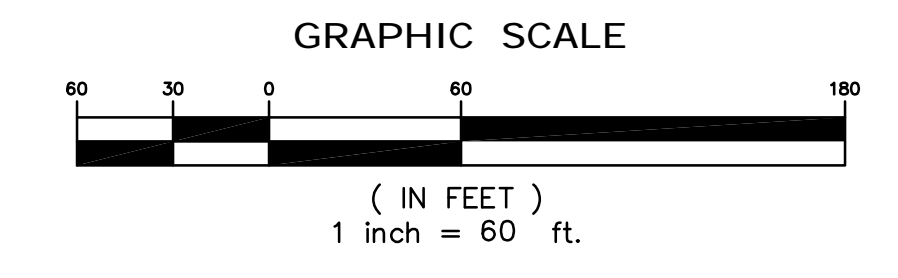
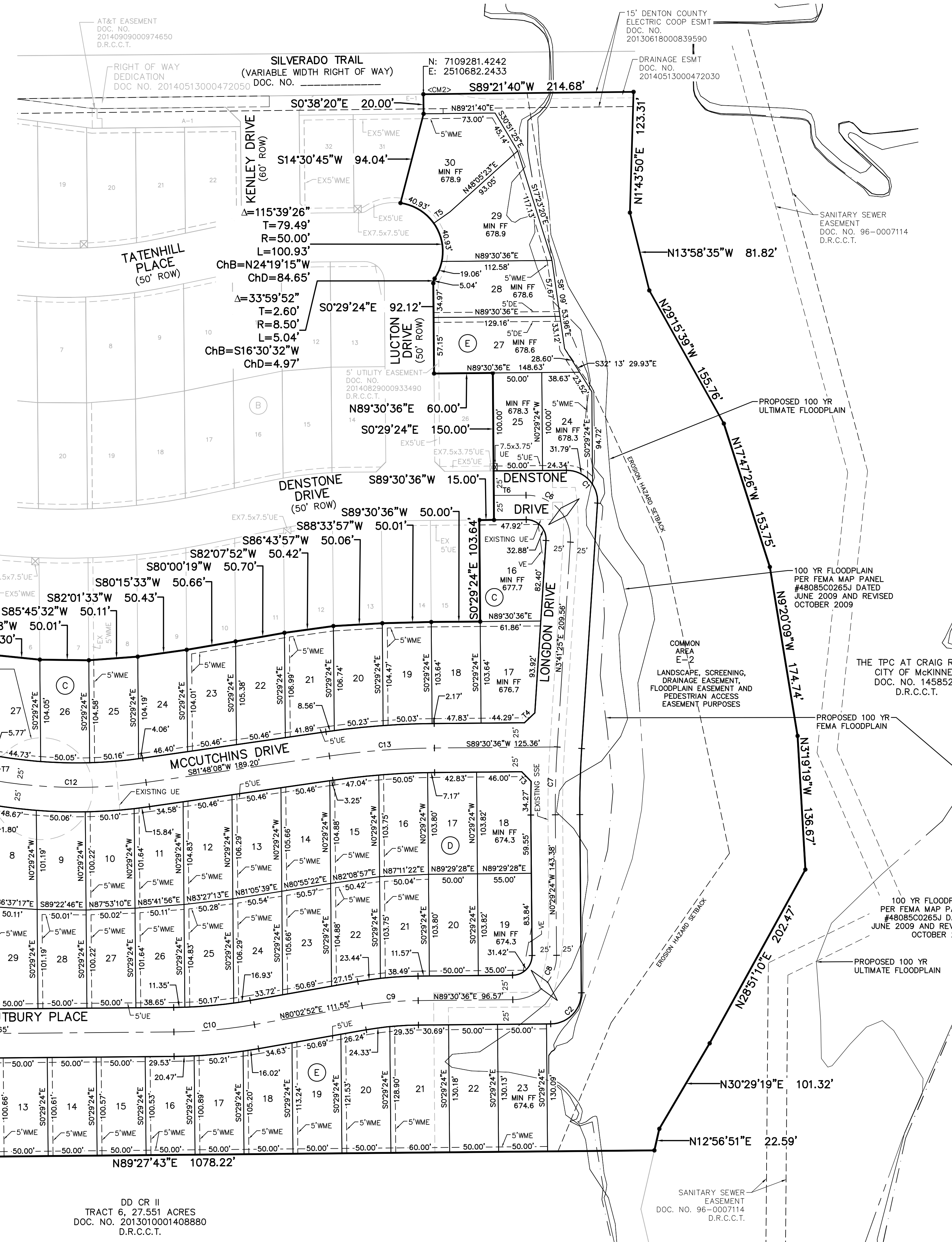


LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	94°10'49"	31.50'	33.89'	51.78'	N43°23'59"W 46.14'
C2	90°00'00"	31.50'	31.50'	49.48'	N44°30'36"E 44.55'
C3	157°59'44"	50.00'	257.17'	137.88'	S45°29'24"E 98.16'
C4	33°59'52"	8.50'	2.60'	5.04'	N16°30'32"E 4.97'
C5	33°59'52"	8.50'	2.60'	5.04'	S72°30'40"W 4.97'

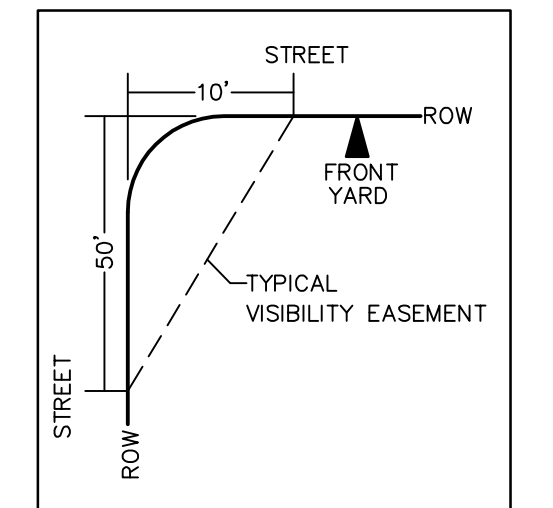
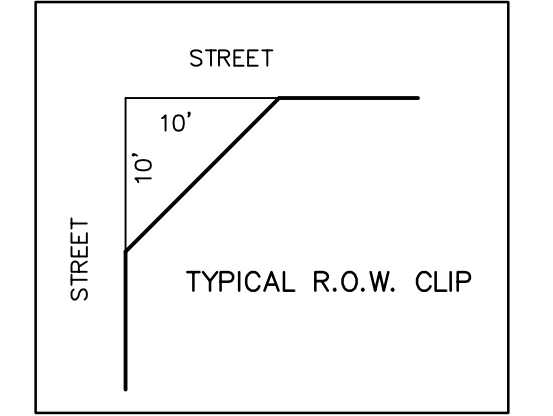
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	94°10'49"	45.00'	48.41'	73.97'	S43°23'59"E 65.92'
C7	4°10'49"	950.00'	34.67'	69.31'	N01°36'01"E 69.30'
C8	90°00'00"	45.00'	45.00'	70.69'	N44°30'36"E 63.64'
C9	9°27'44"	350.00'	28.97'	57.80'	N84°46'44"E 57.74'
C10	9°27'44"	500.00'	41.38'	82.57'	N84°46'44"E 82.48'
C11	90°00'00"	45.00'	45.00'	70.69'	S45°29'24"E 63.64'
C12	17°58'18"	500.00'	79.07'	156.83'	N89°12'43"W 156.19'
C13	7°42'28"	800.00'	53.89'	107.62'	S85°39'22"W 107.54'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S70°33'05"W	20.12'
T2	S26°28'40"W	20.12'
T3	S44°20'11"E	13.85'
T4	S46°38'01"W	14.65'
T5	N54°45'26"E	20.15'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T6	N89°30'36"E	32.92'
T7	N80°13'34"W	3.79'



- NOTES:
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2>.
  - "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
  - 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. 48085C0265J, DATED JUNE 2, 2009.
  - COMMON AREA E-2 SHALL BE FOR LANDSCAPE, SCREENING AND PEDESTRIAN ACCESS EASEMENT PURPOSES.
  - ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOA.
  - AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 108,228.55 SF (2.48 AC).
  - ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
  - OFFSITE DRAINAGE CHANNELS AND SWALES USED TO SERVE THIS PROPERTY SHALL BE MAINTAINED BY THE HOA.
  - THE OWNER AND ANY SUBSEQUENT OWNER OF LOT E-2, BLOCK E OF HIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BACK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.



66 RESIDENTIAL LOTS  
1 COMMON AREAS  
14,996 ACRES

**PRELIMINARY FINAL PLAT  
CREEKSIDE AT CRAIG RANCH  
PHASE TWO**

AN ADDITION TO THE CITY OF MCKINNEY  
GEORGE WHITE SURVEY ~ ABSTRACT NO. 993  
COLLIN COUNTY, TEXAS  
JANUARY 2015 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  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN W. HELTFRICH

**LEGEND**

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS  
DCECE = DENTON COUNTY ELECTRIC COOP EASEMENT  
DE = DRAINAGE EASEMENT  
VE = VISIBILITY EASEMENT  
WME = WALL & WALL MAINTENANCE EASEMENT  
IRF = IRON ROD FOUND  
UE = UTILITY EASEMENT  
HOA = HOME OWNER'S ASSOCIATION  
<CM> = CONTROL MONUMENT  
⊙ = 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)  
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

DD CR II  
TRACT 6, 27,551 ACRES  
DOC. NO. 2013010001408880  
D.R.C.C.T.

SANITARY SEWER EASEMENT  
DOC. NO. 96-0007114  
D.R.C.C.T.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



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 situated in the GEORGE WHITE SURVEY, ABSTRACT NO. 993, City of McKinney, Collin County, Texas and being part of that tract of land conveyed to Beazer Homes Texas, LP, according to the document filed of record in Document Number 20140124000069540, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the GEORGE WHITE SURVEY, ABSTRACT NO. 993, City of McKinney, Collin County, Texas and being part of that tract of land described in Deed to Beazer Homes Texas, LP, according to the document filed in Document Number 20140124000069540, Deed Records, Collin County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the east line of Custer Drive, a variable width right-of-way for the common northwest corner of a tract of land described in Deed to DD CR II, according to the document filed in Document Number 2013010001408880, Deed Records, Collin County, Texas and southwest corner of that tract of land described in Deed to McKinney Seven Stacy, LP, according to the document filed in Document Number 20071121001646750, Deed Records, Collin County, Texas;

THENCE Easterly, with the common north line of said DD CR II tract and south line of said McKinney Seven Stacy, LP tract, the following six (6) courses and distances:

North 89 degrees 22 minutes 53 seconds East, a distance of 160.96 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the right having a central angle of 10 degrees 10 minutes 34 seconds, a radius of 474.99 feet and a chord bearing and distance of South 85 degrees 31 minutes 50 seconds East, 84.25 feet;

Easterly, with said curve to the right, an arc distance of 84.36 feet to a 5/8 inch iron rod found for corner;

South 80 degrees 26 minutes 34 seconds East, a distance of 127.42 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the left having a central angle of 10 degrees 17 minutes 10 seconds, a radius of 525.01 feet and a chord bearing and distance of South 85 degrees 35 minutes 09 seconds East, 94.13 feet;

Easterly, with said curve to the left, an arc distance of 94.25 feet to a 5/8 inch iron rod found for corner;

North 89 degrees 16 minutes 15 seconds East, a distance of 113.42 feet to a 5/8 inch iron rod found for the northern most northeast corner of the above mentioned DD CR II tract;

South 00 degrees 29 minutes 24 seconds East, with the common west line of said Beazer Homes Texas, LP tract and east line of said DD CR II tract, a distance of 105.00 feet to the POINT OF BEGINNING of the tract of land herein described;

THENCE Over and across said Beazer Homes Texas, LP tract, the following twenty-eight (28) courses and distances:

North 89 degrees 30 minutes 36 seconds East, leaving said common line, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 29 minutes 24 seconds East, a distance of 3.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 30 minutes 36 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 31 minutes 13 seconds East, a distance of 50.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 85 degrees 52 minutes 26 seconds East, a distance of 50.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 85 degrees 19 minutes 00 seconds East, a distance of 50.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 29 minutes 24 seconds West, a distance of 104.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 05 degrees 13 minutes 52 seconds East, a distance of 50.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 29 minutes 24 seconds West, a distance of 102.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 84 degrees 14 minutes 41 seconds East, a distance of 50.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 14 minutes 28 seconds East, a distance of 50.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 85 degrees 45 minutes 32 seconds East, a distance of 50.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 82 degrees 01 minutes 33 seconds East, a distance of 50.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 80 degrees 15 minutes 33 seconds East, a distance of 50.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 80 degrees 00 minutes 19 seconds East, a distance of 50.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 82 degrees 07 minutes 52 seconds East, a distance of 50.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 86 degrees 43 minutes 57 seconds East, a distance of 50.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88 degrees 33 minutes 57 seconds East, a distance of 50.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 30 minutes 36 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 29 minutes 24 seconds West, a distance of 103.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 30 minutes 36 seconds East, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 29 minutes 24 seconds West, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 30 minutes 36 seconds West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 29 minutes 24 seconds West, a distance of 92.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 33 degrees 59 minutes 52 seconds, a radius of 8.50 feet and a chord bearing and distance of North 16 degrees 30 minutes 32 seconds East, 4.97 feet;

With said curve to the right, an arc distance 5.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a compound curve to the left having a central angle of 115 degrees 39 minutes 26 seconds, a radius of 50.00 feet and a chord bearing and distance of North 24 degrees 19 minutes 15 seconds West, 84.65 feet;

With said curve to the left, an arc distance of 100.936 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 14 degrees 30 minutes 45 seconds East, a distance of 94.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 38 minutes 20 seconds West, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the south line of Silverado Trail, a variable width right-of-way;

THENCE North 89 degrees 21 minutes 40 seconds East, with said south line, a distance of 214.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the intersection of said south line with the approximate centerline of Rowlett Creek;

THENCE Southerly, leaving said south line and with said approximate centerline, the following nine (9) courses and distances:

South 01 degrees 43 minutes 50 seconds West, a distance of 123.31 feet to a point for corner;

South 13 degrees 58 minutes 35 seconds East, a distance of 81.82 feet to a 1 point for corner;

South 29 degrees 15 minutes 39 seconds East, a distance of 155.76 feet to a point for corner;

South 17 degrees 47 minutes 26 seconds East, a distance of 153.75 feet to a point for corner;

South 09 degrees 20 minutes 09 seconds East, a distance of 174.74 feet to a point for corner;

South 03 degrees 19 minutes 19 seconds East, a distance of 136.67 feet to a point for corner;

South 28 degrees 51 minutes 10 seconds West, a distance of 202.47 feet to a point for corner;

South 30 degrees 29 minutes 19 seconds West, a distance of 101.32 feet to a point for corner;

South 12 degrees 56 minutes 51 seconds West, a distance of 22.59 feet to a point for the common southeast corner of the above mentioned Beazer Homes Texas, L.P. tract and the most easterly northeast corner of the above mentioned DD CR II tract;

THENCE South 89 degrees 27 minutes 43 seconds West, leaving the above mentioned approximate centerline and with the common south line of said Beazer Home Texas, L.P. tract and north line of said DD CR II tract, a distance of 1078.22 feet to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 29 minutes 24 seconds West, leaving said common line and with the common west line of said Beazer Homes Texas, L.P. tract and east line of said DD CR II tract, a distance of 268.96 feet to the POINT OF BEGINNING and containing 14.996 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEAZER HOMES TEXAS, L.P., a Delaware limited partnership, does hereby adopt this plat designating the hereinabove described property as CREEKSIDE AT CRAIG RANCH PHASE TWO, 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 \_\_\_\_\_, 2015.

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

By: BEAZER HOMES TEXAS HOLDINGS, INC.,  
a Delaware Corporation,  
it's general partner

By: \_\_\_\_\_  
Zac Thompson

Title: Vice President of Land

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared Zac Thompson, of Beazer Homes of Texas, L.P., a Delaware 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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

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 \_\_\_\_\_, 2015.

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

66 RESIDENTIAL LOTS  
1 COMMON AREAS  
14.996 ACRES  
**PRELIMINARY FINAL PLAT  
CREEKSIDE AT CRAIG RANCH  
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JANUARY 2015 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  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN W. HELFFRICH

DOC. NO.