

NUMBER	DIRECTION	DISTANCE
L1	N 89°58'04" E	144.50'
L2	N 10°00'00" W	114.75'
L3	S 89°58'04" W	215.43'
L4	N 89°58'04" E	17.50'
L5	S 00°01'56" E	50.00'
L6	S 89°58'04" W	48.07'
L7	S 10°00'00" E	111.69'

NUMBER	DIRECTION	DISTANCE
L8	S 64°00'00" E	115.31'
L9	S 64°00'00" E	115.59'
L10	S 64°00'00" E	115.87'
L11	S 64°00'00" E	116.15'
L12	S 64°00'00" E	116.42'
L13	S 64°00'00" E	116.70'
L14	S 64°00'00" E	116.98'
L15	S 64°00'00" E	117.26'
L16	S 64°00'00" E	117.54'
L17	S 09°57'22" W	125.45'
L18	S 09°57'22" W	148.03'
L19	S 09°57'22" W	148.26'
L20	S 09°57'22" W	148.50'
L21	S 09°57'22" W	148.73'
L22	S 09°57'22" W	148.96'
L23	S 10°00'00" E	111.69'
L24	S 10°00'00" E	111.69'
L25	S 10°00'00" E	111.69'
L26	S 89°58'04" W	81.83'
L27	S 89°58'04" W	49.46'
L28	S 89°58'04" W	49.46'
L29	S 89°58'04" W	49.46'
L30	S 89°58'04" W	49.46'
L31	S 89°58'04" W	49.46'
L32	S 89°58'04" W	63.09'
L33	N 89°46'00" W	49.42'
L34	N 89°46'00" W	49.42'
L35	N 89°46'00" W	49.42'
L36	N 89°46'00" W	49.42'
L37	N 89°46'00" W	45.32'
L38	N 89°58'04" E	54.21'
L39	N 89°58'04" E	49.46'
L40	N 89°58'04" E	49.46'
L41	N 89°58'04" E	49.46'
L42	S 89°58'04" W	49.46'
L43	S 89°58'04" W	49.46'
L44	S 89°58'04" W	49.46'
L45	S 89°58'04" W	54.21'
L46	N 00°01'56" W	94.20'
L47	N 00°01'56" W	54.21'
L48	N 00°01'56" W	54.21'
L49	N 00°01'56" W	54.21'
L50	N 00°01'56" W	54.21'
L51	N 00°01'56" W	54.21'
L52	N 00°01'56" W	54.21'
L53	N 00°01'56" W	54.21'
L54	N 00°01'56" W	54.21'
L55	N 00°01'56" W	99.90'
L56	N 89°37'16" W	83.20'
L57	S 00°14'00" W	36.51'
L58	S 00°14'00" W	54.09'
L59	S 00°14'00" W	54.09'
L60	S 00°14'00" W	54.09'
L61	S 00°14'00" W	54.09'
L62	S 00°14'00" W	54.09'
L63	S 00°14'00" W	54.09'
L64	S 00°14'00" W	54.09'
L65	S 00°14'00" W	54.09'
L66	S 00°23'00" E	50.00'
L67	N 89°58'04" E	190.00'
L68	S 00°23'00" E	350.01'
L69	S 89°58'04" W	190.00'
L70	N 00°23'00" W	350.01'

BEGINNING
1/2-INCH IRON PIN SET
WEST-NORTHWEST CORNER
33.662 ACRE TRACT

DELTA = 16°21'49"
CH = N 14°33'58" E
L = 201.04'
CL = 200.36'

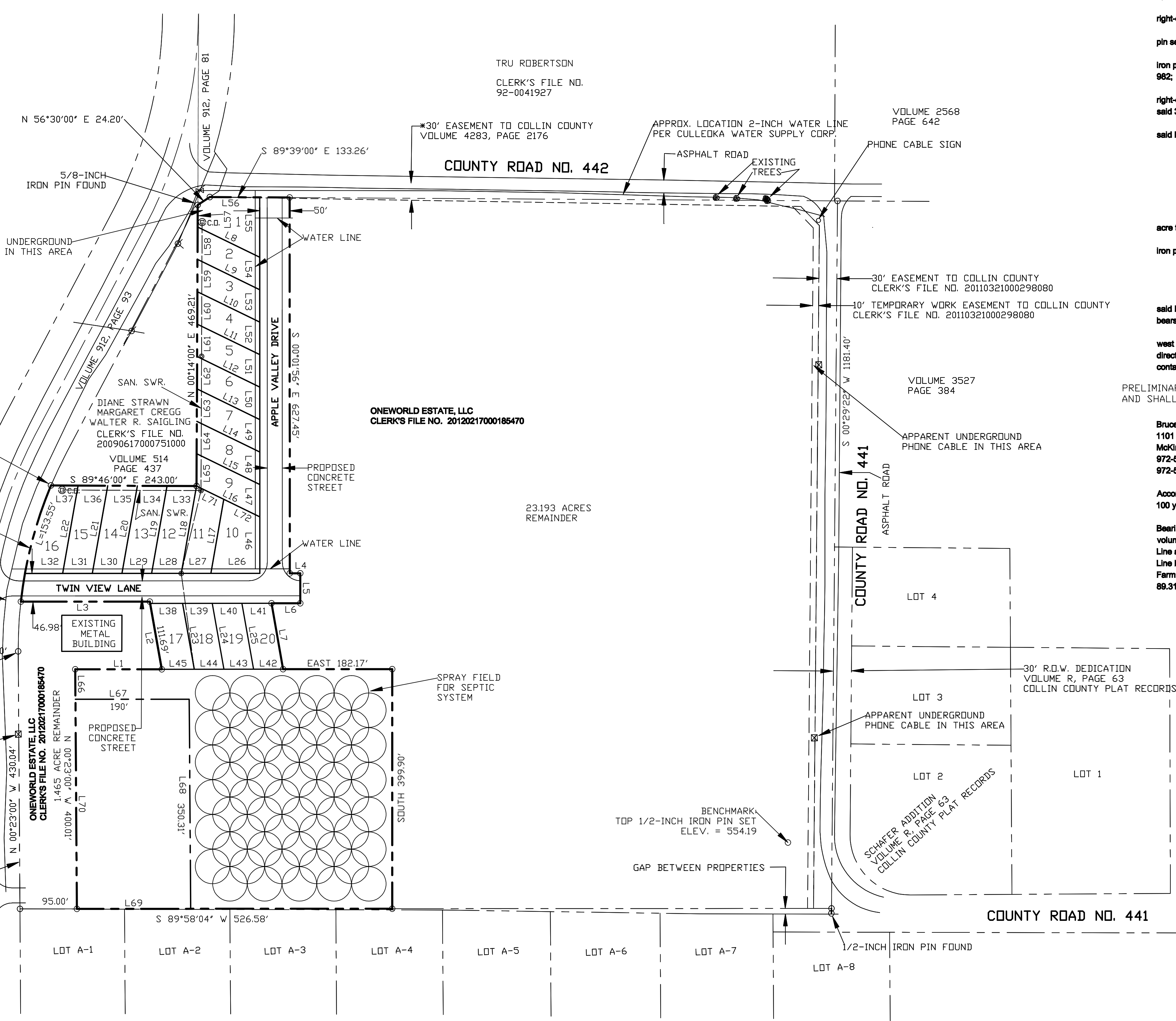
APPROX. LOCATION 6" WATER
LINE PER CULLEOKA WATER
SUPPLY CORP.

3/8-INCH IRON PIN SET
IN TOP OF BROKE OFF
WOODEN R.O.W. MARKER

PHONE CABLE SIGN &
PHONE CABLE BOX

APPARENT UNDERGROUND
PHONE CABLE RUNS ALONG
AND NEAR PROPERTY LINE

NUMBER	DIRECTION	DISTANCE
L71	S 64°00'00" E	50.68'
L72	S 64°00'00" E	66.86'



> Due to the site evaluator's determination that all lots are predominately class IV soils, 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 bends and/or creek/river/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 prior to construction of any OSSF system.

> There is an existing building on the property (permitted under 19-1281) with an existing OSSF. Per permit conditions, that building is limited to a maximum of 76 GPD of septage/wastewater production. With the addition of the MHRC, that GPD cannot be increased at any time.

> Due to OSSF capacity constraints, the MHRC is limited to 20 rental homes on the parcel of land and each of the 20 rental homes are limited to a maximum of 3-bedrooms each.

> No other structures may be permitted on the parcel of land (including, but not limited to, laundry facilities, community centers, etc.) due to the OSSF capacity constraints.

> State law sets a maximum of 5,000 GPD of septage on a single parcel of land. With twenty (20), 3-bedroom MHRs (total of 4,800 GPD) and an existing OSSF on the parcel (maximum of 76 GPD allowed on that system) the parcel will be just under the maximum allowed.

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

- LEGEND**
- 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
 - ⊗ PHONE CABLE BOX
 - ⊗ PROPOSED TREE
 - ⊗ WATER VALVE
 - ⊗ POWER POLE

OWNER:
OneWorld Estate, LLC
3901 Denham Way
Plano, TX 75023

SURVEYOR:
BRUCE GEER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE: 972-562-3959
FAX: 972-542-5751

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

PROPOSED UTILITIES SHOWN HEREON
WERE TAKEN FROM THE DESIGN OF
ANOTHER COMPANY.

DESCRIPTION 9.003 ACRES

SITUATED in Collin County, Texas, in the Sarah D. Terry survey, abstract no. 890, being a survey of part the 33.662 acre tract described in a deed from Don Carlisle Hills to OneWorld, LLC, dated February 16, 2012, recorded as clerk's file no. 20120217000185470 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin set at the west-northwest corner of said 33.662 acre tract, in the east right-of-way line of Farm Road 982;

THENCE South 89°46'00" East, with a north line of said 33.662 acre tract, 243.00 feet to a 1/2-inch iron pin set at the inside corner of said 33.662 acre tract;

THENCE North 00°14'00" East, with a west line of said 33.662 acre tract, 469.21 feet to a 5/8-inch iron pin found at a northwest corner of said 33.662 acre tract, in the east right-of-way line of said Farm Road 982;

THENCE North 56°30'00" East, with the northwest line of said 33.662 acre tract and with the east right-of-way line of said Farm Road 982, 24.20 feet to a 1/2-inch iron pin set at the north-northwest corner of said 33.662 acre tract; same being on the south side of Road 442;

THENCE South 89°39'00" East, with the north line of said 33.662 acre tract and with the south side of said Road 442, 133.26 feet to a 1/2-inch iron pin set;

THENCE South 00°01'56" East, 627.45 feet to a 1/2-inch iron pin set;

THENCE North 89°58'04" East, 17.50 feet to a 1/2-inch iron pin set;

THENCE South 00°01'56" East, 60.00 feet to a 1/2-inch iron pin set;

THENCE South 89°58'04" West, 48.07 feet to a 1/2-inch iron pin set;

THENCE South 10°00'00" East, 111.69 feet to a 1/2-inch iron pin set;

THENCE North 00°00'00" East, 182.17 feet to a 1/2-inch iron pin set;

THENCE South 00°00'00" West, 389.80 feet to a 1/2-inch iron pin set in the south line of said 33.662 acre tract;

THENCE South 89°58'04" West, with the south line of said 33.662 acre tract, 528.58 feet to a 1/2-inch iron pin set;

THENCE North 00°23'00" West, 400.01 feet to a 1/2-inch iron pin set;

THENCE North 89°58'04" East, 144.50 feet to a 1/2-inch iron pin set;

THENCE North 10°00'00" West, 114.75 feet to a 1/2-inch iron pin set;

THENCE South 89°58'04" West, 215.43 feet to a 1/2-inch iron pin set in the east right-of-way line of said Farm Road 982 and the west line of said 33.662 acre tract; same being in a curve, the radius point bears South 83°36'56" East, 703.94 feet;

THENCE to the right along said curve with the east right-of-way line of said Farm Road 982 and the west line of said 33.662 acre tract, an arc length of 201.04 feet, a central angle of 16°21'49", a chord direction of North 14°33'58" East, and a chord length of 200.36 feet to the PLACE OF BEGINNING and containing 9.003 acres.

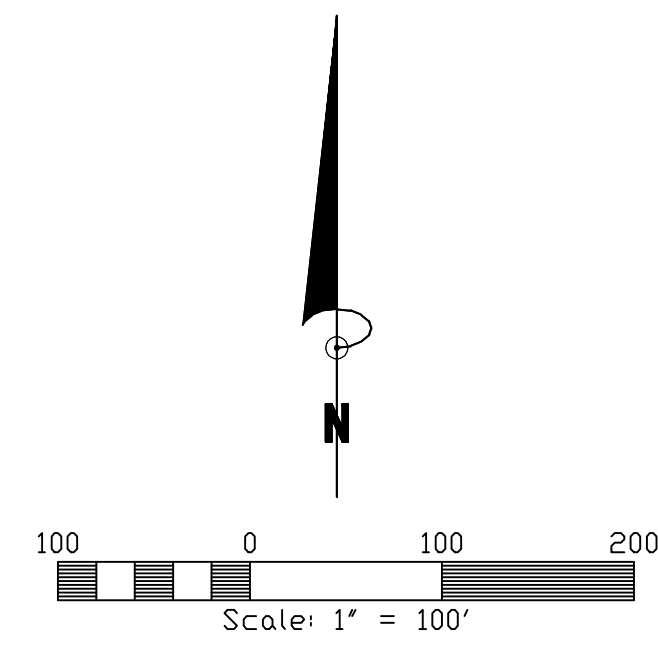
PRELIMINARY—THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117
1101 W. University Drive
McKinney, Texas 75069
972-562-3959
972-542-5751-fax

According to FEMA map no. 48085C0410J, dated 6-02-2009 the above described tract of land is not in the 100 year flood plain.

Bearing basis: East right-of-way line of Farm Road No. 982 as seen on right-of-way deed recorded in volume 912, page 81 and volume 912, page 85.
Line and controlling monuments described as follows:
Line between 3/8-inch iron pin set in top of broke off wood right-of-way marker in the east right-of-way line of Farm Road No. 982 at highway station 339+62.3 and 1/2-inch iron pin found at the southwest corner of the 89.31 acre tract (in east right-of-way line of Farm Road No. 982) recorded in clerk's file no. 98-0082372;

LOT	SQ. FT.
1	7623
2	5623
3	5637
4	5650
5	5664
6	5677
7	5691
8	5705
9	5718
10	7884
11	6660
12	7216
13	7227
14	7238
15	7250
16	8389
17	5963
18	5440
19	5440
20	5440



SITE PLAN
OF
LAKE VISTA
ESTATES
PHASE 1
ADDITION
BEING 9.003 ACRES OF LAND LOCATED IN THE
SARAH D. TERRY SURVEY, ABSTRACT NO. 890,
COLLIN COUNTY, TEXAS