

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF COLLIN §

LEGAL DESCRIPTION

(47.629 ACRES)

BEING a parcel of land located in Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being a part of that called 123.482 acre tract of land described in deed to D.R. HORTON–TEXAS, LTD as recorded in Document Number _____, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod found at the northeast corner of said 123.482 acre tract, said point being the northwest corner of that called 252.1985 acre tract described in deed to Castlerock Communities LLC as recorded in Document Number 2022000074308, Official Public Records of Collin County, said point also being in the south right–of–way line of Farm–To–Market Road (FM) 1827;

THENCE South 00 degrees 29 minutes 27 seconds West, 1,448.15 feet along the common line of said 123.482 acre tract and said 252.1985 acre tract to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 34 minutes 21 seconds West, 113.40 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 25 minutes 39 seconds West, 114.86 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 34 minutes 21 seconds West, 740.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 25 minutes 39 seconds East, 110.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 34 minutes 21 seconds West, 45.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 25 minutes 39 seconds East, 79.78 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 34 minutes 21 seconds West, 110.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 25 minutes 39 seconds East, 81.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 41 degrees 35 minutes 03 seconds West, 475.15 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 22 degrees 02 minutes 42 seconds West, 169.51 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 40 degrees 35 minutes 30 seconds East, 102.01 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 49 degrees 24 minutes 30 seconds East, 119.41 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 40 degrees 48 minutes 45 seconds East, 159.56 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 49 degrees 11 minutes 15 seconds West, 600.37 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 53 minutes 09 seconds West, 243.93 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 25 minutes 41 seconds East, 275.96 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 46 degrees 01 minutes 25 seconds East, 27.99 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 88 degrees 22 minutes 04 seconds West, 195.04 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner, said point being in the west line of said 123.482 acre tract, said point being in the east line of that called Tract 3–40.00 acre tract of land described in deed to JMA Estates, LLC as recorded in Document Number 2022000131096, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 25 minutes 41 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the northwest corner of said 123.482 acre tract, said point being the northeast corner of said Tract 3–40.00 acre tract, said point also being in the south right–of–way line of Farm–To–Market Road (FM) 1827, from which said set point bears North 88 degrees 22 minutes 04 seconds West, 65.09 feet to a Highway Monument found for corner in the north line of said Tract 3–40.00 acre tract;

THENCE South 88 degrees 22 minutes 04 seconds East, 2,009.05 feet along the north line of said 123.482 acre tract and the south right–of–way line of Farm–To–Market Road (FM) 1827 to the POINT OF BEGINNING and containing 2,074,733 square feet or 47.629 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **D.R. HORTON–TEXAS, LTD** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **SILVERTRAILS PHASE 1**, an addition to Collin County, Texas and does hereby dedicate, in fee simple, to the **COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412**, the streets, and other public improvements shown thereon. The That **D.R. HORTON–TEXAS, LTD** does herein certify the following:

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

David L. Booth, an Authorized Agent for D.R. HORTON–TEXAS, LTD

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David L. Booth, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public, State of Texas

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S0°29'27"W	111.45'	L10	S44°18'01"E	21.31'	L19	S44°34'21"E	21.21'	L28	S13°33'29"W	33.11'
L2	N16°51'08"E	10.02'	L11	N45°44'37"E	21.10'	L20	S45°25'39"W	21.21'	L29	S89°34'21"E	29.87'
L3	N43°55'58"W	28.57'	L12	N31°34'04"W	21.26'	L21	N46°03'41"E	28.00'	L30	S37°34'20"E	21.92'
L4	N45°25'32"E	20.76'	L13	N58°24'43"E	21.16'	L22	N45°25'39"E	21.21'	L31	N27°11'15"E	19.36'
L5	S44°34'21"E	21.21'	L14	N4°17'23"W	21.25'	L23	N85°48'45"E	21.21'	L32	N44°34'21"W	21.21'
L6	S4°17'52"E	21.17'	L15	N67°53'38"E	21.96'	L24	N1°37'56"E	35.00'	L33	S20°29'59"E	28.02'
L7	N69°30'01"E	21.41'	L16	N25°41'10"W	21.75'	L25	N80°00'07"W	38.48'	L34	N88°55'07"W	21.28'
L8	S44°34'21"E	21.21'	L17	N43°58'12"W	21.44'	L26	S68°55'16"E	32.46'			
L9	N45°25'39"E	21.21'	L18	N46°01'48"E	20.99'	L27	N51°27'09"E	20.68'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	1°12'18"	335.00'	7.04'	3.52'	S88°58'12"E	7.04'	C11	40°23'06"	500.00'	352.43'	183.89'
C2	1°12'18"	335.00'	7.04'	3.52'	N88°58'12"W	7.04'	C12	5°58'36"	138.50'	14.45'	7.23'
C3	16°21'42"	335.00'	95.66'	48.16'	N8°40'18"E	95.34'	C13	2°26'07"	375.00'	15.94'	7.97'
C4	3°04'35"	295.00'	15.84'	7.92'	N2°01'44"E	15.84'	C14	14°18'07"	335.00'	83.62'	42.03'
C5	16°25'30"	335.00'	96.03'	48.35'	S8°38'24"W	95.71'	C15	14°10'03"	138.50'	34.25'	17.21'
C6	1°12'18"	335.00'	7.04'	3.52'	S88°58'12"E	7.04'	C16	24°15'41"	161.50'	68.39'	34.71'
C7	19°26'48"	335.00'	113.70'	57.40'	S78°38'40"E	113.16'					
C8	27°15'16"	335.00'	159.35'	81.21'	S62°48'53"E	157.85'					
C9	13°07'50"	335.00'	76.77'	38.56'	N6°59'34"E	76.60'					
C10	13°07'50"	335.00'	76.77'	38.56'	S83°00'26"E	76.60'					

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	6,545	0.150	A-29	5,078	0.117	B-8	5,941	0.136	C-20	4,894	0.112	D-16	4,400	0.101	E-15	4,400	0.101	F-20	5,324	0.122	G-10	4,571	0.105	H-10	4,400	0.101
A-2	4,920	0.113	A-30	5,078	0.117	B-9	8,528	0.196	C-21	4,746	0.109	D-17	9,155	0.210	E-16	4,400	0.101	F-21	4,354	0.100	G-11	4,569	0.105	H-11	4,400	0.101
A-3	4,920	0.113	A-31	5,078	0.117	B-10	7,133	0.164	C-22	4,746	0.109	D-18	8,472	0.194	E-17	4,400	0.101	F-22	4,358	0.100	G-12	4,567	0.105	H-12	4,400	0.101
A-4	4,920	0.113	A-32	5,078	0.117	B-11	6,490	0.149	C-23	4,746	0.109	D-19	7,255	0.167	E-18	4,400	0.101	F-23	4,362	0.100	G-13	4,565	0.105	H-13	4,400	0.101
A-5	4,920	0.113	A-33	5,088	0.117	B-12	12,189	0.280	C-24	4,746	0.109	D-20	8,764	0.201	E-19	4,400	0.101	F-24	4,366	0.100	G-14	4,564	0.105	H-14	4,400	0.101
A-6	4,920	0.113	A-34	5,670	0.130	B-13	6,595	0.151	C-25	4,746	0.109	D-21	7,833	0.180	E-20	4,400	0.101	F-25	4,370	0.100	G-15	4,562	0.105	H-15	4,400	0.101
A-7	4,920	0.113	A-35	4,400	0.101	B-14	5,272	0.121	C-26	4,746	0.109	D-22	6,460	0.148	E-21	4,400	0.101	F-26	4,374	0.100	G-16	4,560	0.105	H-16	4,400	0.101
A-8	4,920	0.113	A-36	4,400	0.101	B-15	4,495	0.103	C-27	4,746	0.109	D-23	5,087	0.117	E-22	4,400	0.101	F-27	4,378	0.101	G-17	4,558	0.105	H-17	5,387	0.124
A-9	4,920	0.113	A-37	4,400	0.101	B-16	4,400	0.101	C-28	4,746	0.109	D-24	4,400	0.101	E-23	5,938	0.136	F-28	4,382	0.101	G-18	4,557	0.105			
A-10	4,920	0.113	A-38	6,050	0.139	C-1	5,542	0.127	C-29	4,746	0.109	D-25	4,400	0.101	F-1	5,387	0.124	F-29	4,386	0.101	G-19	4,555	0.105			
A-11	4,920	0.113	A-39	4,400	0.101	C-2	4,694	0.108	C-30	4,746	0.109	D-26	4,400	0.101	F-2	4,551	0.104	F-30	4,390	0.101	G-20	4,553	0.105			
A-12	4,920	0.113	A-40	4,400	0.101	C-3	4,510	0.104	C-31	5,711	0.131	D-27	4,400	0.101	F-3	4,540	0.104	F-31	6,043	0.139	G-21	4,551	0.104			
A-13	4,920	0.113	A-41	4,400	0.101	C-4	4,510	0.104	C-32	5,391	0.124	D-28	4,400	0.101	F-4	4,540	0.104	F-32	4,399	0.101	G-22	4,591	0.105			
A-14	4,920	0.113	A-42	4,400	0.101	C-5	4,510	0.104	D-1	12,183	0.280	D-29	5,809	0.133	F-5	4,540	0.104	F-33	4,403	0.101	G-23	4,902	0.113			
A-15	4,920	0.113	A-43	4,400	0.101	C-6	4,510	0.104	D-2	6,153	0.141	E-1	5,445	0.125	F-6	4,540	0.104	F-34	4,407	0.101	G-24	4,540	0.104			
A-16	5,088	0.117	A-44	4,400	0.101	C-7	4,510	0.104	D-3	7,289	0.167	E-2	4,400	0.101	F-7	4,540	0.104	F-35	6,506	0.149	G-25	4,539	0.104			
A-17	4,965	0.114	A-45	4,471	0.103	C-8	4,510	0.104	D-4	7,416	0.170	E-3	4,400	0.101	F-8	4,540	0.104	F-36	10,594	0.243	G-26	4,537	0.104			
A-18	5,000	0.115	A-46	5,628	0.129	C-9	4,510	0.104	D-5	7,375	0.169	E-4	4,400	0.101	F-9	4,540	0.104	F-37X	24,770	0.569	G-27X	21,667	0.497			
A-19	5,036	0.116	A-47X	137,908	3.166	C-10	4,510	0.104	D-6	7,334	0.168	E-5	4,400	0.101	F-10	4,540	0.104	F-38X	205,992	4.729	G-28X	13,640	0.313			
A-20	5,341	0.123	A-48X	33,285	0.764	C-11	4,510	0.104	D-7	7,546	0.173	E-6	4,400	0.101	F-11	4,769	0.109	G-1	4,556	0.105	H-1	4,400	0.101			
A-21	5,078	0.117	A-49X	73,585	1.689	C-12	4,510	0.104	D-8	6,558	0.151	E-7	4,400	0.101	F-12	5,077	0.117	G-2	4,585	0.105	H-2	4,400	0.101			
A-22	5,078	0.117	B-1	9,952	0.228	C-13	4,510	0.104	D-9	4,400	0.101	E-8	4,400	0.101	F-13	5,435	0.125	G-3	4,583	0.105	H-3	4,400	0.101			
A-23	5,078	0.117	B-2	6,149	0.141	C-14	4,510	0.104	D-10	4,400	0.101	E-9	4,400	0.101	F-14	5,146	0.118	G-4	4,581	0.105	H-4	4,400	0.101			
A-24	5,078	0.117	B-3	6,212	0.143	C-15	4,510	0.104	D-11	4,400	0.101	E-10	6,364	0.146	F-15	4,855	0.111	G-5	4,579	0.105	H-5	4,400	0.101			
A-25	5,078	0.117	B-4	4,710	0.108	C-16	8,318	0.191	D-12	4,400	0.101	E-11	7,527	0.173	F-16	4,540	0.104	G-6	4,578	0.105	H-6	4,400	0.101			
A-26	5,078	0.117	B-5	5,424	0.125	C-17	5,899	0.135	D-13	4,400	0.101	E-12	6,771	0.155	F-17	4,540	0.104	G-7	4,576	0.105	H-7	4,400	0.101			
A-27	5,078	0.117	B-6	5,502	0.126	C-18	5,021	0.115	D-14	4,400	0.101	E-13	4,400	0.101	F-18	4,540	0.104	G-8	4,574	0.105	H-8	4,400	0.101			
A-28	5,078	0.117	B-7	5,722	0.131	C-19	4,823	0.111	D-15	4,400	0.101	E-14	4,400	0.101	F-19	4,540	0.104	G-9	4,572	0.105	H-9	4,400	0.101			