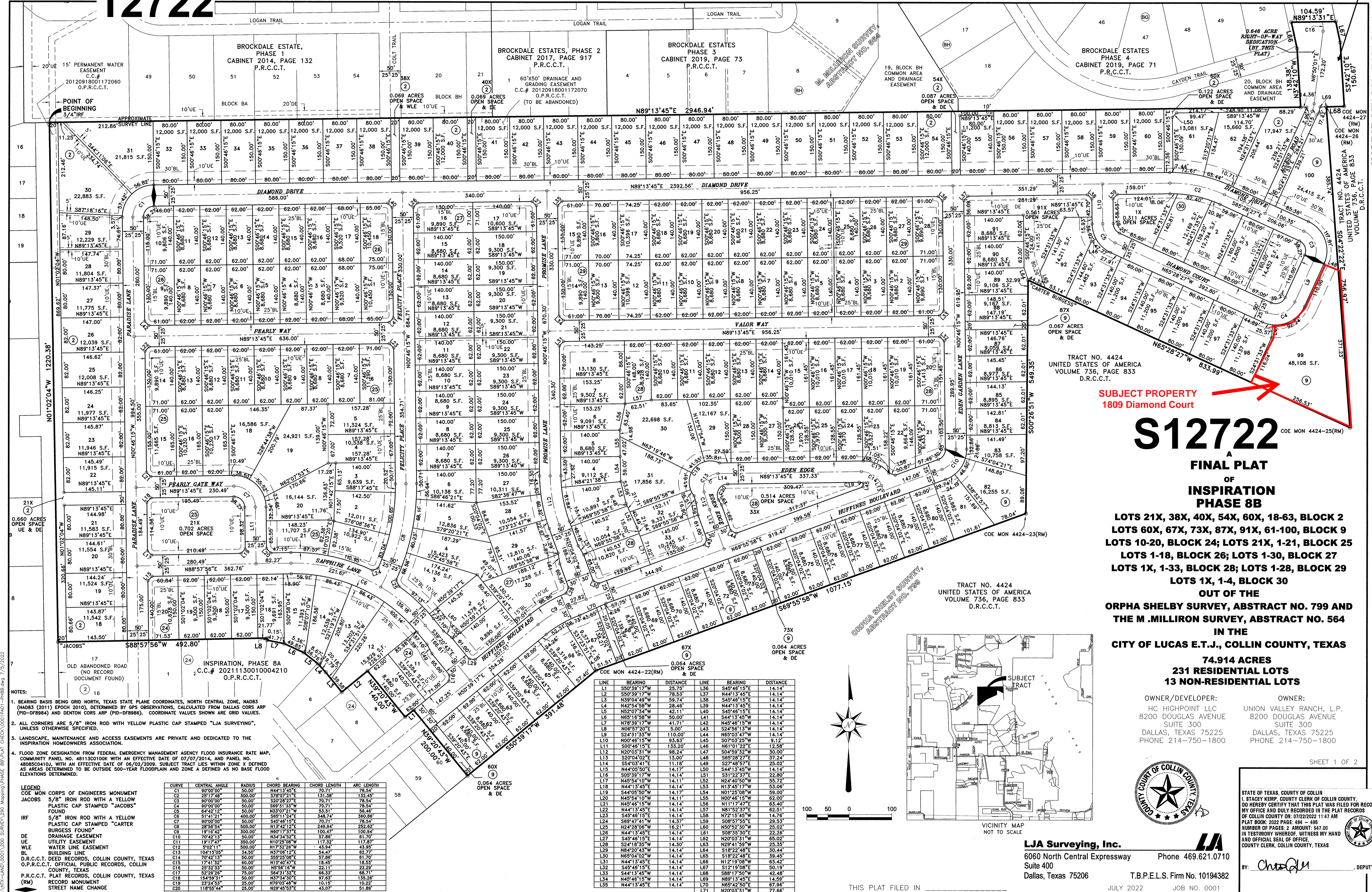


RO01

12722



SUBJECT PROPERTY
1809 Diamond Court

S12722

A FINAL PLAT OF INSPIRATION PHASE 8B

LOTS 21X, 38X, 40X, 54X, 60X, 18-63, BLOCK 2
LOTS 60X, 67X, 73X, 87X, 91X, 61-100, BLOCK 9
LOTS 10-20, BLOCK 24; LOTS 21X, 1-21, BLOCK 25
LOTS 1-18, BLOCK 26; LOTS 1-30, BLOCK 27
LOTS 1X, 1-33, BLOCK 28; LOTS 1-28, BLOCK 29
LOTS 1X, 1-4, BLOCK 30

OUT OF THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799 AND THE M. MILLIRON SURVEY, ABSTRACT NO. 564 IN THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS

74.914 ACRES
231 RESIDENTIAL LOTS
13 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER: HC HIGHPOINT LLC
 8200 DOUGLAS AVENUE SUITE 300 DALLAS, TEXAS 75225
 PHONE 214-750-1800

OWNER: UNION VALLEY RANCH, L.P.
 8200 DOUGLAS AVENUE SUITE 300 DALLAS, TEXAS 75225
 PHONE 214-750-1800

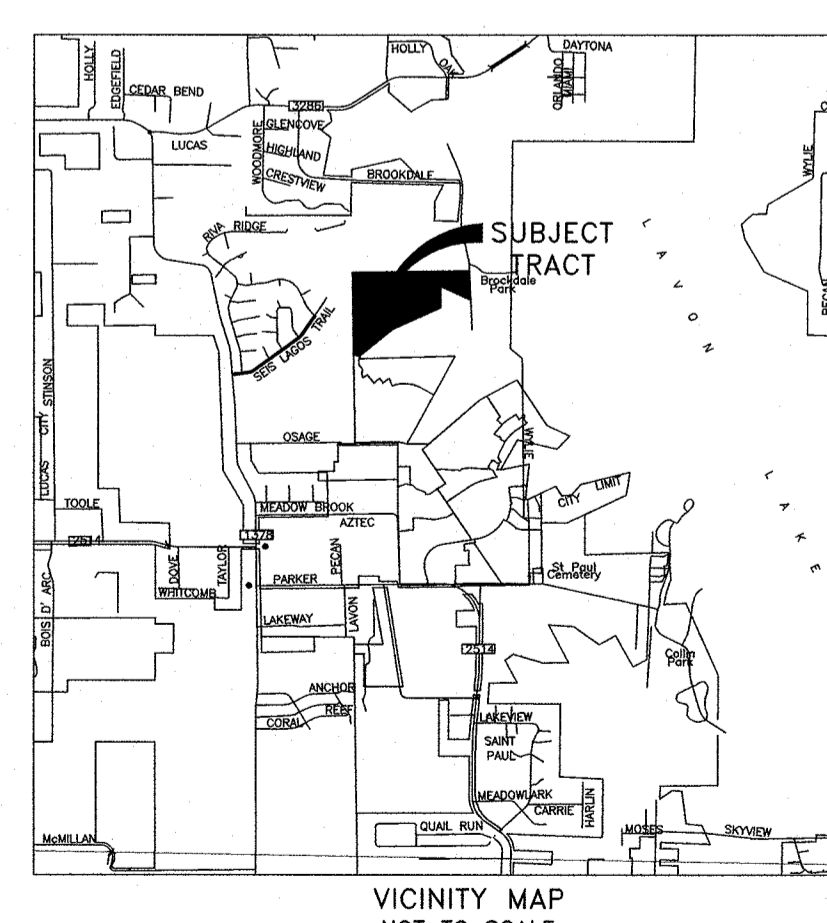
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S50°39'17"W	25.75'	L36	S45°46'15"E	14.14'
L2	S50°39'17"W	78.53'	L37	N44°13'45"E	14.14'
L3	N39°04'48"W	59.74'	L38	S45°46'15"E	14.14'
L4	N44°13'45"E	14.14'	L39	N44°13'45"E	14.14'
L5	N52°07'54"W	42.11'	L40	S45°46'15"E	14.14'
L6	N65°16'58"W	50.00'	L41	S44°13'45"W	14.14'
L7	N78°59'17"W	41.71'	L42	N44°13'45"E	14.14'
L8	N08°57'20"E	41.71'	L43	S24°55'15"W	14.14'
L9	S24°31'33"W	110.00'	L44	N65°03'47"W	14.14'
L10	N00°46'15"W	83.63'	L45	S00°23'25"W	9.12'
L11	S00°46'15"E	133.20'	L46	N51°02'12"E	62.51'
L12	N20°03'51"W	98.24'	L47	S04°59'32"W	30.00'
L13	S20°04'02"E	13.00'	L48	S68°28'27"E	37.24'
L14	S54°03'41"E	11.18'	L49	S27°48'57"E	25.02'
L15	N44°05'50"E	14.17'	L50	S44°13'45"E	14.14'
L16	S05°39'17"W	14.14'	L51	S31°22'37"E	22.80'
L17	N45°54'10"W	14.11'	L52	N24°40'50"W	55.72'
L18	N44°13'45"E	14.14'	L53	N13°45'15"E	53.06'
L19	S44°05'50"W	14.17'	L54	N01°25'05"W	58.00'
L20	N45°54'10"W	14.11'	L55	N00°46'15"W	62.00'
L21	N45°46'15"W	14.14'	L56	N11°17'47"E	63.40'
L22	N44°13'45"E	14.14'	L57	N81°52'57"E	62.51'
L23	S45°46'15"E	14.14'	L58	N72°15'45"W	14.78'
L24	S69°47'41"W	14.37'	L59	S08°57'55"E	29.53'
L25	N24°28'06"W	16.21'	L60	N50°52'30"W	25.02'
L26	N44°13'45"E	14.14'	L61	S08°57'55"E	22.26'
L27	S45°46'15"E	14.14'	L62	N20°03'51"W	62.51'
L28	S24°18'55"W	14.30'	L63	N29°41'59"W	25.35'
L29	N84°20'43"W	14.14'	L64	S14°22'48"E	30.44'
L30	N65°04'02"W	14.14'	L65	N18°22'48"E	39.45'
L31	N44°13'45"E	14.14'	L66	N12°19'08"W	63.42'
L32	S45°46'15"E	14.14'	L67	S12°19'08"E	50.19'
L33	S44°13'45"E	14.14'	L68	S83°31'52"E	42.48'
L34	N45°46'15"W	14.14'	L69	N89°13'45"E	14.59'
L35	N44°13'45"E	14.14'	L70	N85°42'50"E	67.96'
L71	N20°03'51"W	77.66'			

NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS COORDS ARP (PD-3588A) AND DENTON COORDS ARP (PD-8988B). COORDINATE VALUES SHOWN ARE GRID VALUES.
- ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.
- FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481300100K WITH AN EFFECTIVE DATE OF 07/07/2014, AND PANEL NO. 480850040J, WITH AN EFFECTIVE DATE OF 06/02/2009. SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND ZONE A DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

LEGEND

COE MON CORPUS OF ENGINEERS MONUMENT
 JACOBS 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
 IRF 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS FOUND"
 DE DRAINAGE EASEMENT
 UE UTILITY EASEMENT
 WLE BUILDING LINE EASEMENT
 BL BUILDING LINE
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 (P.M.C.) P.LAT RECORDS, COLLIN COUNTY, TEXAS
 (RM) RECORDMENT
 STREET NAME CHANGE



LJA Surveying, Inc.
 6060 North Central Expressway Suite 400 Dallas, Texas 75206
 Phone 469.621.0710
 T.B.P.E.L.S. Firm No. 10194382

STATE OF TEXAS, COUNTY OF COLLIN I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DUPLICATED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 07/22/2022 11:47 AM PLAT BOOK: 2022 PAGE: 494 - 495 NUMBER OF PAGES: 2 AMOUNT: \$47.00 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, COLLIN COUNTY, TEXAS

