



**CURVE TABLE**

CHORD	LENGTH	TANGENT	CHORD BEARING
C1	273.00	57.14	N89°51'19"W
C2	273.00	57.14	N89°51'19"W
C3	273.00	57.14	N89°51'19"W
C4	273.00	57.14	N89°51'19"W
C5	273.00	57.14	N89°51'19"W
C6	273.00	57.14	N89°51'19"W
C7	273.00	57.14	N89°51'19"W
C8	273.00	57.14	N89°51'19"W
C9	273.00	57.14	N89°51'19"W
C10	273.00	57.14	N89°51'19"W
C11	273.00	57.14	N89°51'19"W
C12	273.00	57.14	N89°51'19"W
C13	273.00	57.14	N89°51'19"W
C14	273.00	57.14	N89°51'19"W
C15	273.00	57.14	N89°51'19"W
C16	273.00	57.14	N89°51'19"W
C17	273.00	57.14	N89°51'19"W
C18	273.00	57.14	N89°51'19"W
C19	273.00	57.14	N89°51'19"W
C20	273.00	57.14	N89°51'19"W
C21	273.00	57.14	N89°51'19"W
C22	273.00	57.14	N89°51'19"W

**LINE TABLE**

LINE	DIRECTION	DISTANCE
1	N89°51'19"W	6.32
2	N89°51'19"W	6.32
3	N89°51'19"W	6.32
4	N89°51'19"W	6.32
5	N89°51'19"W	6.32
6	N89°51'19"W	6.32
7	N89°51'19"W	6.32
8	N89°51'19"W	6.32
9	N89°51'19"W	6.32
10	N89°51'19"W	6.32
11	N89°51'19"W	6.32
12	N89°51'19"W	6.32
13	N89°51'19"W	6.32
14	N89°51'19"W	6.32
15	N89°51'19"W	6.32
16	N89°51'19"W	6.32
17	N89°51'19"W	6.32
18	N89°51'19"W	6.32
19	N89°51'19"W	6.32
20	N89°51'19"W	6.32
21	N89°51'19"W	6.32
22	N89°51'19"W	6.32
23	N89°51'19"W	6.32
24	N89°51'19"W	6.32
25	N89°51'19"W	6.32
26	N89°51'19"W	6.32
27	N89°51'19"W	6.32
28	N89°51'19"W	6.32
29	N89°51'19"W	6.32
30	N89°51'19"W	6.32
31	N89°51'19"W	6.32
32	N89°51'19"W	6.32

**LOT NOTES:**  
 A-20 WATER LINE EASEMENT DEDICATED TO THE CULLEOKA CULLEOKA WATER SUPPLY CO. (CMC) TYPICAL.  
 B-10X10' LANDSCAPE RESTRICTION EASEMENT.  
 C-LOT "A-16" HAS BEEN DELETED FROM THIS PLAT AND ITS AREA ADDED TO LOTS A-15 AND A-17.

**DRAINAGE & UTILITY EASMT. (TYPICAL)**

\* 5' DRAINAGE & UTILITY EASEMENT ON INTERIOR LOTS FROM THIS PLAT AND ITS AREA ADDED TO LOTS A-15 AND A-17.  
 \*\* 10' DRAINAGE EASEMENT UNLESS SHOWN OTHERWISE.  
 \*\*\* 15' UTILITY EASEMENT UNLESS SHOWN OTHERWISE.  
 \*\*\*\* 20' WATER LINE EASEMENT TO CULLEOKA W.S.C.

**PROPERTY DESCRIPTION:**  
 SITUATED IN COLLIN COUNTY, TEXAS, IN THE Sarah D. Terry Survey, Abstract No. 890, and in the John D. Kirby Survey, Abstract No. 515, being a resurvey of the 56 1/2 acre "TRACT ONE" and the 36.2 acre "SECOND TRACT" described in a deed from Jack Austin Miller, Independent Executor of the Estate of Hattie Dell Barnes to Steven Austin Miller, dated November 12, 1990, recorded in Volume 3455, Page 483 of the Collin County Land Records, being described by metes and bounds as follows:  
 BEGINNING at an iron pin found in the center of County Road 441, at the Southeast corner of said 36.2 acre "SECOND TRACT";  
 Thence Westerly, with the South line of said 36.2 acre "SECOND TRACT", generally near an old fence and hedge follows:  
 North 89° 08'04" West, 92.85 feet to an iron pin found for corner;  
 South 89° 37'09" West, 309.38 feet to an iron pin found for corner;  
 South 89° 22'06" West, 325.66 feet to an iron pin found for corner;  
 South 89° 14'46" West, 307.16 feet to an iron pin found for corner;  
 South 89° 28'46" West, 211.52 feet to an iron pin found at the southwest corner of said 36.2 acre "SECOND TRACT";  
 THENCE North 00° 04'28" West, with the West line of said 36.2 acre "SECOND TRACT", 1272.36 feet to an iron pin found at the Northwest corner of said 36.2 acre "SECOND TRACT";  
 THENCE North 88° 28'52" West, 711.70 feet to an iron pin set at the Northeast corner of the 1.5 acre tract recorded in Volume 2101, Page 825;  
 THENCE South 89°29'03" West, with the North line of said 1.5 acre tract, 179.92 feet to an iron pin found at the northeast corner of said 1.5 acre tract; in the East right of way line of Form Road No. 982;  
 THENCE North 00° 23'00" West, with said East right of way line, 1078.62 feet to an iron pin found in the North line of said 56 1/2 acre "TRACT ONE";  
 THENCE Easterly with the North line of said 56 1/2 acre "TRACT ONE" as follows:  
 South 89°51'19" East, generally with a hedge row, 711.84 feet to an iron pin found in an old fence;  
 THENCE South 89° 08'38" East, generally with an old fence, 422.91 feet to an iron pin found for corner;  
 THENCE North 89° 52'56" East, coming to said County Road No. 441 and continuing with the South edge of road for a total distance of 996.42 feet, to an iron pin found for corner;

**AMENDING FINAL PLAT LAKE VIEW FARM ADDITION**

A part of the John D. Kirby Survey Abstract No. 515 Collin County, Texas  
 Abstract No. 890  
 and  
 A part of the Sarah D. Terry Survey Abstract No. 890 Collin County, Texas  
 89,310 Acres - 77 Lots Total  
 Phase I - 29 Lots  
 Phase II - 31 Lots  
 Phase III - 17 Lots  
 (70) 1.5 AC. PHASE III LOTS

**JOHN E. HAWKINS & ASSOCIATES, INC.**  
 103 E. VIRGINIA STREET, SUITE 208  
 McKinney, Texas 75069 972-546-2878

**DAVID GARRUTH**  
 Notary Public in and for Collin County, Texas

**JOHNNY E. PLUNK, JR.**  
 Notary Public in and for Collin County, Texas

**GRAPHIC SCALE**  
 1 inch = 100 ft.

**LOCATION MAP**

**LAKE VIEW FARM ADDITION**

**OWNERS CERTIFICATE:**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT I, **Paul Northern** and **David Garruth** of Lake View MHC, Inc. hereby certify that the plat herein is a true and correct plat of the land described herein and that the same is being recorded for the purpose of dedicating to the public use the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation as indicated for public utility use and for other purposes. Any public utility shall have the right to remove or keep removed which in or on any building, fence, trees, shrubs, or other growth which in part may encroach or interfere with the construction, maintenance or use of any public utility strip of any time hereafter, the right to ingress and egress to and from the said easement strips for the purpose of construction, reconstruction, maintenance, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone.

EXECUTED this 17th day of February, 2003.

**Paul Northern**  
 David Garruth

**STATE OF TEXAS**  
 COUNTY OF COLLIN  
 I, **Johnny E. Plunk, Jr.**, Notary Public in and for Collin County, Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of Collin County, Texas.

**JOHNNY E. PLUNK, JR.**  
 Notary Public in and for Collin County, Texas

**STATE OF TEXAS**  
 COUNTY OF COLLIN  
 I, **David Garruth**, Notary Public in and for Collin County, Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of Collin County, Texas.

**DAVID GARRUTH**  
 Notary Public in and for Collin County, Texas

**LEGEND**  
 ● FIP FOUND IRON PIN  
 ● SIP SET IRON PIN  
 --- CONSTRUCTION PHASE LINE

**WATER SERVICE:**  
 WATER IS BEING PROVIDED TO THIS SUBDIVISION BY THE CULLEOKA WATER SUPPLY CORPORATION.  
 THE DRAWING HEREON WHICH RESTRICTS SALE, RENTAL OR USE OF THE PROPERTY HEREIN IS VOID AND UNENFORCEABLE UNDER THE LAW.

**FLOOD PLAIN NOTE:**  
 FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48085 C460 SUFFIX C AND PANEL NO. 48085 C500 SUFFIX C DATED JAN. 19, 1996, SUBJECT PROPERTY LIES IN ZONE "X" NOT IN ANY FLOOD HAZARD AREA.