

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 a part of CREEKSIDE AT CRAIG RANCH, PHASE TWO an Addition to the City of McKinney according to the plat filed of record in Cabinet 2016, Page 150, Plat Records of Collin County, Texas, also being that tract of land conveyed to Beazer Homes Texas, L.P., according to the document filed of record under Document Number 20161005001345570, Deed Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "DAA" found in the southerly line of Tutbury Place, a 50-foot right-of-way, for the northeast corner of Lot 21, Block E of said Addition, same being the common northwest corner of Common Area E-3 (per plat);

THENCE North 89° 30' 36" East, with said southerly line, a distance of 100.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "DAA" found in said southerly line for the northeast corner of said Common Area E-3;

THENCE South 0° 29' 24" East, with the east line of said Common Area E-3, a distance of 130.09 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of the above mentioned Addition, for the southeast corner of said Common Area E-3;

THENCE South 89° 27' 43" West, with said south line, a distance of 100.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "DAA" found for the southeast corner of the above mentioned Lot 21, same being the southwest corner of said Common Area E-3;

THENCE North 0° 29' 24" West, with the common line of said Lot 21 and Common Area E-3, a distance of 130.18 feet to the POINT OF BEGINNING and containing 0.2987 acres of land, more or less.

NOTES:

- BEARING SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. DIRECTIONAL CONTROL ESTABLISHED BETWEEN <CM 1> & <CM 2> HAVING A BEARING AND DISTANCE OF S 0°29'24" E, 130.18'.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
- 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEAZER HOMES TEXAS, L.P., a Delaware limited partnership, does hereby adopt this minor replat designating the hereinabove described property as Lots 22 and 23, Block E of CREEKSIDE AT CRAIG RANCH PHASE TWO, being a replat of Common Area E-3, Block E, 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 _____, 2016.

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 _____, 2016.

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 _____, 2016.

Notary Public in and for the State of Texas

"Approved and Accepted"

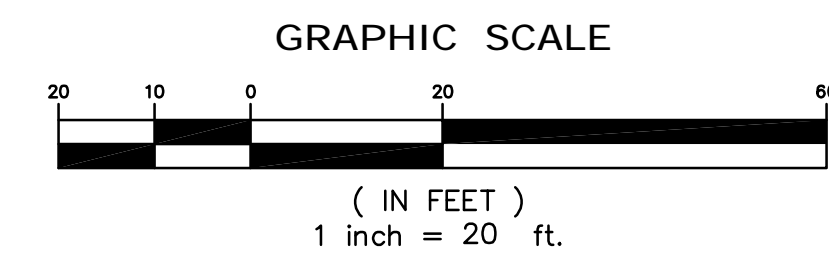
Chairman, Planning and Zoning Commission
City of McKinney

Date

Notary Public in and for the State of Texas

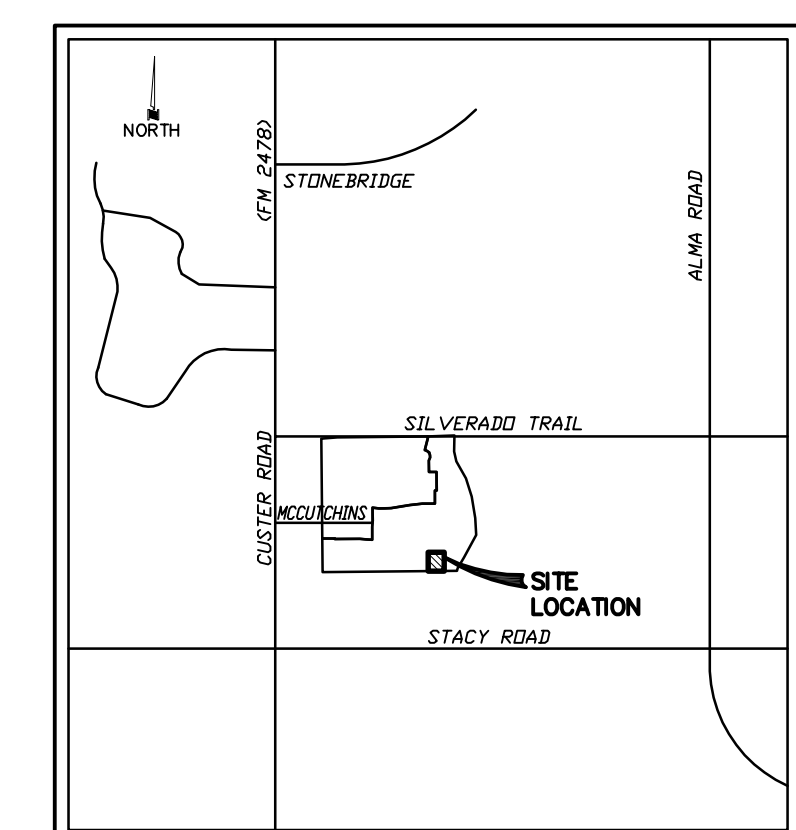
100 YR FEMA
FLOODPLAIN PER FIRM
MAP NUMBER 4806500265J
DATED OCTOBER 28, 2009
ACCORDING TO LOMR
NO. 16-06-1250P

100 YR ULTIMATE
FLOODPLAIN PER FLOOD STUDY
EXISTING CONDITIONS FEMA
& ULTIMATE 100-YEAR HYDROLOGY
AND HYDRAULICS FOR ROWLETT CREEK
PREPARED BY DOWDEY, ANDERSON
AND ASSOCIATES DATED MARCH 2015



LEGEND

- M.R.C.C.T. = MAP RECORDS
COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS
COLLIN COUNTY, TEXAS
- MIN FF = MINIMUM FINISH FLOOR ELEVATION
- UE = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- VE = VISIBILITY EASEMENT
- WME = WALL & WALL MAINTENANCE EASEMENT
- IRF = IRON ROD FOUND
- HOA = HOME OWNER'S ASSOCIATION
- <CM> = CONTROL MONUMENT
- = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- ◇ = DENOTES STREET NAME CHANGE



THE PURPOSE OF THIS MINOR REPLAT IS TO REPLAT COMMON AREA E-3 INTO TWO RESIDENTIAL LOTS.

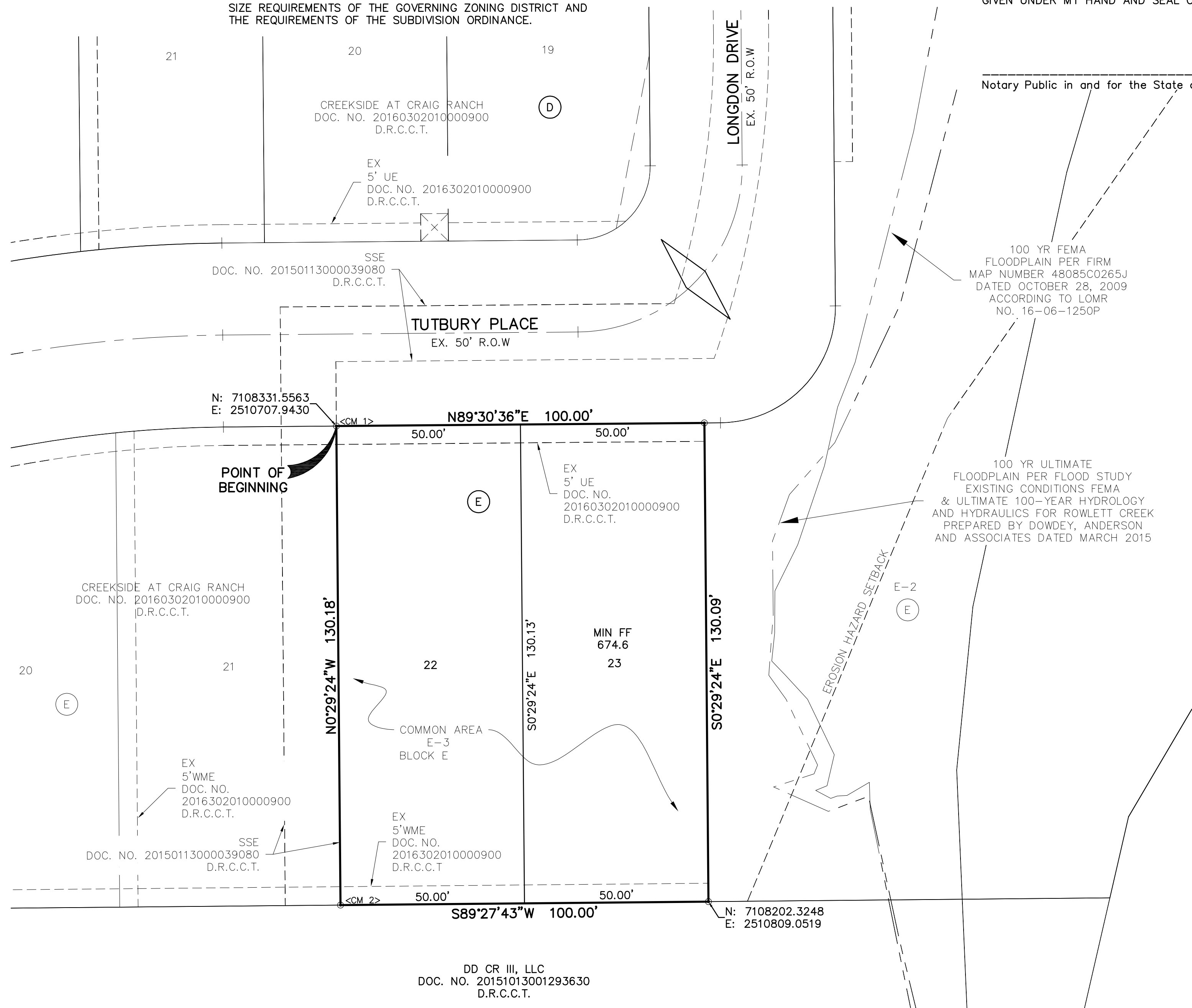
MINOR REPLAT
CREEKSIDE AT CRAIG RANCH
PHASE TWO
LOTS 22 AND 23, BLOCK E
BEING A REPLAT OF COMMON
AREA E-3,
BLOCK E
0.2987 ACRES

AN ADDITION TO THE CITY OF MCKINNEY
GEORGE WHITE SURVEY ~ ABSTRACT NO. 993
COLLIN COUNTY, TEXAS

SEPTEMBER 2016 SCALE: 1"=20'

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 HELFRICHH, P.E.



RECEIVED
By Planning Department at 3:21 pm, Nov 22, 2016

DOCUMENT NO.

Y:\13042\13042-02\REPLAT.dwg, REPLAT-1, 11/22/2016 9:25:46 AM, shall, Dowdey, Anderson & Associates, Inc., SH

REVISED: