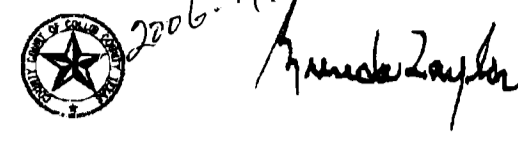


9017

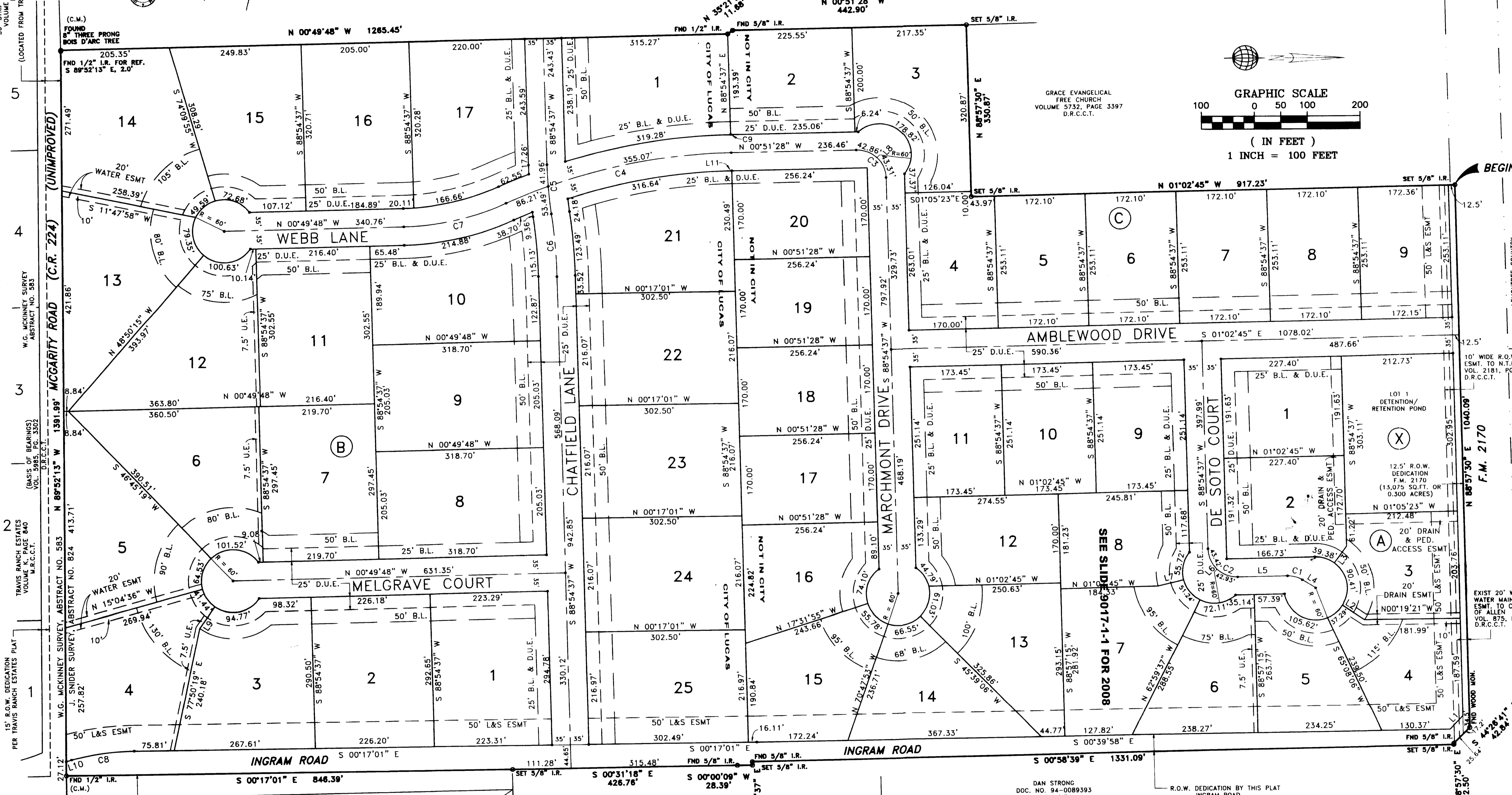
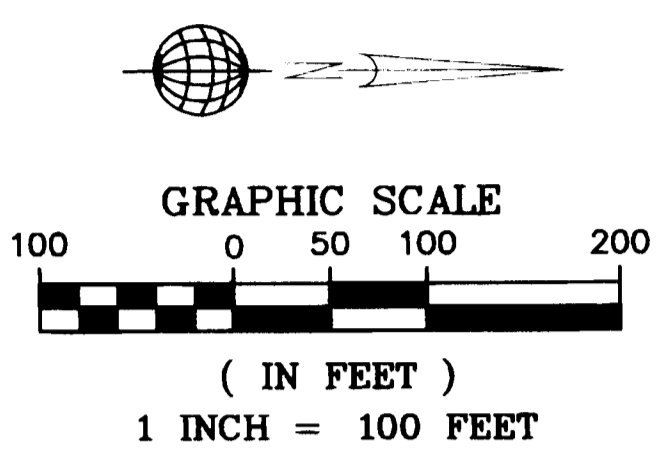
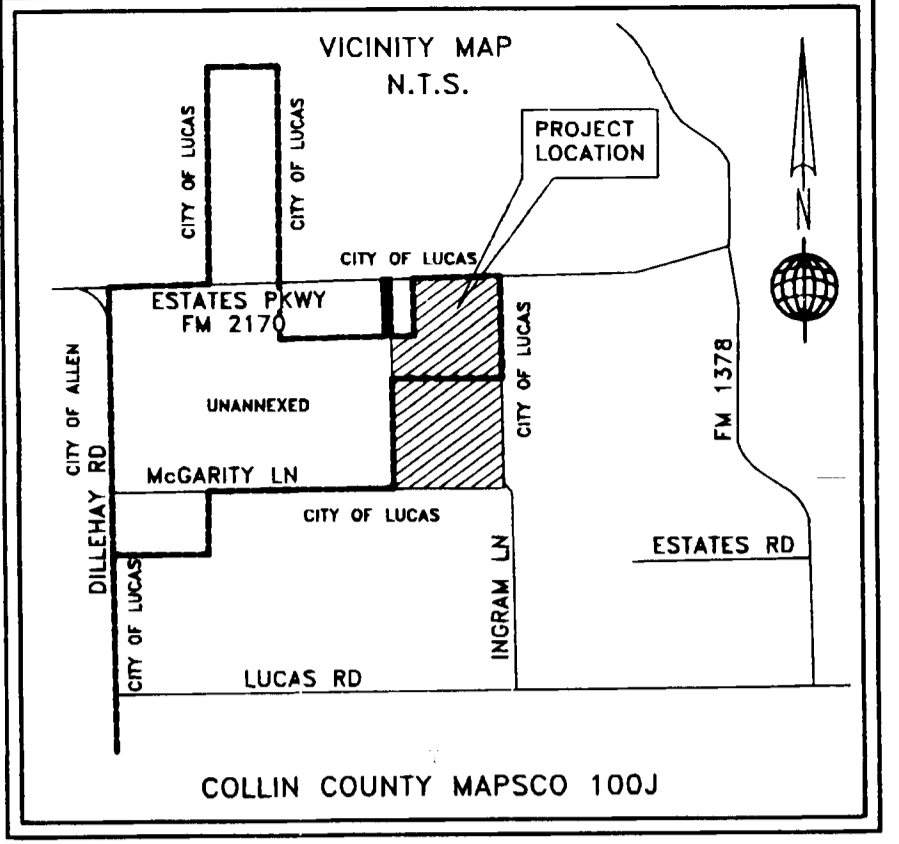


20060623010002770 06/23/2006 11:57:58 AM PL. 1/2

Filed and Recorded
Official Public Records
Brenda Taylor, County Clerk
Collin County, TEXAS
06/23/2006 11:57:58 AM
\$31.00 OLARD
20060623010002770



JULIETTE FOWLER HOMES
VOLUME 816, PAGE 165
D.R.C.C.T.



LOT AREA SUMMARY TABLE

| BLOCK A | | BLOCK B | |
|---------|--------------|---------|--------------|
| LOT NO. | AREA (SQFT.) | LOT NO. | AREA (SQFT.) |
| 1 | 43577 | 1 | 65585 |
| 2 | 43577 | 2 | 65949 |
| 3 | 43588 | 3 | 65361 |
| 4 | 43861 | 4 | 65614 |
| 5 | 43649 | 5 | 65350 |
| 6 | 43620 | 6 | 65385 |
| 7 | 57026 | 7 | 65351 |
| 8 | 43580 | 8 | 65342 |
| 9 | 43561 | 9 | 65342 |
| 10 | 43561 | 10 | 65373 |
| 11 | 43561 | 11 | 65472 |
| 12 | 46105 | 12 | 67041 |
| 13 | 51278 | 13 | 65844 |
| 14 | 49255 | 14 | 74657 |
| 15 | 52411 | 15 | 65408 |
| 16 | 46597 | 16 | 65743 |
| 17 | 43561 | 17 | 65520 |
| 18 | 43561 | BLOCK C | |
| 19 | 43561 | LOT NO. | AREA (SQFT.) |
| 20 | 43561 | 1 | 65650 |
| 21 | 65406 | 2 | 47009 |
| 22 | 65354 | 3 | 57212 |
| 23 | 65354 | 4 | 44283 |
| 24 | 65354 | 5 | 43560 |
| 25 | 65625 | 6 | 43560 |
| BLOCK X | | 7 | 43560 |
| LOT NO. | AREA (SQFT.) | 8 | 43560 |
| 1 | 64426 | 9 | 43600 |

| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 35.24' | S 45°51'14" E |
| L2 | 49.89' | N 33°03'03" E |
| L3 | 39.30' | N 53°19'32" W |
| L4 | 29.52' | N 32°53'34" E |
| L5 | 94.34' | N 01°02'45" W |
| L6 | 7.76' | S 46°19'23" E |
| L7 | 50.24' | N 14°03'49" W |
| L8 | 7.63' | N 43°12'25" W |
| L9 | 50.27' | N 54°27'49" W |
| L10 | 10.88' | S 17°00'09" E |
| L11 | 0.14' | N 00°51'28" W |

FROM: 6824-000-0250
 FROM: 6824-000-0240
 FROM: 6824-000-0640
 YEAR 2007

LEGEND
 SET 5/8" I.R. = SET 5/8" IRON ROD W/YELLOW CAP STAMPED RPLS 5574
 M.R.C.C.T. = MAP RECORDS COLLIN COUNTY, TEXAS
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
 ESMT. = EASEMENT
 SQ. FT. = SQUARE FEET
 R.O.W. = RIGHT-OF-WAY
 (C.M.) = CONTROLLING MONUMENTS
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 D.U.E. = DRAINAGE AND UTILITY EASEMENT
 L&S = LANDSCAPING AND SCREENING
 PED. = PEDESTRIAN

- Notes:
- The basis of bearings for this plat are per deed recorded in Volume 5985, Page 3302, Deed Records, Collin County, Texas.
 - 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.
 - This property is not shown to be within a 100-year special flood hazard area.
 - Block X, Lot 1 is to be considered as HOA open space and is to be maintained by the Subdivision HOA.
 - The drainage and pedestrian easements along the rear of Lots 1 and 2 and along the west side of Lot 3, Block A are to be maintained by the Subdivision HOA.

- The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping plants 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 pipeline. Further, any cost to repair damage to the pipeline resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.
- No encroachment shall be allowed on NTMWD easement by franchise utilities. Water, sanitary sewer and storm sewer facilities are not permitted in NTMWD easement except for crossings.
- The landscaping berm located within the Landscaping and Screening Easement is to be maintained by the Subdivision HOA.

| CURVE | RADIUS | DELTA | ARC | TANGENT | BEARING | CHORD |
|-------|---------|-----------|--------|---------|---------------|--------|
| C1 | 50.00 | 33°56'19" | 29.62 | 15.26 | N 15°55'24" E | 29.19 |
| C2 | 55.00 | 89°57'22" | 86.35 | 54.96 | N 43°55'56" E | 77.75 |
| C3 | 55.00 | 89°46'05" | 86.17 | 54.78 | S 44°01'34" W | 77.62 |
| C4 | 1100.00 | 22°59'05" | 441.28 | 223.65 | N 12°21'01" W | 438.32 |
| C5 | 800.00 | 06°50'09" | 95.45 | 47.78 | S 85°29'33" W | 95.39 |
| C6 | 1000.00 | 06°50'11" | 119.32 | 59.73 | S 85°29'34" W | 119.25 |
| C7 | 500.00 | 23°00'44" | 200.82 | 101.78 | S 12°20'05" E | 199.47 |
| C8 | 480.00 | 14°17'35" | 119.74 | 60.18 | S 07°25'49" E | 119.43 |
| C9 | 1135.00 | 00°00'25" | 0.14 | 0.07 | S 00°51'41" E | 0.14 |

FINAL PLAT S9017
 OF
CLAREMONT SPRINGS ADDITION
 51 RESIDENTIAL LOTS
 BLOCK A, LOTS 1-25, BLOCK B, LOTS 1-17,
 BLOCK C, LOTS 1-9, BLOCK X LOT 1
 78.18 ACRES SITUATED IN THE
JAMES M. SNIDER SURVEY, ABSTRACT NO. 824
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

OWNER/APPLICANT: CLAREMONT SPRINGS, LTD.
 3838 OAK LAWN AVENUE
 SUITE 1212
 DALLAS, TEXAS 75219
 PH: (214) 522-4945

ENGINEER: KENNEDY CONSULTING INC.
 808 S. COLLEGE ST.
 SUITE 300
 MCKINNEY, TEXAS 75069
 PH: (972) 542-1754

SURVEYOR: GLOBAL LAND SURVEYING, INC.
 704 CENTRAL PARKWAY EAST
 SUITE 1214
 PLANO, TEXAS 75074
 PH: (972) 881-1700
 FAX: (972) 423-1083

ORIGINAL PREPARATION DATE: 10/20/05
 REV. 1: 10/31/05 REV. 4: 12/16/05
 REV. 2: 11/18/05 REV. 5: 12/19/05
 REV. 3: 12/14/05 REV. 6: 06/01/06

GLS JOB NO. 05-10-113

SHEET 1 OF 2