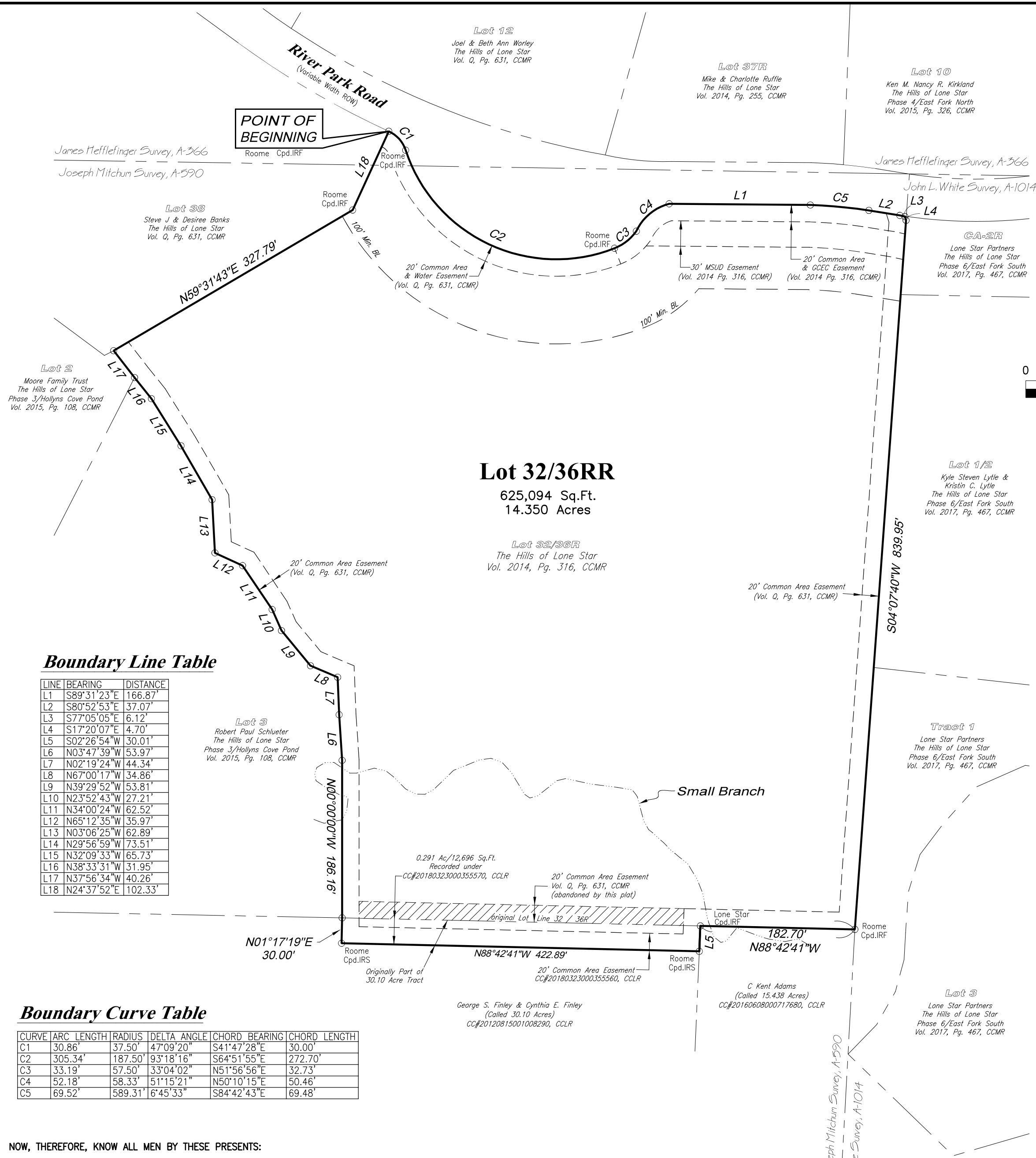
(M) 214-546-3707

Contact: Joseph E. Heimberger, P.E.

DATE

\_\_\_\_\_

Registered Sanitarian or Designated Representative Collin County Developmental Services



Boundary Line Table

Table with columns: LINE BEARING, DISTANCE, CHORD BEARING, CHORD LENGTH. Lists boundary segments L1 through L18.

Boundary Curve Table

Table with columns: CURVE ARC, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curve segments C1 through C5.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Steve Chambers and Brenda Chambers are the owners of Lot 32/36R, a 0.291 acres tract as described in General Warranty Deed recorded under County Clerk No. 20180323000355570 of the Collin County Land Records, and C. Kent Adams dba Lone Star Partners, as declarant, do hereby adopt this plat designating the hereinabove described property as Lot 32/36RR, The Hills of Lone Star, 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.

EXECUTED this \_\_\_ day of \_\_\_\_\_, 2018.

Steve Chambers Brenda Chambers

C. Kent Adams dba Lone Star Partners

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 Steve Chambers, 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 \_\_\_ day of \_\_\_\_\_, 2018.

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 Brenda Chambers, 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 \_\_\_ day of \_\_\_\_\_, 2018.

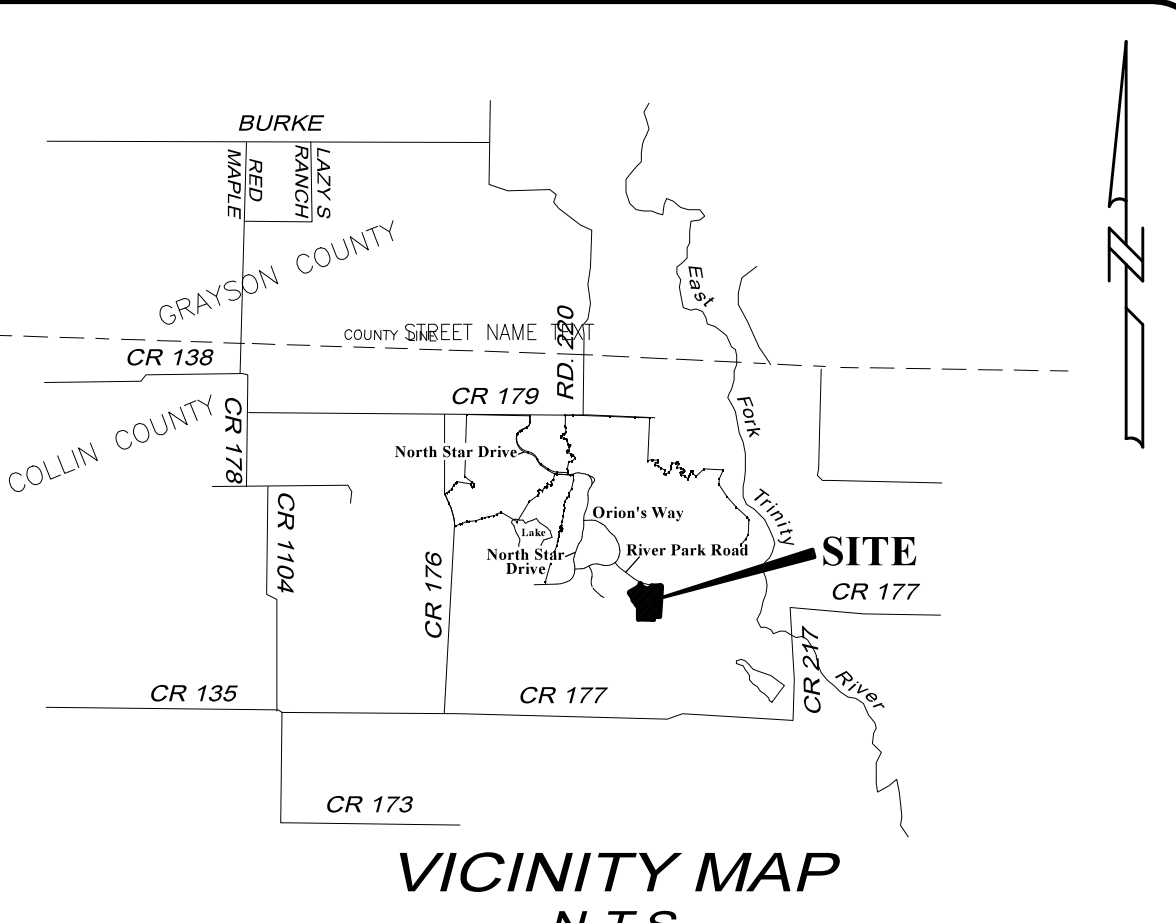
Notary Public for the State of Texas

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 \_\_\_ day of \_\_\_\_\_, 2018.

Notary Public for the State of Texas



VICINITY MAP N.T.S.