

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, 5600 Rockhill Homes, LTD. and Riverside (East) Homebuilders, LTD., are the owners of a tract of land situated in the Abner Lee Survey, Abstract No. 516, Collin County, Texas and being part of a 13.000 acre tract of land conveyed to Riverside (East) Homebuilders, LTD. by deed recorded in Instrument No. 20160609000720240, Official Public Records, Collin County, Texas and being part of a 149,968 acre tract of land conveyed to 5600 Rockhill Homes, LTD. by deed recorded in Instrument No. 20160302000251000, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a mag nail set in County Road No. 643 for the northwest corner of said 13.000 acre tract;

Thence, North 90°00'00" East, along County Road No. 643 and the north line of said 13.000 acre tract, a distance of 266.81 feet to a 3/8" iron pin found for the northeast corner of said 13.000 acre tract;

Thence, South 89°37'21" East, along County Road No. 643 and the north line of said 149,968 acre tract, a distance of 571.81 feet to a mag nail set for corner;

Thence, South 01°54'05" West, a distance of 431.32 feet to a 1/2" iron pin found with red cap stamped "GEER 4117" for corner;

Thence, South 89°49'57" West, a distance of 824.30 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the west line of said 13.000 acre tract;

Thence, North 00°00'00" East, along the west line of said 13.000 acre tract, a distance of 437.26 feet to the Point of Beginning and containing 361,500 square feet or 8.299 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, 5600 Rockhill Homes, Ltd. and Riverside (East) Homebuilders, LTD., do hereby adopt this plat as SUMMERLIN PHASE 2, an Addition to Collin County, Texas and do hereby dedicate to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS my hand this the ____ day of _____, 20____.

Tim Fleet
President of 5600 Rockhill Homes, Ltd. &
Riverside (East) Homebuilders, Ltd.

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BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

Notary Public for the State of Texas
My Commission expires _____

Health Department Certificate:

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

This Plat approved by Collin County Commissioners Court on the ____ day of _____, 20____.

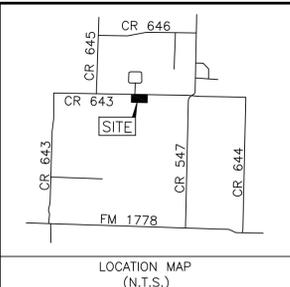
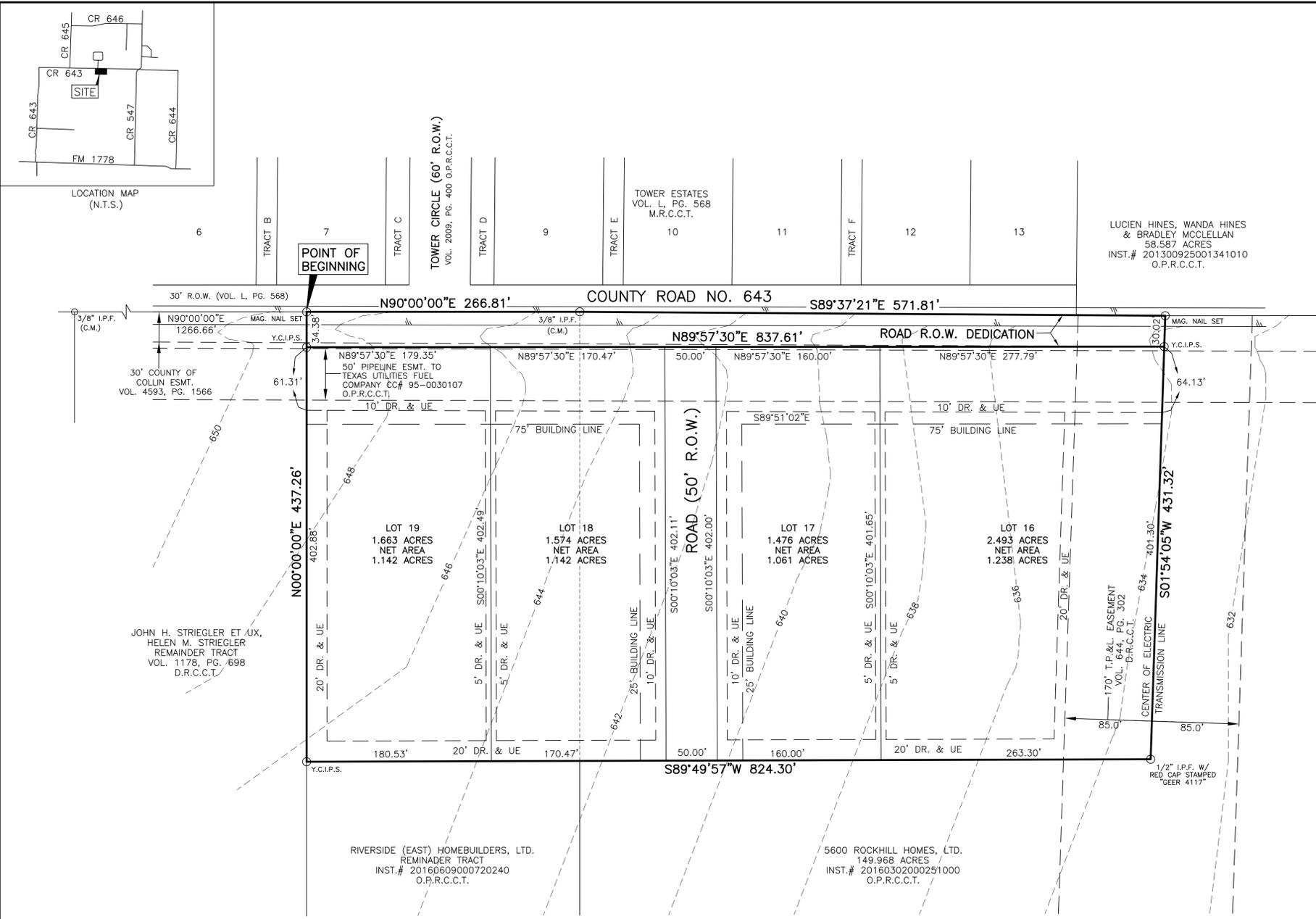
Keith Self, County Judge
Date _____

NOTES:

Building permits, OSSF and Culvert permits are required prior to construction or set up of home.

Water Provider:
Caddo Basin Special Utility District
156 CR 1118
Greenville, TX 75401
(903) 527-3504

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



NOTES:

- 1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 2. 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.
- 3. 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.
- 4. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 5. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 6. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 7. 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.
- 8. All lots must utilize alternative type On-Site Sewage Facilities.
- 9. 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/ponds/etc. (Per State regulations).
- 10. 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.
- 11. There are no water wells noted in this subdivision and no water well are allowed without prior approval from Collin County Development Services.
- 12. Drainage for Lots 18 & 19 to cross Road R.O.W. along the south lines in a temporary ditch to the east. Drainage for all lots will be addressed at the time of design of the proposed Summerlin Phase 3.
- 13. Bearings based on the north line of deed recorded in Instrument No. 20160609000720240, Official Public Records, Collin County, Texas. (N90°00'00"E)
- 14. Due to the presence of a large gas easement on Lots 16, 17, 18 and 19, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to individual lot development on Lots 16, 17, 18 and 19. Additionally, Lot 16 has a large power easement along another property line, thereby further increasing required setbacks on Lot 16.
- 15. Tree removal and/or grading for OSSF may be required on individual Lots.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

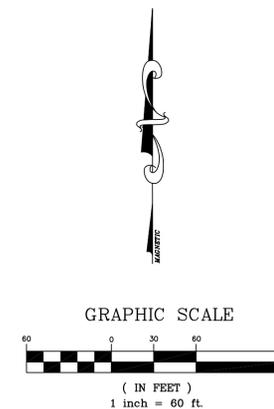
NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

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

Notary Public in and for the State of Texas.
My commission expires: _____



- DR. & UE - DRAINAGE & UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
- Y.C.I.P.S. - YELLOW CAPPED IRON PIN SET
- STAMPED "CCG INC RPLS 5129"
- OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DEED RECORDS, COLLIN COUNTY, TEXAS
- MAP RECORDS, COLLIN COUNTY, TEXAS

OWNERS:
5600 ROCKHILL HOMES, LTD. &
RIVERSIDE (EAST) HOMEBUILDERS, LTD.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
PHONE: (817) 731-7595

FINAL PLAT
SUMMERLIN
PHASE 2
8.299 ACRES OF LAND
ABNER LEE SURVEY, ABSTRACT NO. 516
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2329-16	1"=60'	AUGUST 8, 2016	CP