

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, C. Kent Adams dba Lone Star Partners is the owner of CA Tract 1/2A, CA Tract 1/2B, Lot 3R of The Hills of Lone Star, Phase 6/East Fork South, and part of a called 15.438 acre tract, does hereby adopt this plat designating the herein above described property as the Final Plat of CA-1 & Lots 1-4 of The Hills of Lone Star, Phase 10/Haley Cove, 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. 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 permission from anyone.

EXECUTED this ____ day of _____, 2020.

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 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 _____, 2020.

Notary Public for the
State of Texas

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. _____ 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 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 to the extent specifically expressed in such Landowner Agreement.
3. Common Area. A portion of the Parcel being 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 Landowner Association.
4. Common Area Easements. The Common Area Easements as described on the Declaration, Declarant and 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, jogging, 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.
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, 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.
6. County Easement. Declarant reserves an easement over, across and upon the Parcel for governmental utility 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.
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 the installation of water and electric meters required to provide service to the Parcel. Owners are required to apply to and pay for the installation of water and electric meters for service to the Parcel within 365 days after the closing on an Owner's purchase of a Parcel.
8. Perimeter Fencing. As provided in and subject to the provisions of the Declaration, Declarant and 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.
9. Setback Requirements. Construction of all Improvements on the Property shall comply with the following setback requirements:

- (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, gates and Perimeter Fencing and adjacent side property line fencing) must be set back from any Road 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 lot's boundary line. Provided, however, that the minimum setback from any Road shall not be less than one hundred (100) feet.
- (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 the lesser of (A) 150 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.
- (c) Notwithstanding the foregoing, either the Architectural Control Committee or Declarant may, by separate Landowner Agreement or by recorded instrument regarding the Property, specify 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.

10. 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 450505C045 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone A&X).
- 11) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- 12) Mailboxes shall meet USPS specifications.
- 13) All road signs shall meet Collin County specifications.
- 14) Collin County will only maintain street signs and poles with current county materials.
- 15) The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading.
- 16) All drainage easements and ponds shall be maintained by an HOA or individual lot owners.

- 17) Collin County permits are required for building construction, on-site sewage facilities and driveway curbs.
- 18) All private driveway tie-ins to a county road must be even with the existing driving surface and flush with the edge of existing county road.
- 9) 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.
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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.
- 6) Source bearing The Hills of Lone Star plat as recorded in Volume Q, Page 631 of the Collin County Map Records.
- 7) Collin County permits are required for building construction, on-site sewage facilities and driveway curbs.
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NOTES AFFECTING ALL LOTS

- (g) As set forth more particularly. Except as permitted in the Declaration or 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 Easement; provided, however, landscaping, walking, jogging, biking, horseback riding, or other such recreational and related activities on 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.
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OSSF NOTES

- All lots must utilize alternative Type One-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).
Ø A large creek/river bordering lots 1, 2, 3 and 4 will necessitate careful planning to verify that all setbacks are met.
- Lot CA-1 is a common area lot and no OSSF will be installed on lot CA-1.
- A portion of lot 2 is located within the 100-year flood plain:
Ø Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
Ø All electrical/mechanical appliances located within the 100-year flood plain must be elevated at least 2' above base flood elevation.
Ø 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/OSSF that is proposed to be located within the curvilinear line of the 100-year flood plain. A post-construction certificate of elevation will be required after completion of any construction within the flood plain.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- 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, that site elevations 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 Developmental Services

Date

Utility Service Providers

Water - Marilee Special Utility District
[M.S.U.D.]
PO Box 1017
Celina, TX 75009
(972) 382-3222

Electric - Grayson County Electric Coop.
1026 N Waco
Van Alstyne, TX 75495
(903) 482-7100

Sanitary Sewer - OSSF - Private

Surveyor:
Roome Land Surveying
2600 Ave. Suite 810
McKinney, Texas 75069
(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomeinc.com

Engineer:
Kinley-Horn
260 East Star Street, Suite 100
McKinney, Texas 75069
(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomeinc.com

Owner:
C. Kent Adams
260 East Star Street, Suite 100
McKinney, Texas 75069
(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomeinc.com

OWNER'S CERTIFICATION AND DEDICATION

WHEREAS C. Kent Adams dba Lone Star Partners is the owner of a tract of land situated in the State of Texas, County of Collin, being part of the John L. White Survey, Abstract No. 1014 and Joseph Mitchum Survey, Abstract No. 590, being all of CA Tract 1/2A, CA Tract 1/2B, Lot 3R of The Hills of Lone Star, Phase 6/East Fork South as recorded in Volume 2018, Page 188 of the Collin County Map Records and part of a called 15.438 acre tract as recorded under County Clerk No. 20180808000717680 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod found marking the southeast corner of Lot 32/36RR of The Hills of Lone Star as recorded in Volume 2018, Page 435 of the Collin County Map Records, the most northerly northeast corner of said 15.438 acre tract, the southwest corner of CA Tract 1/2A, the northwest corner of CA Tract 1/2B, and an ell corner on the west line of the herein described addition to the County of Collin County, Texas, containing 16.547 acres, more particularly described as follows:

THENCE with the east line of Lot 32/36RR, the west line of CA Tract 1/2A and said premises, North 04°07'37" East, 310.27 feet to a Roome capped iron rod found marking the southwest corner of Lot 1/2 of The Hills of Lone Star, Phase 6/East Fork South, as recorded in Volume 2017, Page 467 of the Collin County Map Records, the northwest corner of CA Tract 1/2A and said premises;

THENCE with the south line of Lot 1/2, the north line of CA Tract 1/2A and said premises, South 83°36'38" East, 296.17 feet to a Roome capped iron rod found in the curving northerly right-of-way of Haley Hollow Lane (57.50' radius curve—S-curve), marking the northeast corner of CA Tract 1/2A and the most northerly northeast corner of said premises;

THENCE with the curving westerly and southerly right-of-way line of Haley Hollow Lane, the east line of CA Tract 1/2A, and the north line of said Lot 3R as follows: southeasterly along a curve to the left having a central angle of 216°32'12" for an arc distance of 217.31 feet and with a radius of 57.50 feet (chord = South 11°18'11" East, 109.20 feet) to a point of reverse curve; northeasterly along a curve to the right having a central angle of 36°41'15" for an arc distance of 56.04 feet and with a radius of 87.50 feet (chord = North 78°46'59" East, 55.09 feet) to a point of reverse curve; southeasterly along a curve to the left having a central angle of 0°40'59" for an arc distance of 73.94 feet and with a radius of 1,025.00 feet (chord = South 84°56'25" East, 73.92 feet) to a point marking the most easterly northeast corner of Lot 3R, said premises, and the northwest corner of Lot 4/5R of The Hills of Lone Star, Phase 6/East Fork South as recorded in Volume 2019, Page 198 of the Collin County Map Records.

THENCE with the east line of said premises, and the common line between Lot 4/5R & Lot 3R, South 02°34'49" West, 384.75 feet to a Roome capped iron rod found marking the southeast corner of Lot 3R, and the northwest corner of said CA Tract 1/2B;

THENCE continuing with the east line of said premises, and the common line between Lot 4/5R & CA Tract 1/2B, South 30°36'06" East, 363.20 feet to a Roome capped iron rod found in the north line of a called 38.828 acre tract as recorded under County Clerk No. 20190204000117700 of the Collin County Land Records, marking the southwest corner of Lot 4/5R, the southeast corner of CA Tract 1/2B, and the most easterly southeast corner of said premises;

THENCE with the north line of said 38.828 acre tract, the south line of CA Tract 1/2B, and a south line of said premises, North 86°35'24" West, (Basis of Bearing), 373.64 feet to a Roome capped iron rod set marking the northwest corner of said 38.838 acre tract, and the most easterly northeast corner of the aforementioned 15.438 acre tract;

THENCE with the common line between said 38.828 acre tract and 15.438 acre tract, South 02°32'38" West, 378.46 feet to a point in a creek marking the northeast corner of Lot 1, Block 1 of Turbilly Addition as recorded in Volume 2019, Page 768 of the Collin County Map Records, and the southeast corner of said premises;

THENCE with the meanders of said creek, crossing through said 15.438 acre tract, same being the north line of Lot 1, Block 1, and the south line of said premises as follows: South 71°56'05" West, 62.62 feet; South 10°06'15" West, 47.07 feet; South 61°08'43" West, 35.41 feet; North 73°25'19" West, 68.38 feet; South 50°48'49" West, 33.88 feet; South 20°12'28" East, 141.23 feet; South 51°33'33" West, 53.19 feet; North 72°01'21" West, 88.20 feet; North 83°25'33" East, 69.13 feet; South 34°02'35" West, 52.60 feet; South 68°56'38" West, 55.36 feet; South 50°04'00" West, 78.90 feet to a point in the east line of a called 11.297 acre tract as recorded under County Clerk No. 20190423000435410 of the Collin County Land Records, the west line of said 15.438 acre tract, marking the northwest corner of Lot 1, Block 1, and the southwest corner of said premises;

THENCE with the east line of said 11.297 acre tract, the east line of a called 18.499 acre tract as recorded under County Clerk No. 20190510000524700 of the Collin County Land Records, the west line of said 15.438 acre tract and said premises, North 02°25'14" East, 1184.00 feet to a Roome capped iron rod set marking an ell corner on the south line of the aforementioned Lot 32/36RR, and the northeast corner of said 18.499 acre tract;

THENCE continuing with the west line of said 15.438 acre tract, said premises, and a east line of Lot 32/36RR, North 02°26'54" East, 30.01 feet to a Roome capped iron rod set for an ell corner on the south line of Lot 32/36RR, marking the northwest corner of said 15.438 acre tract, and the most westerly northwest corner of said premises;

THENCE with the south line of Lot 32/36RR, the north line of said 15.438 acre tract, and a north line of said premises, South 86°42'41" East, 182.70 feet to the place of beginning and containing 16.547 acre 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 therein 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 laws 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 _____, 2020.

Notary Public for the
State of Texas

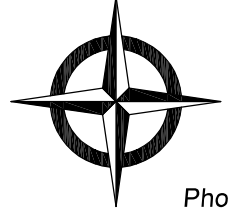
THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the ____ day of _____, 2020.

Collin County Judge
Chris Hill

Final Plat of
CA - 1 & Lots 1-4
The Hills of Lone Star,
Phase 10 / Haley Cove
16.547 Acres
Joseph Mitchum Survey, Abstract No. 590
&
John L. White Survey, Abstract No. 1014
Collin County, Texas
December 2019

Revised: 01.30.2020

P/AC/201904/AC858187.dwg



Roome
Land Surveying
2000 Avenue G, Suite 810
Plano,