

COVENANTS AND RESTRICTIONS

ON AND FOR

HUNTERS GLEN SIX

VOL. 1407 PAGE 782

23484

THE STATE OF TEXAS X  
X  
COUNTY OF COLLIN X

KNOW ALL MEN BY THESE PRESENTS:

That Plainview Savings & Loan Association, the present owner (hereinafter "Owner") owning 100% of the lots and real estate comprising Hunters Glen Six an addition to the City of Plano, according to the plat thereof recorded in Volume C, Page 108 of the Map Records of Collin County, Texas, and subject to certificates of correction recorded in Volume 1315, Page 234, and Volume 1348, Page 264, Land Records of Collin County, Texas, does hereby declare that all of the lots in Blocks 1,2,3,4,5,6, and 7 situated in Hunters Glen Six shall have and be subject to the following Covenants and Restrictions which shall run with the land and be binding upon all owners or purchasers of Lots within Hunters Glen Six, their heirs, successors, executors, administrators and assigns.

1. Residential Lots. All lots in Hunters Glen Six shall be known and described as residential lots. No building or structure shall be erected, altered, placed or permitted to remain on any residential lot other than a single-family dwelling and its customary and usual accessory structures (unless prohibited herein). Prohibited structures, uses and operations shall include, but not be limited to, duplex houses, apartment houses, commercial and professional uses (except for the initial construction and sale of single-family dwellings), drilling for oil, gas or other minerals, quarrying or mining, placing or maintaining on the premises any tanks, wells, shafts, mineral excavations, derricks, or structures of any kind incident to any such oil, gas or other mineral operation.

2. Structural Restrictions. No structure shall be erected on said property of materials other than brick, brick veneer, stone or stone veneer, stucco or stucco veneer unless the above named material shall constitute at least 75% of the total outside area. Openings and glass areas shall be considered to be of the material which is on either side of it. The total floor area of the main structure exclusive of porches, garages, patios, terraces and breezeways shall not be less than 2400 square feet on lots east of Timothy Drive. The total floor area of the main structure exclusive of porches, garages, patios, terraces and breezeways shall not be less than 2700 square feet on lots west of Timothy Drive. In the case of a structure with one and one-half stories or two stories in height, not less than 2000 square feet will be allowed on the ground floor of the structure (exclusive of porches, garages, patios, terraces and breezeways). The width of the front of the main structure shall be in harmony with other dwellings in the addition.

No dwelling or residence or any other structure shall be designed, planned or constructed of more than one story, one and one-half stories, or two stories in height, except with the express permission of the Architectural Committee hereinafter designated.

3. Architectural Committee. No building shall be erected, placed, or altered on any building plot in this subdivision until two complete sets of building plans and specifications and two plot plans of the location showing drainage for lot; and location of such building shall have been delivered to the Architectural Committee designated as hereinafter provided, and until such building plans, specifications and plot plan shall have been approved in writing by the Architectural Committee as being in conformity and harmony with the external design and location of the existing structures of the subdivision and in compliance with the restrictions herein contained. One copy of such plans, specifications and plot plan shall be retained by the Architectural Committee and the second copy shall be redelivered to the owner of the lot with the approval of the Architectural Committee appropriately endorsed thereon. The undersigned, owner shall have authority to appoint the Architectural Committee and to remove without cause any person serving on the Architectural Committee. The Architectural Committee shall consist of not less than three nor more than five members, and owner shall also have the authority to fill any vacancies in the Architectural Committee. The Architectural Committee is authorized to delegate to one or more representatives, the authority to perform the duties of the Architectural Committee as set forth herein. In the event that the Architectural Committee should at any time fail or refuse to appoint a successor Committee, the owners of the majority of the lots included within said subdivision, as determined on a front footage basis, shall have the right to elect or appoint, from time to time, a successor Architectural Committee. In the event the Architectural Committee, or its designated representative fails to approve or disapprove any building plans, specifications and plot plans within thirty days after the same are submitted to it, and if all terms contained in these restrictions have been complied with, the Architectural Committee shall be deemed to have approved such plans within thirty days after the same are submitted to it. The Architectural Committee shall in no event be liable in damages for any action or failure or refusal to act pursuant to the provisions hereof. The Architectural Committee shall receive no fees or compensation for its services.

4. Temporary Structures. No temporary structure of any kind shall be erected or placed on any of said property and in no instance shall more than one dwelling or residence and the necessary outhouses to accommodate the owner or occupant thereof be erected or placed on any one lot as shown on the above described plat. Any garage, servant's house, or other improvements erected more than one hundred twenty days prior to the completion of the main dwelling or residence shall be considered temporary structures within the meaning of this paragraph.

5. Setbacks. All dwelling or residences erected or placed on any portion of the said property shall face the road or street upon which the lot faces, as the same is platted on the above described plat, or as may be otherwise prescribed in the deed from the undersigned conveying the same, and no portion of any structure shall be nearer to the

road or street property line of said lot than as designated on said plat, and no structure of any kind (either dwelling or outhouses) shall be nearer than 10% of the width of the lot or 10 feet, whichever is less, to any inside line of any lot. In the event provision is made in any deed from the undersigned conveying any lot which provides for a building line with reference to the side of any lot, such provision shall prevail and that herein prescribed shall have no effect.

6. Offensive Activities. No noxious or offensive activity of any kind whatsoever shall be carried on upon said property, nor shall there be permitted any act thereon that may be or become any annoyance or nuisance to the owners or occupants of portions of said property.

Any boat, boat trailer, trailer, mobile home, camp-mobile, camper, or any vehicle other than a conventional automobile shall if brought within Hunters Glen Six, be stored, placed or parked within the garage of the appropriate lot owner, unless approved by the Architectural Control Committee.

7. Fences. No fence, wall or hedge shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line indicated on the recorded plat of Hunters Glen Six. No fence, wall or hedge shall exceed six (6) feet in height unless specifically required otherwise by the City of Plano. No chain link or other metal fences are allowed unless expressly approved by the Architectural Control Committee.

The masonry screening walls constructed by developer in accordance with the subdivision ordinance of the City of Plano shall not be in violation of these covenants.

8. Garages and Servants Quarters. Any garages, servant's quarters, storage rooms, or carports erected or placed on any portion of said property must be attached to the main structure. Garages must open to rear of lot unless otherwise expressly permitted by the approval of Architectural Committee. Garages shall provide space for a minimum of two conventional automobiles. Where no alley is provided garage entry must be approved by Architectural Committee. Porte-cochere must also have approval of Architectural Committee.

9. Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any residential lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes.

10. Easements. All easements shown on the above described plat for the purpose of installation of and maintenance of public utilities and all easements hereafter granted for such purposes by the undersigned shall be strictly observed and shall not be in any manner obstructed so as to hinder any such easements.

11. Signs. No signs or flags for advertising purposes shall be displayed to the public view, by Home Owners or Builders, excepting only signs of customary dimensions (3'x4') maximum advertising said property, or portions thereof, for sale.

12. Roofs. All buildings constructed on said property must have a roof of wood shingles, slate, metal, unless otherwise approved by the Architectural Committee. The roof pitch of any structure shall be 4' x 12' minimum and 12' x 12' maximum. Any deviation of roof pitch must be approved by the Architectural Committee.

13. Garbage-Weeds. Unless otherwise expressly permitted by the Architectural Committee garbage containers shall be placed so as not to be visible from the street or any residential lot. Owners of lots, whether built on or not must keep lot free of weeds and debris. If at anytime, an owner of any residential lot shall fail to control weeds, unsightly growth and debris that is on lot the developer herein or its assigns, or any owner with the addition shall have the right to go on said lot, mow and clean and bill owner of record for charges. The assessments, together with such interest thereon and costs of collection thereof, shall be a charge on the land and shall be a continuing lien upon each lot against which each such assessment is made. Each such assessment, together with such interest thereof and cost of collection thereof, shall also be the continuing personal obligation of the person who was the owner of such lot at the time when the assessment occurred. Each and every owner of any lot within this subdivision, by the acceptance of a deed or other conveyance of such lot shall be deemed to covenant and agree to pay such assessments. The lien securing any such assessment shall be subordinate and inferior to the lien of any mortgage and any renewals or extensions thereof existing prior to the assessment date.

14. Antennas and Aerials. All television antennas and other antennas and aerials shall be located inside the attic or under roof, unless otherwise expressly permitted by the Architectural Committee.

15. Landscaping & Drainage. Landscaping of a lot must be completed within one hundred twenty days after the date on which the main structure is 95% complete. No dams shall be constructed nor any other alteration or change shall be made in the course or flow of any creek crossing or abutting any lot, without the approval of the Architectural Committee. All lots shall be graded so that surface water will flow to street or alley.

16. Building Permits. The Building Inspector of the City of Plano, Texas, or other municipal authority, is hereby authorized and empowered to refuse or revoke, as the case may be, any and all permits for construction of improvements of any kind or character to be erected or placed on any of the hereinabove described property, if such improvements do not conform to and comply with the restrictions set out herein.

17. Waiver by Architectural Committee. The Architectural Committee may, in its discretion, approve construction of structure lacking not more than 10% of the minimum square footage required by paragraph 2 above, and may waive such other variations from these restrictions as said Architectural Committee deems not to be inconsistent with the general tenor and purpose of these restrictions.

18. Enforcements. Enforcement of these covenants and restrictions shall be by a proceeding initiated by a person or persons owning any residential lot or by any member of the Architectural Committee, or by the City against any person or persons violating or attempting to violate any covenant or restriction herein contained, either to restrain violation or to recover damages for violation, or both. The Architectural Committee, and each of its appointed members, shall have an election and right, but not an obligation or duty, to enforce these covenants and restrictions by a proceeding or proceedings at law or in equity.

19. Duration. The restrictions hereinabove set forth, each of which shall be deemed to be a condition subsequent, shall run with the land and shall be binding upon the undersigned and all persons claiming under the undersigned, and the respective successors, heirs, personal representatives, and assigns, for a term of twenty (20) years from the date this declaration is recorded, and said restrictions shall be automatically extended thereafter for successive ten year periods unless a three-fourths majority, to be determined on a front footage basis, of the then owners of the hereinabove described property shall in writing change or modify the same in whole or in part by action taken during the year 1999 or during the last year of any succeeding ten year renewal period. The foregoing restrictions shall be applicable only to the above described property and not to other property which may be owned by the undersigned or by the other owners, from time to time, of portions of the above described property.

20. Service Facilities. All clothes lines or service facilities must be enclosed within walls, fences or landscaping (which however, must be approved as provided in paragraph 7 hereof) so as not to be visible from outside the lot.

21. Sidewalks. Construction of a new single-family dwelling on any residential lot shall include the placement of a four (4) foot wide concrete sidewalk, located five (5) feet from, and parallel to, the curb, across the entire frontage of each residential lot (and, in the case of corner lots, a sidewalk shall also be similarly laid parallel to the respective side street). Such sidewalks shall be constructed in conformity with the then existing ordinances, standards and codes promulgated by the City of Plano.

22. Validity. Violation or failure to comply with these covenants and restrictions shall not affect the validity of any mortgage, bonafide lien or other similar security instrument which may be then existing on any residential lot in Hunters Glen Six. Invalidation of any one of these covenants and restrictions, or any portion thereof, by a judgment or court order shall not affect any of the other provisions or covenants herein contained, which shall remain in full force and effect. In the event any portion of these covenants and restrictions conflicts with mandatory provisions of any ordinance or regulation promulgated by the City of Plano, then such municipal requirement shall control. Any deed or legal instrument (except deeds of trust, mortgages or other similar security agreements) purporting to convey, transfer or assign any interest in any land within the Hunters Glen Six shall contain appropriate language to expressly subject the land within such conveyance, transfer or assignment to all the covenants and restrictions set forth herein. Words of any gender used herein shall be held





RADIUS	CENTRAL ANGLE	ARC	TAN
1.00000	90° 00' 00"	1.57080	1.00000
2.00000	45° 00' 00"	3.14159	2.00000
3.00000	30° 00' 00"	4.71239	3.00000
4.00000	22° 30' 00"	6.28319	4.00000
5.00000	18° 00' 00"	7.85399	5.00000
6.00000	15° 00' 00"	9.42479	6.00000
7.00000	12° 45' 00"	10.99559	7.00000
8.00000	11° 15' 00"	12.56639	8.00000
9.00000	10° 00' 00"	14.13719	9.00000
10.00000	9° 00' 00"	15.70799	10.00000
11.00000	8° 09' 00"	17.27879	11.00000
12.00000	7° 27' 00"	18.84959	12.00000
13.00000	6° 51' 00"	20.42039	13.00000
14.00000	6° 21' 00"	21.99119	14.00000
15.00000	5° 56' 00"	23.56199	15.00000
16.00000	5° 33' 00"	25.13279	16.00000
17.00000	5° 11' 00"	26.70359	17.00000
18.00000	4° 51' 00"	28.27439	18.00000
19.00000	4° 32' 00"	29.84519	19.00000
20.00000	4° 14' 00"	31.41599	20.00000
21.00000	4° 00' 00"	32.98679	21.00000
22.00000	3° 47' 00"	34.55759	22.00000
23.00000	3° 36' 00"	36.12839	23.00000
24.00000	3° 26' 00"	37.69919	24.00000
25.00000	3° 18' 00"	39.26999	25.00000
26.00000	3° 11' 00"	40.84079	26.00000
27.00000	3° 05' 00"	42.41159	27.00000
28.00000	3° 00' 00"	43.98239	28.00000
29.00000	2° 56' 00"	45.55319	29.00000
30.00000	2° 53' 00"	47.12399	30.00000



SEE SHEET 145-100 FOR THE REST OF THE SUBDIVISION

SEE SHEET 145-101 FOR THE REST OF THE SUBDIVISION

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SEE SHEET 145-148 FOR THE REST OF THE SUBDIVISION

SEE SHEET 145-149 FOR THE REST OF THE SUBDIVISION

SEE SHEET 145-150 FOR THE REST OF THE SUBDIVISION

APPROVED this the 9th day of April, 1980, by the City Council of Plano, Texas.

*[Signature]*  
CITY CLERK

*[Signature]*  
CITY SECRETARY

CERTIFICATE OF APPROVAL

APPROVED this the 9th day of April, 1980, by the City Council of Plano, Texas.

*[Signature]*  
CITY CLERK

*[Signature]*  
CITY SECRETARY

21936

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, FOLSOM INVESTMENTS, INC. is the owner of a tract of land out of the John Cahill Survey, Abstract No. 145 and the William Miller Survey, Abstract No. 615 situated in the City of Plano, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for corner on the north line of Neumelle Drive (a 60 foot right-of-way), said point being N. 89° 34' 20" E., 1224.75 feet from the original northeast corner of Hunters Glen Five, an addition to the City of Plano as recorded in Volume 12 of Page 19 of the West Record of Collin County, Texas and the west line of Independence Parkway (a variable width right-of-way) said point of beginning also being in the center of a creek;

THENCE along the center of said creek the following courses and distances: S. 45° 57' 50" W., 88.90 feet; Thence S. 7° 52' 47" E., 51.97 feet; Thence S. 17° 14' 51" E., 48.00 feet; Thence S. 2° 34' 03" E., 53.56 feet; Thence N. 20° 48' 20" E., 60.84 feet; Thence N. 43° 17' 00" E., 39.68 feet; Thence S. 2° 34' 03" E., 116.34 feet; Thence N. 65° 12' 34" E., 111.21 feet; Thence N. 87° 10' 51" E., 101.29 feet; Thence S. 11° 00' 32" E., 104.11 feet; Thence N. 88° 25' 12" E., 181.28 feet; Thence S. 17° 36' 22" E., 1.08 feet; Thence S. 2° 24' 03" E., 96.24 feet; Thence S. 54° 28' 38" E., 112.23 feet; Thence S. 12° 14' 59" N., 57.13 feet; Thence N. 83° 11' 44" W., 84.73 feet; Thence S. 6° 00' 54" E., 40.06 feet; Thence S. 46° 19' 02" W., 40.03 feet; Thence S. 48° 45' 25" W., 35.69 feet; Thence S. 90° 18' 18" W., 76.82 feet; Thence S. 21° 01' 59" W., 35.53 feet; Thence N. 2° 24' 03" E., 38.12 feet; Thence S. 45° 59' 00" E., 69.41 feet; Thence N. 13° 17' 01" W., 56.43 feet; Thence S. 18° 31' 30" E., 92.51 feet; Thence S. 31° 31' 37" W., 40.19 feet; Thence N. 78° 40' 30" W., 30.84 feet; Thence S. 45° 00' 54" W., 25.50 feet; Thence S. 42° 48' 14" W., 41.68 feet; Thence N. 30° 50' 45" W., 191.14 feet; Thence N. 34° 46' 03" W., 51.68 feet; Thence S. 24° 17' 22" W., 68.14 feet; Thence N. 21° 11' 23" E., 79.16 feet; Thence S. 21° 30' 55" E., 126.82 feet to a point for corner on the south line of Carpenter Road (a 120 foot right-of-way);

THENCE S. 89° 34' 20" E., 368.44 feet to a point for corner;

THENCE S. 0° 25' 40" E., 305.00 feet to a point for corner;

THENCE S. 0° 25' 40" E., 167.21 feet to the beginning of a curve to the right having a central angle of 19° 45' 31" and a radius of 364.25 feet;

THENCE along said curve 125.61 feet to the end of said curve;

THENCE S. 70° 40' 09" W., 130.00 feet to a point for corner;

THENCE S. 19° 51' 01" W., 330.00 feet to the beginning of a curve to the left having a southerly direction and having a central angle of 7° 12' 54", a radius of 1299.98 feet and a tangent bearing of S. 70° 40' 09" W.;

THENCE along said curve 43.92 feet to the end of said curve;

THENCE S. 17° 07' 00" W., 150.00 feet to a point for corner in a curve to the right having a central angle of 17° 07' 00" and a radius of 480.00 feet;

THENCE along said curve 8.84 feet to the end of said curve;

THENCE S. 17° 28' 19" W., 120.00 feet to a point for corner in a curve to the left having a central angle of 2° 14' 57" and a radius of 1344.00 feet and a tangent bearing of S. 72° 11' 41" W.;

THENCE along said curve 61.55 feet to the end of said curve;

THENCE S. 15° 17' 23" E., 170.00 feet to the center of a curve to the left remaining in a southeasterly direction and having a central angle of 1° 04' 46" and a radius of 1714.98 feet and a tangent bearing of S. 74° 48' 15" E.;

THENCE S. 14° 15' 36" W., 15.00 feet to the end of said curve;

THENCE along said curve 59.19 feet to the end of said curve;

THENCE along said curve 715.89 feet to the beginning of a curve to the left running in a southeasterly direction and having a central angle of 88° 48' 52" and a radius of 40.00 feet and a tangent bearing of S. 45° 53' 17" W.;

THENCE along said curve 400.00 feet to the end of said curve;

THENCE along said curve 215.89 feet to the end of said curve, said point also being on the northerly line of Neumelle Drive (a 60 foot right-of-way);

THENCE along the said northerly line of Neumelle Drive the following courses and distances: S. 40° 30' 00" W., 103.75 feet to the beginning of a curve to the left having a central angle of 49° 55' 40" and a radius of 676.41 feet; Thence along said curve 337.00 feet to the end of said curve; Thence S. 89° 34' 20" W., 300.00 feet to the point of beginning and containing 51.57 acres of land.

NOTE: NO PERMANENT STRUCTURE TO BE PLACED HEREIN THAN 9' TO SOUTHWESTERN BELL EASY.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, FOLSOM INVESTMENTS, INC., being the owner(s) of the hereinabove described property, do hereby adopt this plat designating the herein described property as HUNTERS GLEN SIX, an addition to the City of Plano, Collin County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility easements shall be open to all public and private utilities for such particular use. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full rights of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any kind of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service and repairs which it may be lawfully entitled to. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Plano, Texas. This plat is hereby adopted by the Owners and approved by the City of Plano, subject to the following conditions which shall be binding upon the Owners, their heirs, successors, assigns, executors and administrators: (1) No street or creek traversing along Block 1 within the limits of this addition, will remain as an open channel at all times and will be maintained and serviced and repaired by the owners of the lot or lots that front or abut on the drainage course in Block 1. The City of Plano will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or persons that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water through said water course shall be permitted by construction of any type of building, fence, or any other structure within the Floodway easement or the natural drainage channels, as hereinafter defined in Block 1. Provided, however, it is understood that in the event it becomes necessary for the City of Plano to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys or adjacent to the subdivision, then in such event, the City of Plano shall have the right to enter upon the Floodway easement at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels through Block 1, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Plano shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat. Building areas outside the Floodway Easement line should be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

Witness my hand at Dallas, Texas, this the 9th day of June, 1980.

FOLSOM INVESTMENTS, INC.  
*[Signature]*  
COUNTY OF DALLAS

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared UNST BOLAN, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 9th day of June, 1980.

*[Signature]*  
Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS that J. C. THREADGILL 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 placed under my supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned a Notary Public in and for said County and State on this day personally appeared J. C. THREADGILL, 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 purposes and consideration therein expressed.

Given under my hand and seal of office, this the 27th day of June, 1980.

*[Signature]*  
Notary Public in and for Dallas County, Texas

FINAL PLAT  
HUNTERS GLEN SIX  
AN ADDITION TO THE CITY OF PLANO  
JOHN CAHILL SURVEY, ABSTRACT 145  
WILLIAM MILLER SURVEY, ABSTRACT 615  
COLLIN COUNTY, TEXAS  
JUNE, 1980 SCALE: 1"=100'

OWNER  
FOLSOM INVESTMENTS, INC.  
4000 SPRING VALLEY ROAD DALLAS, TEXAS  
PHONE: 243-3441

THREADGILL - DOWDEY AND ASSOCIATES  
CONSULTING ENGINEERS  
4639 INSURANCE LANE DALLAS, TEXAS