



OWNERS CERTIFICATE
WHEREAS Tracy and Heather Gray, Cody and Jani Gray, Brett and Bernadette Harmon, Jason and Jinger McCre, Michele and Lori Carr, Timothy and particularly described as follows:

LEGAL DESCRIPTION
TRACT 1
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

WITNESS MY HAND this 5 day of September 2007
Brett Harmon Bernadette Harmon
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

WITNESS MY HAND this 5 day of September 2007
Michele Carr Lori Carr
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

WITNESS MY HAND this 5 day of September 2007
Tracy Gray Heather Gray
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

WITNESS MY HAND this 11 day of September 2007
Tracy Gray Heather Gray
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

WITNESS MY HAND this 30 day of August 2007
Cody Gray Jani Gray
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

WITNESS MY HAND this 30 day of August 2007
Tracy Gray Heather Gray
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
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WITNESS MY HAND this 5 day of September 2007
Cody Gray Jani Gray
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

WITNESS MY HAND AND SEAL OF OFFICE this 3 day of September 2007
Michele Carr Lori Carr
Notary Public in and for Collin County, Texas

WITNESS MY HAND this 5 day of September 2007
Brett Harmon Bernadette Harmon
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

WITNESS MY HAND AND SEAL OF OFFICE this 5 day of September 2007
Michele Carr Lori Carr
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
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Tracy Gray Heather Gray
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
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Tracy Gray Heather Gray
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
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WITNESS MY HAND AND SEAL OF OFFICE this 11 day of September 2007
Tracy Gray Heather Gray
Notary Public in and for Collin County, Texas

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COUNTY OF COLLIN
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Notary Public in and for Collin County, Texas

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COUNTY OF COLLIN
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WITNESS MY HAND AND SEAL OF OFFICE this 3 day of September 2007
Michele Carr Lori Carr
Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are indicated below:

WITNESS MY HAND AND SEAL OF OFFICE this 30 day of August 2007
Cody Gray Jani Gray
Notary Public in and for Collin County, Texas

CERTIFICATE OF APPROVAL
I, \_\_\_\_\_, Notary Public in and for Collin County, Texas, do hereby certify that the foregoing instrument and its acknowledged copies for the purposes and considerations therein expressed and in the capacity indicated herein.

HEALTH DEPARTMENT CERTIFICATE
I hereby certify that the water and sewer facilities described on this plan conform to applicable health laws of the State of Texas, that site evaluations have been submitted representing the area in which septic tanks are planned to be installed.

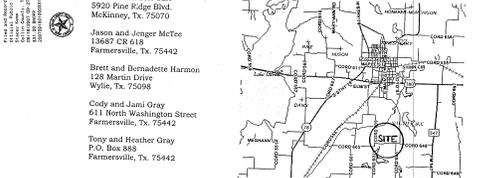
NOTES
1. Septic systems - individual facilities licensed by Collin County and installed prior to occupancy.

- 2. Collin County building permits are required for building construction, on site sewage facilities, and driveway culverts.
3. An adequate potable water supply source will be immediately available to each tract in subdivision.
4. Water Supply to be provided by Collin B.U.D.
5. Electric Supply to be provided by P.E.C. Electric.
6. Blowing the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
7. The existing creek or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lots.
8. Collin County will be responsible for the maintenance and operation of said drainage ways or for the removal of erosion in said drainage ways.
9. Collin County will be responsible for any drainage, stormwater runoff or any other drainage system.
10. Three feet are subject to a 1% Drainage Easement along the front property line.
11. All lot enclose either alternative type On-Site Sewage Facilities.
12. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp breaks and/or creek/erosion/ponds etc.
a. Lots 1, 2, 4, 7, 9, 10 and 12 each have water features (ponds, drainage areas, etc.) on the lot. Construction on these lots may be limited. Proceeded pre-construction planning meeting with Registered Professional Engineer and Collin County Development Services.
b. Due to the presence here drainage easements this tract has 13 and 14, no surface improvements, impervious cover, (sidewalks, swimming pools, etc.) on lot 13 or 14 without pre-construction planning meeting with Registered Professional Engineer and Collin County Development Services. NO OSSF COMPONENT SHALL BE LOCATED WITHIN 5' OF AN EASEMENT.
c. Lot 13 has 2.8 acres to a maximum building area of 4,800 sq. ft. and/or swimming pool may not be possible.
13. The record plat for grading may be required by individual lot for On-Site Sewage Facility installation and/or operation.
14. Individual site evaluations and OSSF design plans prepared at State and County level must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.

NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48050C0375 D DATED JANUARY 15, 1996, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA EXCEPT AS SHOWN. THIS STATEMENT DOES NOT MEAN THAT THE PROPERTY OR/AND STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON BARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: THE FOLLOWING EASEMENTS DO AFFECT THE ABOVE TRACT OF LAND:
1. Easement to Hopper Water Supply Corp., recorded in Public Volume 1761 at Page 548 of the Land Records of Collin County, Texas.
2. Easement to Hopper Water Supply Corporation, recorded in Public Volume 1761 at Page 571 of the Land Records of Collin County, Texas.
3. Easement to Hopper Water Supply Corporation, recorded in Public Volume 1761 at Page 571 of the Land Records of Collin County, Texas.
4. Easement to Caddo Basin Special Utility District recorded in Public Volume 1761 at Page 571 of the Land Records of Collin County, Texas.
5. Easement to Caddo Basin Special Utility District recorded in Public Volume 1761 at Page 571 of the Land Records of Collin County, Texas.

Owners:
Rayner, LLC (William Nevich)
P.O. Box 887
Farmersville, TX 75447
(937) 828-9208
Timothy and Andrea Head
P.O. Box 2844
Wylie, TX 75098
Michele and Lori Carr
13603 Cedar Elm
McKinney, TX 75070
Jason and Jinger McCre
13603 Cedar Elm
Farmersville, TX 75442
Brett and Bernadette Harmon
128 Martin Drive
Wylie, TX 75098
Cody and Jani Gray
611 North Washington Street
Farmersville, TX 75442
Tracy and Heather Gray
P.O. Box 888
Farmersville, TX 75442



Final Plat of
McIver Place, Phase I
WILLIAM WHEAT SURVEY, A-961
COLLIN COUNTY, TEXAS
(56.42 ACRES)
JULY 2007

Legend: POWER POLE, WIDE WHEEL, GRADE, UNIMPROVED GRADE WHEEL, WIDE WHEEL, BARRER WHEEL, 6.50 WHEEL, 6.50 WHEEL, 6.50 WHEEL. Owens Land Surveying, Inc. 2007. DATE: JUNE 27, 2007. SCALE: 1" = 200'. DRAWN BY: B. BEERY. JOB NO.: 2007-156.

9/06/07  
JUA

KENNETH L. MAUN  
TAX ASSESSOR COLLECTOR  
COLLIN COUNTY  
1800 N. GRAVES STREET STE 170  
P.O. BOX 8046  
MCKINNEY TEXAS 75070-8046  
972-547-5020  
METRO 972-424-1460 EXT. 5020

TAX CERTIFICATE

FEE 10.00

ACCOUNT: R-6961-000-0100-1

CERTIFICATE NUMBER: 23,178

OWNER NAME & ADDRESS  
RYANER LLC  
P O BOX 857  
FARMERSVILLE TX 75442-0857

LEGAL DESCRIPTION  
ABS A0961 WHEAT WILLIAM,  
TRACT 10,  
92.5 ACRES

JUR# GCN, JCN, SFC, CAD  
92.5000 ACRES

SITUS:

COUNTY RD 609

\*-----\*  
| NO TAXES ARE DUE. |  
\*-----\*

JURIS = TAXING ENTITY CODES:

01 COLLIN COUNTY

55 FARMERSVILLE ISD

60 JR COLLEGE

THE 2006 TAXES: 174.93 PAID ON: 01/29/2007  
CURRENT TAX ROLL MARKET VALUE: 8,973

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,  
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE  
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2006  
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - HICKMAN CONSULTING ENG FIDO CODE - 357078

AUTHORIZED AGENT: KENNETH L. MAUN TAX ASSESSOR COLLECTOR OF COLLIN COUNTY

SIGNED BY: *[Signature]* DATE: 09/06/07  
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED  
IN SECTION 11.13, PARAGRAPH (D) OF THE TEXAS PROPERTY TAX CODE.

IF THE ABOVE-DESCRIBED PROPERTY HAS RECEIVED SPECIAL VALUATION BASED ON  
THE USE VALUE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE  
PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

Filed and Recorded  
Official Public Records  
Stacey Kemp  
Collin County, TEXAS  
09/18/2007 09:27:33 AM  
\$31.00 BNOPP  
20070918010003370

2007-506-507



*[Signature]*

9/06/07  
JUA

KENNETH L. MAUN  
TAX ASSESSOR COLLECTOR  
COLLIN COUNTY  
1800 N. GRAVES STREET STE 170  
P.O. BOX 8046  
MCKINNEY TEXAS 75070-8046  
972-547-5020  
METRO 972-424-1460 EXT. 5020

TAX CERTIFICATE

FEE 10.00

ACCOUNT: R-6961-000-0130-1

CERTIFICATE NUMBER: 23,179

OWNER NAME & ADDRESS  
RYANER LLC  
P O BOX 857  
FARMERSVILLE TX 75442-0857

LEGAL DESCRIPTION  
ABS A0961 WHEAT WILLIAM,  
TRACT 13,  
116.9 ACRES

JUR# GCN, JCN, SFC, CAD  
116.9000 ACRES

SITUS: COUNTY RD 609

\*-----\*  
| NO TAXES ARE DUE. |  
\*-----\*

JURIS = TAXING ENTITY CODES:  
01 COLLIN COUNTY 55 FARMERSVILLE ISD 60 JR COLLEGE

THE 2006 TAXES: 221.05 PAID ON: 01/29/2007  
CURRENT TAX ROLL MARKET VALUE: 11,339

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,  
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE  
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2006  
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - HICKMAN CONSULTING ENG FIDO CODE - 357078

AUTHORIZED AGENT: KENNETH L. MAUN TAX ASSESSOR COLLECTOR OF COLLIN COUNTY

SIGNED BY: *[Signature]* DATE: *09/06/07*  
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED  
IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

IF THE ABOVE DESCRIBED PROPERTY HAS RECEIVED SPECIAL VALUATION BASED ON  
THE USE VALUE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE  
PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

Filed and Recorded  
Official Public Records  
Stacey Kemp  
Collin County, TEXAS  
09/18/2007 09:27:33 AM  
\$31.00 BNOPP  
20070918010003370

2007-506-507



*[Signature]*