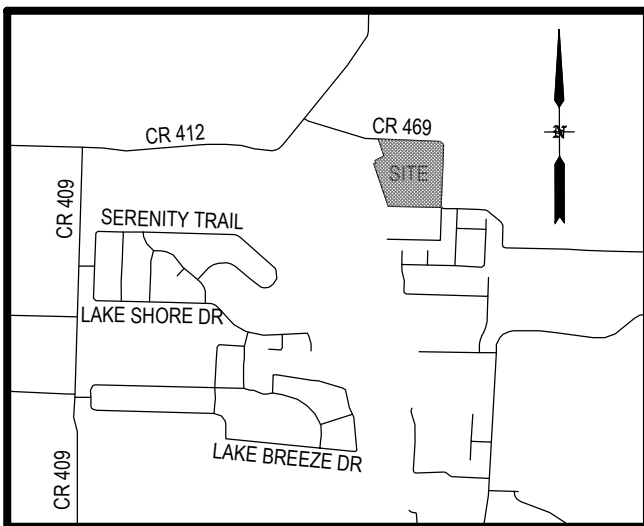
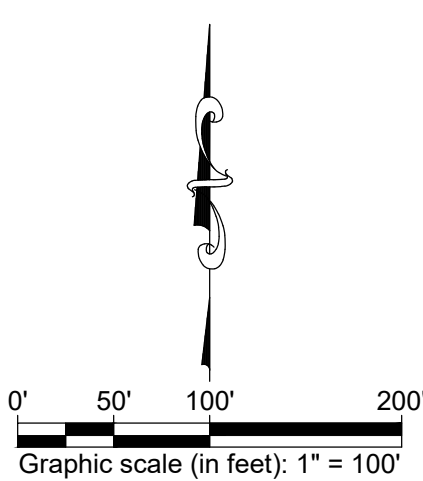


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRS	Iron rod set w/cap stamped "???"
CIRF	Iron rod found w/cap
CC#	County clerk's instrument no.
CM	Controlling monument
D.E.	Drainage easement
D.U.E	Drainage & utility easement



NOTES:

- Bearings are based on McKinney Meadows Phase I, recorded in Cabinet 2008, Slide 148, Official Public Records, Collin County, Texas.
- Water services will be provided by Altoga Water Supply Corporation, (972) 529-9595.
- Electric services will be provided by Grayson-Collin Electric Cooperative, (903) 482-7183.
- Telephone services will be provided by AT&T Texas, (972) 649-8738.
- 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.
- Unless the Finished Floor is noted on the plat, the finish floor elevations of all houses will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.
- All corners set hereon are 1/2" iron rods with cap stamped "ONEAL 6570".
- Collin County will not be responsible for the maintenance or repair of street lights or street signs located on the street lights within the Hunter Lakes Subdivision.
- BENCHMARK: A PK nail in the south side of county road 469 in asphalt pavement about 20' east of a 10' gravel driveway. (N 7,147,244.03 E 2,575,750.21 ELEV 643.72')
- Mail boxes shall meet USPS specifications.
- Collin County will only maintain street signs and poles with current county materials.
- 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 cours along or across said lots.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N61°01'46"E	50.57'
L2	N20°21'25"W	50.57'
L3	N20°21'25"W	32.15'
L4	N28°58'14"W	75.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	310°45'05"	60.00	325.42	50.00	N00°13'09"E
C2	200°55'50"	60.00	210.41	118.00	S55°26'48"E
C3	310°45'05"	60.00	325.42	50.00	S89°27'50"W
C4	29°11'23"	300.00	152.84	151.19	S75°37'28"W
C5	8°36'49"	300.00	45.10	45.06	N24°39'49"W

CULVERT CHART		
BLOCK NO.	LOT NO.	CULVERT SIZE
E	3	1-18" RCP
E	4	NO CULVERT
E	5	1-18" RCP
E	6	1-18" RCP
E	7	1-24" RCP
E	8	1-24" RCP
E	9	4-24" RCP
E	10	2-24" RCP
E	11	2-24" RCP
E	12	2-24" RCP
E	13	1-24" RCP
E	14	1-24" RCP
E	15	1-24" RCP
E	16	1-18" RCP
E	17	1-18" RCP
E	18	1-18" RCP
E	19	1-18" RCP
E	20	1-24" RCP
E	21	2-24" RCP
E	22	2-24" RCP
E	23	1-18" RCP
E	24	1-18" RCP
E	25	1-18" RCP
E	26	1-18" RCP
E	27	3-24" RCP
E	28	4-24" RCP
F	1	NO CULVERT
F	2	NO CULVERT
F	3	NO CULVERT
F	4	NO CULVERT
F	5	NO CULVERT
F	6	1-18" RCP
F	7	1-18" RCP
F	8	NO CULVERT
F	9	1-18" RCP
F	10	1-18" RCP
F	11	1-18" RCP
F	12	1-18" RCP

FINAL PLAT  
**HUNTER LAKES, PHASE 2**  
LOTS 3-28, BLOCK E; LOTS 1-12, BLOCK F  
47.291 ACRES OUT OF THE  
JESSE STIFF SURVEY, ABSTRACT NO. 792  
COLLIN COUNTY, TEXAS

DATE OF PREPARATION: 5/8/19 SHEET 1 OF 2



ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

OWNER/DEVELOPER  
OAK NATIONAL HOLDINGS, LLC  
5763 S SH 205, #100  
ROCKWALL, TX 75082  
(888) 972-1979

LAND SURVEYOR  
ONEAL SURVEYING CO.  
3111 COLE AVE., SUITE 101  
DALLAS, TX 75204  
(903) 804-2891  
FIRM NO. 10194132

OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, We, Oak National Holdings, LLC, are the sole owners of a tract of land situated in JESSE STIFF SURVEY, ABSTRACT NO. 792, in Collin County, Texas, being all of a tract of land described in deed to Magjek Partners, LLC as recorded in County Clerk's Instrument No. 20180316000323040, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set for the Northwest corner of Lot 7, Block D, of Hunter Lakes, an addition to Collin County, Texas, according to the Plat thereof recorded in Cabinet 2017, Slide 678, Official Public Records, Collin County, Texas, said point being the Southwest corner of said Magjek Partners tract;

THENCE North 20 degrees 21 minutes 25 seconds West, along the West line of said Magjek Partners tract and the East line of Block D, of said Hunter Lakes, a distance of 1,001.30 feet to a 1/2-inch iron rod set for corner on the Southeast right-of-way of Ruger Lane, a variable width right-of-way, as dedicated by plat of said Hunter Lakes;

THENCE North 61 degrees 01 minutes 46 seconds East, along the Southeast right-of-way of said Ruger Lane, a distance of 50.57 feet to a 1/2-inch iron rod set for corner at the intersection of the Southeast right-of-way of said Ruger Lane with the East right-of-way of Browning Drive, a 50-foot right-of-way dedicated by plat of said Hunter Lakes;

THENCE North 20 degrees 21 minutes 25 seconds West, along the East right-of-way of said Browning Drive, a distance of 50.57 feet to a 1/2-inch iron rod set for the Southwest corner of Lot 2, Block E, of said Hunter Lakes;

THENCE North 61 degrees 01 minutes 46 seconds East, departing the East right-of-way of said Browning Drive and the Southeast line of said Lot 2, a distance of 222.59 feet to a 1/2-inch iron rod set for the Southeast corner of said Lot 2;

THENCE North 20 degrees 21 minutes 25 seconds West, along the East lines of Lot 2 and Lot 1, Block E, of said Hunter Lakes, a distance of 402.02 feet to a 1/2-inch iron rod set for corner the Northeast corner of said Lot 1;

THENCE North 89 degrees 17 minutes 09 seconds West, a distance of 289.43 feet to a 1/2-inch iron rod set for corner;

THENCE North 20 degrees 21 minutes 25 seconds West, a distance of 32.15 feet to a point for corner in the approximate centerline of County Road 469, an undedicated right-of-way, said point being the Northwest corner of said Magjek Partners tract;

THENCE South 89 degrees 46 minutes 51 seconds East, along the North line of said Magjek Partners tract and the approximate centerline of said County Road 469, a distance of 1,719.30 feet to a point for corner, said point being the Northeast corner of said Magjek Partners tract;

THENCE South 00 degrees 21 minutes 55 seconds East, along the East line of said Magjek Partners tract, a distance of 1,517.72 feet to a 1/2-inch iron rod set for the Southeast corner of said Magjek Partners tract;

THENCE South 89 degrees 27 minutes 50 seconds West, along the South line of said Magjek Partners tract, a distance of 1,161.61 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds ##### square feet or 47.291 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Oak National Holdings, LLC, is the sole owner of the above described property and does hereby adopt this plat designating the hereinabove described property as **HUNTER LAKES, PHASE 2**, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the street, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or others improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at any time, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

FOR: Oak National Holdings, LLC

BY: Kevin Webb, Vice - President of Land

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, 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 and in the capacity therein stated.

Given my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

PRELIMINARY ~ This document shall not be used or viewed or relied upon as a final survey document.

\_\_\_\_\_  
Daniel Chase O'Neal  
Registered Professional Land Surveyor  
State of Texas No. 6570

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 Daniel Chase O'Neal, Registered Professional Land Surveyor, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas  
My commission expires on: \_\_\_\_\_

On-Site Sewage Facilities (OSSF) Notes:

- All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock throughout a portion of the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- All lots 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.
- 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 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, 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


This Plat is approved by the Collin County Commissioners Court

this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Collin County Judge, Chris Hill

FINAL PLAT  
**HUNTER LAKES, PHASE 2**  
LOTS 3-28, BLOCK E; LOTS 1-12, BLOCK F  
47.291 ACRES OUT OF THE  
JESSE STIFF SURVEY, ABSTRACT NO. 792  
COLLIN COUNTY, TEXAS

DATE OF PREPARATION: 5/8/19 SHEET 1 OF 2

**ENGINEERING CONCEPTS**  
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

OWNER/DEVELOPER  
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5763 S SH 205, #100  
ROCKWALL, TX 75032  
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