

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF _____

WHEREAS OAK NATIONAL HOLDINGS, LLC, BEING a 131.685 acre tract of land situated in the State of Texas, County of Collin, being part of the Jesse Stiff Survey, Abstract No. 792, being the resurvey of a called 76.21 acre tract as recorded in Volume 556, Page 595, a called 20 acre tract as recorded in Volume 1407, Page 434, and a called 30.575 acre tract as recorded in Volume 830, Page 233 of the Collin County Land Records and part of a called 50 acre tract as recorded in Volume 2989, Page 453 of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a 5686 capped iron rod found marking the northwest corner of McKinney Meadows Phase I, an addition recorded in Volume 2008, Page 148 of the Collin County Map Records, said being corner marks the southwest corner of said 20.00 acre tract, and lies in the east line of said 76.21 acre tract;

THENCE with the west line of McKinney Meadows Phase I, and an east line of said 76.21 acre tract, South 00°57'57" East, 1479.70 feet to a 3/8" iron rod found marking the southwest corner of said McKinney Meadows Phase I, and the northwest corner of a called 25.577 acre tract as recorded under County Clerk No. 20150304000236890 of the Collin County Land Records;

THENCE continuing with an east line of said 76.21 acre tract, and the west line of said 25.577 acre tract, South 00°31'10" East, 156.43 feet to a point marking the southeast corner of said 76.21 acre tract, the northeast corner of Caserotti's 27.82 acre tract as recorded under County Clerk No. 20120330000373540 of the Collin County Land Records, from which a 5686 capped iron rod bears for witness South 02°58'40" West, 8.66 feet;

THENCE with the south line of said 76.21 acre tract, and the north line of Caserotti's 27.82 acre tract, South 87°43'38" West, 671.39 feet to the southwest corner of said 76.21 acre tract, the northwest corner of Caserotti's 27.82 acre tract, and being in an east line of Waterstone Estates Section II, an addition recorded in Volume 2006, Page 699 of the Collin County Land Records;

THENCE with a west line of said 76.21 acre tract and an easterly line of said Waterstone Estates Section II as follows: North 46°38'08" West, 1196.11 feet to a point for corner; North 32°51'54" West, 1122.05 feet to a point for corner; North 06°07'17" East, 116.13 feet to a point marking the most westerly northwest corner of said 76.21 acre tract, and being in the south line of Buckner's 40.295 acre tract as recorded in Volume 4372, Page 1954 of the Collin County Land Records;

THENCE with a north line of said 76.21 acre tract, and the south line of said 40.295 acre tract, North 76°33'59" East, passing at 53.3 feet a fence corner post and continuing with the general course of a barbed wire fence a total distance of 875.68 feet 439.79 feet to a Roome capped iron rod set marking the southeast corner of said 40.295 acre tract, and the southwest corner of the aforementioned 30.575 acre tract as recorded in Volume 830, Page 233 of the Collin County Land Records;

THENCE with the west line of said 30.575 acre tract, and the east line of said 40.295 acre tract, North 08°26'55" West, 1013.37 feet to a Roome capped iron rod set marking the northwest corner of said 30.575 acre tract, and the southwest corner of the aforementioned 15.964 acre tract;

THENCE with a common line between said 30.575 acre tract and 15.964 acre tract as follows: North 79°47'02" East, 439.79 feet to a Roome capped iron rod set for corner; North 05°36'22" West, 115.44 feet to a 5/8" iron rod found for corner; North 46°34'17" East, 297.56 to a 5/8" iron rod found for corner; North 61°06'50" East, 345.95 feet to a 5/8" iron rod found in a dirt lane marking the northeast corner of said 30.575 acre tract, the southeast corner of said 15.964 acre tract, and being in the west line of said 50 acre tract, from which a 1/2" iron rod found for reference bears South 62°30'06" West, 14.60 feet;

THENCE with the west line of said 50 acre tract and generally along said dirt lane, North 20°21'25" West, 265.32 feet to a Roome capped iron rod set for corner in a fence line;

THENCE generally along said fence, South 89°17'09" East, 289.43 feet to a Roome capped iron rod set for corner;

THENCE South 20°21'25" East, 402.02 feet to a Roome capped iron rod set for corner;

THENCE South 61°01'46" West, 222.59 feet to a Roome capped iron rod set for corner;

THENCE South 20°21'25" East, 50.57 feet to a Roome capped iron rod set for corner;

THENCE South 61°01'46" West, 50.57 feet to a Roome capped iron rod set for corner in said dirt lane and in the east line of said 30.575 acre tract and the west line of said 50 acre tract;

THENCE with said dirt lane along the east line of said 30.575 acre tract, and the west line of said 50 acre tract, South 20°21'25" East, 1001.30 feet to a Roome capped iron rod set marking the southwest corner of said 30.575 acre tract, the northeast corner of the aforementioned 76.21 acre tract, the southwest corner of said 50 acre tract, from which a 4" square concrete monument found for reference bears South 75°53'22" West, 15.00 feet;

THENCE with a north line of said premises, North 79°53'53" East, 5.92 feet to a Roome capped iron rod set for corner;

THENCE with the north line of the aforementioned 20 acre tract (Volume 1407, Page 434) and the south line of said 50 acre tract, North 89°27'50" East, 1182.54 feet to a Roome capped iron rod set for corner in County Road 469, (asphalt road) and marking the northeast corner of said 20 acre tract, the southeast corner of said 50 acre tract, and a southwest corner of a 210.522 acre tract as recorded under County Clerk No. 20101025000091040 of the Collin County Land Records;

THENCE with the east line of said 20 acre tract and a west line of said 210.522 acre tract, South 00°13'32" West, passing at 23.83 feet a southwest corner of said 210.522 acre tract and the northwest corner of McKinney Meadows Phase 3 as recorded in Volume 2008, Page 147 of the Collin County Map records, and continuing with the west line of said addition, passing at 722.98 feet the most westerly southwest corner of said addition, and being the interior corner of McKinney Meadows Phase 1 as recorded in Volume 2008, Page 148 of the Collin County Map Records, and continuing for a total distance of 737.33 feet to a 5686 capped iron rod found marking the southeast corner of said 20 acre tract, and an ell corner of said McKinney Meadows Phase 1;

THENCE with the south line of said 20 acres and a north line of said McKinney Meadows Phase 1, South 89°27'39" West, 1183.00 feet to the place of beginning and containing 131.685 acres of land.

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, 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 it's 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 it's respective systems without the necessity of, at anytime, 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 _____, 2017.

FOR: OAK NATIONAL HOLDINGS, LLC

BY: Kevin Webb, Vice-President of Land

STATE OF TEXAS
COUNTY OF _____

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 _____, 2017.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, F.E. Bemenderfer Jr., 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 recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 20, 2016 for review by Collin County and other parties for comments and progression to an approved final plat.

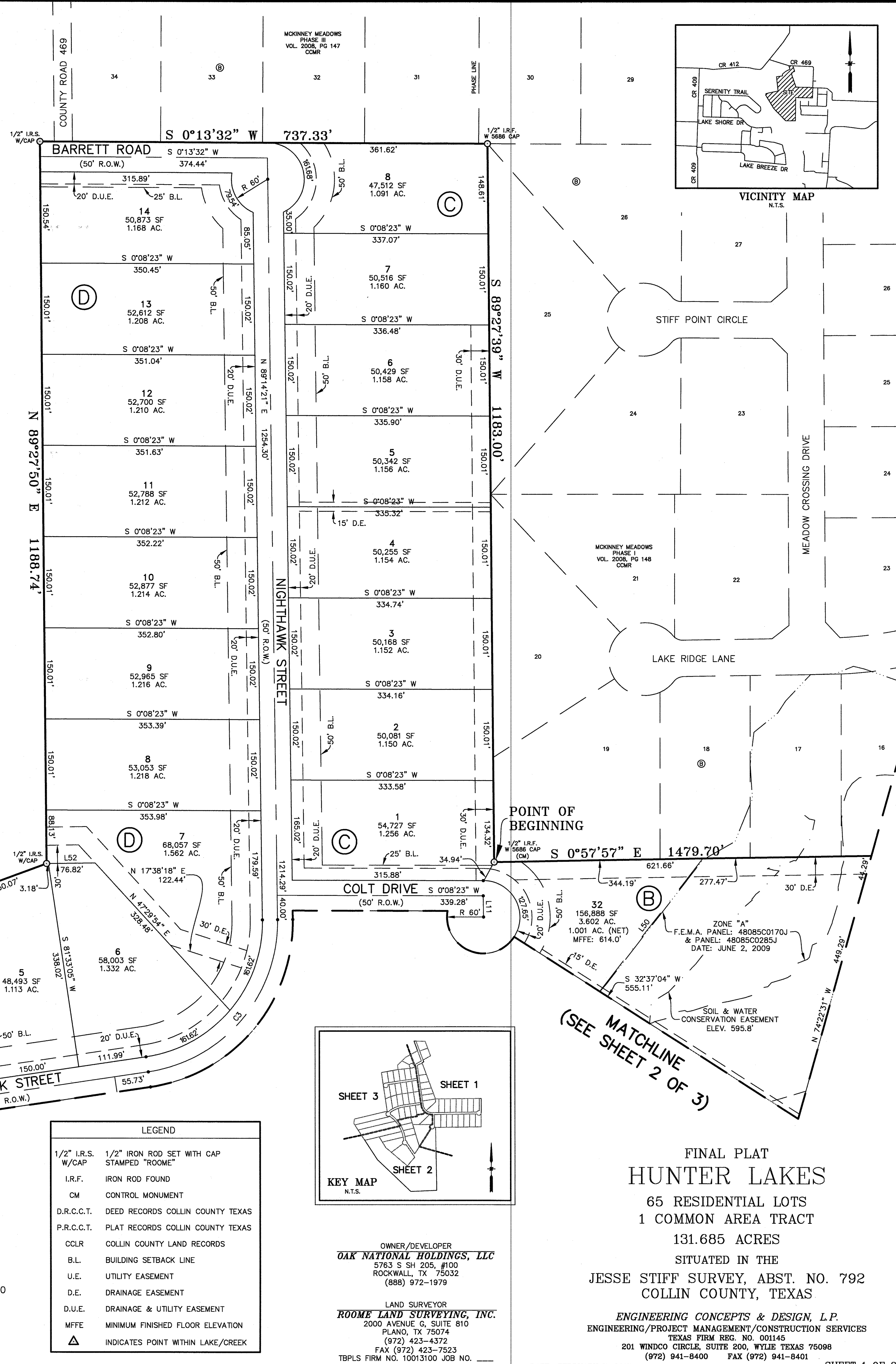
F.E. BEMENDERFER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4051

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., 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.

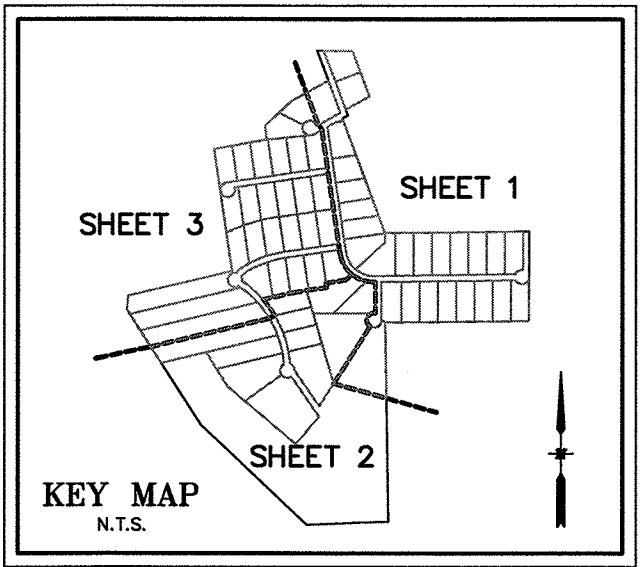
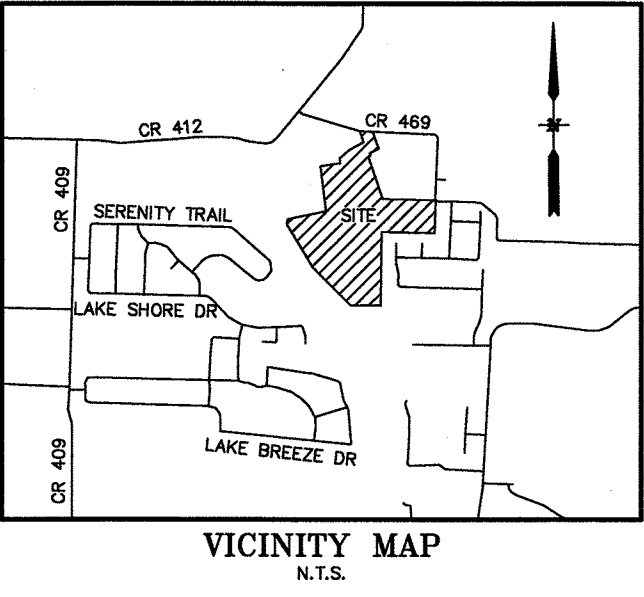
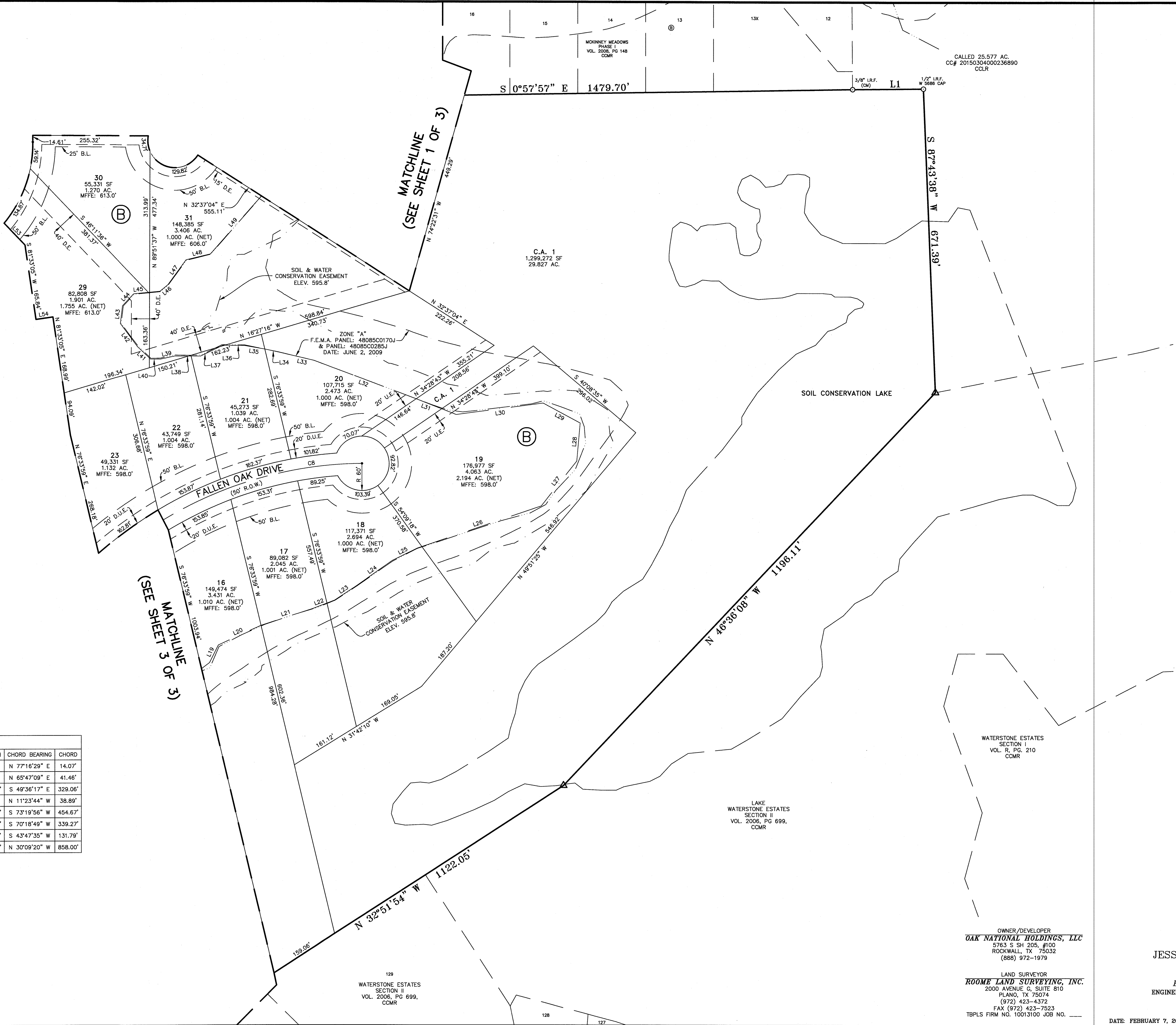
Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas
My Commission Expires On: _____

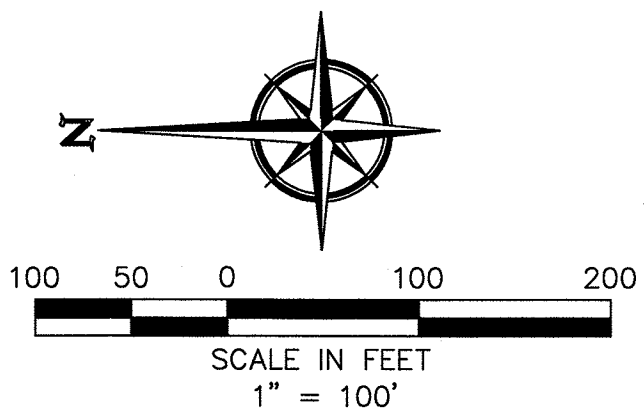


LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 0°31'10" E	156.43'
L2	N 6°07'17" E	116.13'
L3	N 5°36'22" W	115.44'
L4	N 20°21'25" W	265.32'
L5	S 61°01'46" W	222.59'
L6	S 20°21'25" E	50.57'
L7	S 61°01'46" W	50.57'
L8	N 61°01'46" E	23.05'
L9	S 84°00'27" W	50.51'
L10	N 19°27'29" W	35.00'
L11	S 89°08'58" W	35.00'
L12	N 8°26'55" W	18.77'
L13	S 8°26'55" E	35.00'
L14	S 53°10'38" E	159.97'
L15	S 69°50'24" E	48.79'
L16	S 28°44'40" E	64.56'
L17	S 51°09'55" E	110.93'
L18	S 37°02'58" E	186.08'
L19	S 63°41'20" E	43.12'
L20	S 24°34'29" E	103.89'
L21	S 17°55'55" E	119.18'
L22	S 20°49'58" E	52.66'
L23	S 33°40'14" E	59.59'
L24	S 35°25'33" E	95.15'
L25	S 26°32'38" E	61.80'
L26	S 18°50'12" E	289.33'
L27	S 51°42'08" E	126.62'
L28	S 84°52'05" E	84.33'
L29	N 28°12'43" E	92.83'
L30	N 7°36'44" W	193.64'
L31	N 21°30'16" E	94.90'
L32	N 20°26'03" E	241.35'
L33	N 13°08'54" E	81.59'
L34	N 12°01'39" E	29.34'
L35	N 9°45'28" E	45.82'
L36	N 0°53'24" E	47.47'
L37	N 25°31'38" W	55.11'
L38	N 0°02'49" E	57.23'
L39	N 11°55'17" W	31.64'
L40	N 0°06'49" W	21.79'
L41	N 43°10'34" E	39.54'
L42	N 53°29'39" E	63.99'
L43	S 83°10'28" E	39.28'
L44	S 46°46'12" E	36.27'
L45	S 5°22'50" E	58.44'
L46	S 39°36'42" E	22.72'
L47	S 53°55'15" E	67.78'
L48	S 13°27'44" E	55.26'
L49	S 48°40'38" E	170.75'
L50	S 52°08'09" E	277.35'
L51	N 61°01'46" E	244.61'
L52	S 0°45'39" E	80.00'
L53	S 46°11'36" W	66.75'
L54	S 8°26'55" E	38.02'
L55	S 26°58'14" E	10.00'

CURVE TABLE							
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD	
C1	013°27'58"	60.00'	7.08'	14.10'	N 77°16'29" E	14.07'	
C2	009°30'44"	250.00'	20.80'	41.51'	N 65°47'09" E	41.46'	
C3	082°18'44"	250.00'	218.52'	359.15'	S 49°36'17" E	329.06'	
C4	037°49'30"	60.00'	20.56'	39.61'	N 11°23'44" W	38.89'	
C5	016°26'18"	1590.19'	229.69'	456.23'	S 73°19'56" W	454.67'	
C6	022°28'33"	870.45'	172.95'	341.46'	S 70°18'49" W	339.27'	
C7	030°33'54"	250.00'	68.31'	133.36'	S 43°47'35" W	131.79'	
C8	058°56'54"	871.90'	492.78'	897.05'	N 30°09'20" W	858.00'	



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "ROOME"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
CCLR	COLLIN COUNTY LAND RECORDS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
△	INDICATES POINT WITHIN LAKE/CREEK



WATERSTONE ESTATES
SECTION I
VOL. R, PG. 210
CCMR

LAKE
WATERSTONE ESTATES
SECTION II
VOL. 2006, PG 699,
CCMR

OWNER/DEVELOPER
OAK NATIONAL HOLDINGS, LLC
5783 S SH 205, #100
ROCKWALL, TX 75032
(888) 972-1979

LAND SURVEYOR
ROOME LAND SURVEYING, INC.
2000 AVENUE G, SUITE 810
PLANO, TX 75074
(972) 423-4372
FAX (972) 423-7523
TBPLS FIRM NO. 10013100 JOB NO. ____

FINAL PLAT
HUNTER LAKES
65 RESIDENTIAL LOTS
1 COMMON AREA TRACT
131.685 ACRES
SITUATED IN THE
JESSE STIFF SURVEY, ABST. NO. 792
COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

MATCHLINE
(SEE SHEET 1 OF 3)

CALL 15.968 AC.
BRENDA F. BREWER
INSTR. 20060502000579900
D.R.C.C.T.

N 46°34'17" E
297.56'

(A)

L3

1/2" I.R.S.
W/CAP

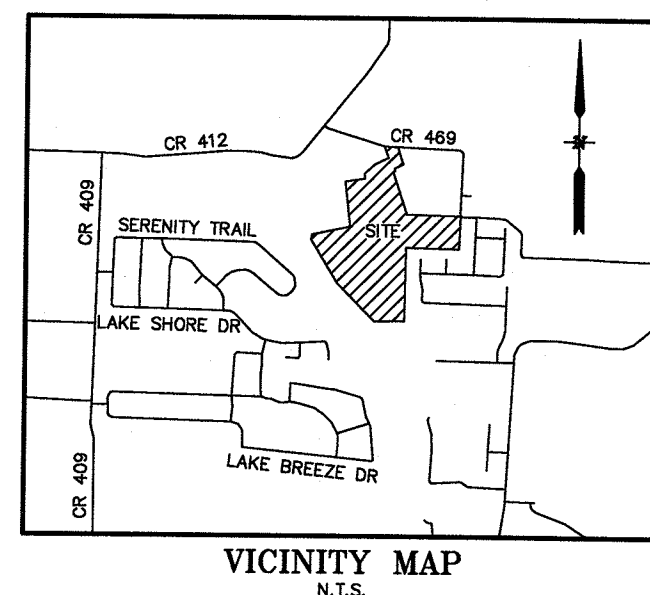
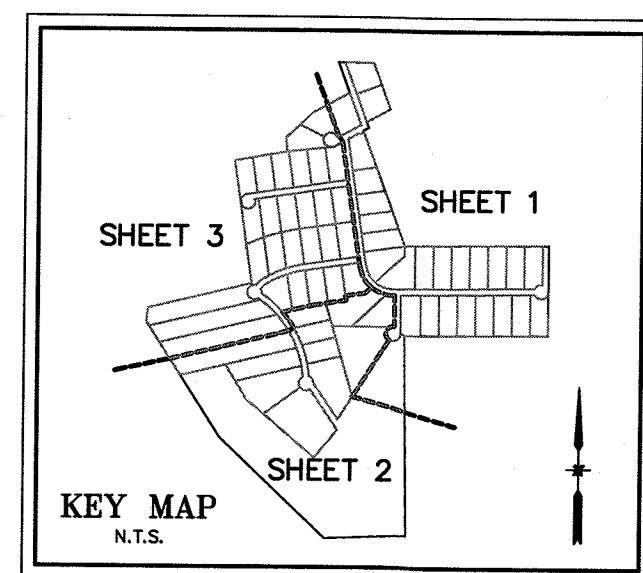
ROBERT L. BUCKNER &
JUDITH J. BUCKNER
VOL. 4372, PG. 1954
D.R.C.C.T.

(B)

MATCHLINE
(SEE SHEET 2 OF 3)

LEGEND

1/2" I.R.S. 1/2" IRON ROD SET WITH CAP
W/CAP STAMPED "ROOME"
I.R.F. IRON ROD FOUND
CM CONTROL MONUMENT
D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS
COLR COLLIN COUNTY LAND RECORDS
B.L. BUILDING SETBACK LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE & UTILITY EASEMENT
MFFE MINIMUM FINISHED FLOOR ELEVATION
△ INDICATES POINT WITHIN LAKE/CREEK



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).
- A portion of Lots 13-21, 29, 31 and 32, Block B 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.
- Due to the presence of a large flood plain area/proximity to water bodies on lots 13B, 14B, 15B, 16B, 17B, 18B, 19B, 20B, 31B, and 32B, a pre-planning meeting with professional Engineer/Registered Sanitarian and Development Services is recommended prior to lot development on Lots 13B, 14B, 15B, 16B, 17B, 18B, 19B, 20B, 31B and 32B.
- 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.

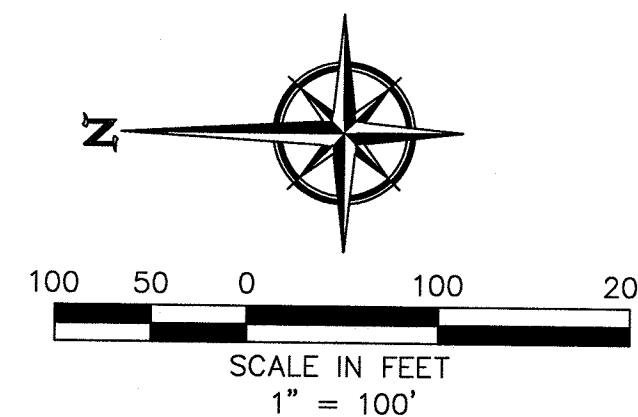
HEALTH DEPARTMENT CERTIFICATION:

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

NOTES:

- Bearings are based on McKinney Meadows Phase I, recorded in Cabinet 2008, page 148 of the Collin County Map Records.
- Water services will be provided by Altiga 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
- By graphical plotting, the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Maps, Map Number 48085C0170J and 48085C0285J, dated June 2, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway 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.
- 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 one foot 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 ROOME.
- The subject property is affected by the easement agreement for impounding water as recorded in Volume 517, Page 30. Easement determined by elevation.
- Common area tract will be owned and maintained by the Homeowners Association..
- 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')



FINAL PLAT HUNTER LAKES

65 RESIDENTIAL LOTS
1 COMMON AREA TRACT

131.685 ACRES

SITUATED IN THE
JESSE STIFF SURVEY, ABST. NO. 792
COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001146

201 WINOCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER
OAK NATIONAL HOLDINGS, LLC
5763 S SH 205, #100
ROCKWALL, TX 75087
(888) 972-1979
LAND SURVEYOR
ROOME LAND SURVEYING, INC.
2000 AVENUE G, SUITE 810
PLANO, TX 75074
(972) 423-4372
FAX (972) 423-7523
TBPLS FIRM NO. 10013100 JOB NO. _____

DATE: FEBRUARY 7, 2017

SHEET 3 OF 3

08821\dwg\8821 Preliminary Plat.dwg