

P.O. Box 54 ~ Lewisville, Texas 75067
Office: (972) 221-9439 ~ Fax: (972) 221-4675

BUILDER'S AND SURVEYOR'S GRADE CERTIFICATE

ADDRESS: 4501 Cherokee Drive

LEGAL DESCRIPTION:

Being Lot 16, in Block B of Flagstone Phase I, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 2007, Page 134, of the Plat Records of Collin County, Texas. Together with Certificate of Correction filed May 29, 2008, CC#20080529000645860, Real Property Records of Collin County, Texas.

The elevations and drainage patterns shown on the attached survey plat are the result of an on the ground survey performed on the date shown, and accurately depict the elevations, as they existed on the date of said survey. The relative elevations depicted may change subsequent to the date hereof, due to the subsidence or upheaval of the soil, addition or removal of soil by acts of man, erosion, wind, water or other factors. Therefore, this survey may not accurately depict the elevations and drainage pattern of the above property after the date of the survey. This does not in any way certify that drainage is adequate or meets city requirements.



Mr. Fred Buckley
Registered Professional Land Surveyor

12-20-10
Date of Survey

The elevations and drainage pattern on the attached survey plat are the Registered Professional Land Surveyor's findings of the finished ground grades around your residence on the date shown above. You, the homeowner, must maintain these elevations and grades to properly drain the water away from the house. The builder of your residence will not be responsible for any damage to your home caused by changing of the final grades.

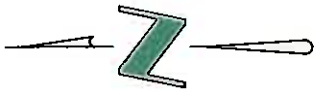
In addition, the homeowner's warranty of your residence provided by your builder will not cover structural damage caused as a result of changes made in the finish drainage grades. Therefore, it is your responsibility to maintain the grades as set by the builder and as shown herein by the surveyor.

By: _____ Buyer

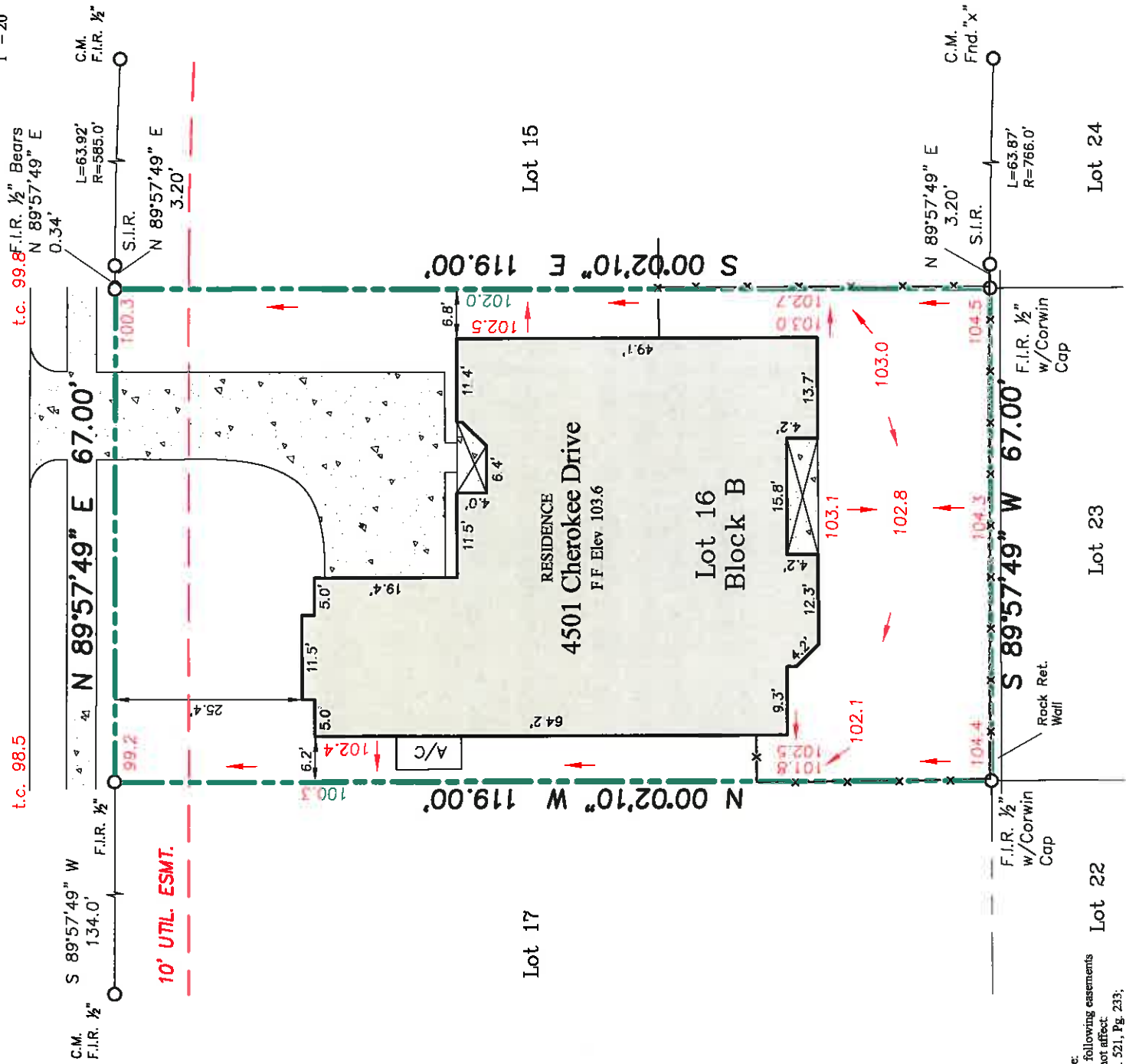
By: _____ Builder

4501 Cherokee Drive

(50' ROW)
CHEROKEE DRIVE



SCALE
1" = 20'



Note:
The following easements do not affect Vol. 521, Pg. 233; Vol. 572, Pg. 570.

PROPERTY DESCRIPTION: Being Lot 16, in Block B of Flagstone Phase I, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2007, Page 134, of the Plat Records of Collin County, Texas. Together with Certificate of Correction filed May 29, 2008, CC#20080529000645860, Real Property Records of Collin County, Texas.

LEGEND - C.M. = Controlling Monument; F.I.R. = Found Iron Rod; F.I.P. = Found Iron Pipe; F.C.P. = Fence Corner Post; O.H.E. = Overhead Electric; S.I.R. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company"; All found iron rods are 1.2" diameter unless otherwise noted. — x — (fence) — DHE — (overhead power)

Date:	12/20/2010
ASC No.	S100937
Drawn/Chk	D.M. /
Client	Summeer Homes
G.F. No.	11R02793 #IR1



4501 Cherokee Drive
McKinney, Texas

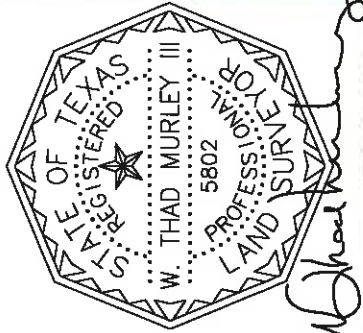


FLOOD NOTE: It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480135 0285 G, present Effective Date of map January 19, 1996, herein properly situated within Zone "X" (Unshaded).

SURVEYORS CERTIFICATION:
To: Buyer and Reunion Title
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

Arthur Surveying Co., Inc.
Professional Land Surveyors

P.O. Box 54 - Lewisville, Texas 75007
Office: (972) 221-9499 Fax: (972) 221-4675
Established 1996



W. Thad Murley III