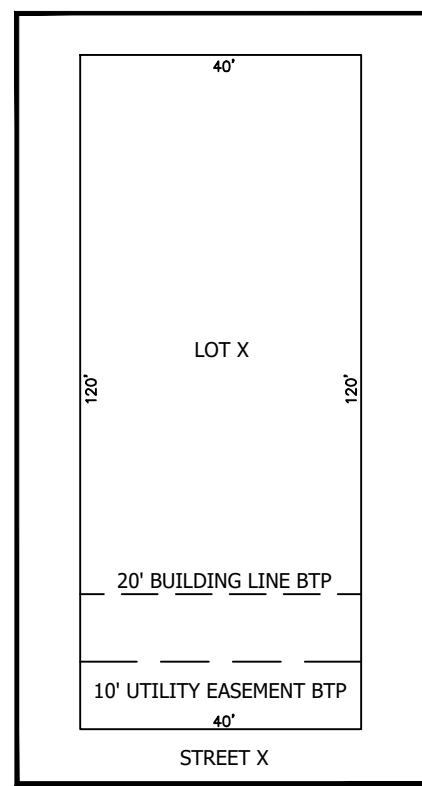


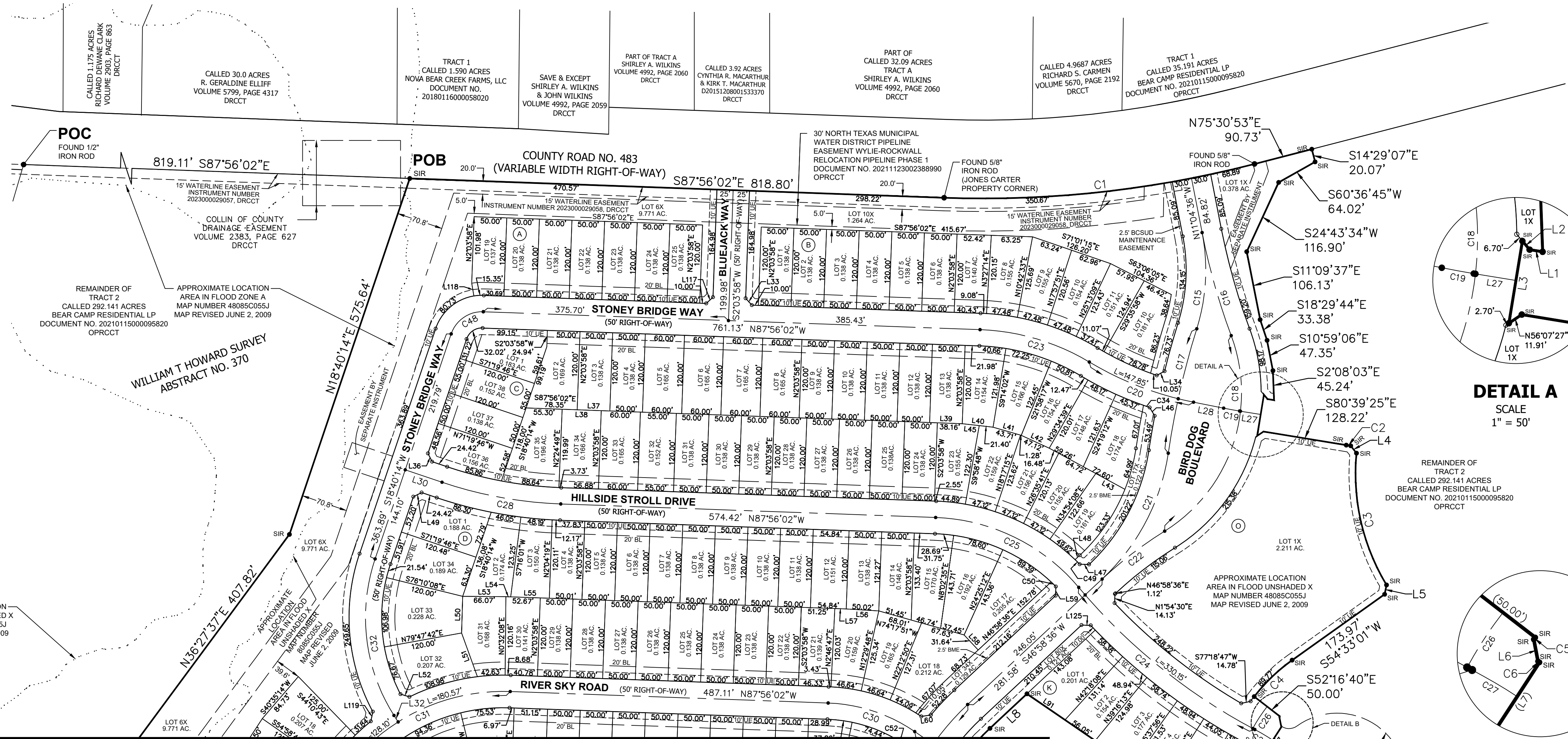
VICINITY MAP  
NOT TO SCALE

NOTES

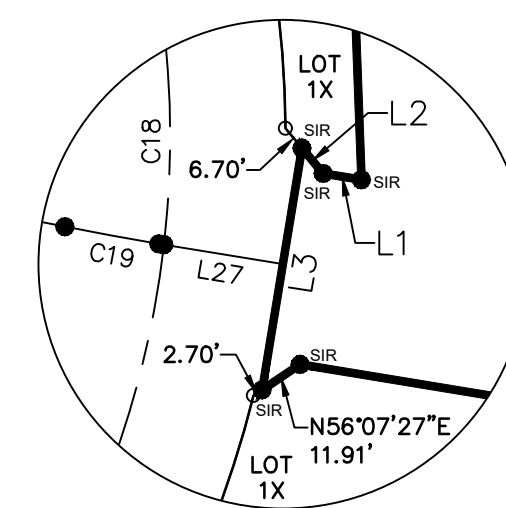
- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4302 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710.
- According to graphical plotting of the Flood Insurance Rate Map for Collin County, Texas, Incorporated Areas, Panel 555 of 600, Map Number 48085C055J, Map Effective Date: June 2, 2009, the subject property is located in 2 ZONES: Zone "X" (unshaded) - "Area determined to be outside the 0.2% annual chance floodplain." Zone "A" - "No Base Flood Elevations determined." This statement does not reflect any type of flood study by this firm.
- Final lot corners will be set after construction of roads and franchise utilities are put in.



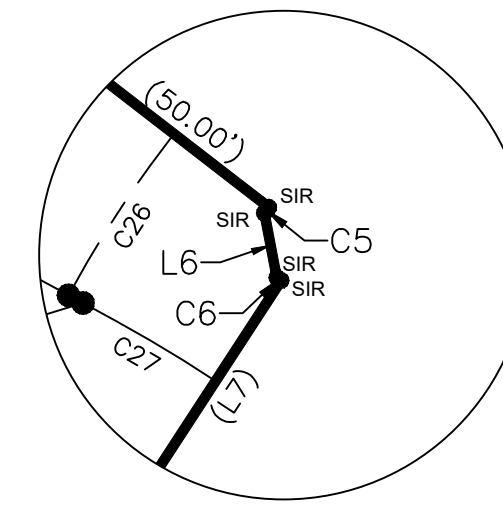
TYPICAL LOT DETAIL  
NOT TO SCALE



MATCH LINE SEE PAGE 2



DETAIL A  
SCALE  
1" = 50'



DETAIL B  
SCALE  
1" = 40'

LEGEND	
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
DRCC	DEED RECORDS COLLIN COUNTY TEXAS
OPRCC	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT BTP
BTP	BY THIS PLAT
BL	BUILDING LINE BTP
L	ARC LENGTH
AC	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
⊗	BLOCK NUMBER
BME	BCSUD MAINTENANCE EASEMENT

LINE TABLE		
NO.	BEARING	LENGTH
L1	N80°43'44"W	10.08'
L2	N39°56'05"W	8.63'
L3	S09°20'35"W	63.78'
L4	S37°58'20"E	14.32'
L5	S11°15'37"W	13.58'
L6	S10°49'36"E	13.68'
L7	S33°05'03"W	50.00'
L8	S46°58'36"W	77.53'
L9	N55°31'17"W	10.03'
L10	N07°51'15"W	0.75'
L11	S34°28'43"W	50.77'
L12	N77°09'44"E	0.29'
L13	S55°31'16"E	10.02'
L14	S02°03'58"W	152.65'
L15	N87°56'02"W	4.56'
L16	N42°56'02"W	2.12'
L17	S02°03'58"W	53.00'
L18	N47°03'58"E	2.12'
L19	S87°56'02"E	4.56'
L20	S02°04'03"W	137.74'
L21	S01°49'37"W	3.34'
L22	N88°24'45"W	20.00'
L23	S25°22'36"E	115.87'
L24	S64°37'24"W	60.00'
L25	N25°22'36"W	26.63'
L26	S00°24'44"E	46.68'
L27	N80°39'25"W	32.71'
L28	N78°45'35"W	47.03'
L29	N00°24'44"W	23.20'
L30	N71°19'46"W	59.42'

LINE TABLE		
NO.	BEARING	LENGTH
L31	N55°31'17"W	74.97'
L32	S32°25'15"E	11.82'
L33	S42°56'02"E	14.14'
L34	N61°02'28"E	13.61'
L35	N56°53'13"W	75.96'
L36	S26°19'46"E	14.14'
L37	S87°56'02"E	50.00'
L38	N87°56'02"W	59.88'
L39	S87°56'02"E	50.00'
L40	S83°37'08"E	47.45'
L41	S73°48'26"E	44.99'
L42	S65°16'13"E	47.12'
L43	N61°29'09"W	50.67'
L44	S73°27'40"W	65.80'
L45	N83°37'08"W	26.04'
L46	N30°38'11"W	15.03'
L47	S88°21'48"E	14.23'
L48	N46°58'36"E	9.96'
L49	S63°40'14"W	14.14'
L50	N01°48'47"E	56.22'
L51	N19°53'58"W	71.07'
L52	S72°50'39"E	14.33'
L53	S89°35'35"E	66.07'
L54	S87°56'02"E	7.36'
L55	S87°56'02"E	59.27'
L56	N86°28'28"W	50.02'
L57	N87°56'02"W	17.56'
L58	S43°01'24"E	31.64'
L59	N01°34'19"W	14.04'
L60	N81°39'25"E	14.75'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S66°30'02"W	52.92'
L62	S87°56'02"E	49.00'
L63	S11°53'13"E	14.14'
L64	N75°28'34"W	53.07'
L65	S75°28'34"E	49.09'
L66	N12°36'02"W	14.60'
L67	N47°03'58"E	14.14'
L68	S87°56'02"E	10.00'
L69	N02°03'58"E	0.41'
L70	N02°03'58"E	10.41'
L71	S78°06'47"W	14.14'
L72	S11°53'13"E	14.14'
L73	N79°30'58"W	23.71'
L74	S87°56'02"E	27.01'
L75	S87°56'02"E	40.00'
L76	N42°56'02"W	14.14'
L77	N87°56'02"W	10.00'
L78	N47°03'58"E	14.14'
L79	S87°56'02"E	10.00'
L80	N43°49'18"W	14.37'
L81	N87°56'02"W	10.00'
L82	S87°56'02"E	56.30'
L83	N87°56'02"W	27.32'
L84	N87°56'02"W	28.59'
L85	N87°56'02"W	34.06'
L86	N19°32'24"W	14.14'
L87	N64°37'24"E	10.00'
L88	N25°22'36"W	26.04'
L89	N64°37'24"E	6.48'
L90	N25°22'36"W	16.04'

LINE TABLE		
NO.	BEARING	LENGTH
L91	S55°31'17"E	70.65'
L92	S87°56'02"E	40.00'
L93	S86°34'53"W	6.58'
L94	N86°34'53"E	56.63'
L95	N87°56'02"W	25.39'
L96	S78°06'47"W	14.14'
L97	S00°27'11"W	24.06'
L98	S44°32'49"E	14.14'
L99	S45°27'11"W	14.14'
L100	S61°32'20"E	14.14'
L101	N19°36'29"W	67.35'
L102	N67°57'14"E	71.19'
L103	N73°35'49"E	37.58'
L104	N89°04'35"E	36.97'
L105	S87°56'02"E	40.00'
L106	S13°52'56"E	68.68'
L107	S02°03'58"W	48.58'
L108	N27°22'03"E	15.01'
L109	N42°56'02"W	14.14'
L110	N25°34'05"W	35.37'
L111	N06°43'43"W	35.61'
L112	S47°03'58"W	14.14'
L113	S87°56'02"W	14.64'
L114	S64°37'24"W	56.48'
L115	S25°22'36"E	115.87'
L116	S16°32'20"E	88.00'
L117	N47°03'58"E	14.14'
L118	N09°39'23"W	20.00'
L119	N11°34'12"E	15.28'
L120	N70°22'36"W	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L121	N02°03'58"E	41.09'
L122	S02°03'58"W	80.18'
L123	N67°42'08"W	14.38'
L124	S77°09'44"W	13.32'
L125	N88°05'17"W	14.16'
L126	N07°51'15"W	12.78'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°33'09"	1660.00'	479.57'	N83°47'23"E	477.90'
C2	0°56'12"	425.00'	6.95'	S81°07'31"E	6.95'
C3	36°34'04"	300.00'	210.61'	S12°49'52"E	207.06'
C4	16°49'41"	275.00'	80.77'	S48°08'11"W	80.48'
C5	0°22'54"	225.00'	1.50'	S37°31'53"W	1.50'
C6	0°10'01"	375.00'	1.09'	S56°59'58"E	1.09'
C7	2°35'54"	325.00'	14.74'	N58°12'54"W	14.74'
C8	7°47'12"	330.00'	44.85'	S43°05'00"W	44.81'
C9	28°26'08"	330.00'	163.78'	S16°16'57"W	162.10'
C10	1°08'00"	275.00'	5.44'	N87°22'02"W	5.44'
C11	1°23'07"	225.00'	5.44'	S87°14'29"E	5.44'
C12	26°57'51"	420.00'	197.66'	S11°53'40"E	195.84'
C13	27°01'10"	350.00'	165.05'	N15°34'33"E	163.53'
C14	6°24'45"	350.00'	39.17'	S43°46'14"W	39.15'
C15	28°28'28"	300.00'	149.09'	N03°09'38"E	147.56'
C16	9°24'14"	1000.00'	164.13'	N15°46'42"W	163.94'
C17	8°58'17"	1250.00'	195.72'	N12°54'44"E	195.52'
C18	78°32'13"	250.00'	342.68'	N18°47'17"E	316.48'
C19	1°53'50"	750.00'	24.83'	N79°42'30"W	24.83'
C20	19°41'42"	500.00'	171.67'	N88°54'44"W	171.03'
C21	38°33'00"	300.00'	222.03'	N27°42'06"E	217.87'
C22	11°04'48"	625.00'	120.86'	N52°31'00"E	120.67'
C23	28°52'09"	350.00'	176.35'	N73°29'58"W	174.49'
C24	22°11'58"	900.00'	348.71'	N51°03'49"W	346.53'
C25	47°58'13"	300.00'	251.17'	N63°56'56"W	243.90'
C26	9°12'36"	250.00'	40.19'	S33°07'02"W	40.14'
C27	5°14'51"	350.00'	32.05'	N59°32'22"W	32.04'
C28	16°36'16"	640.00'	185.47'	N79°37'54"W	184.82'
C29	44°54'38"	380.00'	297.86'	S24°31'17"W	290.29'
C30	32°24'45"	250.00'	141.43'	N71°43'40"W	139.55'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C31	58°57'12"	300.00'	308.68'	S62°35'22"W	295.24'
C32	51°05'29"	280.00'	249.68'	S06°52'31"E	241.49'
C33	31°02'48"	300.00'	162.56'	N72°24'38"W	160.58'
C34	1°06'03"	525.00'	10.09'	N71°10'56"W	10.09'
C35	31°02'48"	300.00'	162.56'	N72°24'38"W	160.58'
C36	27°26'34"	450.00'	215.53'	S11°39'19"E	213.48'
C37	32°39'36"	400.00'	228.01'	S16°46'59"W	224.93'
C38	25°40'05"	400.00'	179.20'	S79°13'55"W	177.70'
C39	24°03'18"	400.00'	167.94'	S78°25'32"W	166.71'
C40	20°34'21"	280.00'	100.54'	N77°38'51"W	100.00'
C41	48°00'55"	290.00'	243.03'	S88°37'52"E	235.98'
C42	27°26'34"	310.00'	148.48'	N11°39'19"W	147.06'
C43	27°26'34"	275.00'	131.72'	S78°20'41"W	130.46'
C44	22°54'28"	300.00'	119.94'	S80°36'44"W	119.15'
C45	8°50'16"	500.00'	77.12'	S69°02'32"W	77.05'
C46	16°59'31"	300.00'	88.97'	S08°02'34"E	88.64'
C47	16°07'35"	300.00'	84.44'	S08°28'32"E	84.16'
C48	73°23'44"	50.00'	64.05'	S55°22'06"W	59.76'
C49	1°45'53"	325.00'	10.01'	S45°28'03"E	10.01'
C50	2°05'10"	275.00'	10.01'	N45°54'45"W	10.01'
C51	3°53'52"	275.00'	18.71'	S35°03'42"W	18.70'
C52	2°32'49"	225.00'	10.00'	N58°03'43"W	10.00'
C53	5°25'42"	335.00'	31.74'	N10°45'33"W	31.73'
C54	8°04'24"	335.00'	47.20'	N04°00'31"W	47.16'
C55	2°02'17"	335.00'	11.92'	N01°02'49"E	11.92'

THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD)

The North Texas Municipal Water District (NTMWD) easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences, posts no deeper than two feet below original ground, sprinkler systems and normal landscaping plans (no trees) that encroach on the NTMWD easements are allowed. 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.

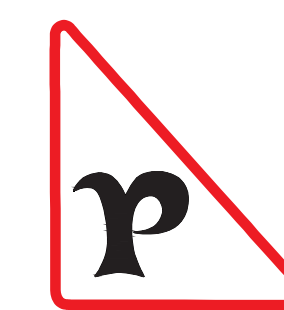
**FINAL PLAT  
HILLSTEAD SUBDIVISION  
PHASE 1  
OF 69.92 ACRES**

BEING PART OF A CALLED 292.141 ACRE TRACT SITUATED IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370 281 RESIDENTIAL LOTS 13 NON-RESIDENTIAL LOTS CITY OF LAVON ETJ COLLIN COUNTY, TEXAS

**OWNER/DEVELOPER:**  
HILLSTEAD LAND LLC  
10210 N. CENTRAL EXPRESSWAY,  
SUITE 300  
DALLAS, TX 75231  
PHONE: 972.385.4121

**SURVEYOR:**  
YAZEL PEEBLES & ASSOCIATES LLC  
PO BOX 210097  
BEDFORD, TX 76095  
PHONE: 682.233.2030

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



**YAZEL PEEBLES & ASSOCIATES LLC**  
P.O. Box 210097 817.268.3316 ypassociates.com TPPLS 10194022  
Bedford, TX 76095 info@ypassociates.com  
2021-140-011 March, 2023 PAGE 1 OF 2



STATE OF TEXAS  
COUNTY OF COLLIN

Whereas, Hillstead Land LLC, is the owners of that certain 69.92 acre tract of land situated in the William T. Howard Survey, Abstract No. 370, located in Collin County, Texas and being a portion of a Tract of Land described as Tract 2 in Special Warranty Deed to Bear Camp Residential LP recorded in Document No. 2021011500095820, Official Public Records Collin County, Texas (OPRCCT), as determined from a survey by Desirée L. Hurst, RPLS 6230 on October 18, 2021 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710) being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7051954.4 and Easting 2593674.2 in the South right-of-way line of County Road No. 483, a variable width right-of-way, at the Northwest corner of said Bear Camp Residential Tract 2;

THENCE South 87°56'02" East (Grid Bearings based on said Texas Coordinate System), with the north line of said Bear Camp Residential Tract 2, a distance of 819.11 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the POINT OF BEGINNING of the herein described tract;

THENCE South 87°56'02" East, continuing with the north line of said Bear Camp Residential Tract 2, a distance of 818.80 feet to a found 5/8 inch iron rod (Jones Carter Property Corner) at the beginning of a curve to the left having a radius of 1660.00 feet and whose chord bears North 83°47'23" East, a distance of 477.90 feet;

THENCE Northeasterly along said curve to the left through a central angle of 16°33'09" an arc distance of 479.57 feet to a found 5/8 inch iron rod;

THENCE North 75 degrees 30 minutes 53 seconds East, continuing with the north line of said Bear Camp Residential Tract 2, a distance of 90.73 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";

THENCE over and across said Bear Creek Residential Tract 2 the following fifty-four (54) courses and distances:

1. South 14°29'07" East, a distance of 20.07 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
2. South 60°36'45" West, a distance of 64.02 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
3. South 24°43'34" West, a distance of 116.90 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
4. South 11°09'37" East, a distance of 106.13 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
5. South 18°29'44" East, a distance of 33.38 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
6. South 10°59'06" East, a distance of 47.35 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
7. South 02°08'03" East, a distance of 45.24 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
8. North 80°43'44" West, a distance of 10.08 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
9. North 39°56'05" West, a distance of 8.63 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
10. South 09°20'35" West, a distance of 63.78 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
11. North 56°07'27" East, a distance of 11.91 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
12. South 80°39'25" East, a distance of 128.22 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 425.00 feet and whose chord bears South 81°07'31" East, a distance of 6.95 feet;
13. Southerly along said curve to the left through a central angle of 0°56'12" an arc distance of 6.95 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
14. South 37°58'20" East, a distance of 14.32 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 330.00 feet and whose chord bears South 12°49'52" East, a distance of 207.06 feet;
15. Southerly along said curve to the left through a central angle of 36°34'04" an arc distance of 210.61 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
16. South 11°15'37" West, a distance of 14.58 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
17. South 54°33'01" West, a distance of 173.97 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 275.00 feet and whose chord bears South 46°08'11" West, a distance of 80.48 feet;
18. Southerly along said curve to the left through a central angle of 16°49'41" an arc distance of 80.77 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
19. South 52°16'40" East, a distance of 50.00 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 225.00 feet and whose chord bears South 37°13'53" West, a distance of 1.50 feet;
20. Southerly along said curve to the left through a central angle of 0°22'54" an arc distance of 1.50 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
21. South 10°49'36" East, a distance of 13.68 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the right having a radius of 375.00 feet and whose chord bears South 56°59'58" East, a distance of 1.09 feet;
22. Southerly along said curve to the right through a central angle of 0°10'01" an arc distance of 1.09 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
23. South 33°05'03" West, a distance of 50.00 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 325.00 feet and whose chord bears North 58°12'54" West, a distance of 14.74 feet;
24. Northerly along said curve to the left through a central angle of 2°35'54" an arc distance of 14.74 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
25. South 30°29'09" West, a distance of 129.23 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
26. North 55°31'17" West, a distance of 345.37 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
27. South 46°58'36" West, a distance of 77.53 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 330.00 feet and whose chord bears South 43°05'00" West, a distance of 44.81 feet;
28. Southerly along said curve to the left through a central angle of 7°47'12" an arc distance of 44.85 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
29. North 55°31'17" West, a distance of 10.03 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
30. North 07°51'15" West, a distance of 0.75 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
31. South 34°28'43" West, a distance of 50.77 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
32. North 77°09'44" East, a distance of 0.29 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
33. South 55°31'16" East, a distance of 10.02 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 330.00 feet and whose chord bears South 16°16'57" West, a distance of 162.10 feet;
34. Southerly along said curve to the left through a central angle of 28°26'08" an arc distance of 163.78 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
35. South 02°03'58" West, a distance of 152.65 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the right having a radius of 275.00 feet and whose chord bears North 87°22'02" West, a distance of 5.44 feet;
36. Southerly along said curve to the right through a central angle of 1°08'00" an arc distance of 5.44 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
37. North 87°56'02" West, a distance of 4.56 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
38. North 42°56'02" West, a distance of 2.12 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
39. South 02°03'58" West, a distance of 53.00 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
40. North 47°03'58" East, a distance of 2.12 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
41. South 87°56'02" East, a distance of 4.56 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 225.00 feet and whose chord bears South 87°14'29" East, a distance of 5.44 feet;
42. Southerly along said curve to the left through a central angle of 1°23'00" an arc distance of 5.44 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
43. South 02°04'03" West, a distance of 137.74 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
44. South 01°49'37" West, a distance of 3.34 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";

45. North 88°24'45" West, a distance of 20.00 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 420.00 feet and whose chord bears South 11°53'40" East, a distance of 195.84 feet;
46. Southerly along said curve to the left through a central angle of 26°57'51" an arc distance of 197.66 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
47. South 25°22'36" East, a distance of 115.87 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
48. South 64°37'24" West, a distance of 60.00 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
49. North 25°22'36" West, a distance of 26.63 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
50. South 64°25'53" West, a distance of 1268.96 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
51. South 00°24'44" East, a distance of 46.68 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
52. South 89°35'16" West, a distance of 50.00 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
53. North 00°24'44" West, a distance of 23.20 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
54. South 64°25'53" West, a distance of 330.79 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";

THENCE North 0°44'37" East, passing a found 5/8 inch iron rod "Jones Carter Property Corner" at the Southeast corner of a tract of land described in Deed to Van Robert Haden, recorded in Document No. 2004-0161059 of said OPRCCT being further described in Book O, Page 191 (DRCCT), at a distance of 153.99 feet, passing another found 5/8 inch iron rod "Jones Carter Property Corner" at the Northeast corner of said Haden tract at a distance of 834.53 feet and continuing for a total distance of 1078.75 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";

THENCE over and across said Bear Creek Residential Tract 2 the following three (3) courses and distances:

1. North 30°12'18" East, a distance of 549.62 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
2. North 36°27'37" East, a distance of 407.82 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
3. North 18°40'14" East, a distance of 575.64 feet to a to the POINT OF BEGINNING and containing 69.92 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Hillstead Land LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat describing the herein above described property as Hillstead Subdivision Phase 1, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon.

1. All water systems are owned and operated by Bear Creek Special Utility District (BCSD) and all construction related to water services shall be done per BCSD's specifications and general notes.
2. The easements and public use areas, as shown, are dedicated for the public use, including specifically for Bear Creek Special Utility District, forever for the purpose indicated on the plat.
3. The Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
4. Utility Easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public and Bear Creek Special Utility District.
5. Bear Creek Special Utility District and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
6. Bear Creek Special Utility District and public utilities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
7. All modifications to the document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to Bear Creek Special Utility District facilities, at which time Bear Creek Special Utility District shall also review and approve.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Authorized signature.

Printed name and title.

\_\_\_\_\_

Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

THAT, I, DESIRÉE L. HURST, do hereby certify that I prepared this plat 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 in accordance with the platting rules and regulations of Collin County, Texas.

Desirée L. Hurst Date \_\_\_\_\_

Registered Professional Land Surveyor No. 6230

STATE OF TEXAS ~

COUNTY OF Tarrant~

Before Me, the undersigned authority, on this day personally appeared Desirée L. Hurst 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, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

This plat correctly presents the required easement and certifications required by Bear Creek Special Utility District for this development.  
BEAR CREEK SPECIAL UTILITY DISTRICT  
NAME/TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

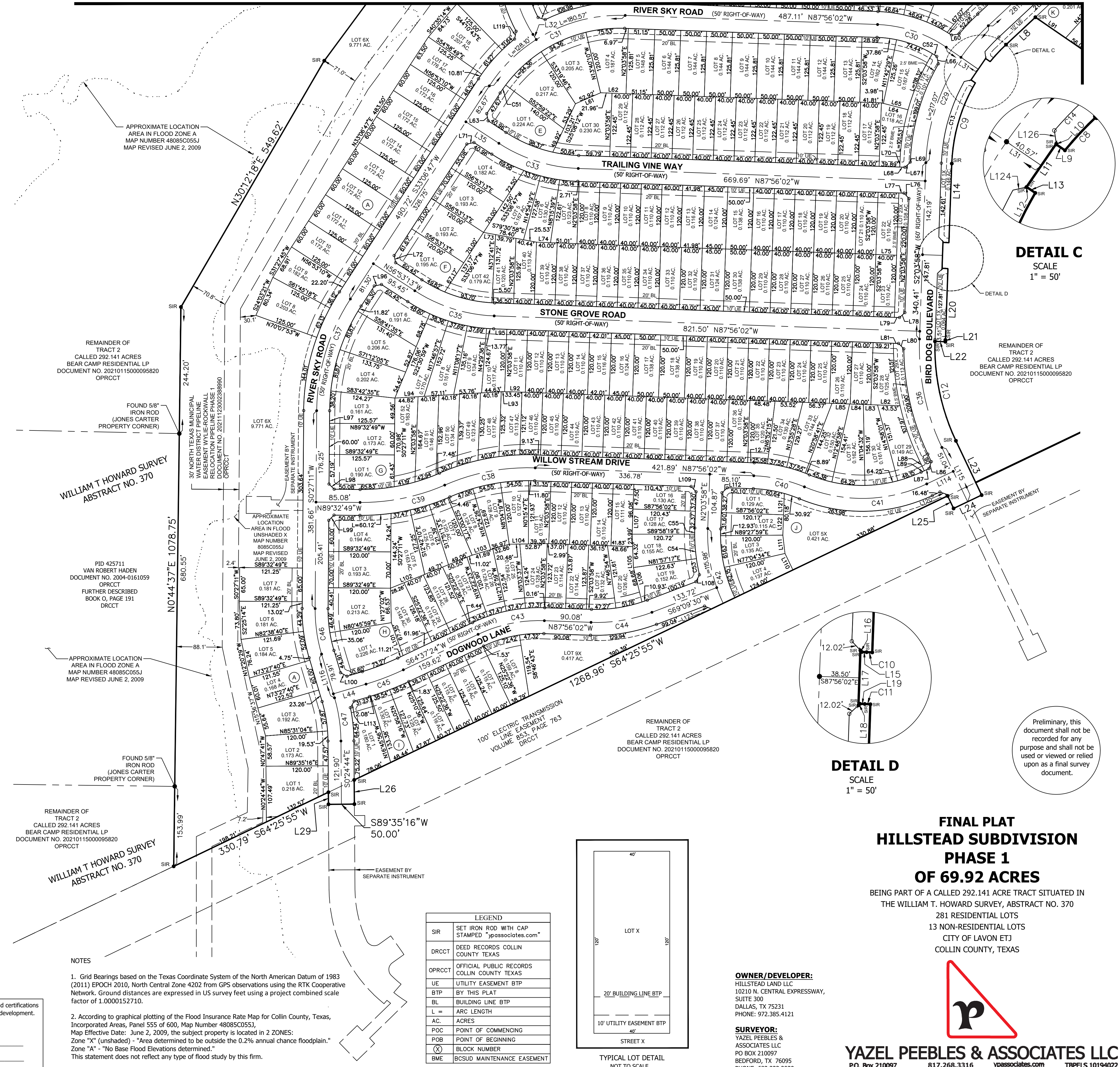


0 100 200 Feet

THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSD)

The North Texas Municipal Water District (NTMWD) easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fenced pools no deeper than two feet below original ground, sprinkler systems and normal landscaping plans/ (no trees) that encroach on the NTMWD easements are allowed. 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.

**MATCH LINE SEE PAGE 1**



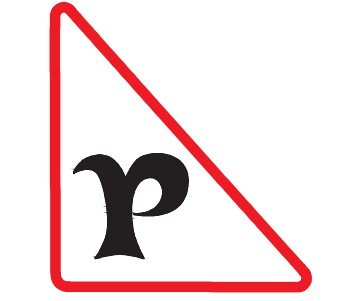
**DETAIL C**  
SCALE  
1" = 50'

**DETAIL D**  
SCALE  
1" = 50'

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

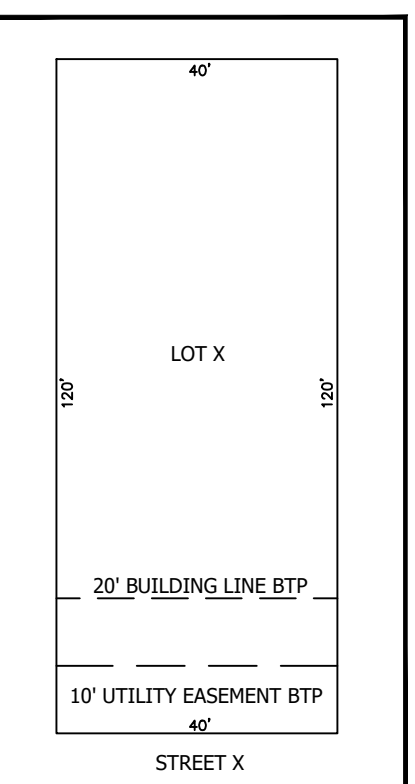
**FINAL PLAT  
HILLSTEAD SUBDIVISION  
PHASE 1  
OF 69.92 ACRES**

BEING PART OF A CALLED 292.141 ACRE TRACT SITUATED IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370  
281 RESIDENTIAL LOTS  
13 NON-RESIDENTIAL LOTS  
CITY OF LAVON ETJ  
COLLIN COUNTY, TEXAS



**YAZEL PEEBLES & ASSOCIATES LLC**  
P.O. Box 210097 817.268.3316 yassociates.com TPPELS 10194022  
Bedford, TX 76095 info@yassociates.com  
2021-140-011 March, 2023 PAGE 2 OF 2

LEGEND	
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
DRCT	DEED RECORDS COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT BTP
BTP	BY THIS PLAT
BL	BUILDING LINE BTP
L =	ARC LENGTH
AC.	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
⊗	BLOCK NUMBER
BME	BCSD MAINTENANCE EASEMENT



- NOTES
1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.0000152710.
  2. According to graphical plotting of the Flood Insurance Rate Map for Collin County, Texas, Incorporated Areas, Panel 555 of 600, Map Number 48085C0553, Map Effective Date: June 2, 2009, the subject property is located in 2 ZONES: Zone "X" (unshaded) - "Area determined to be outside the 0.2% annual chance floodplain." Zone "A" - "No Base Flood Elevations determined." This statement does not reflect any type of flood study by this firm.
  3. Final lot corners will be set after construction of roads and franchise utilities are put in.