

Remainder of C. Kent Adams Document No. 20151119001460670, O.P.R.C.C.T.

SEE SLIDE 11812 FOR 2020

SEE SLIDE 11542-1 FOR 2020

NOTES AFFECTING ALL LOTS (Continued)

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.

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) must be set back from any Road or Right-of-Way 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 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 side or back 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 site elevations 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.

O.S.S.F. Notes:

- 1. All lots must utilize alternative type On-Site Sewage Facilities.
2. 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).
3. Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
4. 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.
5. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Developmental Services.

Health Department Certification

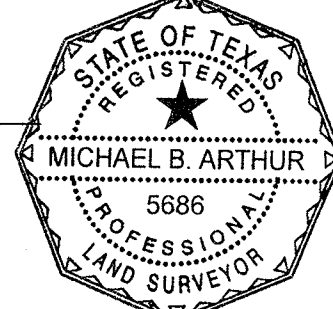
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site elevations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Michael B. Arthur
Registered Sanitarian or Designated Representative
Collin County Developmental Services

SURVEYOR'S CERTIFICATION:

THAT I, Michael B. Arthur, 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.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



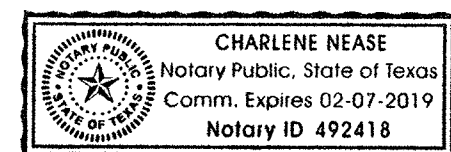
Date: 4-25-18

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of April, 2018.

Charlene Nease
Notary Public, 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 individuals 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) Bearings are based on the plat of THE HILLS OF LONESTAR as recorded in Volume Q, Page 631, Map Records, Collin County, Texas.
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) According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0045J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2 % annual chance floodplain".
10) Mail boxes shall meet USPS specifications.
11) The integrity of the existing county road ditches is to be maintained. If work is needed in the existing county road ditch to accommodate individual lot drainage, a utility permit will be required through Public Works.
12) Contractor shall maintain the integrity of existing county road ditches. If work is needed in the existing county road ditch to accommodate individual lot drainage, a utility permit will be required through Public Works.
13) Driveway/Culvert permits are required at all existing county road tie-ins.
14) Driveways shall meet driveway/culvert permit requirements. Driveways that do not meet permit requirements shall be removed and corrected at the owner's expense.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, C. Kent Adams is the owner of a tract of land, situated in the J. L. Terry Survey, Abstract No. 906, James Hefflinger Survey, Abstract No. 366 and the J. W. Haynes Survey, Abstract No. 455, in Collin County, Texas, and being a part of that tract of land, described by deed to C. Kent Adams, as recorded under Document No. 20151119001460670, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

COMMENCING at a mag nail found in County Road No. 179, said corner being the southwestern corner of said Adams tract, said corner also being in the southeasterly corner of a tract of land, described by deed to Felix Land Partners, L.P. (TRACT THREE), as recorded in Volume 5377, Page 2109, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said corner also being in the northerly line of that tract of land, described by deed to Jeffrey Scott and Aundrea Henderson, as recorded in Volume 5520, Page 1147, D.R.C.C.T.;

THENCE North 01°55'05" East, along the common line between said TRACT THREE and Adams tract, a distance of 382.73' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the northwesterly corner of the herein described property and also being the POINT OF BEGINNING for the herein described property;

THENCE North 01°55'05" East, continuing along the common line between said TRACT THREE and Adams tract, a distance of 1072.73' to a capped iron rod set for the northwesterly corner of the herein described property;

THENCE over and across said Adams tract, the following courses and distances:

South 88°17'39" East, a distance of 1253.65' to a capped iron rod set; South 31°43'47" West, a distance of 304.92' to a capped iron rod set; South 18°46'10" West, a distance of 104.09' to a capped iron rod set; South 20°45'57" West, a distance of 177.51' to a capped iron rod set; South 09°26'23" West, a distance of 104.57' to a capped iron rod set; South 07°36'28" West, a distance of 144.46' to a capped iron rod set; South 23°54'08" West, a distance of 105.15' to a capped iron rod set; South 10°09'22" West, a distance of 92.33' to a capped iron rod set; South 29°36'11" West, a distance of 65.04' to a capped iron rod set; South 15°38'44" West, a distance of 61.56' to a capped iron rod set; South 22°29'28" West, a distance of 37.64' to a capped iron rod set; North 82°52'58" West, a distance of 397.49' to a capped iron rod set in a curve to the right, having a radius of 1775.00', a central angle of 02°16'50", and a chord which bears, South 17°53'53" West, a chord distance of 10.64';

Thence along said curve to the right, in a southwesterly direction, an arc length of 70.65' to a capped iron rod set at the beginning of a curve to the right, having a radius of 275.00', a central angle of 06°51'28", and a chord which bears, South 22°12'02" West, a chord distance of 32.90';

Thence along said curve to the right, in a southwesterly direction, an arc length of 32.91' to a capped iron rod set at the beginning of a curve to the left, having a radius of 137.50', a central angle of 38°17'32", and a chord which bears, South 06°29'00" West, a chord distance of 90.19';

Thence along said curve to the left, in a southwesterly direction, an arc length of 91.89' to a capped iron rod set at the beginning of a curve to the right, having a radius of 57.50', a central angle of 21°25'02", and a chord which bears, South 01°57'15" East, a chord distance of 21.37';

Thence along said curve to the right, in a southeasterly direction, an arc length of 21.49' to a capped iron rod set at the beginning of a curve to the left, having a radius of 792.50', a central angle of 08°00'21", and a chord which bears, South 04°45'06" West, a chord distance of 110.64';

Thence along said curve to the left, in a southwesterly direction, an arc length of 110.73' to a capped iron rod set;

North 89°01'13" West, a distance of 115.01' to a capped iron rod set at the beginning of a curve to the right, having a radius of 907.50', a central angle of 08°21'22", and a chord which bears, North 04°57'22" East, a chord distance of 132.23';

Thence along said curve to the right, in a northeasterly direction, an arc length of 132.35' to a capped iron rod set at the beginning of a curve to the right, having a radius of 57.50', a central angle of 40°36'55", and a chord which bears, North 29°26'30" East, a chord distance of 39.91';

Thence along said curve to the right, in a northeasterly direction, an arc length of 40.76' to a capped iron rod set at the beginning of a curve to the left, having a radius of 225.00', a central angle of 30°58'39", and a chord which bears, North 34°15'38" East, a chord distance of 120.17';

Thence along said curve to the left, in a northeasterly direction, an arc length of 121.65' to a capped iron rod set at the beginning of a curve to the left, having a radius of 1725.00', a central angle of 02°09'40", and a chord which bears, North 17°41'28" East, a chord distance of 65.06';

Thence along said curve to the left, in a northeasterly direction, an arc length of 65.07' to a capped iron rod set;

North 85°59'56" West, a distance of 424.97' to the POINT OF BEGINNING and containing 26.720 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, C. Kent Adams is the owner of the above described property, does hereby adopt this report designating the hereinabove described property as FINAL PLAT OF LOTS B1-B8, THE HILLS OF LONE STAR, PHASE 7B/NORTHGATE, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, 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 other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of its 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 its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this 25th day of April, 2018.

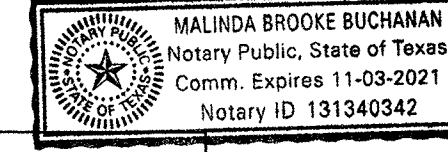
By: C. Kent Adams
C. Kent Adams

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared C. Kent Adams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 25th day of April, 2018.

Malinda Brooke Buchanan
Notary Public in and for the State of Texas



ABBREVIATIONS

- I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

FROM:
R-6906-000-0010-1 / 12.5971 AC
R-6366-001-0560-1 / 0.4198 AC
R-6455-000-0010-1 / 13.7031 AC
FOR TAX YEAR 2019

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this
4th day of April, 2018.
Keith Self
Collin County

Utility Service Providers
Water - Marilee Special Utility District [M.S.U.D.]
PO Box 1017
Celina, TX 75009
(972) 382-3222
Electric - Grayson Collin Electric
Coop.
1096 N Waco
Van Alstyne, TX 75495
(903) 482-7100
Sanitary Sewer - OSSF - Private

Final Plat of
LOTS B1-B8
THE HILLS OF LONE STAR
PHASE 7B/NORTHGATE
26.720 Acres in the
J. L. Terry Survey, Abstract No. 906,
James Hefflinger Survey, Abstract No. 366,
and the J. W. Haynes Survey, Abstract No. 455
Collin County, Texas
Scale: 1" = 200' February 23, 2017

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/27/2018 02:30:35 PM
2018042710001920

2018-305
Keith Self

S11542

Table with 5 columns: Curve No., Radius, Arc Length, Delta, Chrd. Brng., Chrd. Dist. It lists curve data for curves C1 through C28.

