

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, WELLS FARGO BANK, N.A., are the owners a tract of land situated in City of McKinney, Collin County, Texas, out of 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 Mistleoe 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.

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT WELLS FARGO BANK, N.A., do hereby adopt this preliminary-final plat designating the herein above described property as 35 ACRE COMMUNITY AVE. TRACT, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, 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 building, 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.

EROSION HAZARD SETBACK EASEMENT

We do hereby dedicate for the public use forever, the Erosion Hazard Setback Easements shown herewith. The Erosion Hazard Setback Easements shown are hereby dedicated for the purpose of keeping from harm any person, animals, or man-made structure. No pools, decks, or any other man-made structure or improvement may be located within the Erosion Hazard Setback Easement.

The City of McKinney shall have the right to remove and keep removed all parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way interfere with said easements. The City of McKinney shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of 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. The City of McKinney may also modify the channel shape within this easement if it is determined necessary for the public benefit. This may include, but is not limited to, the removal of trees or the addition of rock or concrete.

WELLS FARGO BANK, N.A.

By: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE me the undersigned, a Notary Public, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

"PRELIMINARY – FOR REVIEW ONLY"

SEAN PATTON

Registered Professional Land Surveyor No. 5660

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas 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 purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

LOT LINE TABLE		
LINE	BEARING	LENGTH
T2	S81°11'25"W	42.65'
T3	N9°43'10"W	42.96'
T4	N54°02'22"W	63.93'
T5	N45°16'26"E	14.14'
T6	N47°48'45"W	14.88'
T8	S60°45'07"W	24.41'
T9	S10°24'31"W	25.00'
T10	S20°32'17"W	29.35'
T11	N72°00'08"E	41.70'
T12	S44°43'34"E	14.14'
T13	S0°16'26"W	47.10'
T14	S4°57'38"E	30.38'
T15	S9°36'51"E	43.17'
T16	N10°01'12"W	47.47'
T17	N10°13'43"W	60.52'
T18	S44°33'22"W	14.32'
T19	S44°43'34"E	14.14'
T20	S45°16'26"W	14.14'
T21	N44°43'34"W	14.14'
T22	N44°43'34"W	14.14'
T23	N45°16'26"E	14.14'
T25	N45°16'26"E	14.14'
T26	N45°59'03"E	21.47'
T27	S44°00'57"E	20.95'
T28	S76°24'38"W	45.38'
T29	S44°43'34"E	14.14'
T30	N41°29'59"E	13.18'
T31	S56°48'17"E	13.69'
T34	N33°11'43"E	14.58'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	19°12'46"	66.50'	11.26'	22.30'	S67°16'15"E 22.19'
C2	36°10'59"	66.50'	21.72'	42.00'	S75°45'20"E 41.30'
C3	20°59'13"	100.00'	18.52'	36.63'	N83°21'13"W 36.42'
C4	17°53'35"	66.50'	10.47'	20.77'	N49°27'43"W 20.68'
C5	42°03'01"	100.00'	38.44'	73.39'	S61°32'26"E 71.76'
C6	7°09'38"	225.00'	14.08'	28.12'	S86°08'46"E 28.10'
C7	35°41'12"	250.00'	80.48'	155.71'	S71°52'58"E 153.21'
C8	11°20'38"	350.00'	34.76'	69.30'	N5°23'54"W 69.18'
C9	11°26'14"	250.00'	25.04'	49.90'	S5°21'05"E 49.82'
C10	10°08'06"	400.00'	35.47'	70.75'	S84°39'32"E 70.66'
C11	266°10'39"	50.00'	53.45'	232.28'	S53°29'51"W 73.03'
C12	90°00'00"	45.00'	45.00'	70.69'	N44°43'34"W 63.64'
C13	163°44'23"	50.00'	350.00'	142.89'	N44°43'34"W 98.99'
C14	10°17'37"	500.00'	45.04'	89.83'	S4°52'23"E 89.71'
C15	10°17'37"	500.00'	45.04'	89.83'	N4°52'23"W 89.71'
C16	85°44'42"	45.00'	41.78'	67.34'	N43°08'46"E 61.23'
C17	161°53'52"	50.00'	313.87'	141.28'	N44°21'10"E 98.75'
C18	4°53'40"	250.00'	10.68'	21.36'	S83°34'17"W 21.35'
C19	9°08'58"	250.00'	20.00'	39.92'	N85°41'57"E 39.88'
C20	10°17'37"	500.00'	45.04'	89.83'	N4°52'23"W 89.71'
C21	13°51'47"	250.00'	30.39'	60.49'	N83°20'32"E 60.34'
C22	10°17'37"	350.00'	31.53'	62.88'	S4°52'23"E 62.80'
C23	90°00'00"	45.00'	45.00'	70.69'	S45°16'26"W 63.64'
C24	163°44'23"	50.00'	350.00'	142.89'	S45°16'26"W 98.99'
C25	163°44'23"	50.00'	350.00'	142.89'	S44°43'34"E 98.99'
C26	90°00'00"	45.00'	45.00'	70.69'	S44°43'34"E 63.64'

PRELIMINARY-FINAL PLAT

LIVE OAK CREEK

35.316 ACRES

AN ADDITION TO THE CITY OF MCKINNEY

JACOB DUNBAUGH SURVEY, ABST. 257 &

SAMUEL MCFALL SURVEY, ABST. 641

COLLIN COUNTY, TEXAS

AUGUST 2012

SCALE: 1"=100'

109 RESIDENTIAL LOTS

4 COMMON AREA LOTS

OWNER

WELLS FARGO BANK, N.A.

301 S. COLLEGE

CHARLOTTE, NC 28288

PH: (214) 324-1648

DEVELOPER

BEAZER HOMES TEXAS, LP

1750 VALLEY VIEW LN, SUITE 200

DALLAS, TX 75234

PH: (972) 250-5544

CONTACT: KEN KASTEN

CONTACT: ZAC THOMPSON

ENGINEER/SURVEYOR



DOWDEY, ANDERSON & ASSOCIATES, INC.

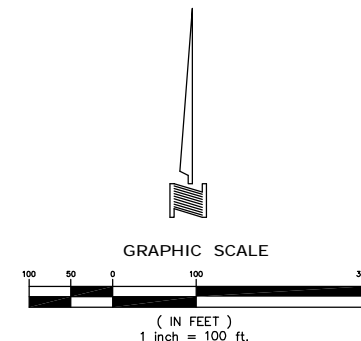
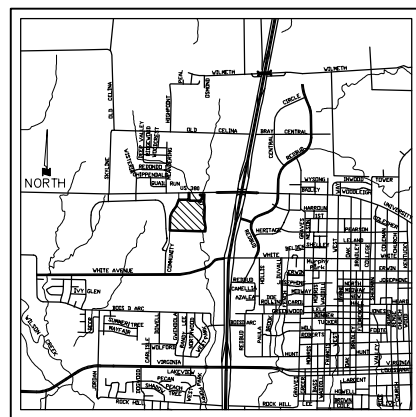
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972.931-0694

STATE REGISTRATION NUMBER: F-399

CONTACT : BRENT L. MURPHREE, P.E.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

2/2



NOTES:

- 1) ADJACENT PROPERTY OWNER HAS AGREED TO DEED AND/OR PROVIDE THE NECESSARY EASEMENTS/AGREEMENTS TO CONSTRUCT A REGIONAL DETENTION POND IMMEDIATELY SOUTHEAST OF THE PROPERTY. THE INTENT OF THIS REGIONAL POND WOULD BE TO SATISFY THE DETENTION REQUIREMENTS FOR 35.3 ACRES OF SINGLE FAMILY AND 17.7 ACRES OF OFFICE DEVELOPMENT.
- 2) REGIONAL DETENTION POND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 3) ADJACENT PROPERTY OWNER HAS AGREED TO DEED AND/OR PROVIDE THE NECESSARY EASEMENTS/AGREEMENTS TO CONSTRUCT A REGIONAL DETENTION POND IMMEDIATELY SOUTHEAST OF THE PROPERTY. THE INTENT OF THIS REGIONAL POND WOULD BE TO SATISFY THE DETENTION REQUIREMENTS FOR 35.3 ACRES OF SINGLE FAMILY AND 17.7 ACRES OF OFFICE DEVELOPMENT.
- 3) FLOOD STUDY AND MINIMUM FINISHED FLOORS FOR JEANS CREEK SHALL BE PROVIDED WITH ENGINEERING CONSTRUCTION PLANS.
- 4) EROSION HAZARD SETBACK IS CURRENTLY BASED ON INTERPOLATED AERIAL TOPOGRAPHY AND NOT ON THE GROUND SURVEYS. FINAL LOT COUNT COULD BE IMPACTED BY THE ACTUAL EROSION HAZARD SETBACK.
- 5) DRIVEWAYS ON CORNER LOTS SHALL HAVE A 30' SEPARATION FROM INTERSECTIONS.

GENERAL NOTES

- 1) ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 2) CASH IN LIEU OF PARKLAND DEDICATION WILL BE DUE PRIOR TO RECORD PLAT RECORDING.
- 3) ALL PROPOSED LOTS ARE LOCATED WITHIN THE CITY'S CORPORATE LIMITS WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
- 4) OFFSITE DRAINAGE CHANNELS AND SWALES (DEDICATED BY SEPARATE INSTRUMENT) USED TO SERVE THIS PROPERTY, SHALL BE PERPETUALLY MAINTAINED BY THE H.O.A.
- 5) OFFSITE DETENTION POND SHALL BE MAINTAINED BY THE HOA OF THIS 35.316 ACRE TRACT. A MAINTENANCE AGREEMENT SHALL BE APPLIED BY THE CITY OF MCKINNEY PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS.

TREE SURVEY NOTE

DEVELOPER SHALL PROVIDE A DETAILED TREE SURVEY PRIOR TO THE SUBMITTAL OF THE ENGINEERING CONSTRUCTION PLANS. THE TREE SURVEY SHALL MEET ALL REQUIREMENTS OUTLINED BY THE CITY OF MCKINNEY. IF ACCEPTABLE TO CITY STAFF, TREES NOT IMPACTED BY DEVELOPMENT OR USED FOR CREDITS SHALL NOT BE INCLUDED ON THE TREE SURVEY.

DEVELOPER ACKNOWLEDGES THAT POSTPONING THE TREE SURVEY COULD REDUCE THE TOTAL RESIDENTIAL LOT COUNT, AS SHOWN ON THE PRELIMINARY-FINAL PLAT, IF SPECIMEN TREES ARE LOCATED ON OR NEAR THE GRADING LIMITS OF THE LOTS. NO GRADE CHANGES ALLOWED WITHIN THE LIMITS OF THE PRIMARY ROOT ZONE.

PRELIMINARY-FINAL PLAT
LIVE OAK CREEK

35.316 ACRES
AN ADDITION TO THE CITY OF MCKINNEY
JACOB DUNBAUGH SURVEY, ABST. 257 &
SAMUEL MCFALL SURVEY, ABST. 641
COLLIN COUNTY, TEXAS

AUGUST 2012 SCALE: 1"=100'

109 RESIDENTIAL LOTS
4 COMMON AREA LOTS

OWNER	DEVELOPER
WELLS FARGO BANK, N.A.	BEAZER HOMES TEXAS, LP
301 S. COLLEGE	1750 VALLEY VIEW LN, SUITE 200
CHARLOTTE, NC 28288	DALLAS, TX 75234
PH: (214) 324-1648	PH: (972) 250-5544

CONTACT: KEN KASTEN CONTACT: ZAC THOMPSON

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

12034

LEGEND

BL = BUILDING LINE
VAME = VISIBILITY ACCESS AND MAINTENANCE EASEMENT
SSE = SANITARY SEWER EASEMENT
PAE = PEDESTRIAN ACCESS EASEMENT
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
HOA = HOME OWNERS ASSOCIATION
IRF = IRON ROD FOUND
UE = UTILITY EASEMENT
PLE = PEDESTRIAN & LANDSCAPE EASEMENT
PLUE = PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT
<M> = CONTROL MONUMENT
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
J.R.C.C.T. = RECORDS, COLLIN COUNTY, TEXAS
CCF = COUNTY CLERK'S FILE NUMBER
⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP
UNLESS OTHERWISE NOTED
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP
▲ = DENOTES STREET NAME CHANGE

RECEIVED
By Kathy Wright at 4:47 pm, Sep 19, 2012

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"