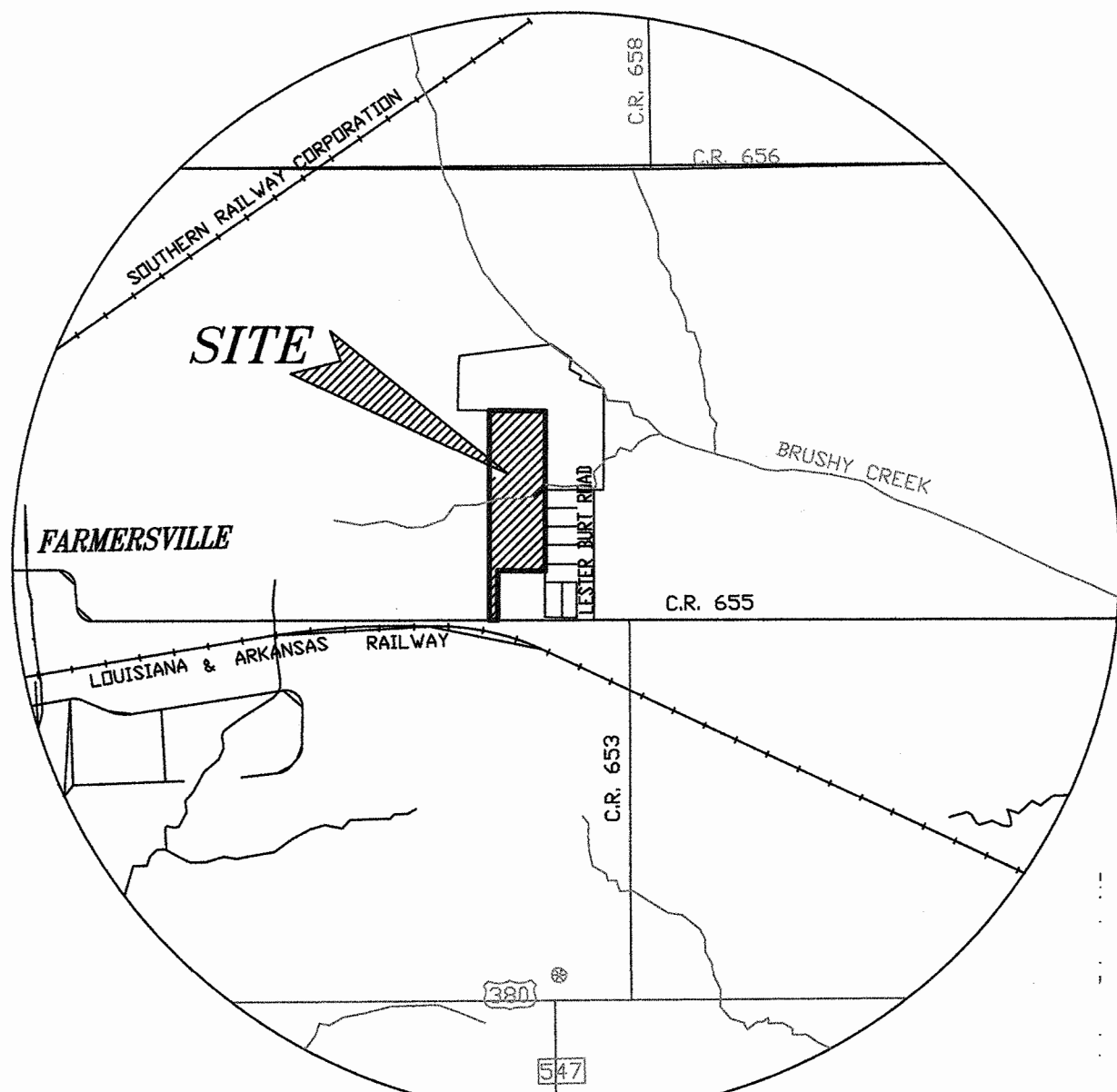


11221

FROM:
R-6448-001-0640-1 / 21.8136 AC
R-6448-001-0850-1 / .2858 AC
FOR TAX YEAR 2017



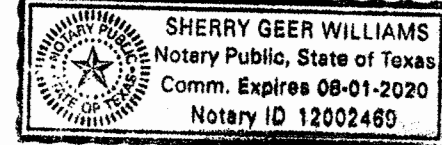
LOCATION MAP
SCALE 1"=2000'

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF COLLIN :
WHEREAS, JENERETTE CAPITAL, LLC - SERIES I is the owner of a tract of land in the William Hemphill Survey, Abstract No. 448, Collin County, Texas, being described as follows:
SITUATED in Collin County, Texas, in the William Hemphill Survey, Abstract No. 448, being a resurvey of part of the 19.427 acre "Tract Four" and a resurvey part of the 19.000 acre "Tract Five" described in a deed from T G K Services and KBS, Inc. to JFC Holdings, LLC, dated December 20, 2006, recorded document number 20061226001806870 and of the 0.2858 acre described in deed from Reginald and Barbara York to Jenerette Capital, LLC - Series I dated April 6, 2016, recorded in document number 20160406000410230 all deeds 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 inside corner of South Gate, Phase II, recorded in volume 2009, page 46 of the Collin County plat records;
THENCE South 00°11'45" West, with a west line of said South Gate, Phase II, 910.13 feet to a 1/2-inch iron pin found at the south-southwest corner of said South Gate, Phase II; same being the northwest corner of South Gate, recorded in volume Q, page 523 of the Collin County plat records;
THENCE South 00°00'59" West, with the west line of said South Gate, 748.96 feet to a 1/2-inch iron pin set for a corner, from which the northeast corner of the Reginald York 5.723 acres, Ref. V. 4990, P. 1382 lies North 88°57'55" West, 39.99 feet;
THENCE North 88°57'55" West, 365.7 feet to an iron pin found;
THENCE North 88°55'38" West, 149.7 feet with the north line of said 5.723 acre tract to an iron pin set in said north line;
THENCE South 00°02'05" West, 498.11 feet to a point in the north R.O.W. line of County Road 655;
THENCE North 88°57'50" West, 65.01 feet with said north R.O.W. line to an iron pin found at the southeast corner of the 47.50 acre tract recorded as clerk's file no. 20130822001190620;
THENCE North 00°02'05" East, with the east line of said 47.50 acre tract, passing a 5/8-inch iron pin found at 30.0 feet and continuing in all, 2157.46 feet to a 1/2-inch iron pin found in a south line of said South Gate II;
THENCE South 89°11'12" East, with a south line of said South Gate Phase II, 580.07 feet to the PLACE OF BEGINNING and containing ~~22.0144~~ **22.0934** acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That JENERETTE CAPITAL, LLC - Series I does hereby adopt this plat designating the hereinabove described property as FINAL PLAT OF SOUTH GATE, PHASE III, a subdivision in Collin County, Texas and does hereby dedicate to the public use forever the streets/roads and easements as shown thereon.
WITNESS my hand at McKinney, Texas, this the 6th day of March, 2017

Before me, a notary public, on this day personally appeared Justin Jirright, Owner
of Jenerette Capital, LLC - Series I, Justin Jirright, Owner
known to me to be the person whose name is subscribed to the foregoing document.
Sherry Geer Williams
Notary Public
8-1-20
Commission Expires

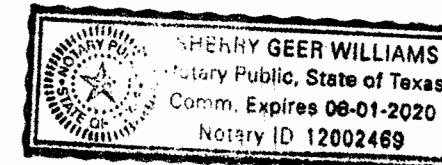


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, G. M. Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision regulations of Collin County Texas.
WITNESS my hand at McKinney, Texas, this the 6th day of March, 2017
G. M. Geer
G. M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR
TEX. REG. NO. 3258
GEER SURVEYING & ENGINEERING
FIRM REG. NO. 10082100



Before me, a notary public, on this day personally appeared G. M. Geer, known to me to be the person whose name is subscribed to the foregoing document.
Sherry Geer Williams
Sherry Geer Williams,
Notary Public



S11221

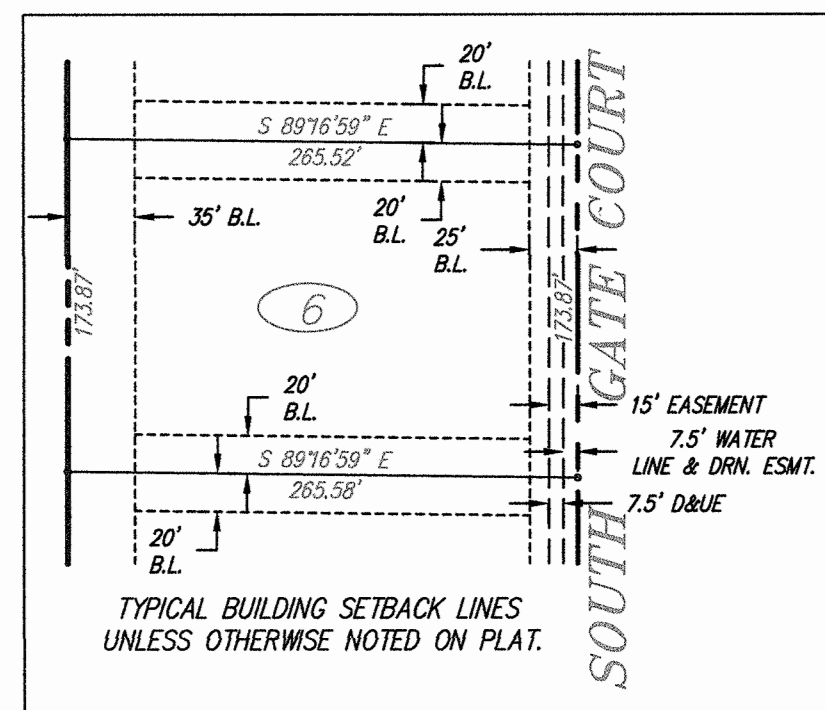
Mar 3-7-17
G.M. GEER, REGISTERED PROFESSIONAL ENGINEER,
TEX. REG. NO. 6853
TEX. ENGR. FIRM NO. F-12913
1101 WEST UNIVERSITY DRIVE
McKINNEY, TEXAS 75069
Phone: 972-562-3959
EMAIL: gingeer1@sbglobal.net
www.geersurveyingandengineering.com

FINAL PLAT
SOUTH GATE, PHASE III

22.274 ACRES IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 448, COLLIN COUNTY TEXAS

OWNER:
JENERETTE CAPITAL, LLC
5644 FAIRFAX DRIVE
FRISCO, TEXAS 75034
PHONE: 214-543-6211

SURVEYOR/ENGINEER:
G. M. GEER
1101 WEST UNIVERSITY DRIVE
McKINNEY, TEXAS 75069
PHONE: 972-562-3959



- COLLIN COUNTY NOTES:**
1. Must utilize alternative type On-Site Sewage Facilities.
 2. Must maintain state-mandated setback of all On-Site Facility components from any/all easements and drainage areas, sharp breaks and/or creek/river/ponds, etc. (Per State regulations).
 3. COLLIN COUNTY PERMITS ARE REQUIRED FOR ALL ON SITE SEWAGE FACILITY AND DRIVEWAY CULVERTS*
*Public Works (972-548-3700, Tony Cook) driveway culverts.
 4. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
 5. 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.
 6. 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 damages, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 7. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
 8. 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.
 9. The finished floor elevations of all houses will be at least one foot above the highest elevation of the immediately surrounding ground around the house after final grading.
 10. Lots 4,15,17&18 are each bisected by a drainage ONLY easement. State Law allows for solid OSSF sprinkler line to cross a drainage easement (if sleeved) and allows for surface irrigation to be sprayed into a drainage easement. However, no other OSSF components (i.e. spray heads) are allowed in the drainage easement.
 11. Due to setback restrictions, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on lots 4,15,17&18 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin county Development Services.
 12. Tree removal and/or grading for OSSF may be required on individual lots.
 13. 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 and OSSF system.

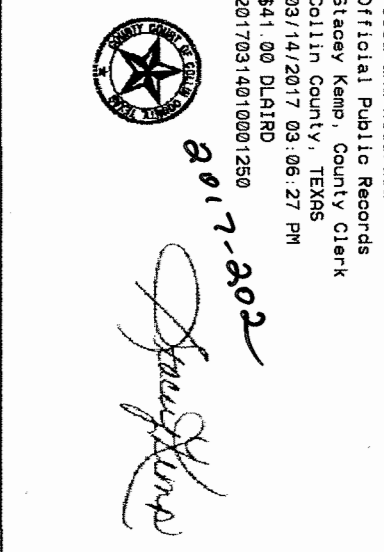
FLOOD NOTE: THE LAND DESCRIBED AND PLATTED HEREON LIES IN ZONE X (OUTSIDE THE 500 YEAR FLOOD PLAIN) AND IS LOCATED IN THE BOUNDS OF F.E.M.A. FIRM PANEL 48085C0340 J DATED JUNE 2, 2009 AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN.

UTILITY SERVICE PROVIDERS:
WATER: SHARYLAND UTILITIES 903-455-5574

CONTROLLING MONUMENTS: IPF at the SEC of lot 2 & IPF at the SWC of lot 2.
DIRECTIONAL CONTROL: S.L. of Lot 2 of South Gate Ref. Cab. Q, Sht. 523 COMP.

LEGEND

- 1/2" IPS
- IRON PIN FOUND
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- LOT LINE
- BUILDING SETBACK LINE



SCALE: 1"=100'
0' 100' 200' 300'
Graphic Scale In Feet

HEALTH DEPARTMENT CERTIFICATE:
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.
Mon RS#3727
Registered Sanitarian - Designated Representative
Collin County Development Services

THIS PLAT APPROVED BY
THE COLLIN COUNTY COMMISSIONER'S COURT
ON 25 DAY OF April, 2016
Keith Self, County Judge

CAROL ANN BRANNUM
9.448 ACRES
REF. DOC. NO.
20100219000191800

