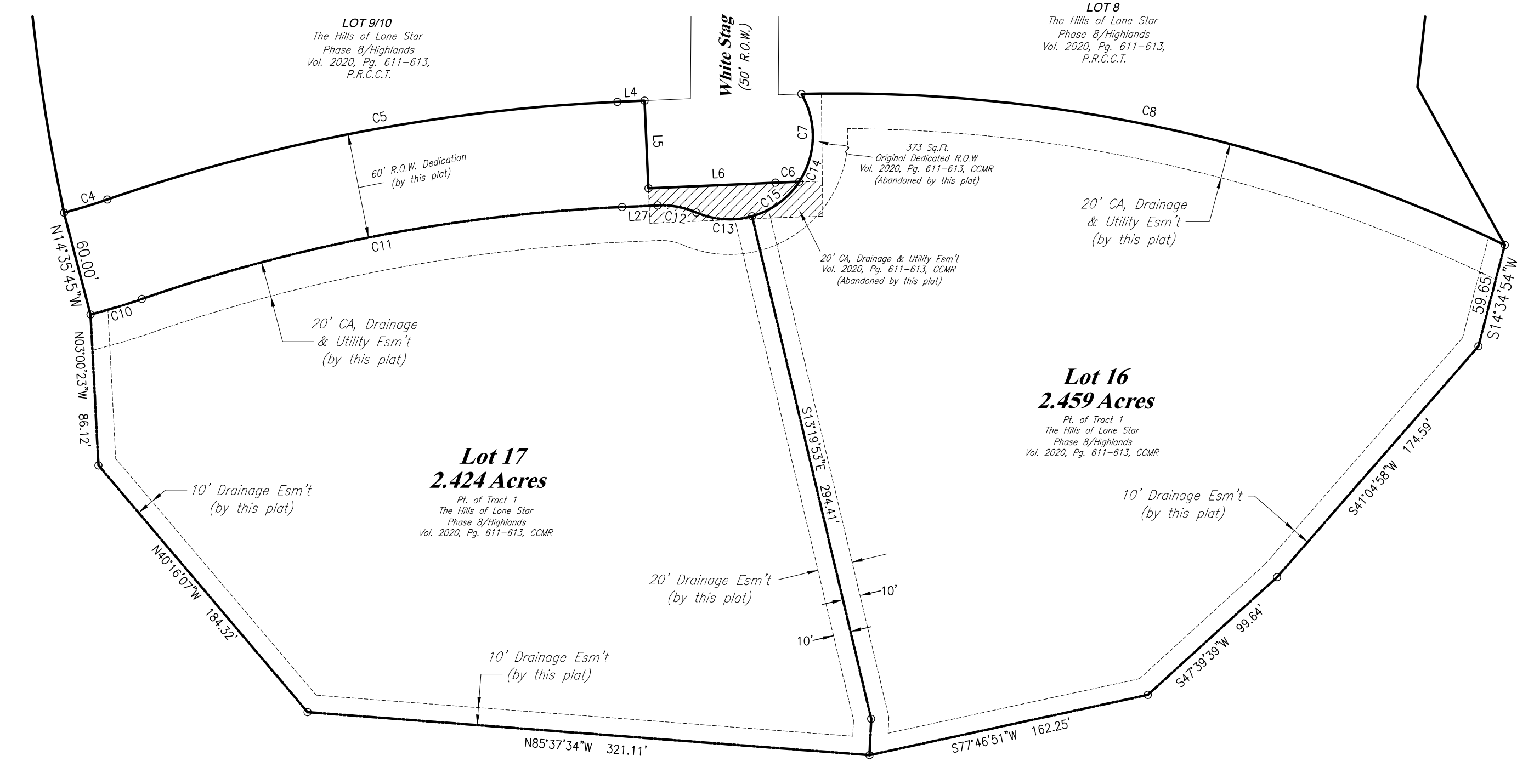
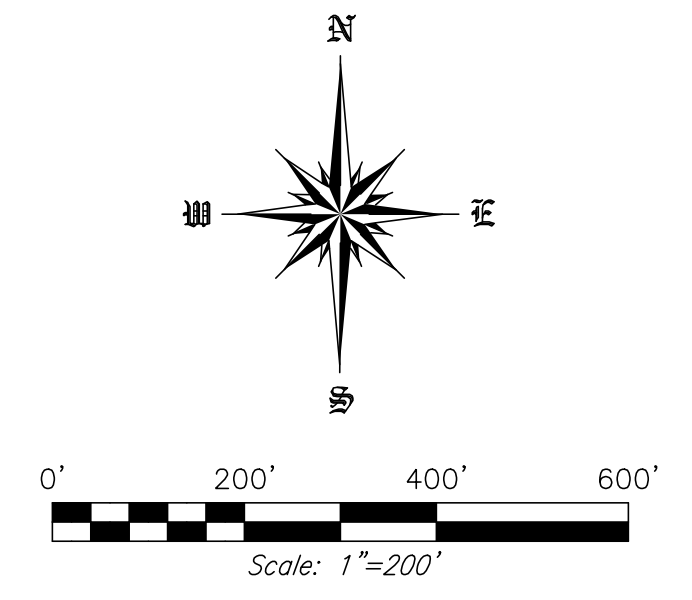


**Line Table**

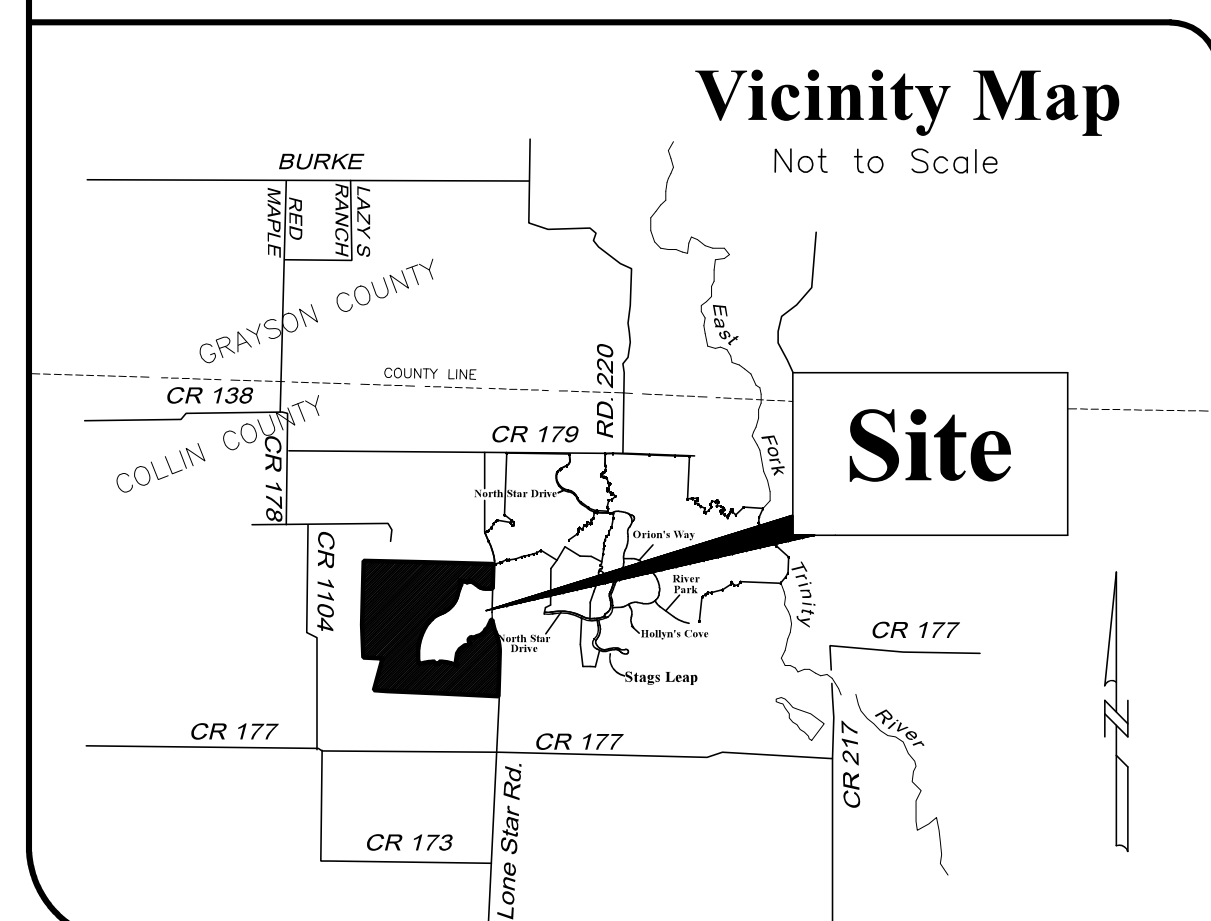
LINE	BEARING	DISTANCE
L1	N89°52'16"W	165.18'
L2	S22°20'04"W	50.00'
L3	S38°55'28"E	102.89'
L4	N87°27'25"E	15.48'
L5	S02°32'35"E	50.00'
L6	N87°27'25"E	72.41'
L7	N28°56'39"W	102.88'
L8	N06°13'32"E	177.85'
L9	N31°49'52"E	103.17'
L10	N50°16'04"E	132.75'
L11	N81°58'30"E	80.23'
L12	N66°06'46"E	32.64'
L13	N24°52'20"E	34.62'
L14	N67°17'24"W	39.30'
L15	N11°17'48"W	55.94'
L16	N43°05'21"E	70.36'
L17	S70°23'59"E	65.65'
L18	N53°35'44"E	63.91'
L19	N72°36'04"E	84.18'
L20	N48°19'53"E	104.93'
L21	N22°57'03"E	52.65'
L22	N46°46'54"E	66.16'
L23	N22°31'43"E	120.75'
L24	N34°23'59"E	31.22'
L25	N11°35'01"E	26.88'
L26	N83°00'42"E	26.12'
L27	N87°27'25"E	67.84'

**Curve Table**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	153.71'	225.00'	39°08'30"	N70°18'01"W	150.74'
C2	206.91'	700.00'	16°56'10"	N59°11'51"W	206.16'
C3	222.46'	650.00'	19°36'33"	N77°28'13"W	221.38'
C4	25.79'	325.00'	4°32'45"	N73°07'52"E	25.78'
C5	296.95'	1,025.00'	16°35'56"	N79°09'27"E	295.91'
C6	13.53'	825.00'	0°56'22"	N87°55'37"E	13.53'
C7	52.74'	47.50'	63°36'45"	N01°30'37"E	50.07'
C8	413.73'	875.00'	27°05'30"	S77°52'46"E	409.89'
C9	30.55'	385.00'	4°32'45"	N73°07'52"E	30.54'
C10	30.55'	385.00'	4°32'45"	N73°07'52"E	30.54'
C11	279.57'	965.00'	16°35'56"	N79°09'27"E	278.59'
C12	22.59'	50.00'	25°53'22"	S79°35'53"E	22.40'
C13	32.41'	47.50'	39°05'29"	S86°11'57"E	31.78'
C14	86.68'	47.50'	104°33'04"	N21°58'46"E	75.14'
C15	33.94'	47.50'	40°56'18"	N53°47'09"E	33.22'



**Detail Scale 1" = 60'**



**General Notes**

- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the Collin County Commissioners Court, is a violation of county ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Visibility Notes. Intersection visibility triangles shall be shown and maintained in accordance with the County Design Manual.

**Easement Legend**  
As per recorded plat Vol. 2020, Pg. 611-613, CCMR

(A)	20' Common Area Easement
(D)	20' Drainage Easement
(U)	20' Utility Easement
(W)	20' Water Easement
(AD)	20' Common Area & Drainage Easement

**Legend**

●	Roome Capped Iron Rod Set
○	Roome Capped Iron Rod Found
ROIRF	Roome Capped Iron Rod Found
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IRF	Iron Rod Found
CA	Common Area
DAU	Drainage & Utility Easement
R.O.W.	Right-of-Way

**Surveyor:**  
Roome Land Surveying  
2000 Ave G, Suite 810  
Plano, TX 75074  
(972) 423-4372  
Attn: Fred Bemenderfer  
email: fred@roomeinc.com

**Engineer:**  
Kinley-Horn  
260 East Davis Street, Suite 100  
McKinney, Texas 75069  
(972) 469-3011-2582  
(M) 817-205-2064  
Contact: Eric T. Jeske, P.E.

**Owner:**  
C. Kent Adams  
dba Lone Star Partners  
2160 Lone Star Rd.  
Celina, Texas 75009  
(O) 214-532-4114  
(F) 972-382-3999

Sheet 1 of 2  
Revised: 4.28.2021  
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**Roome Land Surveying, Inc.**

2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com / Firm No. 1001300

The purpose of this replat is to create 3 Lots from a tract of land and to dedicate road right-of-way

**Replat  
Tract 1R & Lots 16 & 17  
The Hills of Lone Star, Phase 8/Highlands  
131.760 Gross Acres**

being a replat of Tract 1 & 373 square feet of a dedicated road right-of-way, The Hills of Lone Star, Phase 8/Highlands, as recorded in Volume 2020, Page 611-613 of the Collin County Map Records Thomas Allen Survey, Abstract No. 13 Jesse Adamson Survey, Abstract No. 9 John D. Douglas Survey, Abstract No. 263 Collin County, Texas  
March 2021

