

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, CREEKVIEW LANDING DEVELOPMENT, INC., BEING the owner of a 3.810 acre tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, Collin County, Texas and being all of Common Area B-1 and Common Area B-2, Block B, Creekview Landing Addition, an addition to Collin County, as recorded in Cabinet 2008, Page 544, Plat Records, Collin County, Texas, said 3.810 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "NDM" found for the south corner of said Common Area B-2 and the southwest corner of Lot 1, Block B of said Addition, said corner being in the northerly right-of-way line of Creekview Landing Drive, a 60 ft. right-of-way,

THENCE Northwesterly, with the common boundary lines of said Common Area B-2, said Common Area B-1 and said Creekview Landing Drive, the following courses:

North 53 degrees 02 minutes 42 seconds West, a distance of 33.81 feet to a 5/8-inch iron rod with cap stamped "RPLS 3963" set for the beginning of a tangent curve to the right having a radius of 420.00 feet whose chord bears North 37 degrees 49 minutes 30 seconds West, a distance of 220.52 feet;

Northwesterly, with said curve to the right, through a delta angle of 30 degrees 26 minutes 24 seconds, an arc distance of 223.14 feet to a 1/2-inch iron rod with cap stamped "NDM" found for the end of said curve;

North 22 degrees 36 minutes 18 seconds West, a distance of 96.58 feet to a 1/2-inch iron rod with cap stamped "NDM" found for the beginning of a tangent curve to the left having a radius of 480.00 feet whose chord bears North 41 degrees 46 minutes 29 seconds West, a distance of 315.24 feet;

Northwesterly, with said curve to the left, through a delta angle of 38 degrees 20 minutes 23 seconds, an arc distance of 321.19 feet to a 1/2-inch iron rod with cap stamped "NDM" found for the end of said curve;

North 60 degrees 56 minutes 41 seconds West, a distance of 52.18 feet to the west corner of said Common Area B-1 and the southwest corner of Lot 46, Windmill Estates, an unrecorded addition to Collin County from which a 5/8-inch iron rod found bears South 02 degrees 05 minutes 17 seconds East, a distance of 0.89 feet;

THENCE South 89 degrees 30 minutes 51 seconds East, with the common boundary lines of said Windmill Estates and said Common Area B-1, a distance of 649.42 feet to a 1/2-inch iron rod with cap stamped "NDM" found for the northeast corner of said Common Area B-2 and the northwest corner of Lot 4 of said Block B;

THENCE Southwesterly, with the common boundary lines of said Common Area B-2 and Lots 1, 2, 3 and 4 of said Block B, the following courses:

South 10 degrees 34 minutes 36 seconds West, a distance of 97.02 feet to a 1/2-inch iron rod found for corner;

South 25 degrees 03 minutes 26 seconds West, a distance of 150.52 feet to a 5/8-inch iron rod with cap stamped "RPLS 3963" set for corner;

South 20 degrees 11 minutes 19 seconds West, a distance of 326.97 feet to the POINT OF BEGINNING AND CONTAINING 165,959 square feet or 3.810 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CREEKVIEW LANDING DEVELOPMENT, INC., does hereby adopt this plat designating the above described property as CREEKVIEW LANDING ADDITION, LOT 11, BLOCK B, an addition to Collin County and does hereby dedicate to the public use forever the easements and rights-of-way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the easements and rights-of-way as shown. Said utility easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

EXECUTED THIS ____ DAY OF _____, 2013.

By: _____
For: Creekview Landing Development, Inc.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared _____ of Creekview Landing Development, Inc., 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2013.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

"APPROVED AND ACCEPTED"

MAYOR
CITY OF MCKINNEY, TEXAS

DATE

The purpose of this Replat to Creekview Landing Addition is to define the location of the 100-year floodplain per a flood study by Aqua Terra Consultants dated May 2009 and redefine and relocate easements based on the 100-year floodplain. These changes include:

- Abandon the Erosion Hazard Setback Easement.
- Abandon the Drainage, Utility and Pedestrian & Bicycle Access Easement.
- Abandon the Fully Developed 100-Year Floodplain per NDMCE, Inc., dated July, 2007 shown on Creekview Landing Addition, Cab. 2008, Pg. 544, P.R.C.C.T.
- Create a Drainage, Utility and Floodway Easement.
- Create a Pedestrian & Bicycle Access Easement.
- Create an Erosion Hazard Setback Easement.
- Combine 2 Common Area tracts into 1 Residential Lot for development.

BENCHMARKS

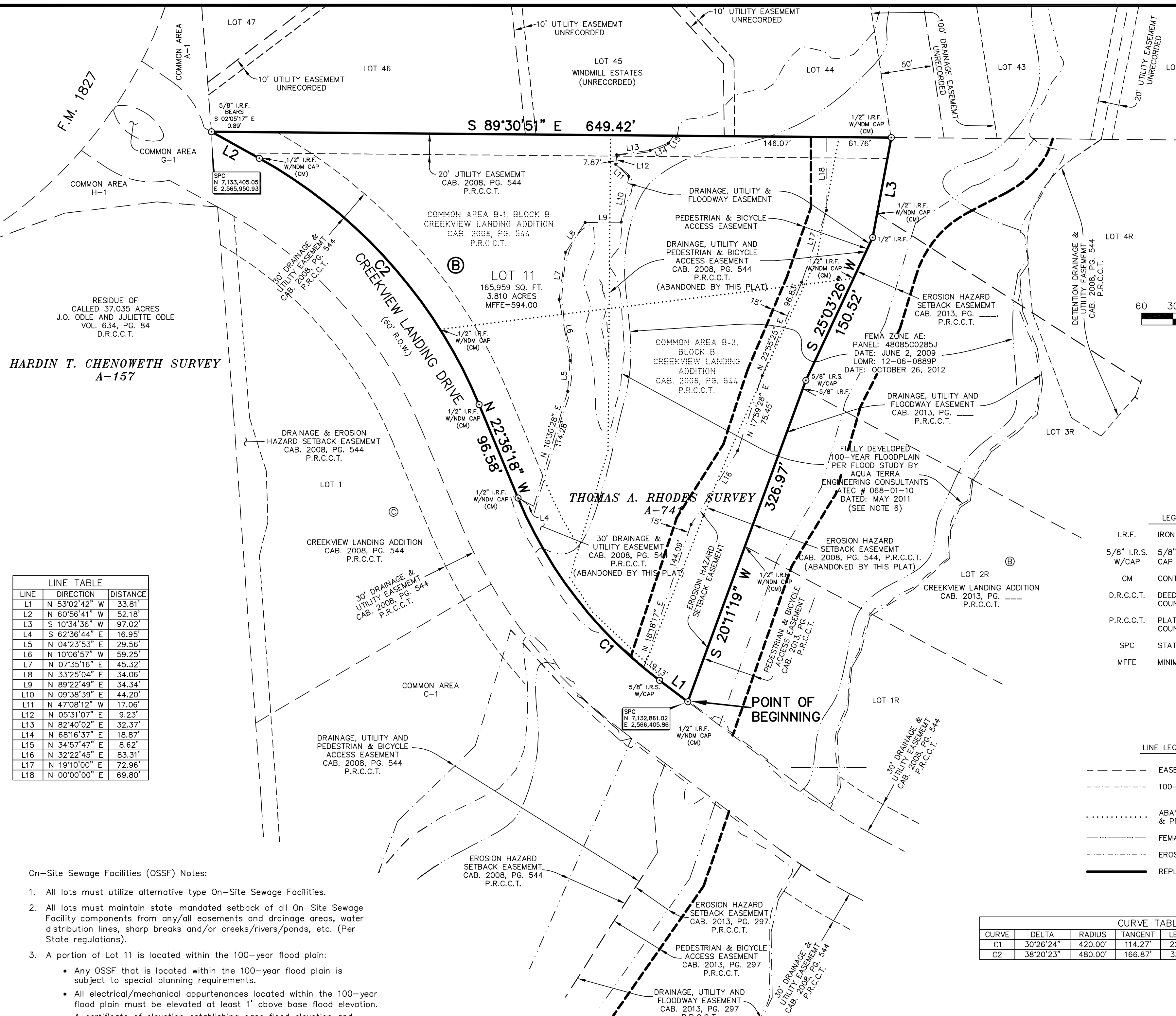
1. An "x" cut in concrete pavement 678 feet northwesterly from the intersection of the centerlines of Creekview Landing Drive and Creek Canyon Drive. ELEV. 591.88
2. An "x" cut in concrete pavement 144.5 feet southeasterly from the intersection of the centerline of Creekview Landing Drive and the westerly right-of-way line of FM Road 1827. ELEV. 609.51'

OWNERS
CREEKVIEW LANDING DEVELOPMENT, INC.
11123 POTOMAC OAKS DR
ROCKVILLE, MD 20850-3624

DATE JULY 12, 2013

SHEET 1 OF 1

00210\DWG\210 Replat B-11.dwg



HARDIN T. CHENOWETH SURVEY
A-157

LINE TABLE with columns: LINE, DIRECTION, DISTANCE. Lists lines L1 through L18 with their respective bearings and distances.

On-Site Sewage Facilities (OSSF) Notes:

- 1. All lots must utilize alternative type On-Site Sewage Facilities.
- 2. All lots 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/ponds, etc. (Per State regulations).
- 3. A portion of Lot 11 is located within the 100-year flood plain:
 - Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
 - All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 1' above base flood elevation.
 - A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.
- 4. Tree removal and/or grading for OSSF may be required on individual lots.
- 5. 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.

Notes:

- 1. Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots.
- 2. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- 3. A 5/8-inch iron rod with yellow cap stamped "RPLS 3963" has been set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way unless otherwise shown or noted in this drawing.
- 4. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- 5. All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.
- 6. The Fully Developed 100-Year Floodplain per NDMCE, Inc., dated July, 2007 shown on Creekview Landing Addition, Cab. 2008, Pg. 544, P.R.C.C.T. is abandoned by this plat.

HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the 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

FLOODPLAIN NOTE:

By graphical plotting, part of the parcel described hereon lies within Special Flood Hazard Area (SFHA): Zone "AE" as delineated on the Collin County Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48085C0285J, dated June 2, 2009, as published by the Federal Emergency Management Agency. Revised by Letter of Map Revision (LOMR) 12-06-0889P, dated October 26, 2012. Zone "AE" is defined as "SPHAs SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. Base Flood Elevations determined." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.

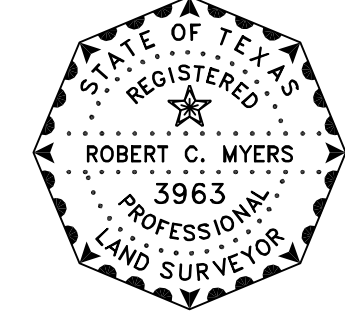
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, hereby certify, that I prepared this plat was made from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of Collin County, Texas.

Preliminary, this document shall not be recorded for any purpose.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



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 Robert C. Myers, 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 purpose and considerations therein expressed.

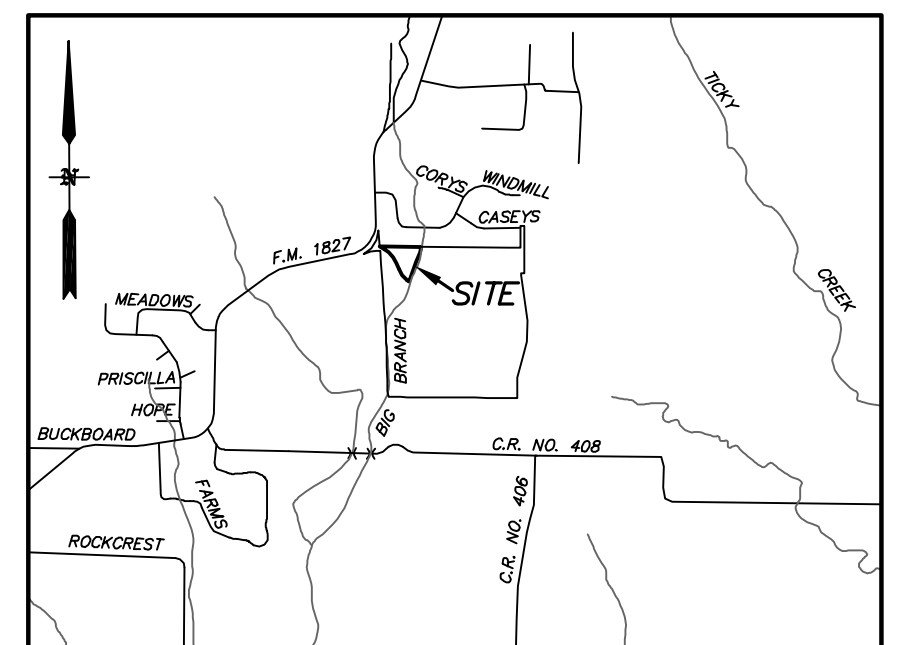
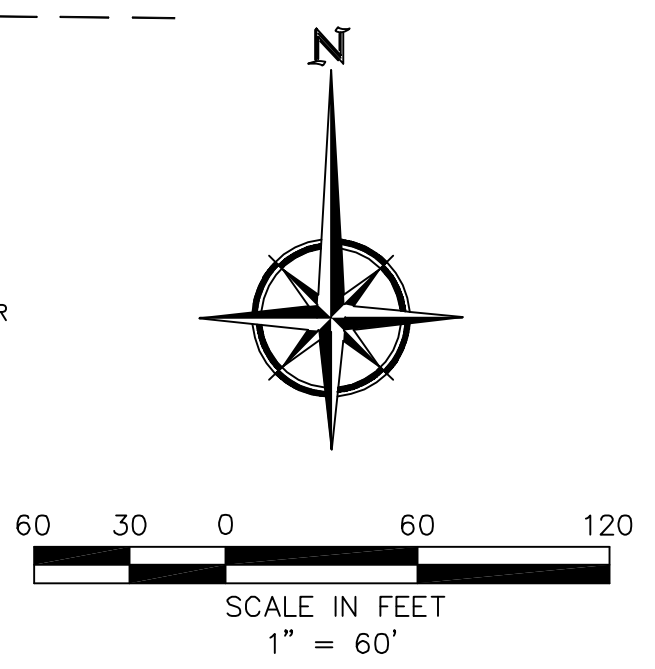
GIVEN under my hand and seal of office, this ____ day of _____, 2013.

Notary Public in and for the State of Texas
My Commission Expires: 02/14/2015

LEGEND table with symbols for I.R.F. IRON ROD FOUND, 5/8" I.R.S. 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963", CM CONTROL MONUMENT, D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS, P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS, SPC STATE PLANE COORDINATES, MFFE MINIMUM FINISHED FLOOR ELEVATION.

LINE LEGEND table with symbols for EASEMENTS, 100-YR FULLY DEVELOPED FLOODPLAIN (PER FLOOD STUDY), ABANDONED EASEMENTS & PREVIOUS LOT LINES, FEMA FLOOD ZONE AE LIMITS, EROSION HAZARD SETBACK EASEMENT, REPLAT BOUNDARY.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD BEARING, CHORD. Lists curves C1 and C2 with their respective parameters.



"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"
CREEKVIEW LANDING ADDITION
LOT 11, BLOCK B

BEING A REPLAT OF
COMMON AREA B-1 & COMMON AREA B-2
CREEKVIEW LANDING ADDITION
CAB. 2008, PG. 544, P.R.C.C.T.

AND BEING
3.810 ACRES

SITUATED IN THE
THOMAS A. RHODES SURVEY, A-741
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
Job No. 223

RECEIVED
By Kathy Wright at 12:15 pm, Jul 26, 2013