



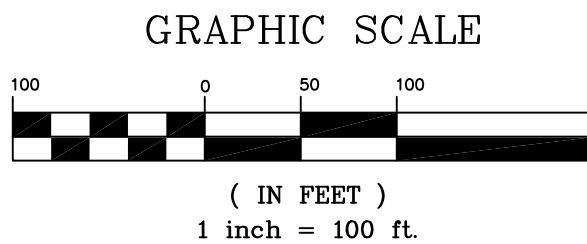
- DR. & UE - DRAINAGE & UTILITY EASEMENT
I.P.F. - IRON PIN FOUND
Y.C.I.P.S. - YELLOW CAPPED IRON PIN SET
O.P.R.C.C.T. - STAMPED "CCG INC RPLS 5129"
D.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
MAP RECORDS, COLLIN COUNTY, TEXAS

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



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 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.
- 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).
- 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.
- There are no water wells noted in this subdivision and no water well are allowed without prior approval from Collin County Development Services.
- Bearings based on the west line of deed recorded in Instrument No. 20160609000720240, Official Public Records, Collin County, Texas. (N00°00'00"E)
- Tree removal and/or grading for OSSF may be required on individual Lots.
- All side lot lines to have 5' Drainage and Utility Easement on both sides of lot line.
- Mail boxes shall meet USPS specifications.
- Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permit requirements shall be removed and corrected at the owner's expense.
- Driveway/Culvert permits are required at all existing county road tie-ins.
- Due to the presence of a large power/hydrocarbon easement on Lots 31, 32, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 and 62, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to individual lot development on Lots 31, 32, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 and 62.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S18°15'40"E	164.93'	L19	S17°04'46"W	13.14'	L37	S15°12'55"W	19.44'
L2	S09°35'33"E	155.75'	L20	S22°29'37"E	39.33'	L38	S58°10'24"E	33.43'
L3	S09°35'33"E	35.96'	L21	S38°04'09"E	64.27'	L39	S26°07'27"E	77.81'
L4	S42°23'54"E	10.56'	L22	S01°18'32"W	10.92'	L40	S40°29'08"E	32.58'
L5	N47°54'53"E	22.07'	L23	S44°47'21"W	16.93'	L41	S43°30'58"W	19.19'
L6	S69°29'34"E	14.92'	L24	S10°21'30"W	16.85'	L42	S00°46'36"W	20.23'
L7	S05°45'55"E	99.78'	L25	S48°18'29"E	19.38'	L43	S28°43'32"E	60.14'
L8	S58°57'21"W	40.98'	L26	S48°18'29"E	3.72'			
L9	S19°42'28"E	164.75'	L27	S27°16'58"E	122.64'			
L10	S19°42'28"E	109.17'	L28	S55°40'18"E	41.49'			
L11	S12°58'36"E	50.55'	L29	S35°00'42"E	59.38'			
L12	S28°52'35"E	111.10'	L30	S35°00'42"E	14.12'			
L13	N35°14'25"E	20.91'	L31	S68°29'43"E	9.54'			
L14	S58°59'07"E	42.58'	L32	S27°42'02"E	39.14'			
L15	N85°22'47"E	19.45'	L33	S04°01'43"E	47.93'			
L16	S52°42'35"E	20.82'	L34	S43°41'12"E	57.82'			
L17	S44°06'55"W	24.70'	L35	S67°26'23"E	18.94'			
L18	S17°04'46"W	22.51'	L36	S29°42'04"E	37.14'			

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

FINAL PLAT

SUMMERLIN PHASE 3

129.912 ACRES OF LAND
ABNER LEE SURVEY, ABSTRACT NO. 516
COLLIN COUNTY, TEXAS

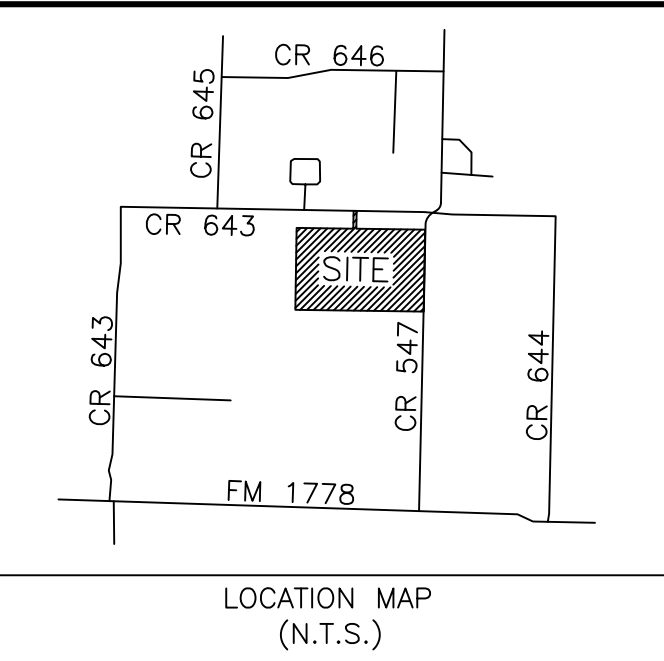
SHEET 1 OF 2

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11, LAVON, TEXAS 75166 972-742-4411 TEXAS FIRM REGISTRATION NO.: 10007200			
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2329-16	1"=100'	NOVEMBER 23, 2016	CP



- DR. & UE - DRAINAGE & UTILITY EASEMENT
I.P.F. - IRON PIN FOUND
Y.C.I.P.S. - YELLOW CAPPED IRON PIN SET
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STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S CERTIFICATE

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 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" on the west line of said 13.000 acre tract and being the southwest corner of Summerlin Phase 2, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 763, Official Public Records, Collin County, Texas;

Thence, North 89°49'57" East, along the south line of said Summerlin Phase 2 and the south line of Summerlin Phase 1, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 483, Official Public Records, Collin County, Texas, a distance of 1081.65 feet to a 1/2" iron pin found with red cap stamped "GEER 4117" for the southeast corner of Lot 15, of said Summerlin Phase 1;

Thence, North 00°10'03" West, along the east line of said Lot 15, a distance of 400.51 feet to a 1/2" iron pin found with red cap stamped "GEER 4117" for the northeast corner of said Lot 15 and being on the south right-of-way line of County Road No. 643;

Thence, North 89°57'30" East, along the south right-of-way line of County Road No. 643, a distance of 50.00 feet to a 1/2" iron pin found with red cap stamped "GEER 4117 for the northwest corner of Lot 14, of said Summerlin Phase 1;

Thence, South 00°10'03" East, along the west line of said Lot 14, a distance of 400.40 feet to a 1/2" iron pin found with red cap stamped "GEER 4117 for the southwest corner of said Lot 14;

Thence, North 89°49'57" East, along the south line of said Summerlin Phase 1, a distance of 2256.98 feet to a 1/2" iron pin found with red cap stamped "GEER 4117 on the west right-of-way line of F.M. Highway No. 547 (80' R.O.W.);

Thence, South 00°12'39" West, along the east line of said 149.968 acre tract and the west right-of-way line of F.M. Highway No. 547 (80' R.O.W.), a distance of 1643.93 feet to a 1/2" iron pin found for the southeast corner of said 149.968 acre tract and the northeast corner of a 100 acre tract of land conveyed to Alice Lynne Cleveland by Instrument No. 20130724001033290, Official Public Records, Collin County, Texas;

Thence, South 89°05'51" West, along the south line of said 149.968 acre tract, the south line of said 13.000 acre tract, the north line of said 100 acre tract and a north line of a tract of land conveyed to John H. Striegler, et ux, by deed recorded in Volume 1178, Page 698, Deed Records, Collin County, Texas, a distance of 3382.98 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner 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 1687.30 feet to the Point of Beginning and containing 5,658,993 square feet or 129.912 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.

STATE OF TEXAS
COUNTY OF TARRANT

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 _____

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

Keith Self, County Judge Date

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.

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: _____

Health Department Certification:

I hereby certify that the on-site sewage facilities described on this plat conform to 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 Date
Collin County Development Services

FINAL PLAT
SUMMERLIN PHASE 3
129.912 ACRES OF LAND
ABNER LEE SURVEY, ABSTRACT NO. 516
COLLIN COUNTY, TEXAS

SHEET 2 OF 2

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11, LAVON, TEXAS 75166

972-742-4411 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2329-16	1"=100'	NOVEMBER 11, 2016	CP

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