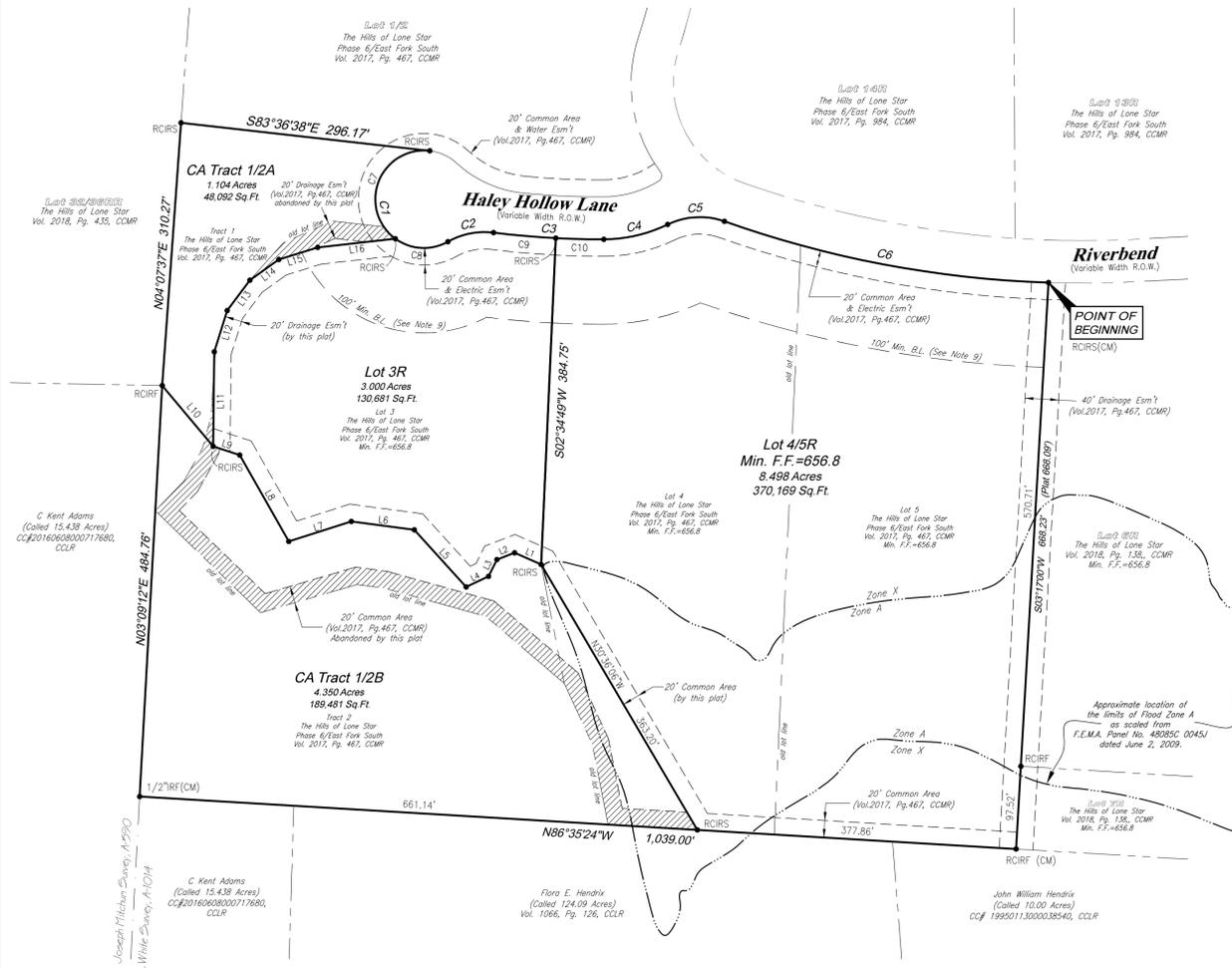
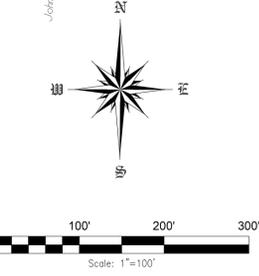


NOTES AFFECTING ALL LOTS

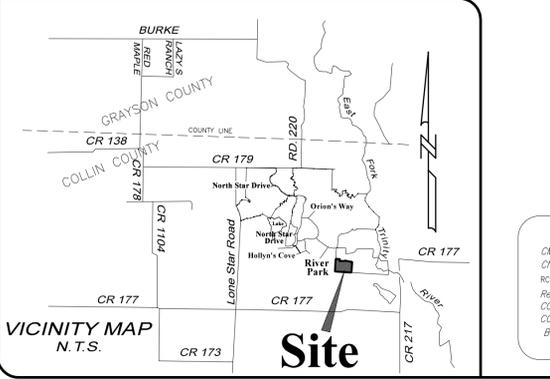
OWNER'S CERTIFICATION AND DEDICATION



Line Data Table with columns for Line, Bearing, and Distance. Lists 16 line segments with their respective bearings and distances.



Curve Data Table with columns for Curve, Arc Length, Radius, Delta Angle, Chord Bearing, and Chord Length. Lists 10 curves with their respective data.



Legend defining symbols for Controlling Monument, Could Not Set, Room Capped Iron Rod Found, Reference Iron Set on Property Line, Collin County Map Records, Collin County Land Records, and Building Line.

- 1. Covenants and Restrictions. Declaration of Covenants, Conditions, Restrictions and Easements for Lone Star...
2. Landowner Agreements. Each individual Parcel may be subject to a separate Landowner Agreement...
3. Common Area. A portion of the Parcel been designated as Common Area...
4. Common Area Easements. The Common Area Easements as described on the Final Plat and in the Landowner Agreements...

- (a) Common Area Easements may be used for landscaping, drainage, trails, walking, biking, riding, recreation, parks, greenbelt, all uses related thereto...
(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...
(c) The Common Area Easements shall be generally comprised of the following, subject to supplementation or modification by Landowner Agreements...
(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...

- (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.
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.
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.
5) Source bearing The Hills of Lone Star plat as recorded in Volume Q, Page 631 of the Collin County Map Records.
6) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
7) All private driveway tie-ins to a county maintained roadway must be even with the existing driveway surface.
8) 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.
9) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
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 48085C0045 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone A).

- 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) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
13) Driveways shall meet Collin County culvert permit requirements. Driveways that do not meet driveway/culvert permit requirements shall be removed and corrected at the owner's expense.
14) Driveway/culvert permits are required at all existing county road tie-ins.
15) All private driveway tie-ins to a county road must be even with the existing driving surface and flush with edge of existing county road.

- (g) As set forth more particularly. Except as permitted in the Declaration 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, other such recreational and related activities and 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.
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, 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 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 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 purchase of a Parcel.
8. Perimeter Fencing. As provided in and subject to the provisions of the Declaration, 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 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 farthest boundary line of the Parcel. 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) fifty (50) 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.

OSFS NOTES

- All lots must utilize alternative type On-Site Sewage Facilities.
A portion of lot 4/5R and CA 1/2B is located within the 100-year flood plain:
Any OSFS that is located within the 100-year flood plain is subject to special planning requirements.
All electrical/mechanical appliances 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.
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/streams/ponds, etc. (Per State regulations).
Tree removal and/or grading for OSFS 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.
Individual site evaluations and OSFS 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 OSFS system.

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSFS laws of the State of Texas, that all 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 Development Services

Utility Service Providers

- Water - Maritte Special Utility District (M.S.U.D.)
PO Box 1017
Celina, Tx 75009
(972) 382-3222
Electric - Grayson County Electric Coop.
1096 N Waco
Van Alstyne, Tx 75495
(903) 482-7100
Sanitary Sewer - OSFS - Private
Surveyor:
Roome Land Surveying
260 East Davis Street, Suite 100
McKinney, Texas 75069
(972) 423-4372
Attn: Fred Bemenderfer
Engineer:
Kimley-Horn
260 East Davis Street, Suite 100
McKinney, Texas 75069
(972) 423-4372
Contact: Eric T. Jeske, P.E.
Owner:
C. Kent Adams dba Lone Star Partners
2160 Lone Star Rd.
Celina, Texas 75009
(01) 214-532-4114
(7) 972-382-3999

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, being all of Tract 1, Tract 2, Lots 3, 4 & 5 of The Hills of Lone Star, Phase 6/East Fork South as recorded in Volume 2017, Page 467 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a Room Capped Iron Rod set in the south right-of-way line of Riverbend (variable width right-of-way), marking the northwest corner of Lot 6R of The Hills of Lone Star as recorded in Volume 2018, Page 138 of the Collin County Map Records, the northeast corner of said Lot 5, and being the northeast corner of the herein described premises;
THENCE with the east line of Lot 5, the west line of Lot 6R and Lot 7R of The Hills of Lone Star as recorded in Volume 2018, Page 138 of the Collin County Map Records, South 03°17'00" West, 570.71 feet a Room Capped Iron Rod found marking the southwest corner of Lot 6R, the most westerly northwest corner of Lot 7R, and continuing for a total distance of 668.23 feet to a Room Capped Iron Rod found in the north line of a called 10.00 acre tract as recorded under County Clerk No. 1995013000303540 of the Collin County Land Records, marking the southwest corner of Lot 7R, and the southwest corner of Lot 5 and said premises;
THENCE with the south line of Lot 4, Lot 5 & Tract 2, and the north line of said 10.00 acre tract, the north line of a called 124.09 acre tract as recorded in Volume 1066, Page 126 of the Collin County Land Records, and the north line of a called 15.438 acre tract as recorded under County Clerk No. 20160608000717680 of the Collin County Land Records, North 86°35'24" West, 1039.00 feet to a 1/2" iron rod found marking the southwest corner of Tract 2, said premises, and being an end corner of said 15.438 acre tract;
THENCE with the west line of Tract 1 & 2, said premises, and the east line of said 15.438 acre tract, North 03°09'12" East, 484.76 feet to a Room Capped Iron Rod found for an angle break, marking the most northerly northeast corner of said 15.438 acre tract, and 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;
THENCE continuing with the west line of Tract 1, said premises, and the east line of Lot 32/36RR, North 04°07'37" East, 310.27 feet to a Room Capped Iron Rod set marking the northwest corner of Tract 1, said premises, and the southwest corner of Lot 1/2 of The Hills of Lone Star, Phase 6/East Fork South;
THENCE with the north line of Tract 1, said premises, and the south line of 83°36'38" East, 296.17 feet to a Room Capped Iron Rod set in the curving northerly right-of-way of Haley Hollow Lane (57.50' radius cu-de-soc), and marking the northeast corner of Tract 1;
THENCE with the curving westerly and southerly right-of-way line of Haley Hollow Lane, the south right-of-way line of Riverbend, the east line of Tract 1, and the north line of Lots 3, 4 & 5 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°41'51" for an arc distance of 56.04 feet and with a radius of 87.50 feet (chord = North 78°46'39" East, 55.09 feet) to a point of reverse curve; southeasterly along a curve to the left having a central angle of 07°18'32" for an arc distance of 130.75 feet and with a radius of 1,025.00 feet (chord = South 86°31'42" East, 130.66 feet) to a point of compound curve; northeasterly along a curve to the left having a central angle of 25°36'31" for an arc distance of 282.22 feet and with a radius of 175.00 feet (chord = North 77°00'47" East, 77.57 feet) to a point of reverse curve; northeasterly along a curve to the right having a central angle of 45°14'20" for an arc distance of 69.09 feet and with a radius of 87.50 feet (chord = North 86°49'42" East, 67.31 feet) to a point of reverse curve; southeasterly along a curve to the left having a central angle of 17°36'11" for an arc distance of 391.72 feet and with a radius of 1,275.00 feet (chord = South 79°21'14" East, 390.18 feet) to the place of beginning and containing 16.952 acres of land.

SURVEYOR'S CERTIFICATE

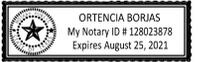
KNOW ALL MEN BY THESE PRESENTS:
THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, 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 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 \_\_\_\_\_, 2019.



Notary Public for the State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Collin County Judge Chris Hill

Replat
CA Tract 1/2A, CA Tract 1/2B, Lot 3R & Lot 4/5R
The Hills of Lone Star, Phase 6/East Fork South
16.952 Acres
being a Replat of Tract 1, Tract 2, Lots 3, 4 & 5
The Hills of Lone Star, Phase 6/East Fork South
as recorded in Volume 2017, Page 467
of the Collin County Map Records
John L. White Survey, Abstract No. 1014
Collin County, Texas
January 2019

Revised: 02-24-19 P/AC/201901/ACB50041.dwg

