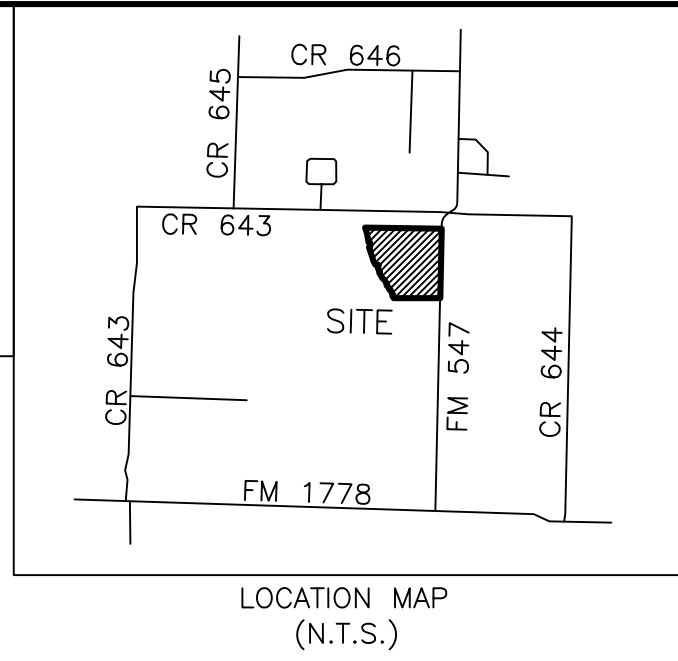




LEGEND	
DR. & UE	- DRAINAGE & UTILITY EASEMENT
I.P.F.	- IRON PIN FOUND
Y.C.I.P.S.	- YELLOW CAPPED IRON PIN SET
O.P.R.C.C.T.	- STAMPED "CCG INC RPLS 5129"
D.R.C.C.T.	- OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	- DEED RECORDS, COLLIN COUNTY, TEXAS
	- MAP RECORDS, COLLIN COUNTY, TEXAS



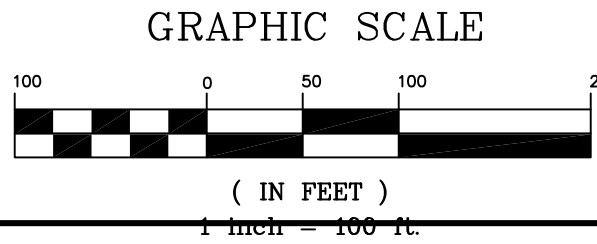
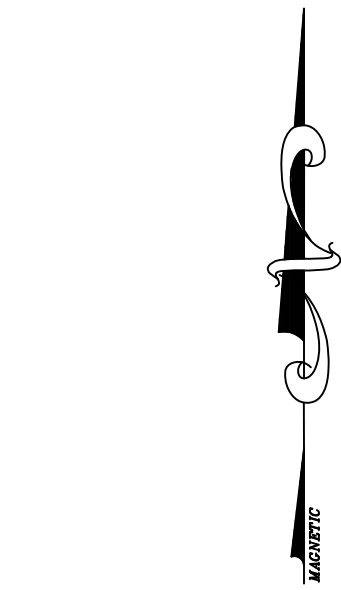
- NOTES:
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
 - The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners 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.
 - There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
 - The connection to FM 547 will require permitting with the Texas Department of Public Transportation (TxDOT) Collin County Areas office.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C2	14.09'	500.00'	1°36'53"	S00°58'29"E, 14.09'
C3	250.86'	500.00'	28°44'48"	S16°09'19"E, 248.24'

Line Table		
Line #	Direction	Length
L1	N28°43'32"W	60.14'
L2	N00°46'36"E	20.23'
L3	N43°30'58"E	19.19'
L4	N40°29'08"W	32.58'
L5	N26°07'27"W	77.81'
L6	N58°10'24"W	33.43'
L7	N15°12'55"E	19.44'
L8	N29°42'04"W	37.14'
L9	N67°26'23"W	18.94'
L10	N43°41'12"W	57.82'
L11	N04°01'43"W	47.93'
L12	N27°42'02"W	39.14'
L13	N68°29'43"W	9.54'
L14	N35°00'42"W	73.49'
L15	N55°40'18"W	41.49'
L16	N27°16'58"W	122.64'
L17	N48°18'29"W	23.10'
L18	N10°21'30"E	16.85'
L19	N44°47'21"E	16.93'
L20	N01°18'32"E	10.92'

Line Table		
Line #	Direction	Length
L21	N38°04'09"W	64.27'
L22	N22°29'37"W	39.33'
L23	N17°04'46"E	35.65'
L24	N44°06'55"E	24.70'
L25	N52°42'35"W	20.82'
L26	S85°22'47"W	19.45'
L27	N58°59'07"W	42.58'
L28	S35°14'25"W	20.91'
L29	N28°52'35"W	111.10'
L30	N12°58'36"W	50.55'
L31	N19°42'28"W	273.92'
L32	N58°57'21"E	40.98'
L33	N05°45'55"W	99.78'
L34	N69°29'34"W	14.92'
L35	S47°54'53"W	22.07'
L36	N42°23'54"W	10.56'
L37	N09°35'33"W	191.71'
L38	N18°15'40"W	164.93'

OWNER:
5600 ROCKHILL HOMES, LTD.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
PHONE: (817) 731-7595



FINAL PLAT

SUMMERLIN PHASE 3

57.462 ACRES OF LAND

ABNER LEE SURVEY, ABSTRACT NO. 516

COLLIN COUNTY, TEXAS

38 RESIDENTIAL LOTS

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'	MAY 2, 2019	CP

OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, 5600 Rockhill Homes, LTD., a Texas limited partnership is the owner of a tract of land situated in the Abner Lee Survey, Abstract No. 516, Collin County, Texas and being part of a 149.968 acre tract of land conveyed to 5600 Rockhill Homes, LTD., a Texas limited partnership 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 on the west right-of-way line of F.M. Highway No. 547 (80’ R.O.W.) 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 and the north line of said 100 acre tract, a distance of 1105.78 feet to a 1/2” iron pin set with yellow cap stamped “CCG INC RPLS 5129” for corner in center of drainage channel;

Thence, northwesterly, along said drainage channel the following:

North 28°43’32” West, 60.14 feet to a point for corner; North 00°46’36” East, 20.23 feet to a point for corner;
North 43°30’58” East, 19.19 feet to a point for corner; North 40°29’08” West, 32.58 feet to a point for corner;
North 26°07’27” West, 77.81 feet to a point for corner; North 58°10’24” West, 33.43 feet to a point for corner;
North 15°12’55” East, 19.44 feet to a point for corner; North 29°42’04” West, 37.14 feet to a point for corner;
North 67°26’23” West, 18.94 feet to a point for corner; North 43°41’12” West, 57.82 feet to a point for corner;
North 04°01’43” West, 47.93 feet to a point for corner; North 27°42’02” West, 39.14 feet to a point for corner;
North 68°29’43” West, 9.54 feet to a point for corner; North 35°00’42” West, 73.49 feet to a point for corner;
North 55°40’18” West, 41.49 feet to a point for corner; North 27°16’58” West, 122.64 feet to a point for corner;
North 48°18’29” West, 23.10 feet to a point for corner; North 10°21’30” East, 16.85 feet to a point for corner;
North 44°47’21” East, 16.93 feet to a point for corner; North 01°18’32” East, 10.92 feet to a point for corner;
North 38°04’09” West, 64.27 feet to a point for corner; North 22°29’37” West, 39.33 feet to a point for corner;
North 17°04’46” East, 35.65 feet to a point for corner; North 44°06’55” East, 24.70 feet to a point for corner;
North 52°42’35” West, 20.82 feet to a point for corner; South 85°22’47” West, 19.45 feet to a point for corner;
North 58°59’07” West, 42.58 feet to a point for corner; South 35°14’25” West, 20.91 feet to a point for corner;
North 28°52’35” West, 111.10 feet to a point for corner; North 12°58’36” West, 50.55 feet to a point for corner;
North 19°42’28” West, 273.92 feet to a point for corner; North 58°57’21” East, 40.98 feet to a point for corner;
North 05°45’55” West, 99.78 feet to a point for corner; North 69°29’34” West, 14.92 feet to a point for corner;
South 47°54’53” West, 22.07 feet to a point for corner; North 42°23’54” West, 10.56 feet to a point for corner;
North 09°35’33” West, 191.71 feet to a point for corner; North 18°15’40” West, 164.93 feet to a point for the southwest corner of Lot 12 and the southeast corner 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;

Thence, North 89°49’57” East, along the south line of said Summerlin Phase 1, a distance of 1811.68 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 the Point of Beginning and containing 2,503,028 square feet or 57.462 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, 5600 Rockhill Homes, Ltd., a Texas limited partnership, does hereby adopt this plat as SUMMERLIN PHASE 3, an Addition to Collin County, Texas and does 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 _____, 2019.

Tim Fleet, President of
5600 Rockhill Homes, Ltd., a Texas limited partnership

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 _____, 2019.

Notary Public for the State of Texas
My Commission expires _____

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

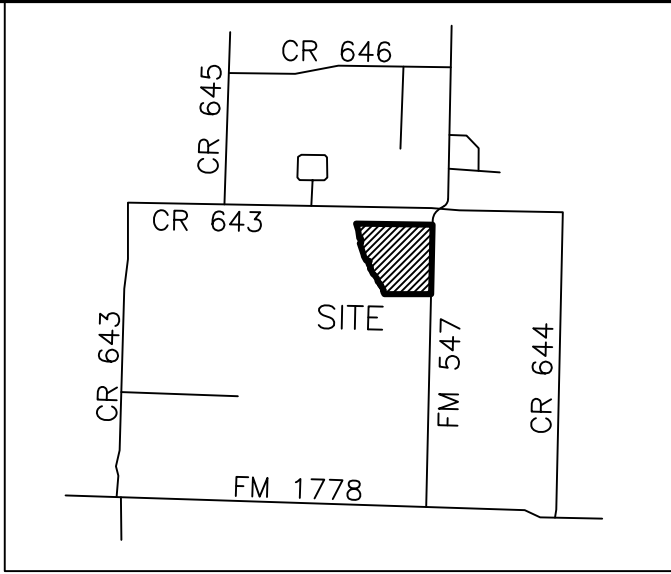
NOTARY CERTIFICATE

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 _____, 2019.

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



LOCATION MAP
(N.T.S.)

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.

This Plat approved by Collin County Commissioners Court on the ____ day of _____, 2019.

Chris Hill, County Judge
Date

Registered Sanitarian or Designated Representative
Collin County Development Services
Date

FINAL PLAT

SUMMERLIN PHASE 3

57.462 ACRES OF LAND

ABNER LEE SURVEY, ABSTRACT NO. 516

COLLIN COUNTY, TEXAS

38 RESIDENTIAL LOTS SHEET 2 OF 2

CARROLL CONSULTING GROUP, INC.

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JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
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