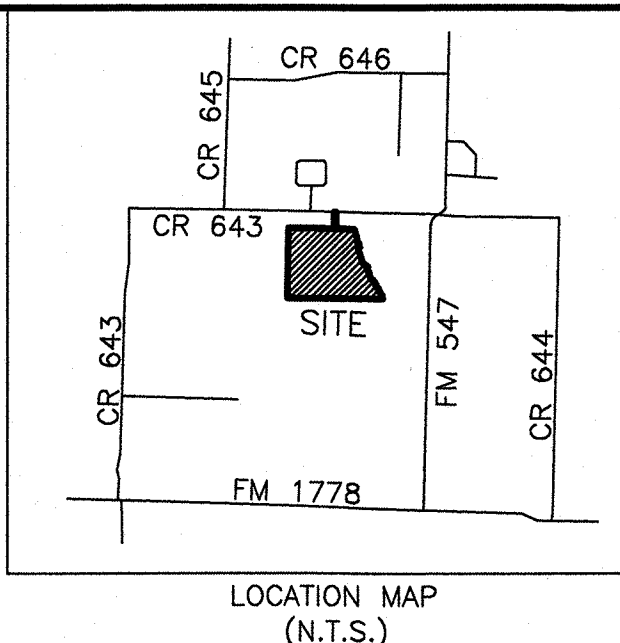


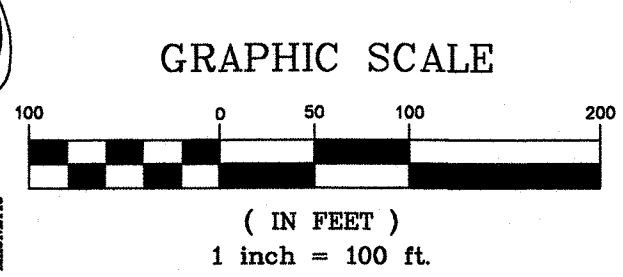
[illegible]

20200205010000480 02/05/2020 12:07:26 PM PL 1/2

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



NOTES:
Building permits, OSSF and Culvert permits are required prior to construction or set up of home.



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	67.17'	250.00'	15°23'36"	S07°51'51"E, 66.96'

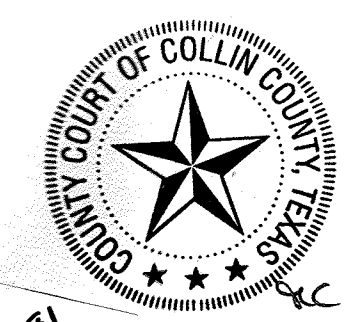
Line Table		
Line #	Direction	Length
L1	S18°15'40"E	164.93'
L2	S09°35'33"E	191.71'
L3	S42°23'12"E	10.56'
L4	N47°54'53"E	22.07'
L5	S69°29'34"E	14.92'
L6	S05°45'55"E	99.98'
L7	S58°57'21"W	40.78'
L8	S19°42'28"E	273.92'
L9	S12°58'36"E	50.55'
L10	S28°52'35"E	111.10'
L11	S35°14'25"E	20.91'
L12	S58°59'07"E	42.58'
L13	N85°22'47"E	19.45'

Line Table		
Line #	Direction	Length
L14	S52°42'35"E	20.82'
L15	S44°06'55"W	24.70'
L16	S17°04'46"W	35.65'
L17	S22°29'37"E	39.33'
L18	S38°04'09"E	64.27'
L19	S01°18'32"W	10.92'
L20	S44°47'21"W	16.93'
L21	S10°21'30"W	16.85'
L22	S48°18'29"E	23.10'
L23	S27°16'58"E	122.64'
L24	S55°40'18"E	41.49'
L25	S35°00'42"E	73.49'
L26	S68°29'43"E	9.54'

Line Table		
Line #	Direction	Length
L27	S27°42'02"E	39.14'
L28	S04°01'43"E	47.93'
L29	S43°41'12"E	57.82'
L30	S67°26'23"E	18.94'
L31	S29°42'04"E	37.14'
L32	S15°12'55"W	19.44'
L33	S58°10'24"E	33.43'
L34	S26°07'27"E	77.81'
L35	S40°29'08"E	32.58'
L36	S43°30'58"W	19.19'
L37	S00°46'36"W	20.23'
L38	S28°43'32"E	60.14'

NOTES:

1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
2. 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.
3. 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.
4. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
5. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
6. All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
7. 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.
8. All lots must utilize alternative type On-Site Sewage Facilities.
9. 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).
10. 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.
11. There are no water wells noted in this subdivision and no water well are allowed without prior approval from Collin County Development Services.
12. Bearings based on the west line of deed recorded in Instrument No. 20160609000720240, Official Public Records, Collin County, Texas. (N00°00'00"E)
13. Tree removal and/or grading for OSSF may be required on individual Lots.
14. All side lot lines to have 5' Drainage and Utility Easement on both sides of lot line.
15. Mail boxes shall meet USPS specifications.
16. Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permit requirements shall be removed and corrected at the owner's expense.
17. Driveway/Culvert permits are required at all existing county road tie-ins.
18. 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.



S12045
FINAL PLAT

SUMMERLIN PHASE 4

72.451 ACRES OF LAND

ABNER LEE SURVEY, ABSTRACT NO. 516
COLLIN COUNTY, TEXAS

43 RESIDENTIAL LOTS

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11, LAVON, TEXAS 75166

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

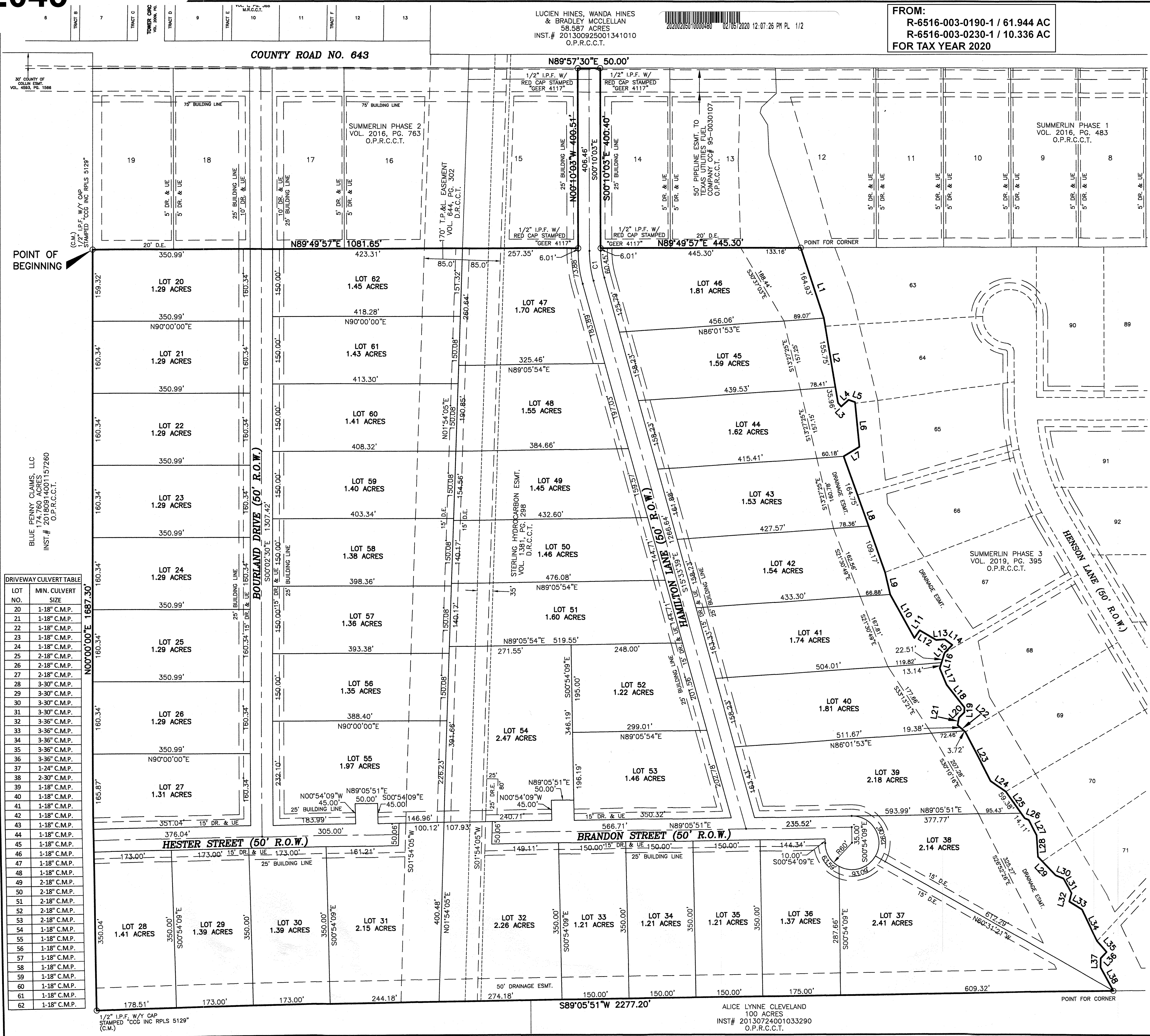
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2329-16	1"=100'	DECEMBER 16, 2019	CP

OWNERS:

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

SHEET 1 OF 2

DRIVEWAY CULVERT TABLE		N 00° 00' 00" E 1687' 30"
LOT NO.	MIN. CULVERT SIZE	
20	1-18" C.M.P.	
21	1-18" C.M.P.	
22	1-18" C.M.P.	
23	1-18" C.M.P.	
24	1-18" C.M.P.	
25	2-18" C.M.P.	
26	2-18" C.M.P.	
27	2-18" C.M.P.	
28	3-30" C.M.P.	
29	3-30" C.M.P.	
30	3-30" C.M.P.	
31	3-30" C.M.P.	
32	3-36" C.M.P.	
33	3-36" C.M.P.	
34	3-36" C.M.P.	
35	3-36" C.M.P.	
36	3-36" C.M.P.	
37	1-24" C.M.P.	
38	2-30" C.M.P.	
39	1-18" C.M.P.	
40	1-18" C.M.P.	
41	1-18" C.M.P.	
42	1-18" C.M.P.	
43	1-18" C.M.P.	
44	1-18" C.M.P.	
45	1-18" C.M.P.	
46	1-18" C.M.P.	
47	1-18" C.M.P.	
48	1-18" C.M.P.	
49	2-18" C.M.P.	
50	2-18" C.M.P.	
51	2-18" C.M.P.	
52	2-18" C.M.P.	
53	2-18" C.M.P.	
54	1-18" C.M.P.	
55	1-18" C.M.P.	
56	1-18" C.M.P.	
57	1-18" C.M.P.	
58	1-18" C.M.P.	
59	1-18" C.M.P.	
60	1-18" C.M.P.	
61	1-18" C.M.P.	
62	1-18" C.M.P.	



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 the northwest corner of Summerlin Phase 3, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2019, Page 395, Official Public Records, Collin County, Texas,

Thence, southeasterly, along the center of drainage channel and the west lines of said Summerlin Phase 3 the following:

South 18°15'40" East, 164.93 feet to a point for corner;
South 42°23'54" East, 10.56 feet to a point for corner;
South 69°29'34" East, 14.92 feet to a point for corner;
South 58°57'21" West, 40.98 feet to a point for corner;
South 12°58'36" East, 50.55 feet to a point for corner;
North 35°14'25" East, 20.91 feet to a point for corner;
North 85°22'47" East, 19.45 feet to a point for corner;
South 44°06'55" West, 24.70 feet to a point for corner;
South 22°29'37" East, 39.33 feet to a point for corner;
South 01°18'32" West, 10.92 feet to a point for corner;
South 10°21'30" West, 16.85 feet to a point for corner;
South 27°16'58" East, 122.64 feet to a point for corner;
South 35°00'42" East, 73.49 feet to a point for corner;
South 27°42'02" East, 39.14 feet to a point for corner;
South 43°41'12" East, 57.82 feet to a point for corner;
South 29°42'04" East, 37.14 feet to a point for corner;
South 58°10'24" East, 33.43 feet to a point for corner;
South 40°29'08" East, 32.58 feet to a point for corner;
South 00°46'36" West, 20.23 feet to a point for corner;
South 09°35'33" East, 191.71 feet to a point for corner;
North 47°54'53" East, 22.07 feet to a point for corner;
South 05°45'55" East, 99.78 feet to a point for corner;
South 19°42'28" East, 273.92 feet to a point for corner;
South 28°52'35" East, 111.10 feet to a point for corner;
South 58°59'07" East, 42.58 feet to a point for corner;
South 52°42'35" East, 20.82 feet to a point for corner;
South 17°04'46" West, 35.65 feet to a point for corner;
South 38°04'09" East, 64.27 feet to a point for corner;
South 44°47'21" West, 16.93 feet to a point for corner;
South 48°18'29" East, 23.10 feet to a point for corner;
South 55°40'18" East, 41.49 feet to a point for corner;
South 68°29'43" East, 9.54 feet to a point for corner;
South 04°01'43" East, 47.93 feet to a point for corner;
South 67°26'23" East, 18.94 feet to a point for corner;
South 15°12'55" West, 19.44 feet to a point for corner;
South 26°07'27" East, 77.81 feet to a point for corner;
South 43°30'58" West, 19.19 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 and for the southwest corner of said Summerlin Phase 3;

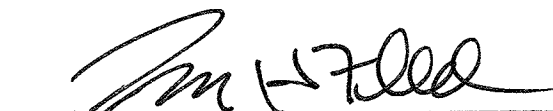
Thence, South 89°05'51" West, along the south line of said 149.968 acre tract, the south line of said 13.000 acre tract, the north line of said 100 acre tract and a north line of said 174.760 acre tract, a distance of 2277.20 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for 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.

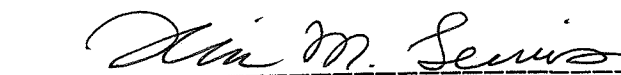
WITNESS my hand this the 23 day of January, 2020.



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 23 DAY OF January, 2020.


Notary Public for the State of Texas
My Commission expires 6/16/2021

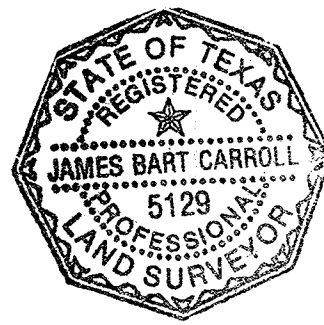


SURVEYOR'S CERTIFICATE

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




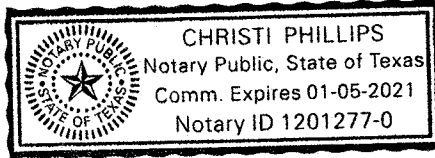
NOTARY CERTIFICATE

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.

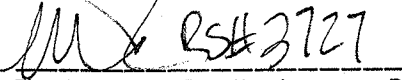
Given under my hand and seal of office, this 29th day of January, 2020.


Notary Public in and for the State of Texas.
My commission expires: 01-05-2021



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

1/30/2020
Date


This Plat approved by Collin County Commissioners Court on the 26th day of MAY, 2019.

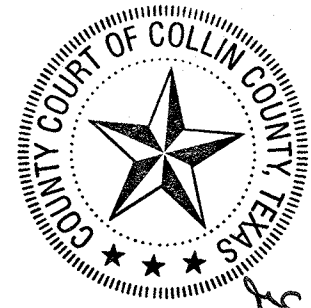

Chris Hill, County Judge

3 FEB 2020
Date

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/05/2020 12:07:26 PM
\$41.00 DPOSTER
20200205010000480



2020-02




S12045

FINAL PLAT

SUMMERLIN PHASE 4

72.451 ACRES OF LAND

ABNER LEE SURVEY, ABSTRACT NO. 516

COLLIN COUNTY, TEXAS

43 RESIDENTIAL LOTS

CARROLL CONSULTING GROUP, INC.

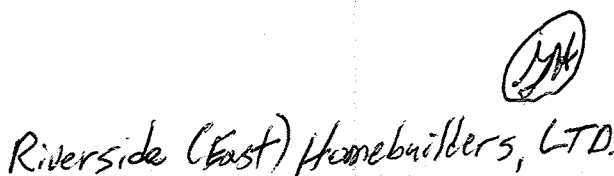
P.O. BOX 11, LAVON, TEXAS 75166

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

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2329-16	1"=100'	DECEMBER 16, 2019	CP

SHEET 2 OF 2

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


Riverside (East) Homebuilders, LTD.