

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

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 all of the James Hefflefinger Survey, Abstract No. 366, part of the John Slayburn Survey, Abstract No. 871, part of the James Adamson Survey, Abstract No. 9, being part of a Lone Star Partners tract of land as recorded under County Clerk No. 95-0030138 of the Collin County Land Records, being all of Lot 31 of The Hills of Lone Star as recorded in Volume Q, Page 631 of the Collin County Map Records, with said premise being more particularly described as follows:

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 _____, 2021.

Notary Public for the State of Texas

OSSF NOTES:

- All lots must utilize alternative type On-Site Sewage Facilities.
- 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). No variances will be granted for setbacks or for OSSE reduction.
- The western property line of lot 31R is comprised of a water body/drainage area with associated flood plain and Common Area easement and the Common Area Easement follows along the remaining property lines.
- The flood plain has been encumbered in an easement and no development may take place within the easement.
- There are no easements other than a variable width Common Area Easement.
- There were no permitted/approved existing structures with associated OSSE(s) on lot at the time of approval. Any existing structures or OSSE(s) on lot must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSE 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.
- Each lot is limited to a maximum of 5,000 gallons of treated/dispensed sewage each day.
- Individual site evaluations and OSSE 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 OSSE system.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, C. Kent Adams dba Lone Star Partners is the owner of two tracts of land, Lot 31 of The Hills of Lone Star, and a tract of land as recorded under County Clerk No. 95-0030138 of the Collin County Land Records, does hereby adopt this plat designating the hereinabove described property as a Replat Lot 31R of The Hills of Lone Star, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easement strips, and any public utility shall at any time have the right of ingress and egress to or from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining and adding to or removing from all parts or its respective system without the necessity at any time of procuring the permission from anyone.

EXECUTED this ____ day of _____, 2021.

C. Kent Adams
dba Lone Star Partners

STATE OF TEXAS
COUNTY OF COLLIN

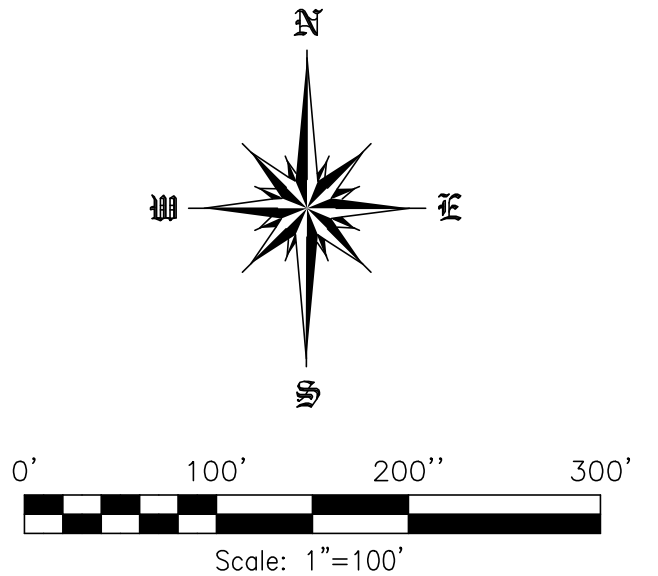
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared C. Kent Adams dba Lone Star Partners, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public for the State of Texas

PLAT NOTES

- Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway 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.
- Source bearing The Hills of Lone Star plat as recorded in Volume Q, Page 631 of the Collin County Map Records.
- 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 driveway 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.
- 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).
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County development services.
- Driveways shall meet Collin County culvert permit requirements. Driveways that do not meet driveway/culvert permit requirements shall be removed and corrected at the owners expense.
- Driveway/culvert permits are required at all existing county road tie-ins.
- 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.
- Unless the Finished Floor is noted on the plat, the finish floor elevation of all houses will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.
- Mail Boxes shall meet USPS specifications.



LOT 31R

Note: Lot affected by no build 696 elevation.
28.819 Gross Acres
28.385 Net Acres

POINT OF BEGINNING

A=262.92'
R=1,470.00'
D=10°14'52"
B=N21°58'23"W
C=262.57'

Easement Legend

A = 20' Common Area Easement Volume Q, Page 631, C.C.M.R.

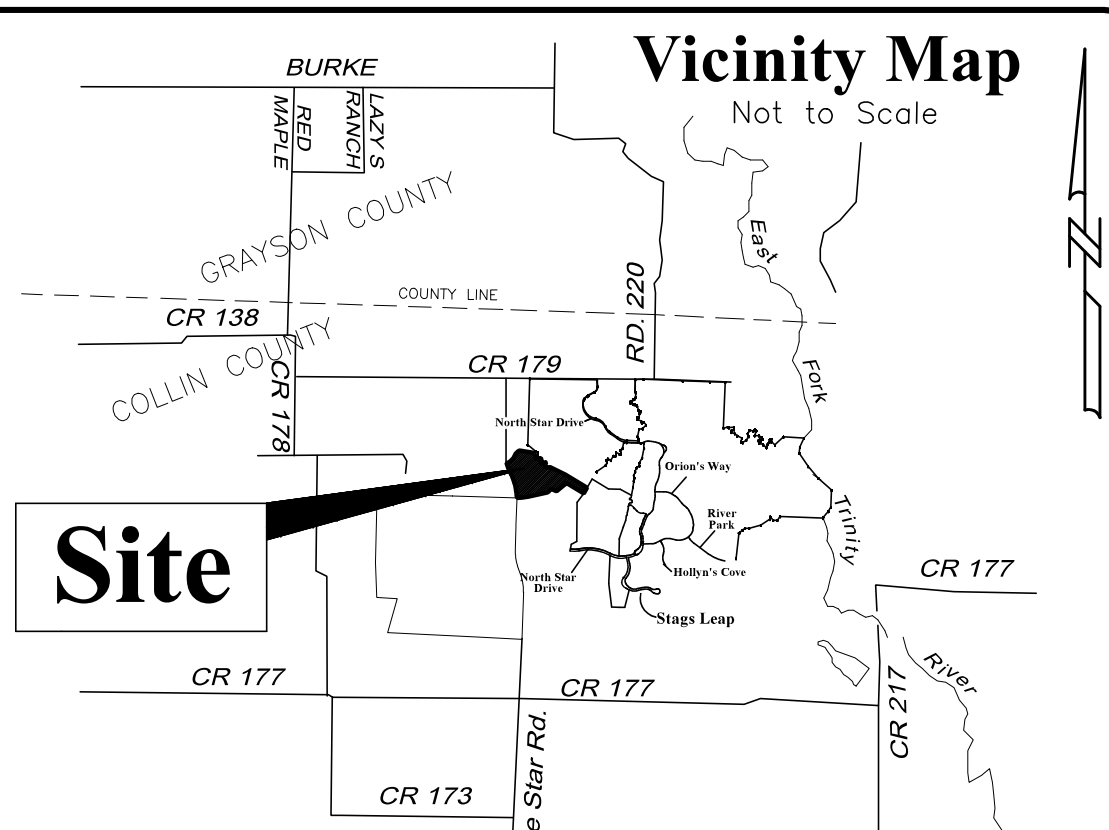
LINE	BEARING	DISTANCE
L1	N62°49'26"E	72.78'
L2	N53°15'22"E	57.04'
L3	N47°07'56"E	93.10'
L4	N27°41'38"E	127.19'
L5	N44°08'21"E	82.52'
L6	N56°25'18"E	46.65'
L7	S32°50'21"E	86.11'
L8	S23°01'11"E	120.39'
L9	N53°48'58"E	83.50'
L10	S59°56'05"E	61.25'
L11	S27°19'06"W	62.05'
L12	S13°40'42"E	68.02'
L13	N78°10'30"E	68.46'
L14	N25°21'08"E	43.68'
L15	S53°37'59"E	40.32'
L16	S52°03'01"W	94.48'
L17	S52°03'53"E	54.92'
L18	N85°41'31"E	92.00'
L19	S59°15'36"W	85.33'
L20	N66°44'43"W	150.99'
L21	S80°27'20"W	52.85'
L22	S04°27'33"W	46.27'
L23	S49°59'32"W	60.97'

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 Coop.
1096 N Waco
Van Alstyne, TX 75495
(903) 482-7100

Sanitary Sewer - OSSF - Private



Notes:

- 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. 2003-35351 in the Real Property Records of Collin County, Texas (the "Declaration"), and which has been extended to the Plat by a declaration of annexation recorded at Clerk's File No. 20210122000142800 in the Real Property Records of Collin County, Texas.
- Landowner Agreements. Each individual Parcel may be subject to a separate Landowner Agreement filed in the Real Property Records of Collin County, Texas, that supplements or, modifies or waives portions of the Declaration. Such Landowner Agreements may supplement, modify or waive the covenants and restrictions contained herein as Declarant may deem desirable and not inconsistent with this Declaration in a manner which materially adversely affects the concept of this Declaration contain easements, additions and modifications to the Declaration as may be desirable to reflect the different character of each individual Parcel and related improvements and as are not unenforceably contrary to the scheme of development for the Property as set forth in the Declaration. Each Landowner Agreement shall have the effect of supplementing, or modifying and/or waiving, as the case may be, the Declaration, but only as to the portion of the Landowner Association, Declarant shall have all of the authority, powers, rights, immunities and protections, but not the obligations, of the Landowner Association, the board of directors of the Landowner Association, and the Committee, all as set forth more particularly in this Declaration, in order that the Development may be established as a fully occupied and functioning residential community, to the Parcel that is the subject of the Landowner Agreement and only to the extent specifically expressed in such Landowner Agreement.
- Common Area. A portion of the Parcel been designated as Common Area and as such shall be owned or controlled by Declarant and/or Seller and/or the Landowner Association, when formed, for the common use and enjoyment of the Owners of Parcels within the Property. The Common Area is shown by the designation of Common Area Easements on the Final Plat, together with other easements within the Property, subject to supplementation or modification by Landowner Agreements with respect to individual Parcels. The Common Area may include, without limitation, areas utilized for landscaping, trails, recreation, parks, greenbelt, drainage, equestrian facilities or any other similar facilities, the location, nature and availability of same as deemed desirable by Declarant and/or the Landowner Association.
- Common Area Easements. The Common Area Easements as described on the Final Plat and in the Landowner Agreements for individual Parcels are for the common use, enjoyment and benefit of the Owners of Parcels in the Property, their families, guests, tenants, successors and assigns, subject to the rights, restrictions and requirements of the Declaration:
 - Common Area Easements may be used for landscaping, drainage, trails, walking, biking, riding, recreation, parks, greenbelt, all uses related thereto and any other uses deemed advisable by Declarant and/or the Landowner Association.

Notes: (continue)

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 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:

- 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) shall 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.
- 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) shall 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.

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.

NOT FOR RECORDING

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 _____, 2021.

Notary Public for the State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the ____ day of _____, 2021.

Collin County Judge
Chris Hill

LEGEND

CM	Controlling Monument
CNS	Could Not Set (woods/Cedar/river)
RCRF	Roome Capped Iron Rod Found
Ref.	Reference Iron set on property line
CCMR	Collin County Map Records
CCLR	Collin County Land Records
B.L.	Building Line

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372
Email: frib@roomesurveying.com
Attr: Fred Bemenderfer

Engineer:
Kerley-Horn
260 East Davis Street, Suite 100
McKinney, Texas 75069
(972) 469-2011
(409) 205-2084
Contact: Eric T. Jenks, P.E.

Owner:
C. Kent Adams
2160 Lone Star Rd.
Celina, Texas 75009
(972) 214-5324
(972) 972-3889

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