

Line Data Table

LINE	BEARING	DISTANCE
L1	N08°32'59"W	4.95'

Curve Data Table

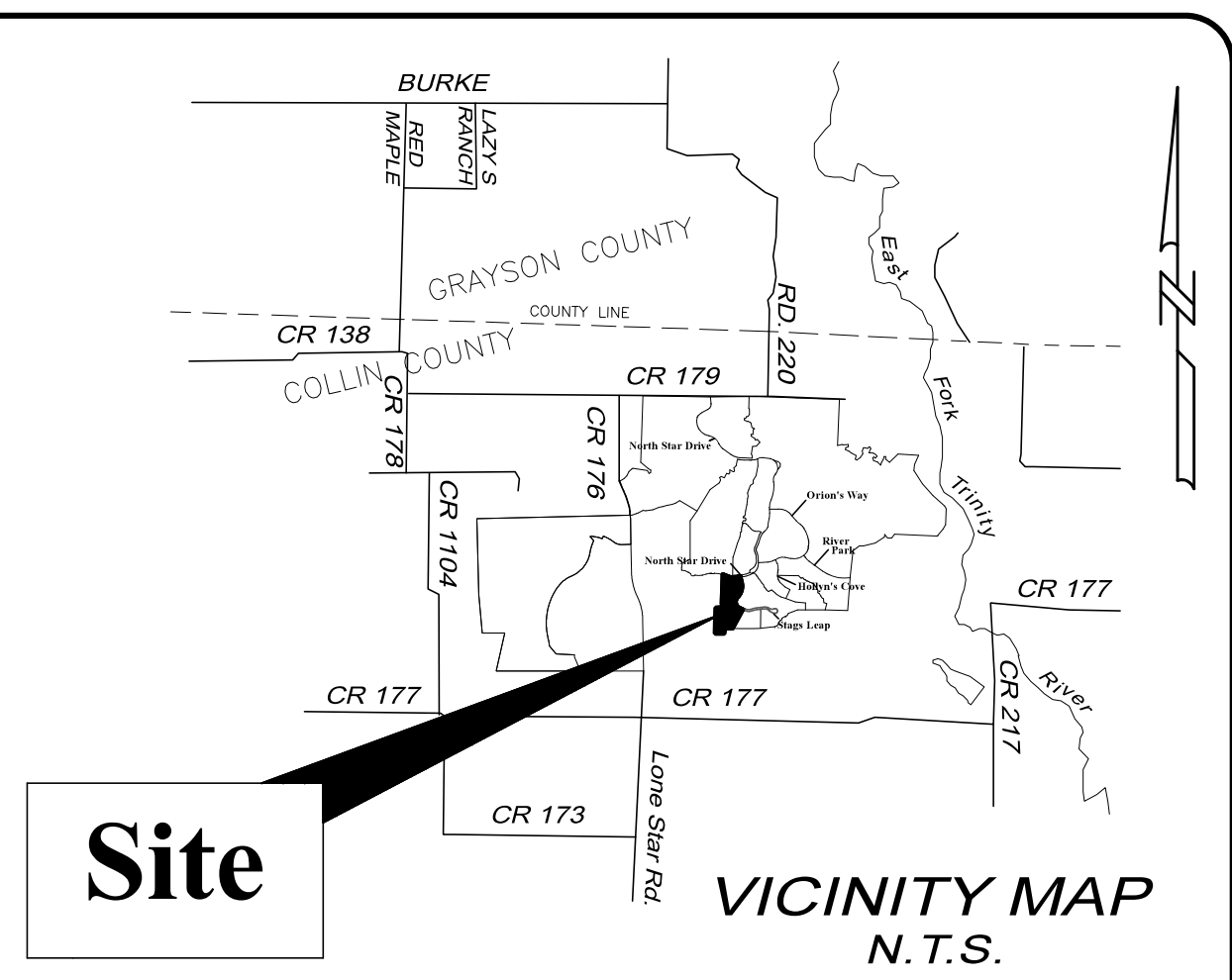
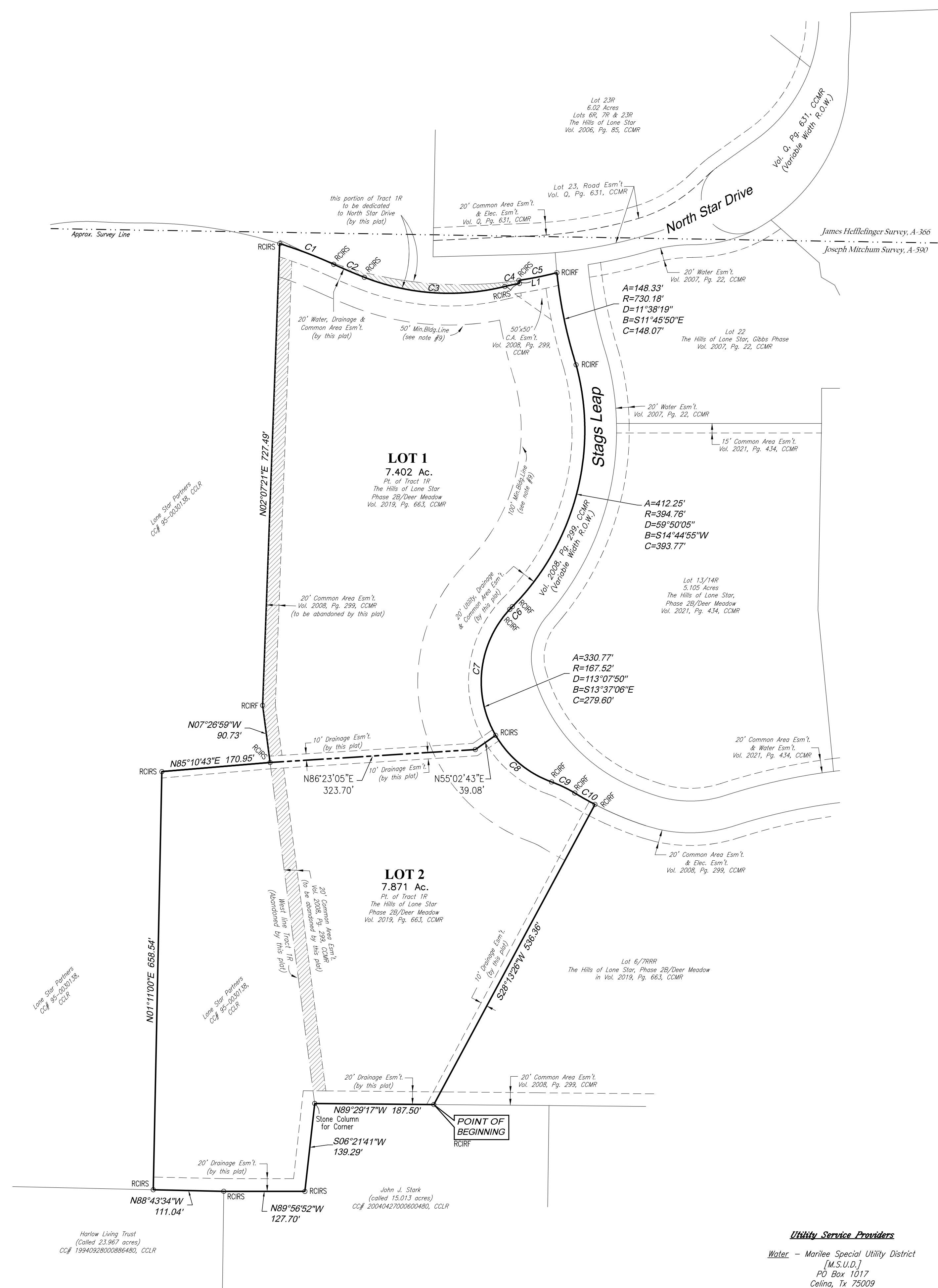
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	720.00	91.03'	90.97'	S68°04'19"E	7°14'39"
C2	955.87'	52.46'	52.45'	S67°01'20"E	3°08'40"
C3	365.00'	225.09'	221.54'	S86°15'40"E	35°20'01"
C4	305.00'	23.44'	23.44'	N78°16'27"E	4°24'15"
C5	612.50'	60.98'	60.98'	N78°35'53"E	5°42'17"
C6	200.00'	6.00'	6.00'	S43°48'23"W	1°43'09"
C7	167.52'	213.82'	199.60'	S06°22'56"W	73°07'47"
C8	167.52'	116.95'	114.59'	S50°10'58"E	40°00'03"
C9	200.00'	40.55'	40.48'	S64°22'33"E	11°36'56"
C10	525.00'	36.47'	36.46'	S60°33'29"E	3°58'49"

**Legend**

RCIRS	Roome Capped Iron Rod Set
RCIRF	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
Esm't	Easement
R.O.W.	Right-of-Way

**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.
- 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).



**Final Plat  
Lots 1 & 2,  
The Hills of Lone Star, Stags Leap Phase  
15.273 Gross Acres**

being part of Tract 1R of The Hills of Lone Star  
Phase 2B/Deer Meadow  
Recorded in Volume 2019, Page 663, of the C.C.M.R.  
and part of a tract of land to Lone Star Partners  
Recorded in CC# 95-0030138, of the C.C.L.R.  
Joseph Mitchum Survey, A-590  
Collin County, Texas  
November 2021

**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.  
1036 W Waco  
Van Alstyne, Tx 75495  
(903) 482-7100

**Sanitary Sewer** - OSSF - Private

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

**Engineer:**  
Kimley-Horn  
260 East Davis Street, Suite 100  
McKinney, Texas 75069  
(972) 469-301-2582  
(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

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Plano, Texas 75074  
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