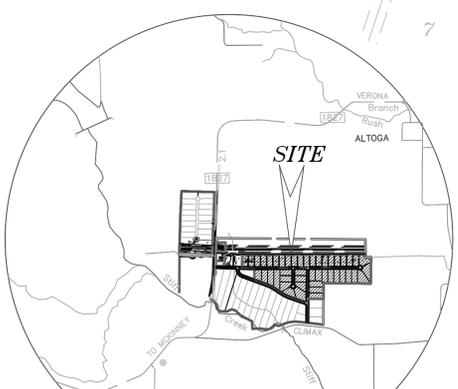
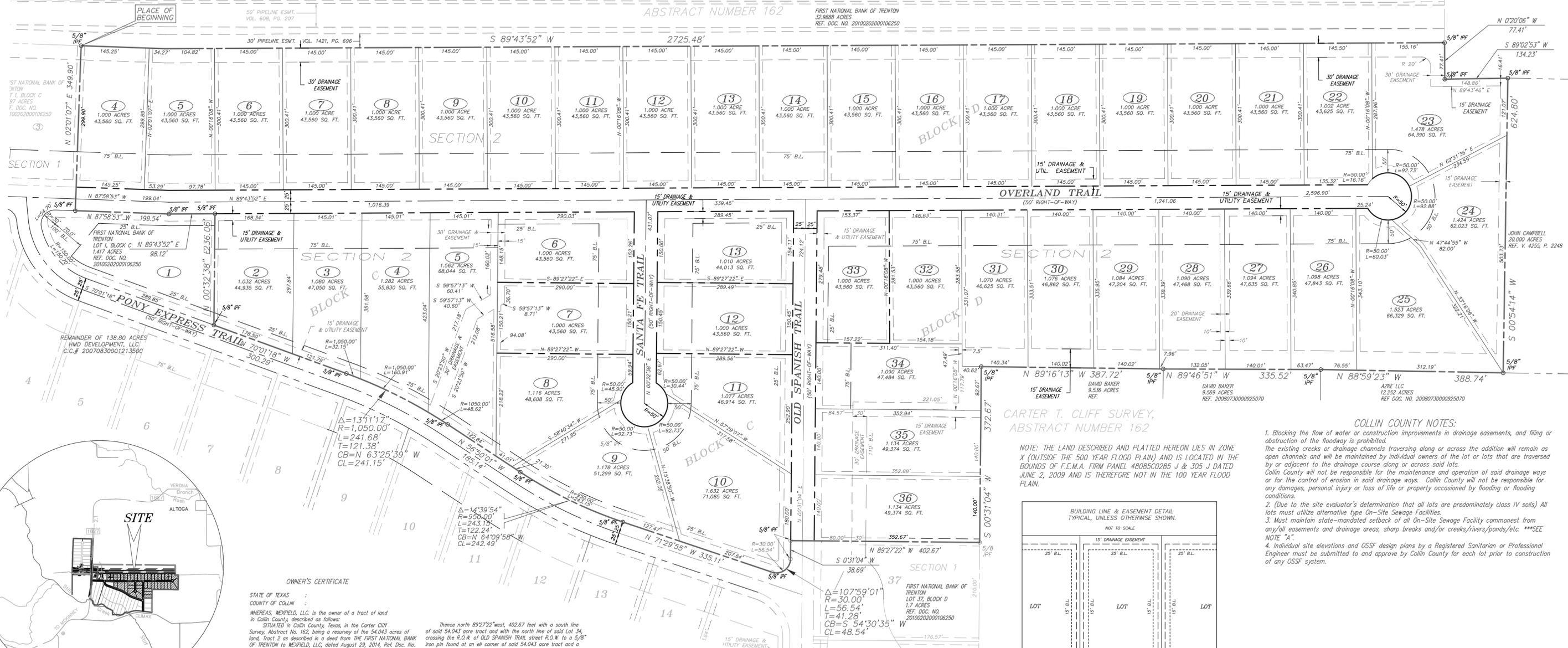


CARTER T. CLIFF SURVEY,
ABSTRACT NUMBER 162

FIRST NATIONAL BANK OF TRENTON
32,988 ACRES
REF. DOC. NO. 201002000106250

BRENDA JO STARNES
47.0 ACRES
REF. DOC. NO. 20030500021530



SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

*All lots must utilize alternative type On-Site Sewage Facilities.
*Must maintain state-mandated setback of all On-Site Sewage facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (Per State regulations).
*Tree removal and/or grading for OSSF may be required on individual lots.
*Individual site elevations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF COLLIN :
WHEREAS, WEXFIELD, LLC is the owner of a tract of land in Collin County, Texas, in the Carter Cliff Survey, Abstract No. 162, being a resurvey of the 54,043 acres of land, Tract 2 as described in a deed from THE FIRST NATIONAL BANK OF TRENTON TO WEXFIELD, LLC, dated August 29, 2014, Ref. Doc. No. 20140802000402687 at the official Public Records of Real Property of Collin County, Texas, being described by metes and bounds as follows:

BEGINS at a 5/8" iron pin found at the northeast corner of said 54,043 acre tract, in the south line of the First National Bank of Trenton 32,988 acres, Ref. Doc. no. 201002000106250 and at the northeast corner of Lot 3 of the Trails of 1827, section 1 an addition in Collin County, Texas, according to the map thereof recorded in Cabinet 2008, page 482, of the official Public Records of Real Property of Collin County, Texas;

Then east with the north line of said 54,043 acres tract and the south line of said 32,988 acre tract as follows:
South 87°58'46" east, 179.52 feet;
North 89°43'52" east, 2725.48 feet to an iron pin found at the north, northeast corner of said 54,043 acre tract, at the southeast corner of said 32,988 acre tract and in the west line of the Brenda Jo Starnes 47.0 acres,
Ref. Doc. No. 20030500021530;
Then south 0°20'06" east, 77.41 feet with an east line of said 54,043 acre tract and with the west line of said 47.0 acre tract to an iron pin found at an ell corner of said 54,043 acre tract and at the southwest corner of said 47.0 acre tract;
Then north 89°02'53" east, 134.23 feet with a north line of said 54,043 acre tract and with the south line of said 47.0 acre tract to an iron pin found at the east, northeast corner of said 54,043 acre tract and at the northeast corner of the John Campbell 20,000 acres, Ref. V. 4255, P. 2248;
Then south 0°24'14" west, 624.8 feet with the east line of said 54,043 acre tract and with the west line of said 20,000 acre tract to an iron pin found at the east, southeast corner of said 54,043 acre tract and at the southwest corner of said 20,000 acre tract and in the north line of the AZRE LLC 12,252 acres, Ref. Doc. No. 20080730000925070;
Then north 88°59'23" west, 388.74 feet with a south line of said 54,043 acre tract and with the north line of said 12,252 acre tract to a 5/8" iron pin found in said south line at the northeast corner of said 9,569 acre tract and at the northeast corner of the David Baker 9,569 acres, Ref. 20080730000925070;
Then north 89°46'51" west, 335.52 feet with said south line and with the north line of said 9,569 acre tract to a 5/8" iron pin found in said south line and at the northwest corner of said 9,569 acre tract and at the northeast corner of the David Baker 9,569 acres, Ref. 20080730000925070;
Then north 89°16'13" west, 387.72 feet with said south line and with the north line of said 9,569 acre tract to a 5/8" iron pin found beside a corner post at an ell corner of said 54,043 acre tract and the northwest corner of said 9,569 acre tract;
Then south 0°31'04" west, 372.67 feet with an east line of said 54,043 acre tract and with the west line of said 9,569 acre tract to an iron pin found at the east, northeast corner of said Trails of 1827 addition and at the northeast corner of Lot 37, Block D of said addition;

HEALTH DEPARTMENT CERTIFICATION:
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

NOTE: BUILDING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.

LEGEND
○ IPF IRON PIN FOUND
○ IPS 1/2" IRON PIN SET W/ PLASTIC CAP MARKED G.M. GEER 3258

--- BOUNDARY LINE
--- EASEMENT
--- BUILDING SET BACK LINE
--- RIGHT-OF-WAY LINE

OWNER'S CERTIFICATE (continued)

Then north 89°27'22" west, 402.67 feet with a south line of said 54,043 acre tract and with the north line of said Lot 34, crossing the R.O.W. of OLD SPANISH TRAIL street R.O.W. to a 5/8" iron pin found at an ell corner of said 54,043 acre tract and a northwest corner of said Trails of 1827 addition;
Then westerly with the north R.O.W. line of the Street (Pony Express Trail of said Trails of 1827 addition) as follows:
south 0°31'04" west, 38.69 feet to a 5/8" iron pin at the P.C. of a curve to the right,
with said curve to the right on an arc of 56.54 feet around a central angle of 107°59'01" on a radius of 30.0 feet to a 5/8" iron pin found at the P.I. of said curve;
Then north 71°29'55" west, 335.11 feet to a 5/8" iron pin found at the P.C. of a curve to the right,
with said curve to the right on an arc of 243.15 feet around a central angle of 145°54" on a radius of 95.0 feet to a 5/8" iron pin found at the P.I. of said curve;
Then north 56°50'01" west, 185.14 feet to a 5/8" iron pin found at the P.C. of a curve to the left,
with said curve to the left, on an arc of 241.68 feet around a central angle of 131°17" on a radius of 105.0 feet to a 5/8" iron pin found at the P.I. of said curve;
Then north 89°43'52" east, 2725.48 feet to an iron pin found at the northeast corner of said 54,043 acre tract and at an ell corner of said Trails of 1827 addition;
Then leaving said R.O.W. line,
Then north 0°32'30" east, 236.06 feet with a west line of said 54,043 acre tract and with an east line of said Trails of 1827 to a 5/8" iron pin found at the south R.O.W. line of the street of Overland Trail of said addition;
Then westerly with a south line of said 54,043 acre tract and with said south R.O.W. line as follows:
South 89°43'52" west, 98.12 feet to an iron pin found;
North 87°58'53" west, 159.54 feet to an iron pin found at the west southwest corner of said 54,043 acre tract and at an ell corner of said Trails of 1827 addition;
Then north 2°01'07" east, 349.9 feet with the west line of said 54,043 acre tract and with an east line of said Trails of 1827 addition to the PLACE OF BEGINNING and containing 53,992 acres of land;
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That WEXFIELD, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as FINAL PLAT TRAILS OF 1827 SECTION TWO, an addition in COLLIN COUNTY, TEXAS and does hereby dedicate, to the public use forever, the streets and easements shown thereon.

WITNESS my hand at _____, Texas, this ____ day of _____, 2014.

MICHAEL MARKARIAN, VICE PRESIDENT, WEXFIELD, LLC
STATE OF TEXAS
COUNTY OF COLLIN
BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MICHAEL MARKARIAN, known to me to be the person or persons whose name is subscribed to the foregoing instruments, and acknowledge to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
That I, G. M. Geer, do hereby certify that I prepared this plat and the field notes made a part hereon 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 the City of Anna, Texas.

WITNESS my hand at _____, Texas, this ____ day of _____, 2012.

REVIEW PURPOSES ONLY NOT TO BE FILED FOR ANY REASON

G.M. Geer
Registered Professional Land Surveyor
Tex. Reg. No. 3258

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared G.M. Geer, known to me to be the person or persons whose name is subscribed to the foregoing instruments, and acknowledge to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2012.

Notary Public in and for the State of Texas

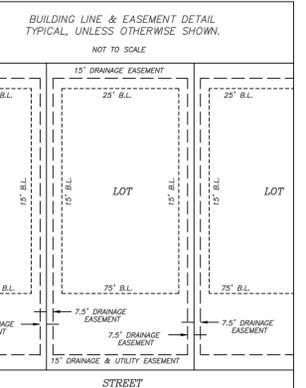
NOTARY PUBLIC CERTIFICATE

This Plat is approved by the Collin County Commissioners on this the ____ of _____, 2014

County Judge, Collin County, Texas

CARTER T. CLIFF SURVEY,
ABSTRACT NUMBER 162

NOTE: THE LAND DESCRIBED AND PLATTED HEREON LIES IN ZONE X (OUTSIDE THE 500 YEAR FLOOD PLAIN) AND IS LOCATED IN THE BOUNDS OF F.E.M.A. FIRM PANEL 48085G0285 J & 305 J DATED JUNE 2, 2009 AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN.



COLLIN COUNTY NOTES:

- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots. Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways. Collin County will not be responsible for any damages, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- (Due to the site evaluator's determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility component from any/all easements and/or creeks/streams/ponds, etc. ***SEE NOTE "A"***
- Individual site elevations and OSSF design plans by a Registered Sanitarian or Professional Engineer must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

45 RESIDENTIAL LOTS

FINAL PLAT
TRAILS OF 1827
SECTION TWO

53.992 ACRES IN THE CARTER CLIFF SURVEY, ABSTRACT NO. 162, COLLIN COUNTY, TEXAS.

OWNER:
WEXFIELD, LLC
PO BOX 2524
MCKINNEY, TEXAS 75070
972-814-6671

SURVEYOR/ENGINEER:
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972-562-3959
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