

Detail Scale 1" = 100'

Detail Scale 1" = 140'

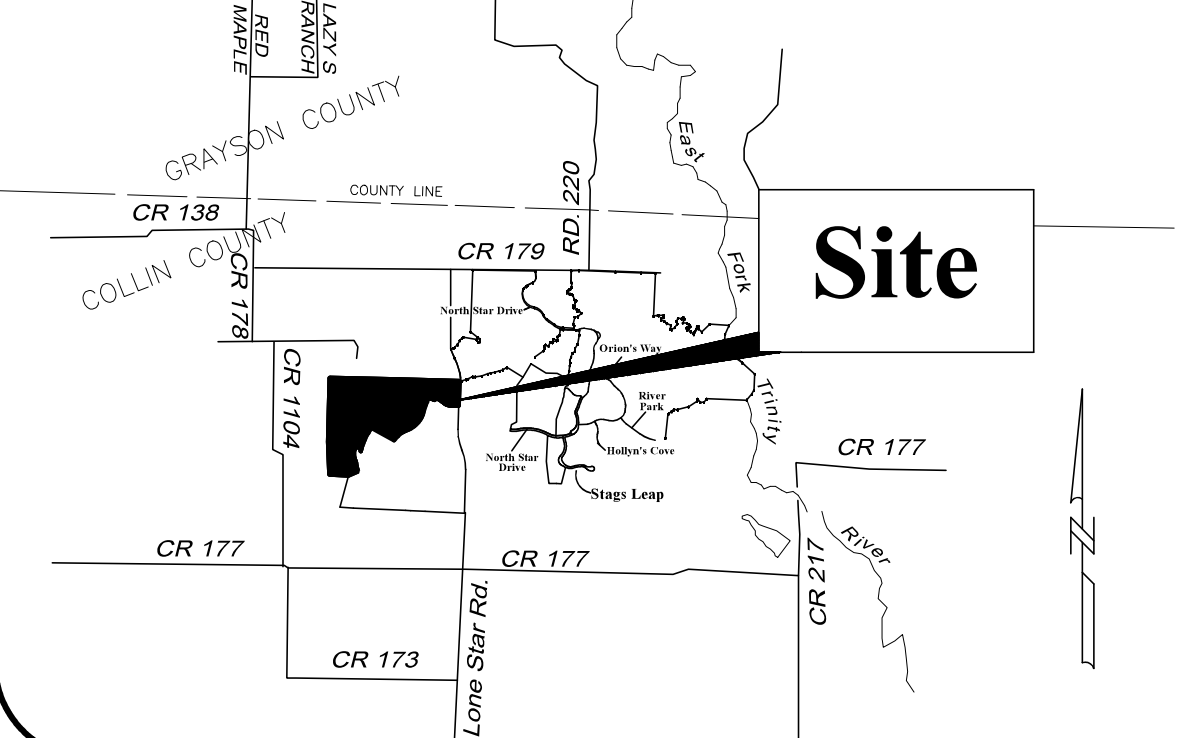
Line Table

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	S38°55'28"E	5.65'
L5	S38°55'28"E	97.24'
L6	S89°46'45"E	28.55'
L7	S02°43'31"W	5.67'
L8	N08°41'19"E	20.00'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C23	152.19'	67.00'	130°08'56"	N86°04'22"W	121.52'
C24	58.29'	67.00'	49°51'04"	N03°55'38"E	56.47'
C25	121.62'	347.00'	27°04'54"	S10°19'29"W	121.00'
C26	196.11'	353.00'	31°49'54"	S16°11'58"W	193.60'
C27	110.46'	1840.00'	3°28'23"	S33°50'07"W	110.44'
C28	41.70'	1460.00'	1°38'12"	S34°44'12"W	41.70'
C29	151.53'	1460.00'	5°56'48"	S30°56'42"W	151.46'
C30	88.46'	1460.00'	3°28'17"	S26°14'10"W	88.45'
C31	130.01'	353.00'	21°06'05"	S35°03'04"W	129.27'
C32	149.93'	347.00'	24°45'22"	S33°13'26"W	148.77'
C33	77.78'	347.00'	12°50'32"	S39°10'51"W	77.61'
C34	72.15'	347.00'	11°54'50"	S26°48'10"W	72.02'
C35	152.08'	67.00'	130°03'11"	N52°45'49"W	121.47'
C36	58.29'	67.00'	49°51'04"	S37°17'03"W	56.47'
C37	100.36'	367.01'	15°40'05"	N20°11'34"E	100.05'
C38	91.15'	367.01'	14°13'41"	N38°29'13"E	90.91'
C39	122.64'	333.00'	21°08'05"	N35°03'04"E	121.95'
C40	89.67'	1480.00'	3°28'17"	N26°14'10"E	89.66'
C41	153.61'	1480.00'	5°56'48"	N30°56'42"E	153.54'
C42	42.27'	1480.00'	1°38'12"	N34°44'12"E	42.27'
C43	109.26'	1820.00'	3°26'23"	N33°50'07"E	109.24'
C44	185.00'	333.00'	31°49'54"	N16°11'58"E	182.63'
C45	182.99'	367.00'	28°34'08"	N14°34'06"E	181.10'

Vicinity Map
Not to Scale



Legend

- Rooms Capped Iron Rod Found Monument Found (as noted)
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- RCIRF Collin County Map Records
- C.C.M.R. Collin County Land Records
- IRF Iron Rod Found
- CA Common Area
- DAU Drainage & Utility Easement
- ESm't Easement
- R.O.W. Right-of-Way

General Notes

1. 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.
2. Visibility Notes. Intersection visibility triangles shall be shown and maintained in accordance with the County Design Manual.
3. No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year 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 X).

Utility Service Providers

Water - Marilee Special Utility District (M.S.U.D.)
PO Box 10117
Celina, TX 75009
(972) 382-3222

Electric - Grayson County Electric Coop.
1098 W. Waco
Van Alstyne, TX 75495
(903) 482-7100

Sanitary Sewer - OSSF - Private

Easement Legend

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

Final Plat
Lots 21, 22, 24, 25/26 & CA-2
The Hills of Lone Star, Phase 8D/Highlands
69.795 Gross Acres

being all of Tract IRRR of the Final Plat of Tract IRRR & Lots 18, 19, 20 & 23 The Hills of Lone Star, Phase 8C/Highlands, as recorded in Volume 2021, Page _____ 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
July 2021

The purpose of this replat is to create 4 Lots from a tract of land and to dedicate road right-of-way

Subplot:
Rooms Land Surveying
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email: fred@roomsinc.com

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(972) 469-301-2582
(M) 817-205-2064
Contact: Eric T. Jeske, P.E.

Owner:
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d/b/a Lone Star Partners
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