

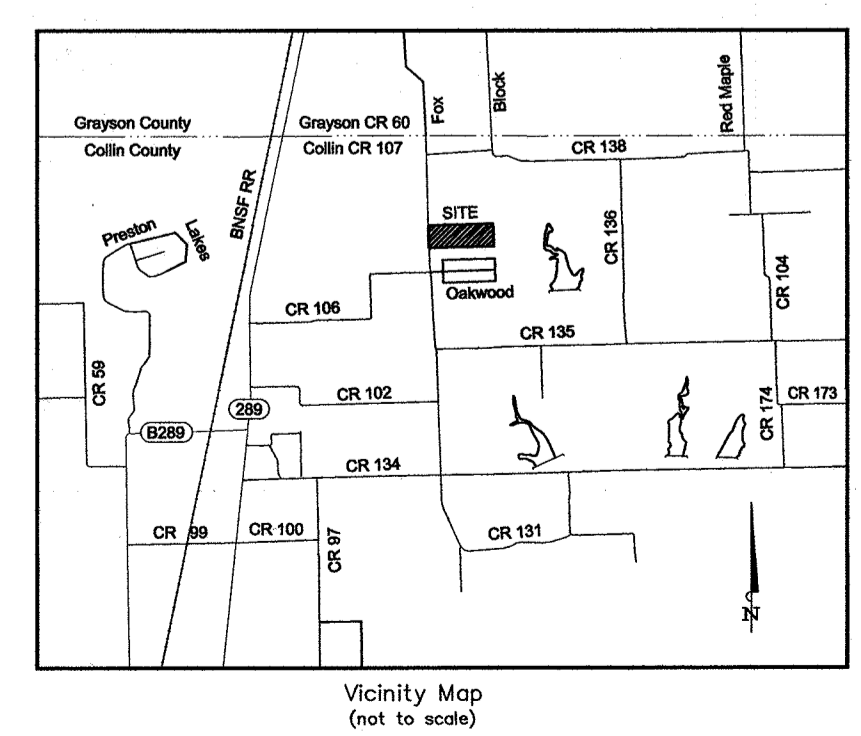
20190131 11:29:16 AM PL 112

County Road No. 132 (approximate centerline) (asphalt paving)

Jim Bray Vol. 561, Pg. 383, D.R.C.C.T.

BBB & C. Railway Co. Survey Abstract No. 127

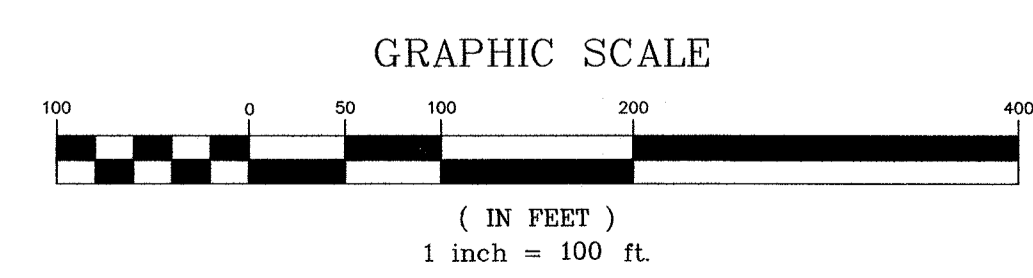
DATE: 01/31/2017 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2006-0517



ABBREVIATIONS
I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
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

Utility Service Providers:
Water Service provided by Marilee Special Utility District
Electric Service provided by Grayson Collin Electric Co-Op
Telephone Service provided by AT&T

LINE TABLE with columns: No., Bearing, Distance. Rows L1 through L8.



FROM: R-6567-000-0010-1 / 69.08 AC FOR TAX YEAR 2020

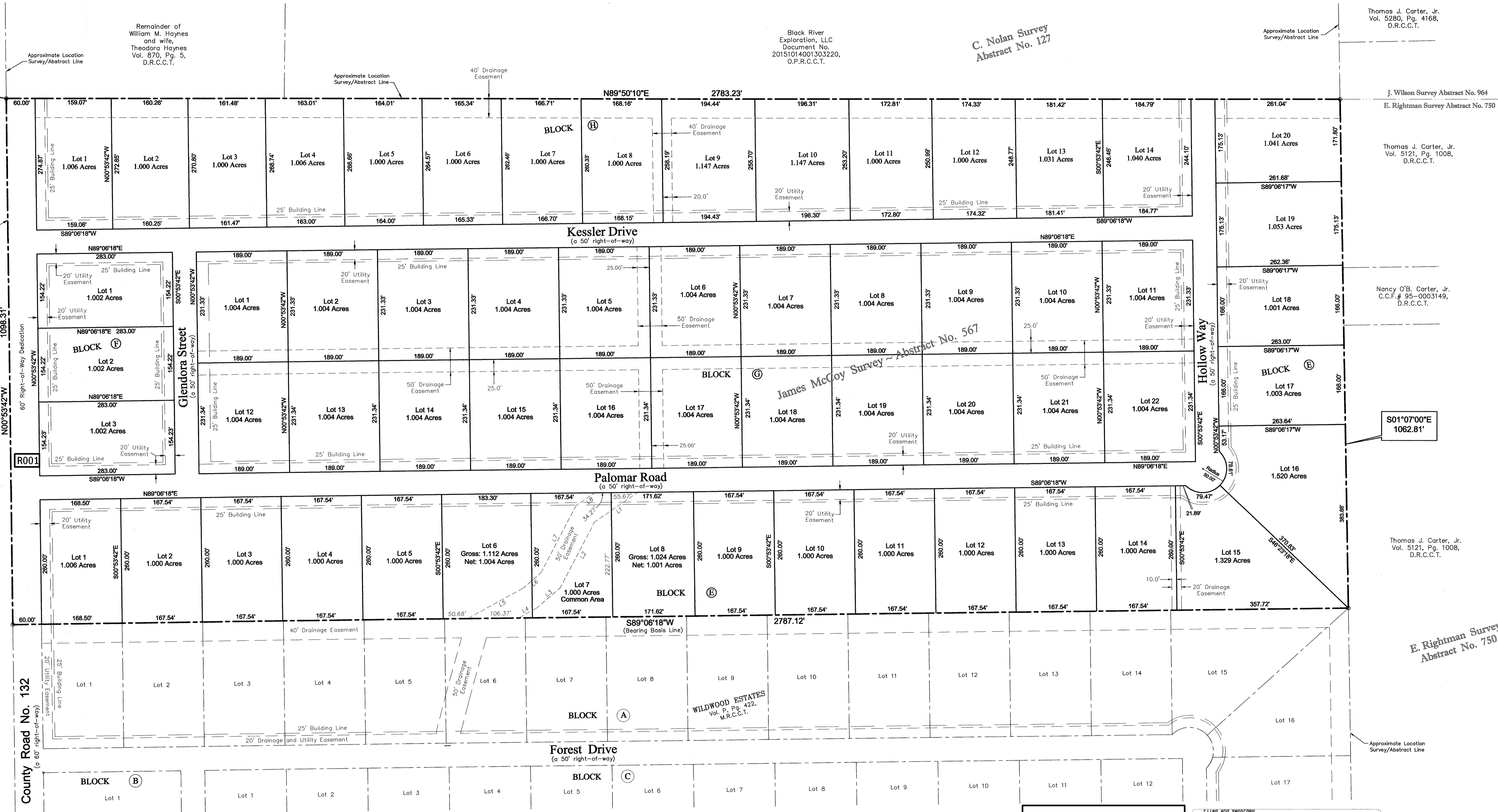
Owner/Developer: HSM Highland Crossing LP
Engineer: Helmbarger Associates, Inc.
Surveyor: North Texas Surveying, L.L.C.

Files and Records Official Public Records Stacey Kemp, County Clerk Collin County, TEXAS 04/18/2019 11:29:16 AM \$41.00 DPFOSTER 20190418010001010

2019-300

FINAL PLAT
HIGHLAND CROSSING
59 RESIDENTIAL LOTS
3,009,378 sq. ft / 69.086 Acres
in the
James McCoy Survey
Abstract No. 567
Collin County, Texas

Date: January, 2017 Scale: 1" = 100'



Thomas J. Carter, Jr. Vol. 5280, Pg. 4168, D.R.C.C.T.

J. Wilson Survey Abstract No. 964
E. Rightman Survey Abstract No. 750

Thomas J. Carter, Jr. Vol. 5121, Pg. 1008, D.R.C.C.T.

Nancy O.B. Carter, Jr. C.C.F.# 95-0003149, D.R.C.C.T.

Thomas J. Carter, Jr. Vol. 5121, Pg. 1008, D.R.C.C.T.

E. Rightman Survey Abstract No. 750

S11826

OWNER'S CERTIFICATE

COUNTY OF COLLIN (X)
STATE OF TEXAS (X)

BEING a tract of land situated in the James McCoy Survey, Abstract No. 567, and being in Collin County, Texas, and also being all of that tract of land described by deed to David G. Powell, recorded in Volume 5950, Page 3384, Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows;

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for corner (hereinafter referred to as 1/2" iron rod set) for the northwest corner of said Powell tract and also being in County Road No. 132 and also being the southwest corner of that tract of land described by deed to William M. Haynes and wife, Theodora Haynes, recorded in Volume 870, Page 5, D.R.C.C.T.;

THENCE North 89°50'10" East, along the north line of said Powell tract, a distance of 2783.23 feet to a 5/8" iron rod found for the northeast corner of said Powell tract, same being the southeast corner of said Haynes tract and also being in the west line of that tract of land described by deed to Thomas J. Carter, Jr., recorded in Volume 5121, Page 1008, D.R.C.C.T.;

THENCE South 01°07'00" East, along the east line of said Powell tract, a distance of 1062.81 feet to a 1/2" iron rod found for the southeast corner of said Powell tract, same being the northeast corner of WILDWOOD ESTATES, recorded in Volume P, Page 422, Map Records, Collin County, Texas;

THENCE South 89°06'18" West, along the south line of said Powell tract, a distance of 2787.12 feet to a 1/2" iron rod set for corner in said County Road No. 132;

THENCE North 00°18'24" East, along the west line of said Powell tract and along County Road No. 132, a distance of 1098.31 feet to the POINT OF BEGINNING and containing 69.086 acres of land, more or less.

Certificate of Approval:
This plot approved by the Collin County Commissioners
On 1st day of MAY, 2019
Chris Hill, Collin County Judge

NOTES:

- 1. Bearings are based on north line of WILDWOOD ESTATES, recorded in Volume P, Page 422, of the Map Records of Collin County, Texas.
2. The purpose of this plot is to subdivide a 69.086 Acre tract.
3. All interior lot corners are marked with a 1/2" iron rod with cap stamped "RPLS 5686" set.
4. All lots must utilize alternative type On-Site Sewage Facilities.
5. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp breaks and/or creeks/rivers/ponds/etc. (Per State regulations)
6. Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
7. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
8. Blocking the flow of water or construction improvements in drainage easements, and filling or obstructing of the floodway is prohibited.
9. 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.
10. 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.
11. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
12. Collin County building permits are required for building construction, on site sewage facilities and driveway culverts.
13. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0040J, 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".
14. Mail boxes shall meet USPS specifications.
15. 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.
16. Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permits requirements shall be removed and corrected at the owner's expense.
17. Driveway/Culvert permits are required at all existing county road tie-ins.
18. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface and flush with the edge of the existing County Road.
19. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

Dallas
COUNTY OF COLLIN (X)
STATE OF TEXAS (X)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HSM Highland Crossing, LP is the sole owner of the above described property and does hereby adopt this plat designating the hereinabove described property as HIGHLAND CROSSING, 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 it's 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 it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS MY HAND at Dallas, Texas, this 4th day of March, 2019.

HSM Highland Crossing LP,
a Texas limited partnership

By: HSM Highland Crossing GP LLC,
a Texas limited liability company

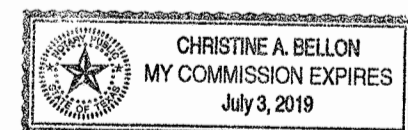
By: Steve Donosky, President

Dallas
COUNTY OF COLLIN (X)
STATE OF TEXAS (X)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Steve Donosky, 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 4th day of March, 2019.

Christine A. Bellon
NOTARY PUBLIC in and for the State of Texas



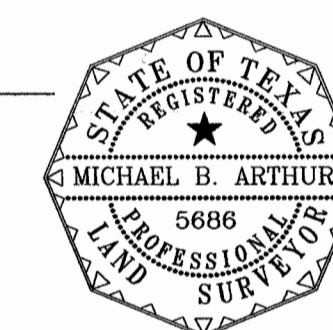
Health Department Certificate:
I hereby certify that the On-site Sewage Facilities described on this plat conform to applicable health laws of the State of Texas, that site evaluations have been performed and submitted representing the site construction areas in which on-site sewage facilities will be utilized.
Registered Sanitarian or Designated Representative
Collin County Development Services

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas No. 4555



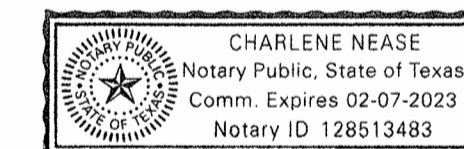
Date: 3-1-19

COUNTY OF COLLIN (X)
STATE OF TEXAS (X)

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 whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 1st day of March, 2019.

Charlene Nease
NOTARY PUBLIC in and for the State of Texas



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/18/2019 11:28:16 AM
\$41.00 DFOSTER
20190418010001810

2019-301

S11826

Owner/Developer:
HSM Highland Crossing LP
14001 Dallas Parkway, 11th Floor
Dallas, Texas 75240

Engineer:
Helmsberger Associates, Inc.
1525 Bozeman Road
Wylie, Texas 75098
(972) 442-7459

Surveyor:
North Texas Surveying, L.L.C.
1010 West University Drive
McKinney, Texas 75069
Ph.: 469-424-2074
Fax: 469-424-1997
www.northtexasurveying.com
Firm Registration No. 10074200

FINAL PLAT
HIGHLAND CROSSING
59 RESIDENTIAL LOTS
3,009,378 sq. ft / 69.086 Acres
in the
James McCoy Survey
Abstract No. 567
Collin County, Texas

Date: January, 2017 Scale: 1" = 100'

