

Filed and Recorded  
 Official Public Records  
 County Name: Collin County, TEXAS  
 Date: 06/03/2008 03:26:19 PM  
 \$31.00 CLERK FEE  
 20080603010020340

08-324  
*Signature*

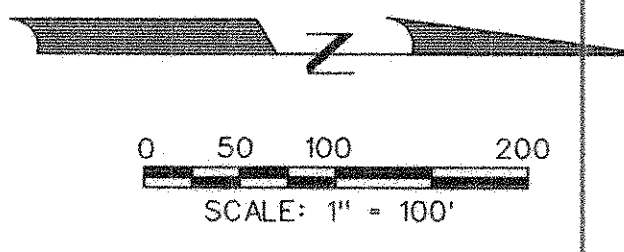
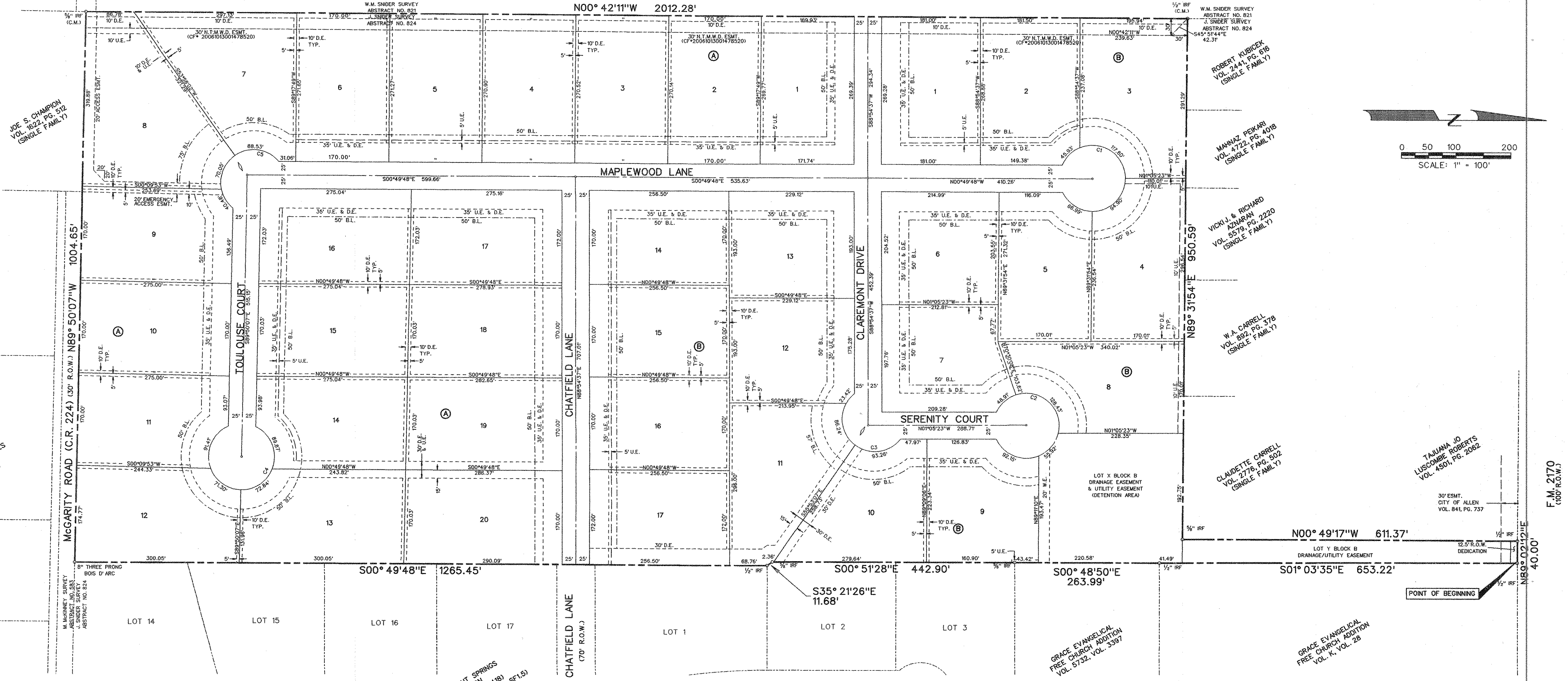
G. WARD PAXTON  
 CLERK FILE NO. 04-001304  
 (AGRICULTURAL)

BLOCK A		BLOCK B	
LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	46053	1	46703
2	45992	2	46103
3	45958	3	52579
4	46020	4	47565
5	46094	5	44749
6	46148	6	43638
7	53317	7	43885
8	63038	8	48591
9	46302	X	60756*
10	46750	Y	24740*
11	44626	9	43575
12	50135	10	43575
13	49438	11	49786
14	44669	12	44068
15	46757	13	44221
16	47307	14	43605
17	47851	15	43605
18	47733	16	43605
19	49366	17	44118
20	48999		

LOT AREAS ROUNDED TO THE NEAREST SQUARE FOOT  
 \* DENOTES OPEN SPACE

JOE S. CHAMPION  
 VOL. 1622, PG. 532  
 (SINGLE FAMILY)

TRAVIS RANCH ESTATES  
 VOL. 4, PG. 540  
 (SINGLE FAMILY)



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 submitted representing the site conditions in the areas in which on-site sewage facilities are planned to be used.

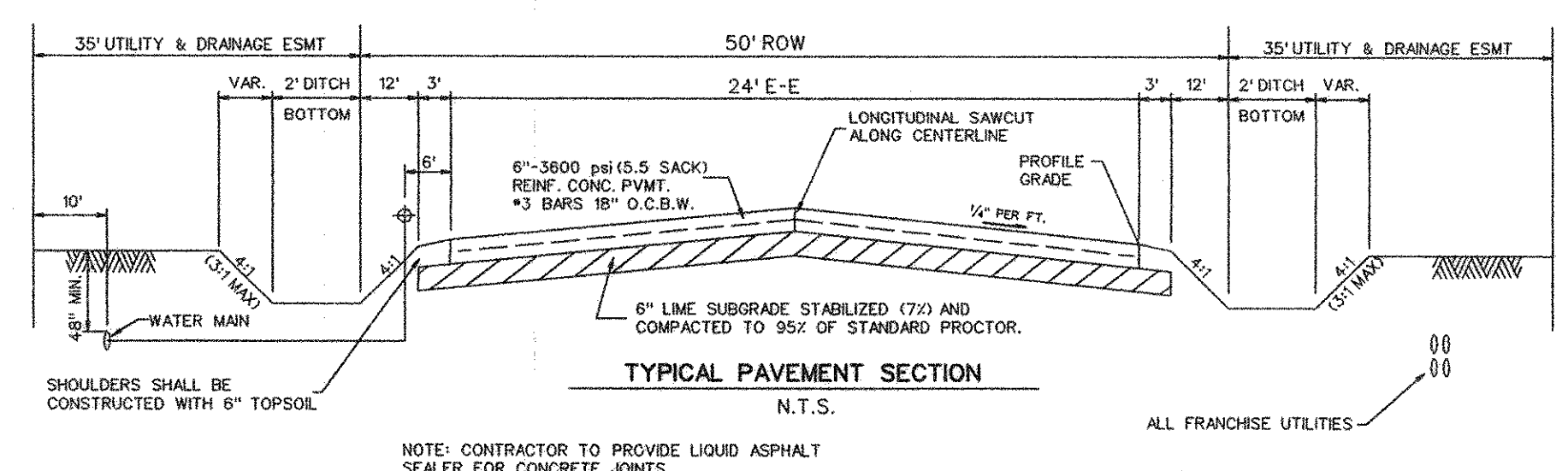
*M. R. 2343727*  
 Registered Sanitarian/Designated Representative  
 Collin County Development Services

The NTMWD easement (CF\*20061013001478520) restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping plans that encroach on the NTMWD easements are allowed. Fence post foundations are restricted to an installation depth no deeper than 18-inches below final ground elevation. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

- NOTES
- Bearing are referenced to a 46.892 acre tract, as recorded in Clerks File No. 05-0169490, in the Deed Records of Collin County, Texas.
  - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
  - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
  - No floodplain exist on site.
  - "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
  - B.L. - Building Line  
 U.E. - Utility Easement  
 D.E. - Drainage Easement  
 W.E. - Water Easement  
 N.T.M.W.D. - North Texas Municipal Water District  
 OSSF - On-Site Sewage Facilities  
 ↗ Street Name Change
  - 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.
  - Final grading, per the grading plan, will be required prior to installation/operation of On-Site Sewage Facilities.
  - Individual site evaluations and OSSF design plans must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
  - No trees will be removed in the development of the project.

CURVE TABLE

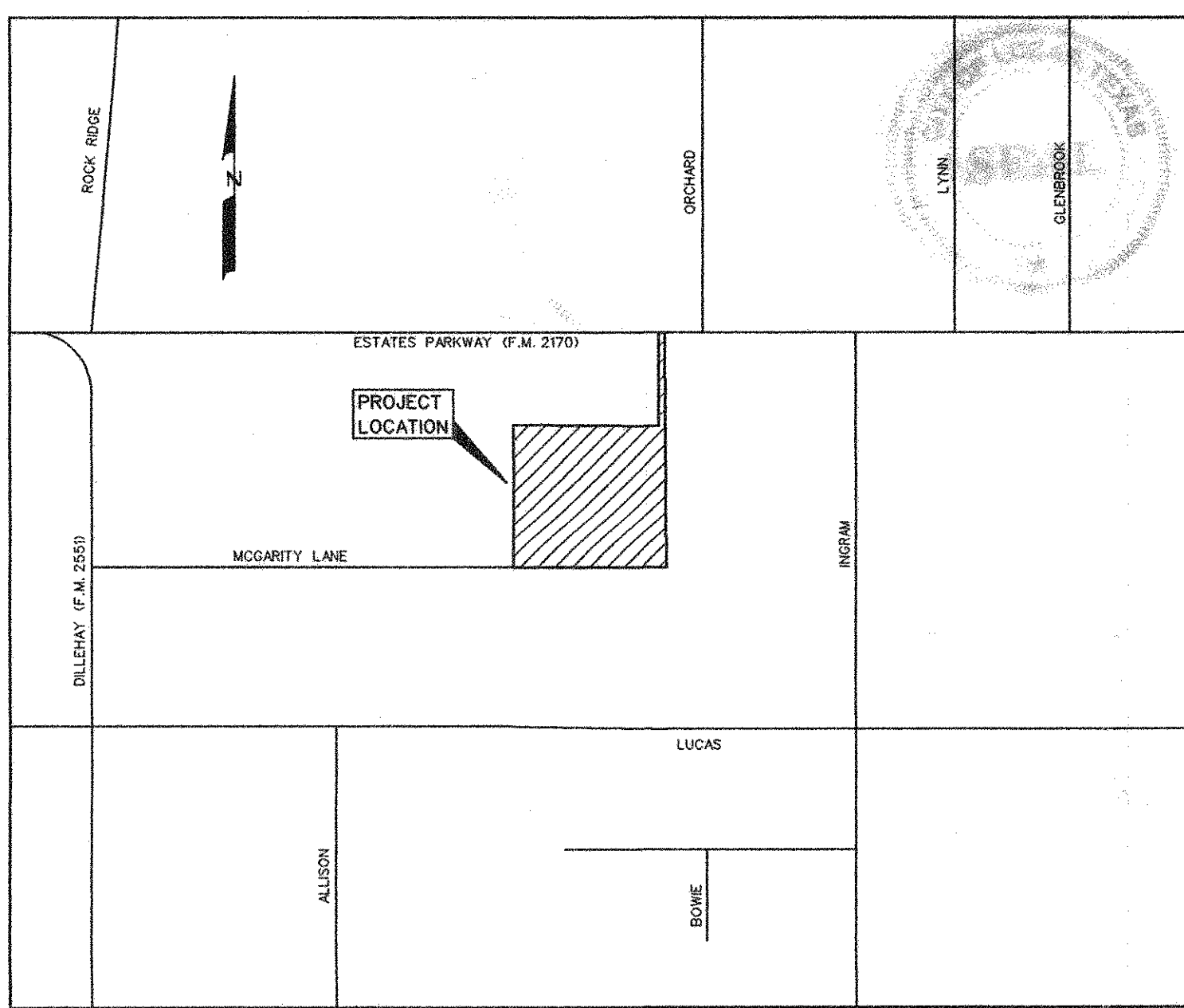
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	49°15'26"	60.00'	325.41'	---	50.00'	S88°07'45"W
2.	49°14'57"	60.00'	325.42'	---	50.00'	S89°10'13"W
3.	166°13'29"	60.00'	202.92'	---	119.13'	N43°53'47"E
4.	49°14'55"	60.00'	325.42'	---	50.00'	N00°09'53"E
5.	169°55'04"	60.00'	199.05'	---	119.54'	N46°34'11"W



NOTE:  
 THE PURPOSE OF THIS AMENDED PLAT IS TO ADD A SIGNATURE BLOCK FOR COLLIN COUNTY SANITARIAN.

SITE DATA SUMMARY TABLE

GROSS ACRES:	46.891
R.O.W. DEDICATION:	0.015
NET ACRES:	46.876
TOTAL LOTS:	37
NET DENSITY:	0.79



AMENDED PLAT  
 OF  
**CLAREMONT SPRINGS ADDITION  
 PHASE II**  
 OUT OF THE  
 J. SNIDER SURVEY, ABSTRACT NO. 824  
 IN THE  
 CITY OF LUCAS  
 COLLIN COUNTY, TEXAS

OWNER/APPLICANT  
**CLAREMONT SPRINGS II, LTD.**  
 3838 OAK LAWN, SUITE 1212  
 DALLAS, TEXAS 75219  
 214-522-4945

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

APRIL 2008 SCALE: 1"=100'



Filed and Recorded  
Official Public Records  
Stacey Kemp  
Collin County, TEXAS  
09/03/2008 03:26:19 PM  
\$31.00 O.A.R.D.  
20080603010002040

08-325



*Stacey Kemp*

LEGAL DESCRIPTION (Claremont Springs Addition Phase II)

WHEREAS, CLAREMONT SPRINGS II, LTD., is the owner of a tract of land situated in the J. Snider Survey, Abstract No. 824, in the City of Lucas, Collin County, Texas and being all of a 46.892 acre tract as described in Clerk's File No. 05-0169490 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 46.892 acre tract, being the south line of F.M. 2170 (100' R.O.W.), also being the northwest corner of Grace Evangelical Free Church Addition, an addition to the City of Lucas, as described in Volume K, Page 28, in the Plat Records of Collin County, Texas;

THENCE, South 01° 03' 35" East, along the east line of said 46.892 acre tract and along the west line of said Grace Evangelical Free Church Addition, for a distance of 653.22 feet, to a 1/2 inch iron rod found at the southwest corner of the Grace Evangelical Church;

THENCE, South 00° 48' 50" East, continuing along said east line, for a distance of 263.99 feet, to a 5/8 inch iron rod found at the most westerly northwest corner of Claremont Springs Addition, an addition to the City of Lucas, as described Volume 2006, Page 4-18, in said Plat Records;

THENCE, South 00° 51' 28" East, continuing along said east line along the west line of said Claremont Springs Addition, for a distance of 442.90 feet, to a 5/8 inch iron rod found;

THENCE, South 35° 21' 26" East, continuing along said east and west lines, for a distance of 11.68 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 49' 48" East, continuing along said east and west lines, for a distance of 1265.45 feet, to a 8" three prong Bois D' Arc tree found at the southeast corner of said 46.892 acre tract, being the southwest corner of said Claremont Springs Addition being the north line of County Road 224 (30' R.O.W.);

THENCE, North 89° 50' 07" West, along the south line of the 46.892 acre tract and along said north line, for a distance of 1004.65 feet, to a 5/8 inch iron rod found at the southwest corner of the 46.892 acre tract;

THENCE, North 00° 42' 11" West, departing said north line and along a west line of 46.892 acre tract, for a distance of 2012.28 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of the 46.892 acre tract;

THENCE, North 89° 31' 54" East, along the north line of the 46.892 acre tract, for a distance of 950.59 feet, to a 5/8 inch iron rod found at an interior ell corner of the 46.892 acre tract;

THENCE, North 00° 49' 17" West, along a west line of the 46.892 acre tract, for a distance of 611.37 feet, to a 1/2 inch iron rod found at the most northerly northwest corner of the 46.892 acre tract also being in the south line of said F.M. 2170;

THENCE, North 89° 02' 12" East, along the north line of the 46.892 acre tract and along the south line of said F.M. 2170, for a distance of 40.00 feet, to the POINT OF BEGINNING and containing 46.891 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Lucas, Texas.

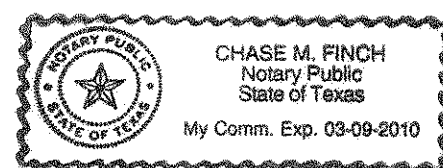


*Warren L. Corwin*  
WARREN L. CORWIN  
R.P.L.S. No. 4621

THE STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 24 day of April, 2008.



*Chase M. Finch*  
CHASE M. FINCH  
NOTARY PUBLIC, STATE OF TEXAS

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CLAREMONT SPRINGS II, LTD., is the owner of the above-described project and does hereby adopt this plat designating the herein described property as CLAREMONT SPRINGS ADDITION PHASE II, an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate to the public use forever the right-of-way, streets, easements, and alleys platted herein.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lucas, Texas.

EXECUTED this the 30 day of April, 2008.

*Richard Skorborg*  
Richard Skorborg  
President  
BY CLAREMONT SPRINGS II, GP Corporation  
ITS GENERAL PARTNER

THE STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared RICHARD SKORBORG, 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 and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 30th day of April, 2008.

*Rainelle McDonald*  
NOTARY PUBLIC, STATE OF TEXAS



"Recommended For Approval

*J. Corwin* 5-30-08  
Chairman Date  
Planning and Zoning Commission  
City of Lucas, Texas

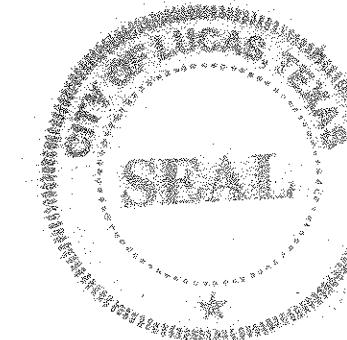
"Approved For Construction:

*Bill Com* 5-30-08  
Mayor Date  
City of Lucas, Texas

"The undersigned, the City Secretary of the City of Lucas, Texas hereby certifies that the foregoing Final Plat of CLAREMONT SPRINGS ADDITION PHASE II an addition to the City of Lucas was submitted to the City Council, by formal action, on the 19 day of May, 2008, and that Council, by formal action, then and there accepted the dedication of right-of-ways, streets, easements, alleys, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this 30 day of May A.D., 2008.

*Roshy Wingo*  
City Secretary  
City of Lucas, Texas



AMENDED PLAT  
OF  
CLAREMONT SPRINGS ADDITION  
PHASE II  
OUT OF THE  
J. SNIDER SURVEY, ABSTRACT NO. 824  
IN THE  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS  
OWNER/APPLICANT  
CLAREMONT SPRINGS II, LTD.  
3838 OAK LAWN, SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
APRIL 2008