

CLERK'S FILE NO. 20091119001405470

LINE TABLE FOR PROPERTY LINE

NUMBER	DIRECTION	DISTANCE
L1	S 00°40'37" E	55.68'
L2	S 47°29'15" W	45.59'
L3	S 16°10'42" W	12.54'
L4	S 30°20'51" E	31.75'
L5	S 01°20'06" E	65.67'
L6	S 17°14'03" E	218.95'

LINE TABLE FOR UTILITY EASEMENT

NUMBER	DIRECTION	DISTANCE
L7	S 88°26'08" E	1612.65'
L8	N 88°54'27" E	299.99'
L9	S 88°24'41" E	685.11'

LINE TABLE FOR DRAINAGE & UTILITY EASEMENT

NUMBER	DIRECTION	DISTANCE
L11	N 00°13'27" W	174.03'
L12	N 03°00'53" E	142.03'
L13	N 14°14'46" W	126.24'
L14	N 15°03'00" W	202.01'

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OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS 5600 Rockhill Homes, Ltd. is the owner of a tract of land SITUATED in Collin County, Texas, in the Abner Lee Survey, Abstract No. 516, being a survey of the 0.153 acre "Tract 2" of land described in a deed from James G. Stanford to Shemar Investments, LLC, recorded as Clerk's File No. 20131001001367350 and a survey of part of the 149.968 acre tract described in a deed from Ben Fatto Limited Partnership to Viel Gluck Limited Partnership, dated November 10, 2009, recorded as clerk's file no. 20091119001405470, both deeds of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at 1/2-inch iron pin found at the northeast corner of said 149.968 acre tract, in Road 643 (east-west paved road);

THENCE South 89°00'18" East, with said Road 643, 124.54 feet to a mag nail set in the west right-of-way line of Farm Road 547; same being in a curve, the radius point bears South 31°08'16" East, 359.82 feet;

THENCE southerly with the west right-of-way line of said Farm Road 547 as follows:

To the left along said curve with the east line of said 0.153 acre tract, passing the south corner of said 0.153 acre tract and a southeast corner of said 149.968 acre tract, continuing with the east line of said 149.968 acre tract, in all, an arc length of 358.85 feet, a central angle of 57°10'23", a chord direction of South 30°16'33" West and a chord length of 344.15 feet to a 1/2-inch iron pin set at the P.T. of said curve;

THENCE South 01°43'21" West, with the east line of said 149.968 acre tract, 131.82 feet to a 1/2-inch iron pin set;

THENCE North 88°41'13" West, 2256.98 feet to a 1/2-inch iron pin set;

THENCE North 01°18'47" East, 400.40 feet to a 1/2-inch iron pin set;

THENCE North 88°33'40" West, 50.00 feet to a 1/2-inch iron pin set;

THENCE South 01°18'47" West, 400.51 feet to a 1/2-inch iron pin set;

THENCE North 88°41'13" West, 257.35 feet to a 1/2-inch iron pin set;

THENCE North 03°22'55" East, passing a 1/2-inch iron pin set at 401.30 feet and continuing in all, 431.32 feet to a point in Road 643, in the south line of the 58.587 acre tract recorded as clerk's file no. 20130925001341010;

THENCE easterly with said Road 643 as follows:

South 88°33'40" East, with the south line of said 58.587 acre tract, 1715.07 feet to a mag nail set at the southeast corner of said 58.587 acre tract;

South 89°00'18" East, 876.94 feet to the PLACE OF BEGINNING and containing 25.08 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 5600 Rockhill Homes, Ltd., does hereby adopt this plat designating the herein above described property as SUMMERLIN, an addition in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

WITNESS my hand at _____, Texas, this the _____ day of _____ 2016.

Tim Fleet
President of 5600 Rockhill Homes, Ltd.

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Tim Fleet 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, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____ 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

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

Bruce Geer, Registered Professional Land Surveyor, No. 4117

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____ 2016.

Notary Public in and for the State of Texas

This plat is approved by the Collin County Commissioner's Court on the _____ day of _____, 2016.

Keith Self, County Judge

> 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/rivers/ponds, etc. (Per State regulations).

> Tree removal and/or grading for OSSF may be required on individual lots.

> Individual site evaluations 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.

> "Blocking the flow of water or construction Improvements in drainage easements, and filling or obstruction of the roadway 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 damage, personal injury or loss of life or property occasioned by flooding or flooding conditions."

> "Collin County permits are required for building construction, on-site sewage facilities and driveway culverts."

> "All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface"

> "All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility."

> Due to the presence of a large drainage area/creek on lots 12 and 13, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to individual lot development on Lots 12 and 13.

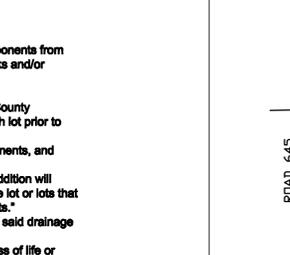
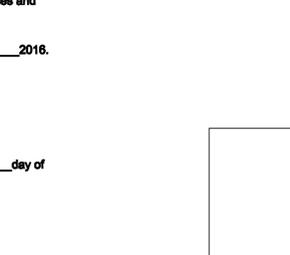
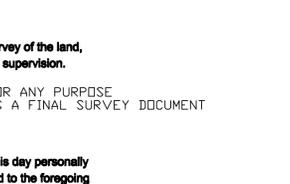
> There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

Water provider:

Caddo Basin Special Utility District
156 CR 1118
Greenville, TX. 75401-7514
903-527-3504

Electric provider:

Oncor Electric
310 Highway 205
Terrell, TX. 75160
972-551-7233



FROM THE NORTHEAST CORNER OF SUMMERLIN ADDITION, IT IS
S 88°49'48" E 3394.17' TO THE APPROXIMATE NORTHEAST CORNER
OF THE ABNER LEE SURVEY, ABSTRACT NO. 516