

OWNER'S CERTIFICATE

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 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 445.30 feet to a point for corner;

Thence, southeasterly, along the center of drainage channel the following:

South 18°15'40" East, 164.93 feet to a point for corner;	South 09°35'33" East, 191.71 feet to a point for corner;
South 42°23'54" East, 10.56 feet to a point for corner;	North 47°54'53" East, 22.07 feet to a point for corner;
South 69°29'34" East, 14.92 feet to a point for corner;	South 05°45'55" East, 99.78 feet to a point for corner;
South 58°57'21" West, 40.98 feet to a point for corner;	South 19°42'28" East, 273.92 feet to a point for corner;
South 12°58'36" East, 50.55 feet to a point for corner;	South 28°52'35" East, 111.10 feet to a point for corner;
North 35°14'25" East, 20.91 feet to a point for corner;	South 58°59'07" East, 42.58 feet to a point for corner;
North 85°22'47" East, 19.45 feet to a point for corner;	South 52°42'35" East, 20.82 feet to a point for corner;
South 44°06'55" West, 24.70 feet to a point for corner;	South 17°04'46" West, 35.65 feet to a point for corner;
South 22°29'37" East, 39.33 feet to a point for corner;	South 38°04'09" East, 64.27 feet to a point for corner;
South 01°18'32" West, 10.92 feet to a point for corner;	South 44°47'21" West, 16.93 feet to a point for corner;
South 10°21'30" West, 16.85 feet to a point for corner;	South 48°18'29" East, 23.10 feet to a point for corner;
South 27°16'58" East, 122.64 feet to a point for corner;	South 55°40'18" East, 41.49 feet to a point for corner;
South 35°00'42" East, 73.49 feet to a point for corner;	South 68°29'43" East, 9.54 feet to a point for corner;
South 27°42'02" East, 39.14 feet to a point for corner;	South 04°01'43" East, 47.93 feet to a point for corner;
South 43°41'12" East, 57.82 feet to a point for corner;	South 67°26'23" East, 18.94 feet to a point for corner;
South 29°42'04" East, 37.14 feet to a point for corner;	South 15°12'55" West, 19.44 feet to a point for corner;
South 58°10'24" East, 33.43 feet to a point for corner;	South 26°07'27" East, 77.81 feet to a point for corner;
South 40°29'08" East, 32.58 feet to a point for corner;	South 43°30'58" West, 19.19 feet to a point for corner;
South 00°46'36" West, 20.23 feet to a point for corner;	South 28°43'32" East, 60.14 feet to a point for corner on the south line of said 149.968 acre tract and on the north line 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 said 174.760 acre tract, a distance of 2277.20 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 and an east line of said 174.760 acre tract, a distance of 1687.30 feet to the Point of Beginning and containing 3,155,965 square feet or 72.451 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, 5600 Rockhill Homes, Ltd., a Texas limited partnership and Riverside (East) Homebuilders, LTD. do hereby adopt this plat as SUMMERLIN PHASE 4, 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 _____, 2019.

Tim Fleet, President of
5600 Rockhill Homes, Ltd., a Texas limited partnership
& 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 _____, 2019.

Notary Public for the State of Texas
My Commission expires _____

SURVEYOR'S 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: _____

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.

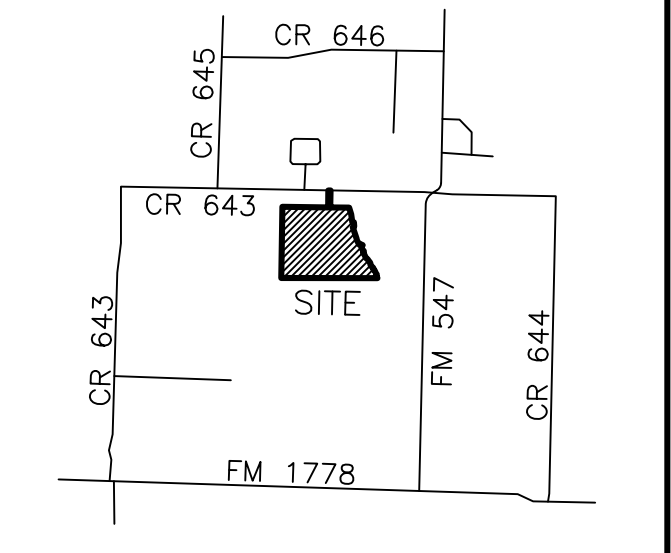
Registered Sanitarian or Designated Representative
Collin County Development Services

Date

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

Chris Hill, County Judge

Date



LOCATION MAP
(N.T.S.)

FINAL PLAT

SUMMERLIN PHASE 4

72.451 ACRES OF LAND
ABNER LEE SURVEY, ABSTRACT NO. 516
COLLIN COUNTY, TEXAS
43 RESIDENTIAL LOTS

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

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

SHEET 2 OF 2