

NOTES AFFECTING ALL LOTS

OWNER'S CERTIFICATION AND DEDICATION

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C7.

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. 2003-35551 in the Real Property Records of Collin County, Texas (the "Declaration")...

(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...

STATE OF TEXAS COUNTY OF COLLIN

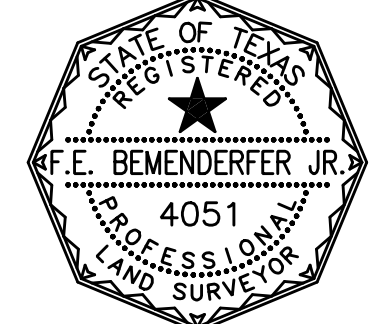
WHEREAS Stephen A. Martinez and Debbie Martinez are the owners of Lot 7 and 0.864 acres out of Lot 6 as described in Special Warranty Deed recorded under County Clerk No. 2018010500026510 of the Collin County Land Records...

BEGINNING at a point marking the southwest corner of Lot 6, the southeast corner of Lot 5 of said Phase 6/East Fork South, same being in the north line of a called 124.09 acre tract recorded in Volume 1066, Page 126, of the Collin County Land Records...

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...

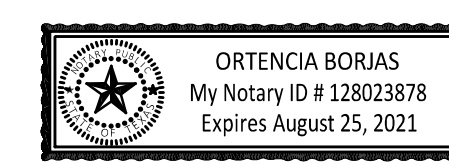


F. E. Bemenderfer Jr. Registered Professional Land Surveyor No. 4051

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.

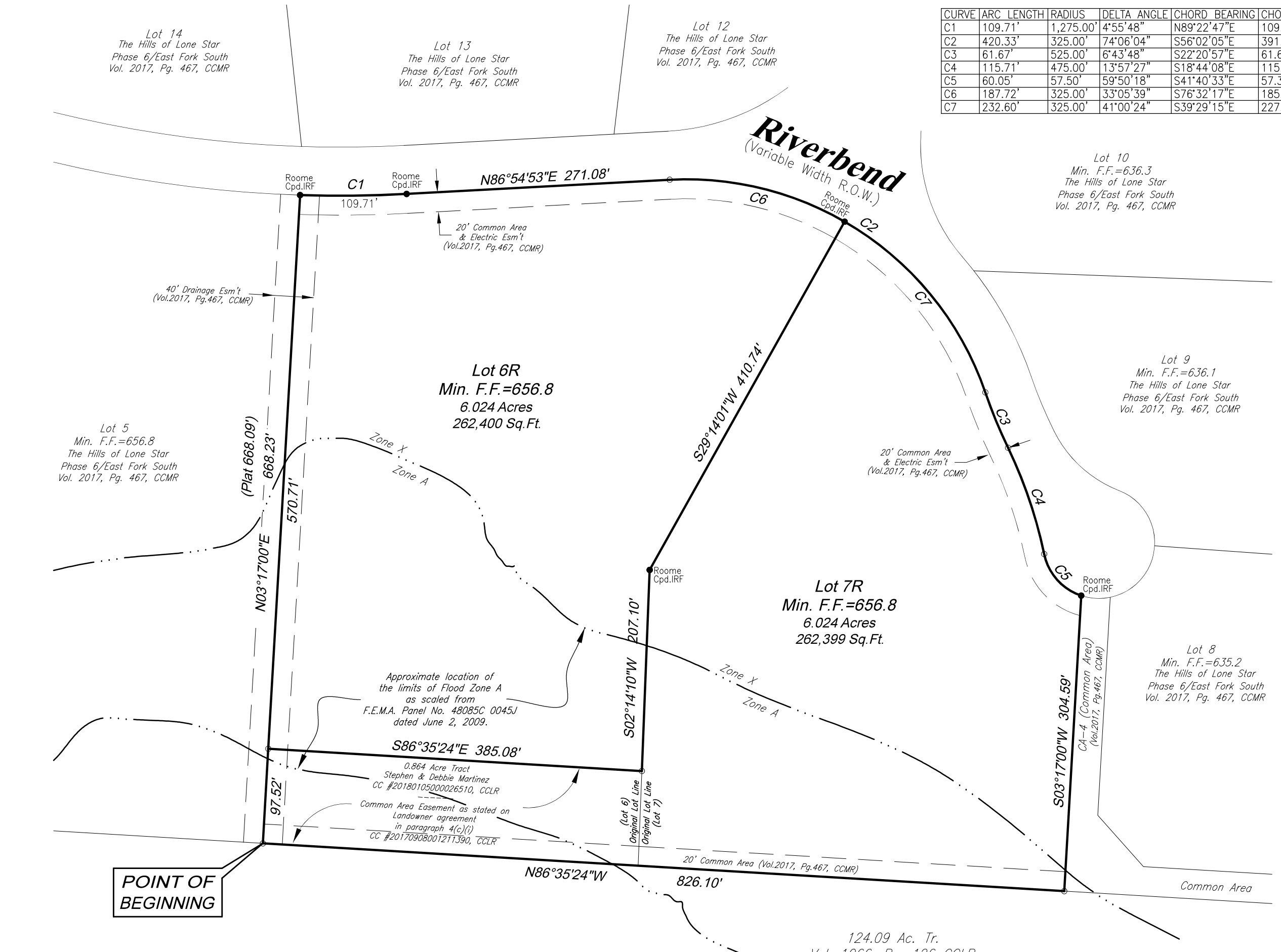
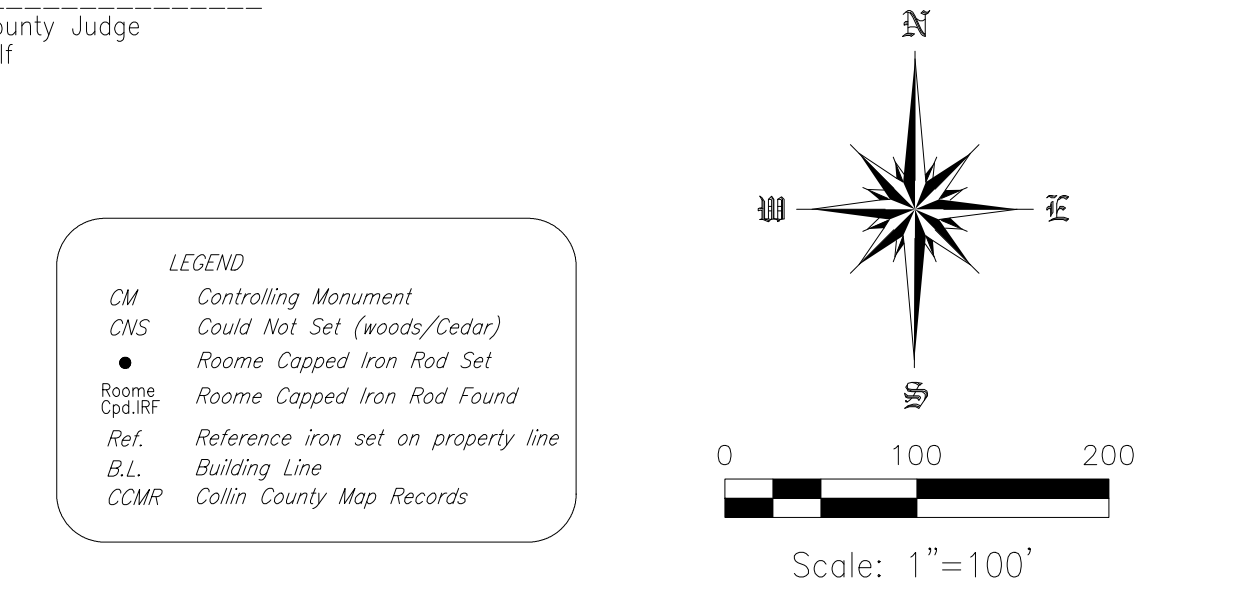
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of January 2018.



Notary Public for the State of Texas

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

Collin County Judge Keith Self



CONSTRUCTION NOTES

- Contractor shall take appropriate measures to prevent tracking of mud and/or soils onto existing and/or new pavement. Any tracking that occurs shall be removed immediately by the contractor.
- Contractor shall maintain the integrity of existing county road ditches.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Stephen A. Martinez and Debbie Martinez are the owners of Lot 7 and 0.864 acres out of Lot 6 as described in Special Warranty Deed recorded under County Clerk No. 2018010500026510 of the Collin County Land Records...

EXECUTED this ____ day of January, 2018.

Kevin Bailey Tracy Bailey

Stephen A. Martinez Debbie Martinez

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 Kevin Bailey, 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 January 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 Tracy Bailey, 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 January 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 Stephen A. Martinez, 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 January 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 Debbie Martinez, 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 January 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 January 2018.

Notary Public for the State of Texas

PLAT NOTES

- 1) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the roadway 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.

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 Corp. 1096 N. Waco Van Alstyne, Tx 75495 (903) 482-7100
Sanitary Sewer - OSSF - Private

OSSF NOTES

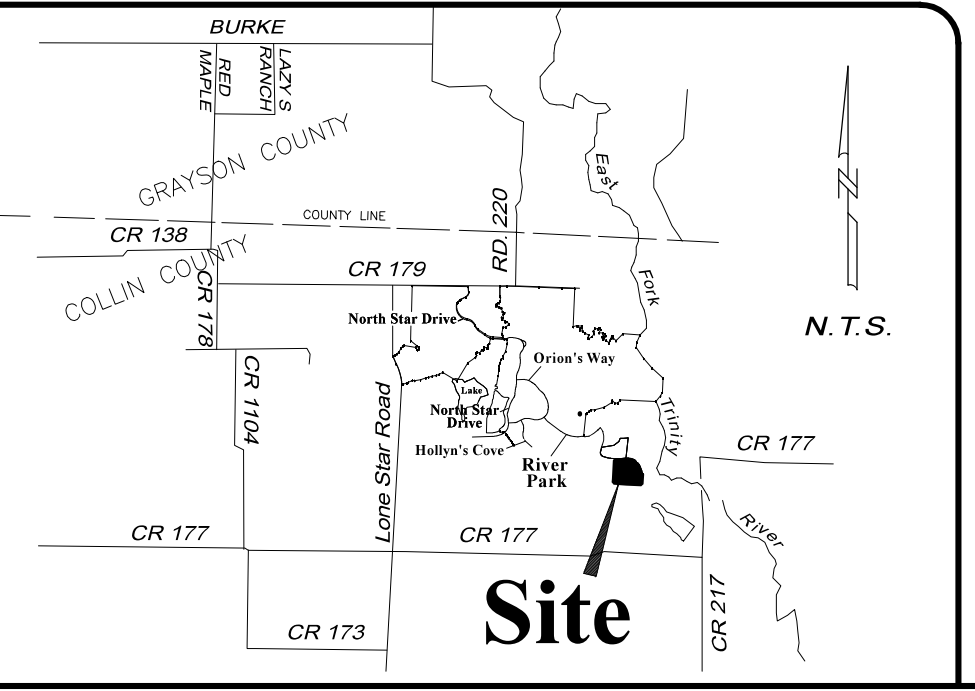
- o (Due to the site evaluator's determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.
o A portion of lots 6R and 7R are located within the 100-year flood plain:

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 Date

Collin County Developmental Services



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