

CR 177

CR 173

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

in which on—site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative

Collin County Developmental Šervices

elevations have been submitted representing the site conditions in the area

OWNER'S CERTIFICATION AND DEDICATION

WHEREAS C. Kent Adams dba Lone Star Partners, is the owner of Tract 1, and Christopher Keaveney and Carrie Keaveney are the owners of Lot 6/7RR, situated in the State of Texas, County of Collin, being part of the Joseph Mitchum Survey, Abstract No. 590, being all of Lot 6/7RR and Tract 1 of The Hills of Lone Star, Phase 2B/Deer Meadow, an addition to Collin County as recorded in Volume 2016, Page 827 of the Collin County Map Records, with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod found in the curving south right-of-way line of Stags Leap (variable width R.O.W.) marking the northeast corner of said Lot 6/7RR, and the northwest corner of Lot 7/8R of said Hills of Lone Star, Phase 2B/Deer Meadow, as recorded in Volume 2015, Page 765 of the Collin County Map Records;

THENCE departing said right-of-way, with a common line between Lot 6/7RR and 7/8R, South 00°30'41" West, 475.18 feet to a point marking the southeast corner of Lot 6/7RR, the southwest corner of Lot 7/8R, and being in the north line of Griffiths Property as recorded under County Clerk No. 95-11041 of the Collin County Land Records;

THENCE with the south line of said Tract 1, the south line of Lot 6/7RR, the north line of Griffths Property, and the north line of called 15.013 acre tract as recorded under County Clerk No. 20040427000600480, of the Collin County Land Records as follows: South 86°40'33" West, 184.36 feet a Roome capped iron rod found for corner; North 89°29'19" West, 499.94 feet to a Roome capped iron rod found for corner; North 89°29'17" West, 206.94 feet to a Roome capped iron rod found marking the southwest corner of said Tract 1, the most northerly northwest corner of said 15.013 acre tract, and being in an east line of Lone Star Partners Property as recorded under County Clerk No. 95-0030138, (Tract B) of the Collin County Land Records;

THENCE with the west line of said Tract 1, and an east line of said Lone Star Partners Property as follows: North 07°26'59" West, 632.23 feet to a Roome capped iron rod found; North 02°07'21" East, 732.75 feet to a Roome capped iron rod found marking the northwest corner of said Tract 1, and being in the curving south right-of-way line of North Star Drive (variable width R.O.W.); THENCE with the south right—of—way line of North Star Drive and the north line of Tract 1 as follows: southeasterly along said curve to the right having a central angle of 02°31'44", with a radius of 380.00 feet, for an arc distance of 16.77 feet (chord = South 65°05'59" East, 16.77 feet) to a Roome capped iron rod set marking a point of reverse curve; southeasterly along said curve to the left having a central angle of 40°25'09", with a radius of 612.50 feet, for an arc distance of 432.09 feet (chord = South 84°02'41" East, 423.18 feet) to a Roome capped iron rod found marking the northeast corner of Tract 1 and the intersection of the south right-of-way line of North Star Road with

the west right—of—way line Stags Leap (variable width right—of—way); THENCE with the easterly and northerly line of Tract 1, and Lot 6/7RR, and the westerly and southerly line of Stags Leap as follows: southeasterly along a curve to the left having a central angle of 11°38'19", with a radius of 730.18 feet, for an arc distance of 148.33 feet (chord = South 11°45′50" East, 148.07 feet) to a Roome capped iron rod found marking a point of reverse curve; southwesterly along said curve to the right having a central angle of 59°50'05", with a radius of 394.76 feet, for an arc distance of 412.25 feet (chord = South 14°44'55" West, 393.77 feet) to a Roome capped iron rod found marking a point of reverse curve; Southwesterly along said curve to the left having a central angle of 01°43'09", with a radius of 200.00 feet, for an arc distance of 6.00 feet (chord = South 43'48'23" West, 6.00 feet) to a Roome capped iron rod found marking a point of compound curve; southeasterly along said curve to the left having a central angle of 113°07'50", with a radius of 167.52 feet, for an arc distance of 330.77 feet (chord = South 13°37'06" East, 279.60 feet) to a Roome capped iron rod found marking a point of reverse curve; southeasterly along said curve to the right having a central angle of 11°36′56", with a radius of 200.00 feet, for an arc distance of 40.55 feet (chord = South 64"22"33" East, 40.48 feet) to Roome capped iron rod found marking a point of reverse curve; southeasterly along said curve to the left with a delta angle of 13°36'07", with a radius of 525.00 feet, for an arc distance of 124.63 feet (chord = South 65°22'08" East, 124.34 feet) to a Roome capped iron rod found marking the end of said curve; South 74"11"06" East, 15.82 feet to a Roome capped iron rod found marking the beginning of a curve to the left; northeasterly along said curve having a central angle of 31°44'27", with a radius of 225.00 feet, for an arc distance of 124.65 feet (chord = North 87°55'45" East, 123.06 feet) to a Roome capped iron rod found marking a point of reverse curve; northeasterly along said curve having a central angle of 15°23'19", with a radius of 890.00 feet, for an arc distance of 239.04 feet (chord = North 79°45'11"East, 238.32 feet) to the place of beginning and containing 18.100 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

C. Kent Adams dba Lone Star Partners — Declarant

THAT, Christopher Keaveney and Carrie Keaveney, are the owners of Lot 6/7RR and C. Kent Adams dba Lone Star Partners, is the DECLARANT and OWNER of Tract 1, described property as a Final Plat of LOT 6/7RRR and TRACT 1R, THE HILLS OF LONE STAR, PHASE 2B/DEER MEADOW, ar addition to Collin County, Texas, and does 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. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easement strips, and any public utility shall at any time have the right of ingress and egress to or from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining and adding to or removing from all parts or its respective system without the necessity at any time of procuring the

WITNESS MY HAND THIS _____ DAY OF _____ Christopher Keaveney Owner of Lot 6/7RR Carrie Keaveney Owner of Lot 6/7RR

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Christopher Keaveney, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of ______, 2019.

Notary Public for the State of Texas

STATE OF TEXAS COUNTY OF COLLII

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Carrie Keaveney, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

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 _____, 2019.

Notary Public for the

Easement Legend

All Platted Easements Below Per The Hills of Lone Star, Phase 2B/Deer Meadow Vol. 2015, Pg. 765 & Vol. 2008, Pg. 299, CCMR

Drainage Easement 20' Common Area Easement 20' Water Easement 20' Electric Easement

Common Area Easement

Controlling Monument RCIRF Roome Capped Iron Rod Set Collin County Map Records CCMR Collin County Land Records

NOTES AFFECTING ALL LOTS

(g) As set forth more particularly. Except as permitted in the Declaration orand 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

araze or roam unrestrained in the Common Area Easements, no hunting, fishing, boating or trapping

kind shall be placed, erected or constructed in the Common Area Easement; provided, however,

the construction and maintenance of trails, pathways and structures related thereto, as deemed

in the Declaration and all guidelines, rules and, regulations and restrictions issuedestablished by

Declarant and/or the Landowner Association pertaining to the Common Area Easements or such

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

in accordance with and subject to the Declaration.

purchase of a Parcel.

at the expense of Owner.

the following setback requirements:

obstruction of the floodway is prohibited.

for the control of erosion in said drainage ways.

occasioned by flooding or flooding conditions.

or adjacent to the drainage course along or across said lots.

service, 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,

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

health or medical emergency purposes, in accordance with and subject to the Declaration.

personnel to enter upon any part of the Common Area for the purpose of maintenance, fire safety,

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

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

(a) Except as specifically set forth in the Declaration or otherwise permitted by the Architectural

Control Committee, all Improvements (except landscaping, driveways, entry features, retaining walls,

the lesser of (A) one hundred fifty (150) feet, or (B) a distance equal to one—third (1/3) of the

distance from said Road to the farthest boundary line of the Parcel. Provided, however, that the

(b) Except as specifically set forth in the Declaration or otherwise permitted by the Architectural

Control 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

boundary to the directly opposing boundary line of the Parcel. Provided, however, that the minimum

(c) Notwithstanding the foregoing, either the Architectural Control Committee or Declarant may, by

minimums set forth above, whereupon the Owners of such Parcels must comply with such modified

setback requirements for Improvements on certain Parcels that are greater than or different from the

PLAT NOTES

1) Blocking the flow of water or construction improvements in drainage easements and filling or

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

3) Collin County will not be responsible for the maintenance and operation of said drainage ways or

4) Collin County will not be responsible for any damage, personal injury or loss of life or property

6) Source bearing The Hills of Lone Star plat as recorded in Volume Q, Page 631 of the Collin

7) Collin County permits are required for building construction, on—site sewage facilities and

8) All private driveway tie—ins to a county maintained road, or road with expectations

9) All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings,

10) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year

flood per Map Number 48085C0045 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County.

11) The finish floor elevations of all house pads will be at least 18" above the

highest elevation of the surrounding ground around the house after final grading.

of being accepted into the county road inventory, must be even with the existing

and other obstructions to the operation and maintenance of the drainage facility.

Texas and Incorporated Areas dated June 2, 2009 (Zone X).

separate Landowner Agreement or by recorded instrument regarding the Property, specify modified

the lesser of (A) fifty (50) feet, or (B) a distance equal to one-fifth (1/5) of the distance from said

setback from the boundary line of any Parcel or Common Area shall not be less than twenty—five (25)

minimum setback from any Road shall not be less than one hundred (100) feet.

gates and Perimeter Fencing and adjacent side property line fencing) must be set back from any Road

8. Perimeter Fencing. As provided in and subject to the provisions of the Declaration,

9. Setback Requirements. Construction of all Improvements on the Property shall comply with

shall be allowed in the Common Area Easements, and no Buildings, Improvements or structures of any

landscaping, walking, jogging, biking, horseback riding, other such recreational and related activities and

advisable by Declarant and/or the Landowner Association, shall be allowed, subject to all requirements

5. Utility, Drainage and Maintenance Easement. Declarant for the benefit of itself, the Owners

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

7. Water and Electric Services. The placement of water and electric meters for service to

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 (the "Declaration"), and which has been extended to the Plat by a declaration of annexation recorded at Clerk's File No. 20070412000495330 in the Real

Property Records of Collin County, Texas.

2. 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 waive 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 Declarationcontain 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 asUntil 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.

3. 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 same as deemed desirable by Declarant and/or the

4. 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:

(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 all other aspects pertaining to 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 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.

(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 each Owner 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.

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

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



STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public for the



THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the _____, 2019.

Collin County Judge, Chris Hill

Final Plat

Lot 6/7RRR & Tract 1R The Hills of Lone Star, Phase 2B/Deer Meadow 18.100 Acres

being a Replat of Lot 6/7RR and Tract 1 The Hills of Lone Star, Phase 2B/Deer Meadow as recorded in Volume 2016, Page 827 of the Collin County Map Records

Joseph Mitchum Survey, Abstract No. 590 Collin County, Texas

Owner: Lot 6/7RR Christopher Keaveney and Carrie Keaveney 1960 Tapadero Ln Celina, Texas 75009-0319 614-747-5617 Email: cwkeaveney@gmail.com

Owner & Declarant: Tract 1 C. Kent Adams (dba Lone Star Partners) 2160 Lone Star Rd. Celina, Texas 75009 214-532-4114 (F)972-382-3999

Roome Land Surveying 2000 Ave G, Suite 810 Plano, Tx 75074 972-423-4372 email: fredb@roomeinc.com Attn: Fred Bemenderfer



Legend

Roome Capped Iron Rod Found

July 2019