

DEDICATION STATEMENT
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT BEAZER HOMES TEXAS, L.P., acting herein by and through its duly authorized officers, do hereby adopt this Preliminary-Final Plat designating the heretofore described property as **FAIRWAY MEADOWS ADDITION, BLOCKS A, B, C and D**, an addition to the City of McKinney, Texas and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary-Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2011

BEAZER HOMES TEXAS, L.P.

By: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2011.

Notary Public in and for State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

THIS is to certify that I, David Petree, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Registered Professional Land Surveyor No. 1890
 David Petree

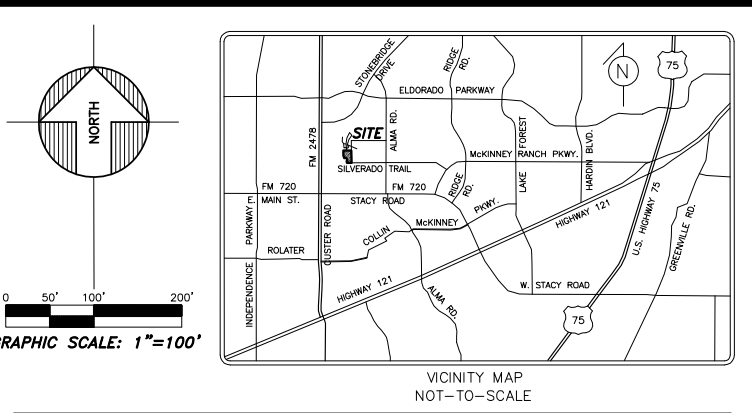
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared David Petree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2011.

Notary Public in and for State of Texas

My Commission Expires: _____



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, BEAZER HOMES TEXAS, L.P., is the owner of that certain lot, tract or parcel of land situated in the Jacob Naugle Survey, Abstract No. 662 in the City of McKinney, Collin County, Texas, conveyed to Beazer Homes Texas, L.P. by deed recorded in County Clerks File No. 2011071000684030 of the Land Records of Collin County, Texas, and that certain 0.0736 acre tract of land conveyed to Beazer Homes Texas, L.P. by deed recorded in County Clerks File No. _____ of the Land Records of Collin County, Texas, also being a part of the 55.945 acre tract of land conveyed to Behringer Harvard McKinney Land, L.P. by deed recorded in County Clerk's File No. 20070418000524480 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said 55.945 acre tract, said point also being the Southeast corner of a tract of land conveyed to Badmore, Inc., by deed recorded in County Clerks File Number 94-0004639 of the Deed Records of Collin County, Texas, now being the Southeast corner Craig Ranch North No. 11, an addition to the City of McKinney, Collin County, Texas, as recorded in Volume 2006 at Page 725 of the Map Records of Collin County, Texas, of said point also being in the West line of Craig Ranch North No. 9, an addition to the City of McKinney, Collin County, Texas, as recorded in Cabinet R at Slide 84 of the Map Records of Collin County, Texas;

THENCE South 00° 35' 41" East and following along the common line of said 55.945 acre tract and Craig Ranch North No. 9 for a distance of 0.27 feet to a 1/2" iron rod found for corner;

THENCE South 00° 22' 37" East (South 0° 07' 21" East per deed) (Basis of Bearings per Texas State Plane Coordinate System, North Central Zone (4202) NAD83) and following along the common line of said 55.945 acre tract and Craig Ranch North No. 9 and passing the Southwest corner of said Craig Ranch North No. 9 at a distance of 1016.59 feet, said point of passing also being the Northwest corner of Alma Road and Silverado Trail (100 foot right of way as recorded in Cabinet P, at Slide 733 of the Plat Records of Collin County, Texas), and continuing in all for a distance of 1066.59 feet to a 1/2" iron rod found for the Southeast corner of said 55.945 acre tract;

THENCE South 89° 21' 40" West (South 89° 40' 58" West per deed) and following along the South line of said 55.945 acre tract, same being the North line of a tract of land conveyed to Frisco Independent School District by deed recorded in Volume 5025 at Page 827 of the Real Property Records of Collin County, Texas, and also along the line of a tract of land conveyed to the City of McKinney, Texas, as recorded in County Clerk's File Number 20061010001458520 of the Real Property Records of Collin County, Texas, for a distance of 397.95 feet to a 5/8" iron rod set for corner;

THENCE North 31° 31' 20" West and departing the South line of said 55.945 acre tract for a distance of 34.47 feet to a point for corner;

THENCE North 05° 28' 39" East for a distance of 84.38 feet to a 5/8" iron rod set for corner;

THENCE North 21° 38' 12" East for a distance of 48.61 feet to a 5/8" iron rod set for corner;

THENCE North 06° 23' 42" West for a distance of 16.91 feet to a 5/8" iron rod set for corner;

THENCE North 34° 44' 03" West for a distance of 54.88 feet to a 5/8" iron rod set for corner;

THENCE North 04° 33' 56" West for a distance of 22.44 feet to a 5/8" iron rod set for corner;

THENCE North 27° 37' 08" East for a distance of 41.25 feet to a 5/8" iron rod set for corner;

THENCE North 41° 39' 53" East for a distance of 43.94 feet to a 5/8" iron rod set for corner;

THENCE North 30° 51' 16" West for a distance of 18.29 feet to a 5/8" iron rod set for corner;

THENCE South 82° 47' 31" West for a distance of 148.06 feet to a 5/8" iron rod set for corner;

THENCE North 13° 19' 03" West for a distance of 215.94 feet to a point for corner;

THENCE North 00° 40' 38" West for a distance of 545.05 feet to a 5/8" iron rod set for corner in the North line of the aforesaid 55.945 acre tract;

THENCE North 89° 49' 49" East and continuing along the North line of said 55.945 acre tract, same being the line of said Craig Ranch No. 11 for a distance of 582.05 feet to the **PLACE OF BEGINNING AND CONTAINING 12.8179 ACRES OF LAND**, more or less.

LOT & R.O.W. LINE TABLES

NO.	BEARING	DISTANCE
L20	S 45°30'29" E	22.58'
L21	S 44°29'31" W	22.75'
L22	N 44°07'42" E	22.03'
L23	N 02°22'55" E	5.02'
L24	N 46°00'09" E	21.72'
L25	N 45°22'37" E	21.21'
L26	S 00°22'37" E	5.01'
L27	S 44°37'23" E	21.21'
L28	S 89°37'23" W	22.97'
L29	N 43°59'51" W	20.70'
L30	N 37°24'11" E	18.50'
L31	S 45°31'24" E	20.98'
L32	S 44°37'23" W	21.21'
L33	N 43°59'51" W	20.70'
L34	N 14°31'27" W	33.67'
L35	N 00°40'38" W	18.89'
L36	N 44°19'35" E	21.21'
L37	S 45°31'24" E	21.19'
L38	N 05°28'39" E	19.53'
L39	N 89°21'40" E	10.66'
L40	N 45°52'18" E	23.22'
L41	N 02°22'55" E	43.40'
L42	S 82°47'31" W	10.27'
L43	N 14°31'27" W	21.69'
L44	N 14°31'27" W	7.23'
L43	N 00°40'38" W	22.29'
L44	N 89°19'49" E	4.84'

OUTER BOUNDARY LINE TABLE

NO.	BEARING	DISTANCE
L1	N 31°31'20" W	34.47'
L2	N 05°28'39" E	84.38'
L3	N 21°38'12" E	48.61'
L5	N 06°23'42" W	16.91'
L6	N 34°44'03" W	54.88'
L7	N 04°33'56" W	22.44'

OUTER BOUNDARY LINE TABLE

NO.	BEARING	DISTANCE
L8	N 27°37'08" E	41.25'
L9	N 41°39'53" E	43.94'
L10	N 30°51'16" W	18.29'
L12	S 82°47'31" W	148.06'

LOT & R.O.W. CURVE TABLES

NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION
C1	50.00	134.61'	154°15'14"	N 44°19'29" E - 97.49'
C2	50.00	2.70'	03°05'40"	N 31°15'18" W - 2.70'
C3	50.00	44.21'	50°39'24"	N 04°22'17" W - 42.78'
C4	50.00	37.50'	42°58'11"	N 42°26'01" E - 36.63'
C5	50.00	42.87'	49°07'49"	N 88°29'01" E - 41.57'
C6	50.00	7.33'	08°24'10"	S 62°44'59" E - 7.33'
C7	50.00	134.79'	154°27'24"	S 45°30'07" E - 97.53'
C8	50.00	43.14'	49°26'01"	N 81°59'11" E - 41.81'
C9	50.00	36.24'	41°31'53"	S 52°31'52" E - 35.45'
C10	50.00	40.94'	46°54'55"	S 07°37'12" E - 39.74'
C11	50.00	14.47'	16°34'34"	S 23°26'17" W - 14.42'
C12	275.00'	81.14'	16°54'23"	N 06°04'16" W - 80.95'
C13	225.00'	54.38'	13°50'49"	N 07°36'03" W - 54.24'
C14	225.00'	66.39'	16°54'23"	N 06°04'16" W - 66.15'
C15	225.00'	37.85'	09°38'15"	N 02°26'12" W - 37.80'
C16	225.00'	28.54'	07°16'07"	N 10°53'23" W - 28.52'
C17	275.00'	66.46'	13°50'49"	N 07°36'03" W - 66.30'
C18	275.00'	40.33'	08°24'08"	N 10°19'23" W - 40.29'
C19	275.00'	26.13'	05°26'40"	N 03°23'59" W - 26.12'

NOTES

- 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.
- A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the home owner's association shall be reviewed for approval by the City of McKinney.
- All home owners shall maintain floodplain areas within their platted lot.
- All common areas shall be dedicated as pedestrian and bicycle access easements per this plat.

FLOOD STATEMENT:

According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" (Shaded) Areas of 0.2% annual chance flood, areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance of flood & Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "AE" shown is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor.

FLOODPLAIN NOTE:

The owner and any subsequent owner of Lots 1 thru 12, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) transversing said lot. The owner shall further hold the City of McKinney harmless from 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 natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank 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.

This plat was received by the Planning Department on October 13, 2011.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY
FAIRWAY MEADOWS ADDITION
53 RESIDENTIAL LOTS AND 5 COMMON AREAS
 12.8179 ACRES OF LAND IN THE JACOB NAUGLE SURVEY, ABSTRACT NO. 662
 12.5842 ACRE TRACT - BEAZER HOMES TEXAS, L.P.
 RECORDED IN COUNTY CLERKS FILE NO. 2011071000684030, L.R.C.C.T. AND
 0.2337 ACRE TRACT - BEAZER HOMES TEXAS, L.P.
 RECORDED IN COUNTY CLERKS FILE NO. _____ L.R.C.C.T.

IN THE
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS
 AUGUST 12, 2011

SURVEYOR DAVID PETREE 11015 MIDWAY ROAD DALLAS, TEXAS 75229 (214) 358-4500 FAX (214) 358-4600	OWNER BEAZER HOMES 1750 VALLEY VIEW LN, SUITE 200 DALLAS, TEXAS 75234 PHONE: 972-250-5500	ENGINEER SANCHEZ & ASSOCIATES, L.L.C. 220 EAST VIRGINIA STREET MCKINNEY, TEXAS 75069 (469) 424-5900 FAX (214) 544-3200
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