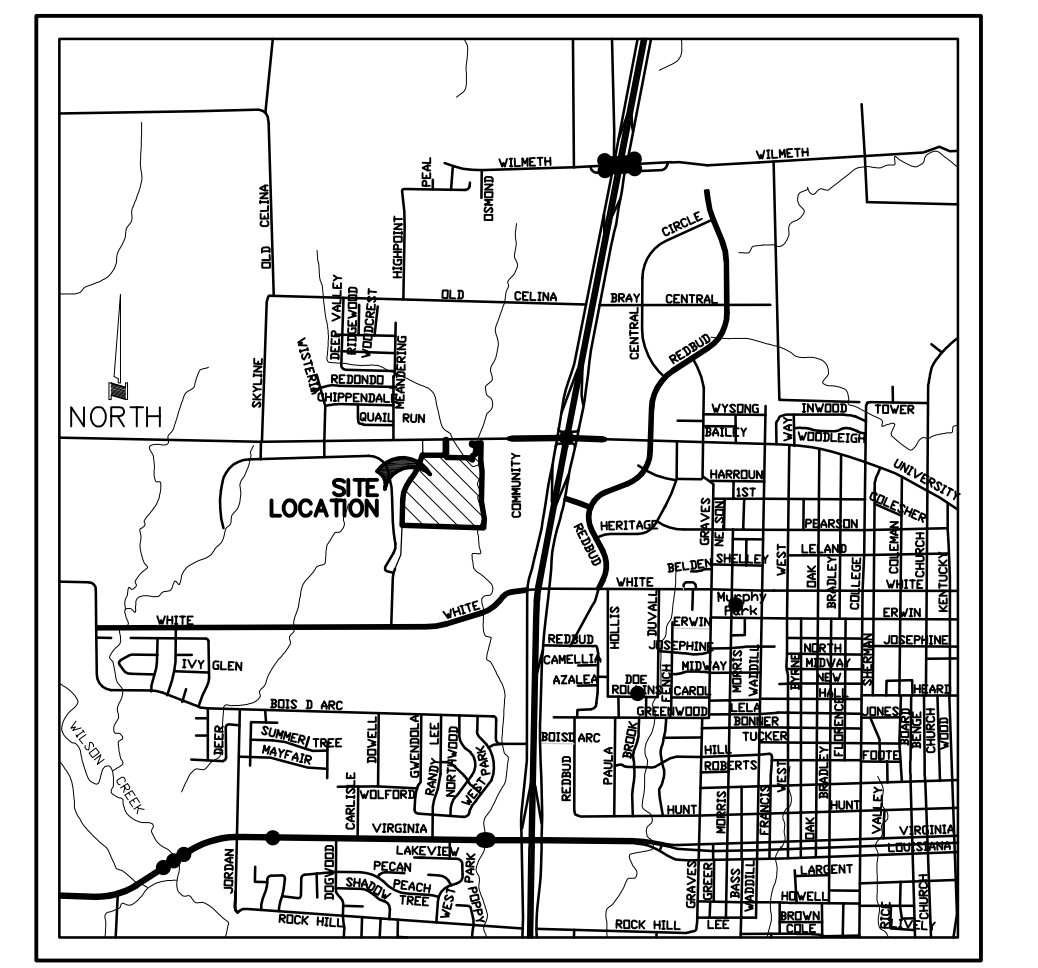
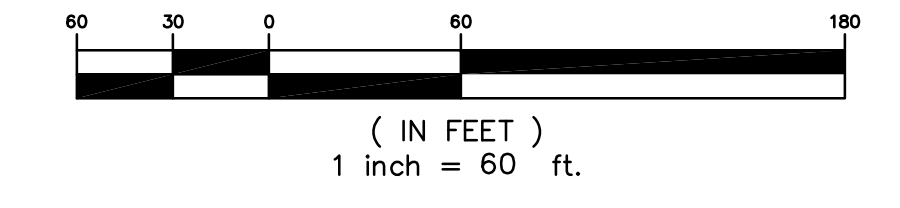


**LEGEND**

- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- SVE = SIGHT VISIBILITY EASEMENT
- FFE = FENCE & FENCE MAINTENANCE EASEMENT
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- ⊙ = 5/8" IRON ROD FOUND W/ RED PLASTIC CAP STAMPED "R.P.L.S. 5199" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

**GRAPHIC SCALE**



- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF N24°42'00"E, 1,836.22'.
  2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
  4. A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48085C0260J, DATED JUNE 2, 2009.
  5. LOT A-1, B-1 IS FOR LANDSCAPE AND SCREENING PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
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  12. REGIONAL DETENTION POND IMMEDIATELY SOUTHEAST OF THE PROPERTY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A MAINTENANCE AGREEMENT SHALL BE APPROVED BY THE CITY OF MCKINNEY PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS.
  13. EROSION HAZARD SETBACK IS BASED ON THE GROUND SURVEY TOPOGRAPHY.
  14. DRIVEWAYS ON CORNER LOTS SHALL HAVE A 30' SEPARATION FROM INTERSECTIONS.
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  16. OFFSITE DRAINAGE CHANNELS AND SWALES (DEDICATED BY SEPARATE INSTRUMENT) USED TO SERVE THIS PROPERTY SHALL BE PERPETUALLY MAINTAINED BY THE HOA.

**110 RESIDENTIAL LOTS  
6 COMMON AREAS  
35.316 ACRES**

**PRELIMINARY-FINAL PLAT  
LIVE OAK CREEK**

AN ADDITION TO THE CITY OF MCKINNEY  
 JACOB DUNBAUGH SURVEY ~ ABSTRACT NO. 257 &  
 SAMUEL MCFALL SURVEY ~ ABSTRACT NO. 641  
 COLLIN COUNTY, TEXAS  
 JULY 2013 SCALE: 1"=60'  
 OWNER & DEVELOPER  
**BEAZER HOMES TEXAS, L.P.**  
 1750 VALLEY VIEW LANE, SUITE 200  
 DALLAS, TEXAS 75234  
 CONTACT: ZAC THOMPSON  
 972-250-5544

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399  
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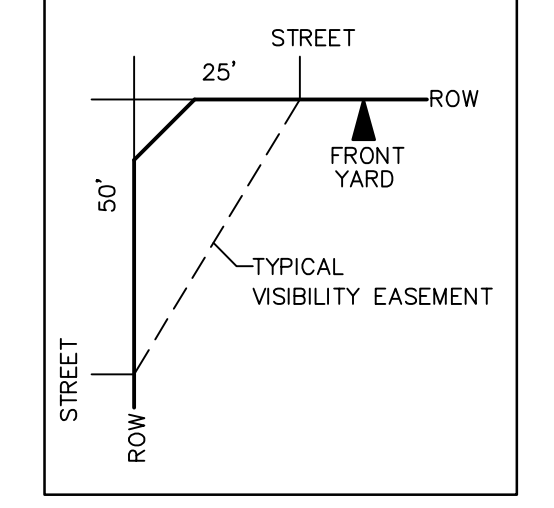
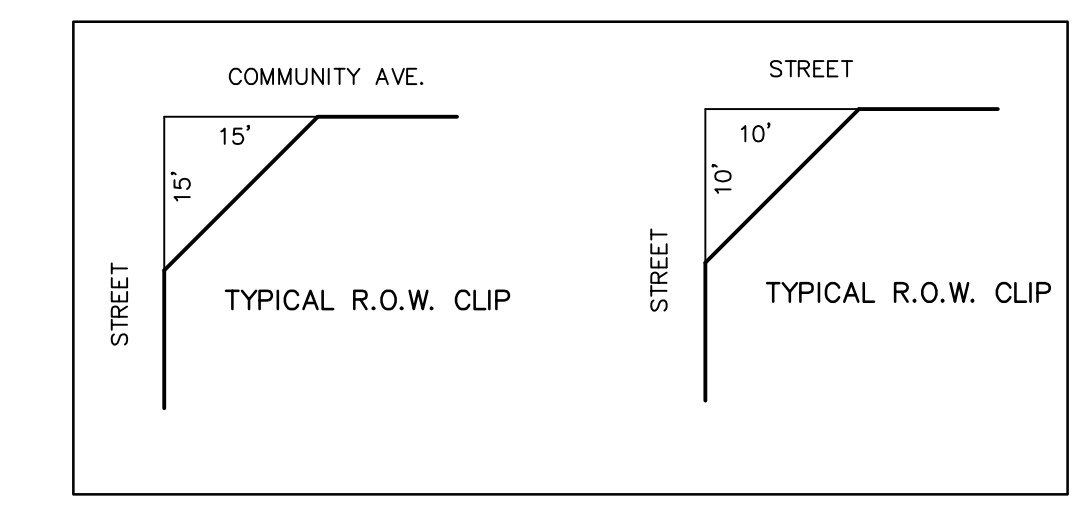
**U.S. HIGHWAY 380  
(VARIABLE WIDTH RIGHT OF WAY)**



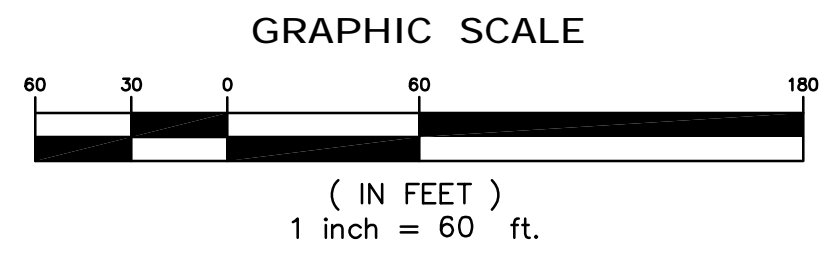
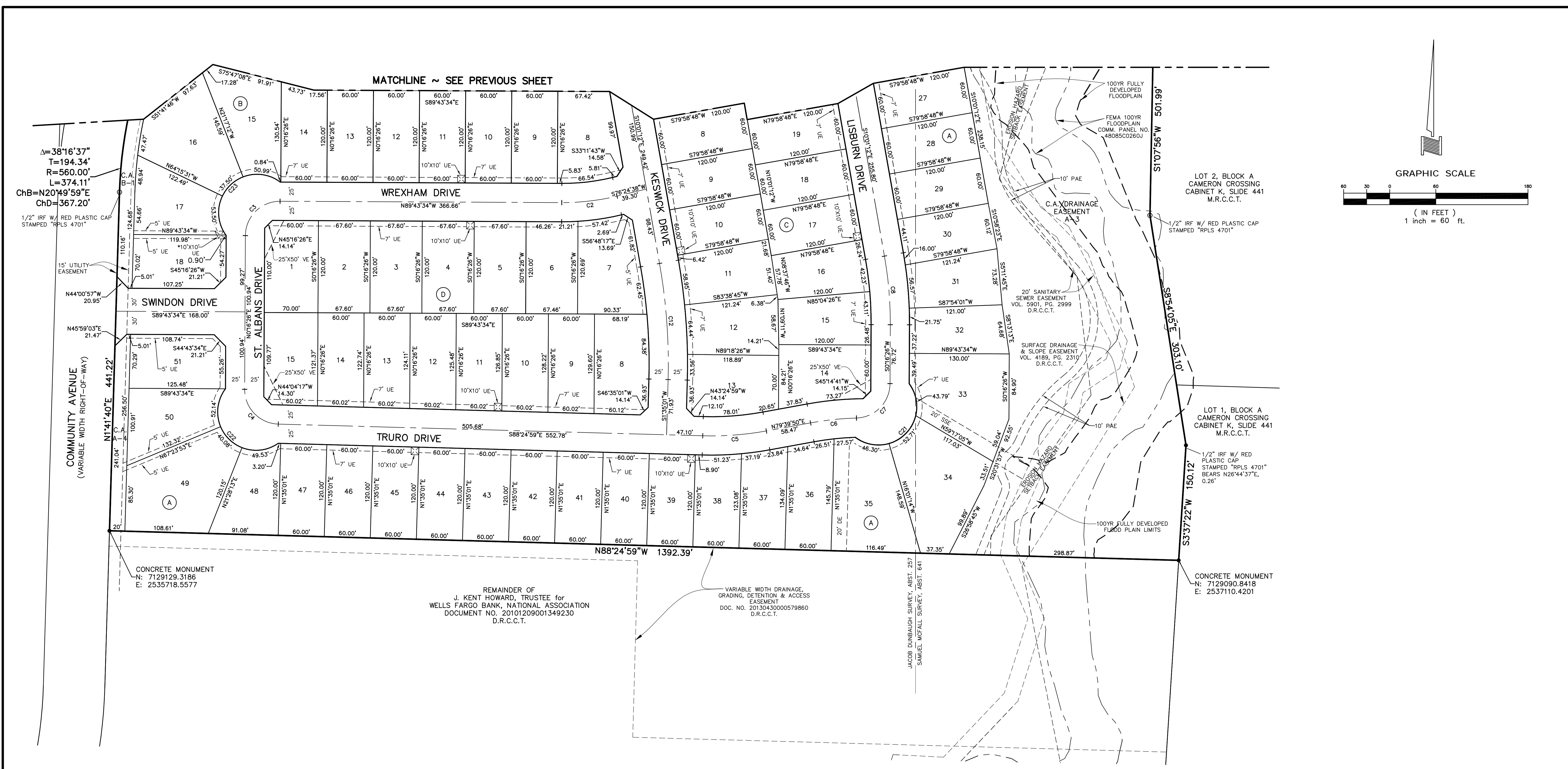
$\Delta=38^{\circ}16'37''$   
 $T=194.34'$   
 $R=560.00'$   
 $L=374.11'$   
 $ChB=N20^{\circ}49'59''E$   
 $ChD=367.20'$

$\Delta=23^{\circ}02'49''$   
 $T=181.45'$   
 $R=890.00'$   
 $L=358.00'$   
 $ChB=N28^{\circ}26'53''E$   
 $ChD=355.59'$

**RECEIVED**  
 By Kathy Wright at 10:44 am, Sep 09, 2013



"REVISED PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"



$\Delta = 38'16.37"$   
 $T = 194.34'$   
 $L = 374.11'$   
 $ChB = N20'49'59"E$   
 $ChD = 367.20'$

1/2" IRF W/ RED PLASTIC CAP STAMPED "RPLS 4701"

15' UTILITY EASEMENT

COMMUNITY AVENUE (VARIABLE WIDTH RIGHT-OF-WAY)

CONCRETE MONUMENT  
N: 7129129.3186  
E: 2535718.5577

REMAINDER OF  
J. KENT HOWARD, TRUSTEE for  
WELLS FARGO BANK, NATIONAL ASSOCIATION  
DOCUMENT NO. 20101209001349230  
D.R.C.C.T.

VARIABLE WIDTH DRAINAGE, GRADING, DETENTION & ACCESS EASEMENT  
DOC. NO. 20130430000579860  
D.R.C.C.T.

CONCRETE MONUMENT  
N: 7129090.8418  
E: 2537110.4201

**LEGEND**

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**ROADWAY CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C2	13°51'47"	300.00'	36.47'	72.59'	S83°20'32"W 72.41'
C3	90°00'00"	45.00'	45.00'	70.69'	S45°16'26"W 63.64'
C4	88°41'25"	45.00'	43.98'	69.66'	S44°04'17"E 62.91'
C5	11°55'10"	400.00'	41.76'	83.21'	N85°37'25"E 83.06'
C6	8°37'22"	400.00'	30.16'	60.20'	N83°58'31"E 60.14'
C7	88°00'47"	45.00'	43.47'	69.13'	N44°16'49"E 62.53'
C8	101°7'37"	500.00'	45.04'	89.83'	S04°52'23"E 89.71'
C9	101°7'37"	500.00'	45.04'	89.83'	S04°52'23"E 89.71'
C10	90°00'00"	45.00'	45.00'	70.69'	S44°43'34"E 63.64'
C11	101°7'37"	400.00'	36.03'	71.86'	S04°52'23"E 71.77'
C12	11°36'12"	750.00'	76.20'	151.89'	S04°13'06"E 151.63'

**LOT CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C13	9°04'06"	66.50'	5.27'	10.53'	N47°16'27"W 10.51'
C14	39°13'33"	100.00'	35.63'	68.46'	N62°21'11"W 67.13'
C15	7°45'37"	225.00'	15.26'	30.47'	N85°50'46"W 30.45'
C16	42°34'19"	66.50'	25.91'	49.41'	S73°05'40"E 48.28'
C17	21°34'54"	100.00'	19.06'	37.67'	S83°35'22"E 37.44'
C18	16°55'39"	275.00'	40.92'	81.25'	S81°15'45"E 80.95'
C19	27°00'00"	50.00'	50.00'	235.62'	S45°16'26"W 70.71'
C20	163°44'23"	50.00'	350.00'	142.89'	N44°43'34"W 98.99'
C21	163°37'41"	50.00'	347.58'	142.79'	N45°13'04"E 98.88'
C22	162°25'48"	50.00'	323.54'	141.75'	S44°04'17"E 98.83'
C23	163°44'23"	50.00'	350.00'	142.89'	S45°16'26"W 98.99'

**NOTES:**

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110 RESIDENTIAL LOTS  
6 COMMON AREAS  
35.316 ACRES

**PRELIMINARY-FINAL PLAT  
LIVE OAK CREEK**

AN ADDITION TO THE CITY OF MCKINNEY  
JACOB DUNBAUGH SURVEY ~ ABSTRACT NO. 257 &  
SAMUEL MCFALL SURVEY ~ ABSTRACT NO. 641  
COLLIN COUNTY, TEXAS

JULY 2013 SCALE: 1"=60'

OWNER & DEVELOPER  
**BEAZER HOMES TEXAS, L.P.**  
1750 VALLEY VIEW LANE, SUITE 200  
DALLAS, TEXAS 75234  
CONTACT: ZAC THOMPSON  
972-250-5544

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

CONTACT: COLIN W. HELFFRICH, P.E.

"REVISED PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, BEAZER HOMES TEXAS, L.P., is the owner of a tract of land located in the JACOB DUNBAUGH SURVEY, ABSTRACT NO. 257 and the SAMUEL MCFALL SURVEY, ABSTRACT NO. 641, City of McKinney, Collin County, Texas and being part of that tract of land described in Deed to J. Kent Howard, Trustee for Wells Fargo Bank, National Association, as recorded in Document No. 20101209001349230, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap stamped "RPLS 5199" found in the east line of Community Avenue, a variable width right-of-way, for a common northwest corner of said J. Kent Howard, Trustee tract and southwest corner of Lot 1, Block B of PK MCKINNEY ADDITION, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Book 2008, Page 563, Map Records, Collin County, Texas;

THENCE South 79 degrees 59 minutes 35 seconds East, with the common north line of said J. Kent Howard, Trustee tract and south line of said Lot 1, a distance of 17.50 feet to a 5/8 inch iron rod with a red plastic cap stamped "RPLS 5199" found for corner;

THENCE South 89 degrees 45 minutes 33 seconds East, continuing with said common line, a distance of 373.16 feet to an "X" found in concrete for a common interior ell corner of said J. Kent Howard, Trustee tract and southeast corner of said Lot 1;

THENCE North 00 degrees 14 minutes 27 seconds East, with the common north line of said J. Kent Howard, Trustee tract and east line of said Lot 1, a distance of 267.07 feet to an "X" found in concrete in the south line of U.S. Highway 380, a variable width right-of-way, for a common exterior ell corner of said J. Kent Howard, Trustee tract and northeast corner of said Lot 1, from which point a 5/8 inch iron rod with a red plastic cap stamped "RPLS 5199" found bears North 89 degrees 34 minutes 18 seconds West, 46.79 feet;

THENCE South 89 degrees 34 minutes 18 seconds East, leaving said common line and with said south line, a distance of 23.33 feet to an "X" found in concrete for a common exterior ell corner of said J. Kent Howard, Trustee tract and northwest corner of Lot 2, Block B of PK MCKINNEY ADDITION, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Book 2010, Page 43, Map Records, Collin County, Texas;

THENCE South 00 degrees 14 minutes 27 seconds West, leaving said south line and with the common north line of said J. Kent Howard, Trustee tract and west line of said Lot 2, a distance of 307.04 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "POGUE" found for a common interior ell corner of said J. Kent Howard, Trustee tract and southwest corner of said Lot 2;

THENCE South 89 degrees 43 minutes 34 seconds East, with the common north line of said J. Kent Howard, Trustee tract and south line of said Lot 2, a distance of 367.35 feet to a point for corner in the common north line of said J. Kent Howard, Trustee tract and south line of Lot 1 of JAWDABS SUBDIVISION, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Cabinet F, Slide 164, Map Records, Collin County, Texas;

THENCE Northerly, with the common north line of said J. Kent Howard, Trustee tract and southeasterly line of said Lot 1 of JAWDABS SUBDIVISION, the following eight (8) courses and distances:

South 62 degrees 23 minutes 54 seconds East, a distance of 84.56 feet to a point for corner;

North 00 degrees 29 minutes 47 seconds West, a distance of 75.00 feet to a point for corner;

North 66 degrees 54 minutes 58 seconds East, a distance of 58.00 feet to a point for corner;

North 07 degrees 29 minutes 06 seconds West, a distance of 55.00 feet to a point for corner;

North 62 degrees 44 minutes 45 seconds East, a distance of 47.00 feet to a point for corner;

North 34 degrees 31 minutes 23 seconds West, a distance of 68.00 feet to a point for corner;

North 66 degrees 47 minutes 16 seconds West, a distance of 71.70 feet to a point for corner;

North 06 degrees 42 minutes 34 seconds West, a distance of 28.10 feet to a point for corner in the above mentioned south line of said U.S. Highway 380;

THENCE Easterly, with said south line of U.S. Highway 380, the following three (3) courses and distances:

South 75 degrees 42 minutes 05 seconds East, leaving said common line, a distance of 5.03 feet to a point for corner;

South 89 degrees 57 minutes 46 seconds East, a distance of 107.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 80 degrees 20 minutes 30 seconds East, a distance of 54.01 feet to a point for the common northeast corner of the above mentioned J. Kent Howard, Trustee tract and northwest corner of Lot 2, Block A of CAMERON CROSSING, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Cabinet K, Slide 441, Map Records, Collin County, Texas, from which point a 1/2 inch iron rod with a red plastic cap stamped "SUMMIT" bears North 53 degrees 46 minutes 15 seconds West, 0.23 feet;

THENCE Southerly, with the common east line of said J. Kent Howard, Trustee tract and west line of said CAMERON CROSSING Addition, the following five (5) courses and distances:

South 00 degrees 42 minutes 27 seconds West, leaving said south line of U.S. Highway 380, a distance of 296.09 feet to a 1/2 inch iron rod found for corner;

South 05 degrees 59 minutes 22 seconds East, a distance of 201.77 feet to an "X" found in concrete for corner;

South 01 degrees 07 minutes 56 seconds West, a distance of 501.99 feet to a 1/2 inch iron rod with a red plastic cap stamped "RPLS 4701" found for corner;

South 08 degrees 54 minutes 05 seconds East, a distance of 303.10 feet to a point for corner, from which point a 1/2 inch iron rod with a red plastic cap stamped "RPLS 4701" bears North 26 degrees 44 minutes 37 seconds East, 0.26 feet;

South 03 degrees 37 minutes 22 seconds West, a distance of 150.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which point a 1/2 inch iron rod with a red plastic cap stamped "RPLS 4701" found in the north line of that tract of land described in Deed to Mistletoe Heights, LLC, as recorded in Volume 4033, Page 1681, Deed Records, Collin County, Texas bears South 03 degrees 37 minutes 22 seconds West, 357.28 feet;

THENCE North 88 degrees 24 minutes 59 seconds West, leaving said common line, a distance of 1,392.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the above mentioned east line of Community Avenue, from which point a 1/2 inch iron rod with a red plastic cap stamped "RPLS 4701" bears South 01 degrees 41 minutes 40 seconds West, 204.73 feet;

THENCE Northerly, with said east line, the following four (4) courses and distances:

North 01 degrees 41 minutes 40 seconds East, a distance of 441.22 feet to a 1/2 inch iron rod with a red plastic cap stamped "RPLS 4701" found for corner at the beginning of a curve to the right having a central angle of 38 degrees 16 minutes 37 seconds, a radius of 560.00 feet and a chord bearing and distance of North 20 degrees 49 minutes 59 seconds East, 367.20 feet;

Northeasterly, with said curve to the right, an arc distance of 374.11 feet to a 1/2 inch iron rod with a red plastic cap stamped RPLS 4701" found for corner at the beginning of a reverse curve to the left having a central angle of 23 degrees 02 minutes 49 seconds, a radius of 890.00 feet and a chord bearing and distance of North 28 degrees 26 minutes 53 seconds East, 355.59 feet;

Northeasterly, with said curve to the left, an arc distance of 358.00 feet to a 1/2 inch iron rod with a red plastic cap stamped "RPLS 4701" found for corner;

North 17 degrees 41 minutes 11 seconds East, a distance of 109.69 feet to the POINT OF BEGINNING and containing 35.316 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEAZER HOMES TEXAS, L.P., a Texas limited partnership, does hereby adopt this record plat designating the hereinabove described property as RECORD PLAT LIVE OAK CREEK, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets and alleys, the easements as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

BEAZER HOMES TEXAS, L.P.  
A Texas limited partnership

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared \_\_\_\_\_, of Beazer Homes of Texas, L.P., a Texas limited partnership, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

THAT I, SEAN PATTON, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting Rules and Regulations of the City of McKinney, Collin County, Texas.

\_\_\_\_\_  
Sean Patton  
Registered Professional Land Surveyor  
No. 5660

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Sean Patton 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 the purposes and considerations therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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