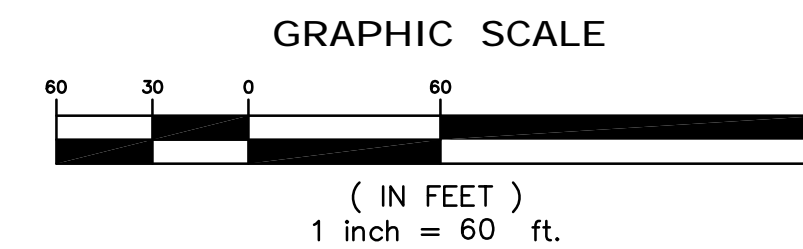


OAKWOOD VILLAGE APARTMENTS, INC.  
DOC. NO. 201301090003766  
D.R.C.C.T.



J.J. NAUGLE SURVEY, ABSTRACT NO. 662  
GEORGE WHITE SURVEY, ABSTRACT NO. 993

SILVERADO TRAIL (VARIABLE WIDTH RIGHT OF WAY)  
DOC. NO.

N82°06'17"E  
26.15'

Δ=71°5'22"  
T=50.73'  
R=800.00'  
L=101.32'  
ChB=N85°43'59"E  
ChD=101.25'

15' COSERV ESMT  
DOC. NO.  
20130618000839590

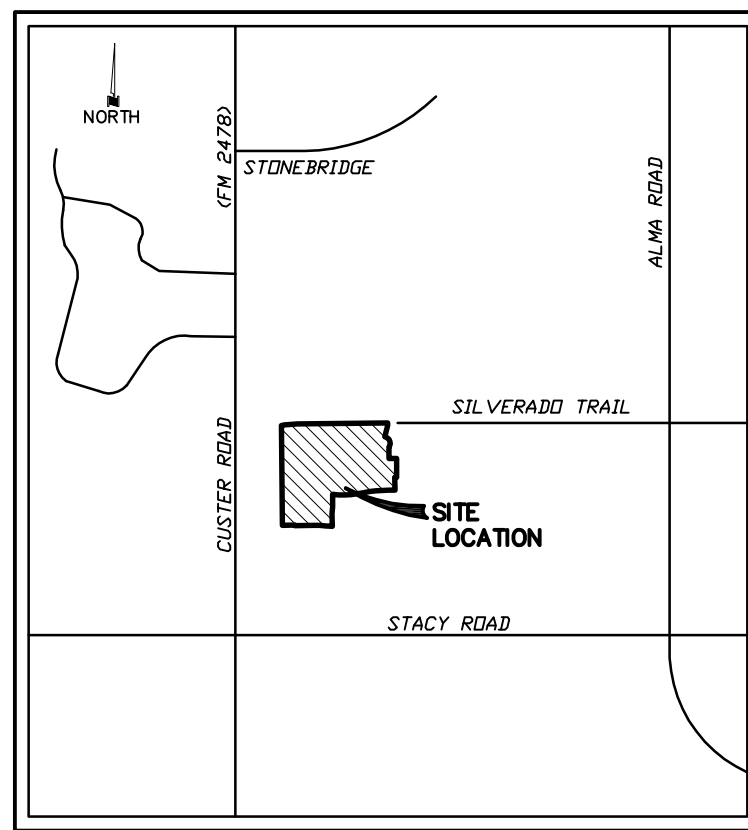
5' AT&T EASEMENT

10'x10' AT&T EASEMENT

RIGHT OF WAY DEDICATION  
DOC. NO.

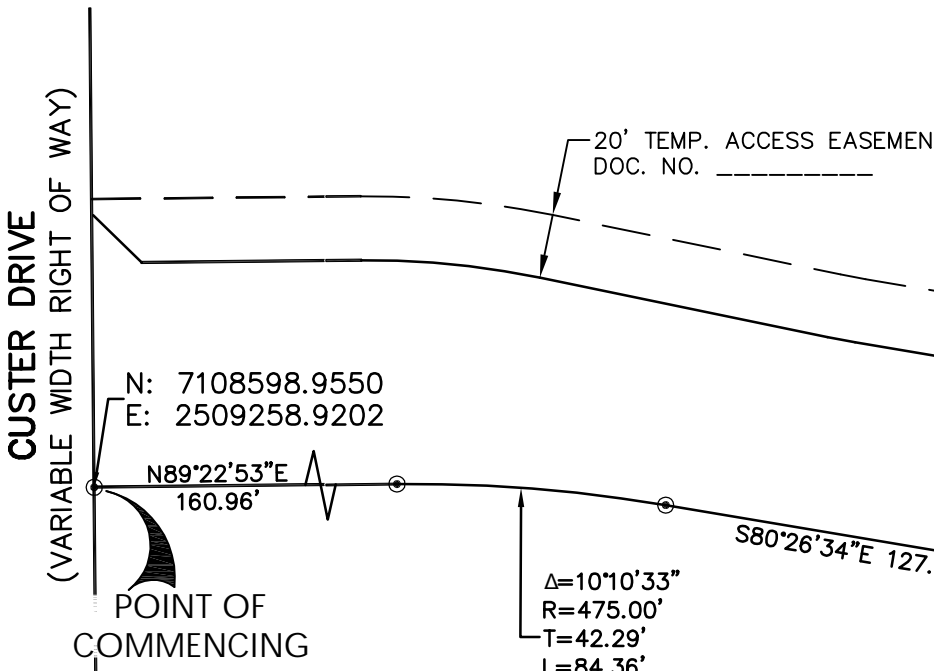
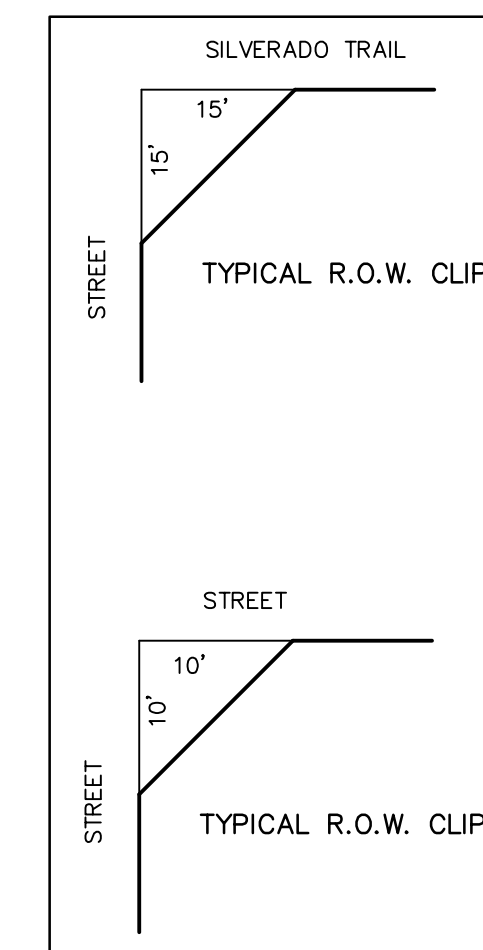
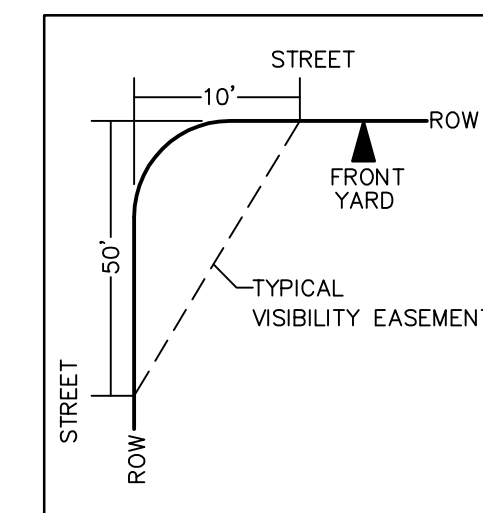
15' COSERV ESMT  
DOC. NO.  
20130618000839590

DRAINAGE ESMT  
DOC. NO.



MCKINNEY SEVEN STACY, LP  
DOC. NO. 20071211001646750  
D.R.C.C.T.

- 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>.
  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. NO 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.
  5. COMMON AREAS A-1 & E-1 ARE FOR LANDSCAPE, SCREENING AND PEDESTRIAN ACCESS EASEMENT PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
  6. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOA.
  7. AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 150,603.77 SF (3.457 AC).
  8. 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.
  9. OFFSITE DRAINAGE CHANNELS AND SWALES USED TO SERVE THIS PROPERTY SHALL BE MAINTAINED BY THE HOA.



POINT OF COMMENCING <CM1>  
N: 7108598.9550  
E: 2509258.9202

POINT OF BEGINNING <CM2>  
N: 7108567.1704  
E: 2509836.7771

DD CR II  
TRACT 6, 27.551 ACRES  
DOC. NO. 2013010001408880  
D.R.C.C.T.

LOT LINE TABLE

LINE	BEARING	LENGTH
T1	S82°44'26"E	80.05'
T2	N45°38'20"W	21.21'
T3	N44°21'40"E	21.21'
T4	N46°30'50"W	13.92'
T5	N38°47'38"E	15.45'
T6	S29°04'06"E	20.21'
T7	S73°10'33"E	20.04'
T8	N45°29'24"W	14.14'
T9	N44°30'36"E	14.14'
T10	N44°30'36"E	14.14'
T11	N45°29'24"W	14.14'
T12	N44°30'36"E	14.14'
T13	N45°29'24"W	14.14'
T14	N44°30'36"E	14.14'
T15	N45°29'24"W	14.14'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	33°59'52"	8.50'	2.60'	5.04'	N17°29'20"W 4.97'
C2	157°59'44"	50.00'	257.17'	137.88'	S44°30'36"W 98.16'
C3	33°59'52"	8.50'	2.60'	5.04'	S73°29'28"E 4.97'
C4	33°59'52"	8.50'	2.60'	5.04'	N72°30'40"E 4.97'
C5	157°59'44"	50.00'	257.17'	137.88'	N45°29'24"W 98.16'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T16	N89°30'36"E	54.55'
T17	N89°30'36"E	47.81'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	90°00'00"	45.00'	45.00'	70.69'	N44°30'36"E 63.64'
C7	10°48'36"	500.00'	47.31'	94.33'	S85°05'06"E 94.19'
C8	22°05'35"	500.00'	97.61'	192.80'	N89°16'24"E 191.61'
C9	11°16'59"	350.00'	34.57'	68.92'	N83°52'06"E 68.81'
C10	90°00'00"	45.00'	45.00'	70.69'	N45°29'24"W 63.64'
C11	10°48'36"	350.00'	33.12'	66.03'	S85°05'06"E 65.94'
C12	22°05'35"	700.00'	136.66'	269.92'	N89°16'24"E 268.25'
C13	11°16'59"	350.00'	34.57'	68.92'	N83°52'06"E 68.81'
C14	10°15'50"	350.00'	31.43'	62.70'	S85°21'29"E 62.61'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
T18	N0°29'24"W	107.69'
T19	N3°41'25"E	209.56'
T20	S89°30'36"W	83.21'
T21	N89°30'36"E	102.81'
T22	S0°29'24"E	147.68'
T23	N80°13'34"W	5.77'
T24	N80°13'34"W	1.80'
T25	S80°13'34"E	3.83'
T26	S4°51'40"E	15.00'
T27	N80°13'34"W	2.63'
T28	S0°29'24"E	24.50'
T29	S89°30'36"W	60.00'
T30	S0°29'24"E	15.00'
T31	S89°30'36"W	60.00'

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C15	20°01'45"	257.50'	45.47'	90.02'	N9°31'28"E 89.56'
C17	4°10'49"	942.50'	34.40'	68.77'	N1°36'01"E 68.75'
C19	12°34'01"	257.50'	28.35'	56.48'	N2°35'35"W 56.36'
C21	56°22'39"	8.50'	4.56'	8.36'	N71°35'06"E 8.03'
C22	292°45'18"	52.00'	34.58'	265.70'	N9°46'26"E 57.59'
C23	56°22'39"	8.50'	4.56'	8.36'	N52°02'15"W 8.03'
C24	14°38'06"	499.50'	64.14'	127.59'	S87°32'37"E 127.24'
C25	14°38'06"	514.50'	66.07'	131.42'	N87°32'37"W 131.06'

- LEGEND
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - VE = VISIBILITY EASEMENT
  - WME = WALL & WALL MAINTENANCE EASEMENT
  - IRF = IRON ROD FOUND
  - VE = VISIBILITY EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - PAE = PUBLIC ACCESS EASEMENT
  - UE = UTILITY EASEMENT
  - <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)

RECEIVED  
By Planning Department at 12:04 pm, Apr 30, 2014

78 RESIDENTIAL LOTS  
2 COMMON AREAS  
13.646 ACRES  
RECORD PLAT  
CREEKSIDE AT CRAIG RANCH  
PHASE ONE  
AN ADDITION TO THE CITY OF MCKINNEY  
GEORGE WHITE SURVEY ~ ABSTRACT NO. 993  
COLLIN COUNTY, TEXAS  
MARCH 2014 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

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:

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 conveyed to DD CR II, according to the document filed of record in Document Number 2013010001408880, Deed Records, Collin County, Texas and southwest corner of that tract of land conveyed to McKinney Seven Stacy, LP, according to the document filed of record in Document Number 20071211001646750, 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 five (5) 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 POINT OF BEGINNING of the tract of land herein described;

THENCE North 00 degrees 29 minutes 24 seconds west, leaving said common line and with the common east line of the above mentioned McKinney Seven Stacy, LP and west line of the above mentioned Beazer Homes Texas, LP tract, a distance of 695.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 82 degrees 06 minutes 17 seconds East, with the common north line of said Beazer Homes Texas, LP tract and south line of said McKinney Seven Stacy, LP tract, a distance of 26.15 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 07 degrees 15 minutes 22 seconds, a radius of 800.00 feet and a chord bearing and distance of North 85 degrees 43 minutes 59 seconds, 101.25 feet;

THENCE Easterly, continuing with said common line and with said curve to the right, an arc distance of 101.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 degrees 21 minutes 40 seconds East, along said common line, a distance of 724.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Southerly and southwesterly, leaving said common line, over and across the above mentioned Beazer Homes Texas, LP tract the following twenty-eight (28) courses and distances:

South 00 degrees 38 minutes 20 seconds East, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14 degrees 30 Minutes 45 seconds West, a distance of 94.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 115 degrees 39 minutes 26 seconds, a radius 50.00 feet and a chord bearing and distance of South 24 degrees 19 minutes 15 seconds, 84.65 feet;

Southerly, with said curve to the right, an arc distance of 100.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the left having a central angle of 33 degrees 59 minutes 52 seconds, a radius of 8.50 feet and a chord bearing and distance of South 16 degrees 30 minutes 32 seconds West, 4.97 feet;

Southerly, with said curve to the left, an arc distance of 5.04 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 92.12 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 60.00 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 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 15.00 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 103.64 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 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

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

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

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

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

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

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

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

North 84 degrees 14 minutes 41 seconds West, a distance of 50.30 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 102.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 05 degrees 13 minutes 52 seconds West, a distance of 50.16 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 104.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

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

North 89 degrees 31 minutes 13 seconds West, a distance of 50.01 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 150.00 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 3.98 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 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the common west line of the above mentioned Beazer Homes Texas, LP tract and east line of the above mentioned DD CR II tract;

THENCE North 00 degrees 29 minutes 24 seconds West, with said common line, a distance of 105.00 feet to the POINT OF BEGINNING and containing 13.646 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 record plat designating the hereinabove described property as CREEKSIDE AT CRAIG RANCH PHASE ONE, 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 \_\_\_\_\_, 2014.

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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
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 \_\_\_\_\_, 2014.

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

"Approved and Accepted"

\_\_\_\_\_  
City Manager  
City of McKinney

\_\_\_\_\_  
Date

78 RESIDENTIAL LOTS  
2 COMMON AREAS  
13.646 ACRES  
RECORD PLAT  
CREEKSIDE AT CRAIG RANCH  
PHASE ONE

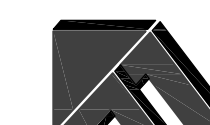
AN ADDITION TO THE CITY OF MCKINNEY  
GEORGE WHITE SURVEY ~ ABSTRACT NO. 993

COLLIN COUNTY, TEXAS

MARCH 2014 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

NOTE:

- 1. 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.



REVISED: \_\_\_\_\_

DOC. NO. \_\_\_\_\_