

VICINITY MAP
N.T.S.

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 61°01'46" E	50.57'
L2	N 20°21'25" W	50.57'
L3	N 20°20'56" W	32.14'
L4	N 28°58'13" W	75.00'
L5	S 89°46'50" E	54.21'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	29°11'23"	300.00'	78.12'	152.84'	S 75°37'28" W	151.19'

LEGEND

- C.I.R.S. 1/2" IRON ROD SET WITH CAP STAMPED "ONEAL 6570" SET
- I.R.F. IRON ROD FOUND
- CM CONTROL MONUMENT
- D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS
- P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS
- C.A. COMMON AREA
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- V.E. VISIBILITY EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/20/2028 12:12:54 PM
\$41.00 DP/STRT
2020082010003170



2020-449
Daniel O'Neal

FINAL PLAT
**HUNTER LAKES
PHASE 2**
38 RESIDENTIAL LOTS
1 COMMON AREA TRACT
47.291 ACRES
SITUATED IN THE
**JESSE STIFF SURVEY, ABST. NO. 792
COLLIN COUNTY, TEXAS**
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001146
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75088
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER
OAK NATIONAL HOLDINGS, LLC
P.O. BOX 361
75753 S SH 205, #100
ROCKWALL, TX 75082
(888) 972-1979

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
P.O. BOX 361
ATHENS, TX 75751
TBPLS Firm No. 10194132 JOB NO. 18196
daniel.oneal@onealurveying.com
(903) 804-2891

DATE: JULY 21, 2020

SHEET 1 OF 2

08833\dwg\8833 Final Plat Ph2.dwg

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS OAK NATIONAL HOLDINGS, LLC, BEING THE OWNER OF 47.291 ACRES OF LAND SITUATED IN THE JESSE STIFF SURVEY, ABSTRACT NO. 792, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 47.290 ACRE AS DESCRIBED IN DEED TO OAK NATIONAL HOLDINGS, LLC, RECORDED IN INSTRUMENT 20190705000790080 DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF SAID 47.290 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK D, HUNTER LAKES, AN ADDITION TO COLLIN COUNTY, BY PLAT THEREOF RECORDED IN CABINET 2017, PAGE 678, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID 47.290 ACRE TRACT AND THE COMMON EAST LINE OF SAID THE ABOVE MENTIONED HUNTER LAKES, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) NORTH 20 DEGREES 21 MINUTES 25 SECONDS WEST, A DISTANCE OF 1001.30 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
2) NORTH 61 DEGREES 01 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.57 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
3) NORTH 20 DEGREES 21 MINUTES 25 SECONDS WEST, A DISTANCE OF 50.57 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ROOME" FOUND;
4) NORTH 61 DEGREES 01 MINUTES 46 SECONDS EAST, A DISTANCE OF 222.59 FEET TO A 1/2" IRON ROD FOUND;
5) NORTH 20 DEGREES 21 MINUTES 25 SECONDS WEST, A DISTANCE OF 402.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ROOME" FOUND;
6) NORTH 89 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 289.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ROOME" FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID HUNTER LAKES, SAID BEING IN THE EAST LINE OF A CALLED 15.968 ACRE TRACT AS DESCRIBED IN DEED TO BRENDA F. BREWER, RECORDED IN INSTRUMENT 20060502000579900, D.R.C.C.T.;

THENCE NORTH 20 DEGREES 20 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF SAID 47.290 ACRE TRACT, SAID BEING COMMON TO THE EAST LINE OF SAID 15.968 ACRE TRACT, A DISTANCE OF 32.14 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF SAID 47.290 ACRE TRACT;

THENCE SOUTH 89 DEGREES 46 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID 47.290 ACRE TRACT AND GENERALLY ALONG COUNTY ROAD 469, A 22 FT. ASPHALT PUBLIC ROAD (NO RECORD FOUND), A DISTANCE OF 1719.30 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHEAST CORNER OF SAID 47.290 ACRE TRACT;

THENCE SOUTH 00 DEGREES 27 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID COUNTY ROAD 469, SAME BEING THE EAST LINE OF SAID 47.290 ACRE TRACT, A DISTANCE OF 1511.72 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHEAST CORNER OF SAID 47.290 ACRE TRACT, SAME BEING IN THE NORTH LINE OF BARRETT ROAD, A 50 FT. RIGHT-OF-WAY, AS SHOWN ON THE ABOVE MENTION PLAT OF HUNTER LAKES;

THENCE SOUTH 89 DEGREES 27 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.290 ACRE TRACT, COMMON TO THE NORTH LINES OF SAID BARRETT ROAD AND LOTS 7-14, BLOCK D, OF THE ABOVE MENTIONED HUNTER LAKES, A DISTANCE OF 1161.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.291 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL HOLDINGS, LLC, is the sole owner of the above described property and does hereby adopt this plat designating the hereinabove described property as HUNTER LAKES PHASE 2, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the street, 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 others 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, this 21st day of July, 2020.

FOR: OAK NATIONAL HOLDINGS, LLC

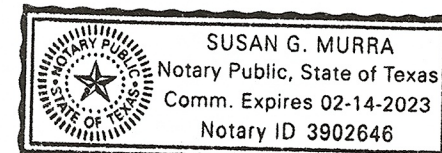
BY: Kevin Webb, Vice-President of Land

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, 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 and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS 21st DAY OF JULY, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Daniel Chase O'Neal
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

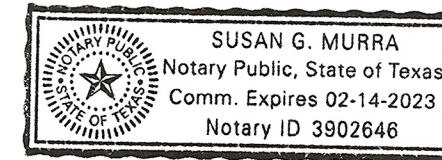


STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Chase O'Neal, Registered Professional Land Surveyor, 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 21st day of July, 2020.

Notary Public in and for the State of Texas
My Commission Expires On:



On-Site Sewage Facilities (OSSF) Notes:

- 1. All lots must utilize alternative type On-Site Sewage Facilities.
2. All lots 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/rivers/ponds, etc. (Per State regulations).
3. Due to the presence of large detention ponds on Lots 25, 26 and 28, it is recommended that there be no surface improvements, impervious cover, outbuildings, swimming pools, etc. planned on lots 25, 26 or 28 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
4. Lots adjacent to the lots containing ponds will be subject to setback from OSSF components to the ponds.
5. There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
6. Tree removal and/or grading for OSSF may be required on individual lots.
7. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
8. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
9. Individual site evaluations and OSSF 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 OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

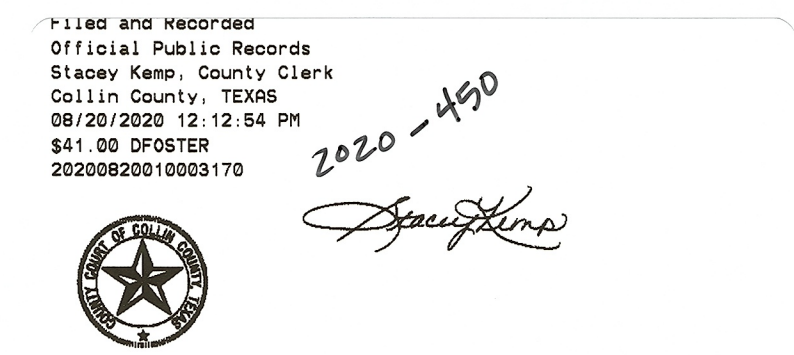
APPROVAL CERTIFICATE

APPROVED THIS THE 9th DAY OF September, 2019, BY THE COLLIN COUNTY COMMISSIONERS' COURT, COLLIN COUNTY, TEXAS.

Collin County Judge, Chris Hill

NOTES:

- 1. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011) North Texas Zone (4202).
2. Water services will be provided by Altoga Water Supply Corporation, (972) 529-9595
3. Electric services will be provided by Grayson-Collin Electric Cooperative, (903) 482-7183
4. Telephone services will be provided by AT&T Texas, (972) 649-8738
5. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48085C0170J, dated June 2, 2009, this property lies within Flood Zone X (Area of Minimal Flood Hazard). This Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.
6. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
7. 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.
8. 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.
9. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
10. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
11. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
12. 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.
13. Unless the Finished Floor is noted on the plat, the finish floor elevations of all houses will be at least one foot above the highest elevation of the surrounding ground around the house after final grading.
14. A 1/2" iron rod with cap stamped "ONEAL 6570" will be set at all lot corners, unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
15. The subject property is affected by the easement agreement for impounding water as recorded in Volume 517, Page 30. Easement determined by elevation.
16. Collin County will only maintain street signs and poles with current county materials.
17. Street lights that have been approved will not be maintained, repaired, or replaced by Collin County. Collin County will not be responsible for any fees associated with the street lights.
18. Mail boxes shall meet USPS specifications.
19. Collin County will only maintain street signs and poles with current county materials.
20. All road signs shall meet Collin County specifications.
21. The Common Area tract will be owned and maintained by the Homeowners Association.
22. BENCHMARK: A PK nail in the south side of county road 469 in asphalt pavement about 20' east of a 10' gravel driveway. (N 7,147,244.03 E 2,575,750.21 ELEV 643.72')



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PHASE 2
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DATE: JULY 21, 2020

SHEET 2 OF 2