

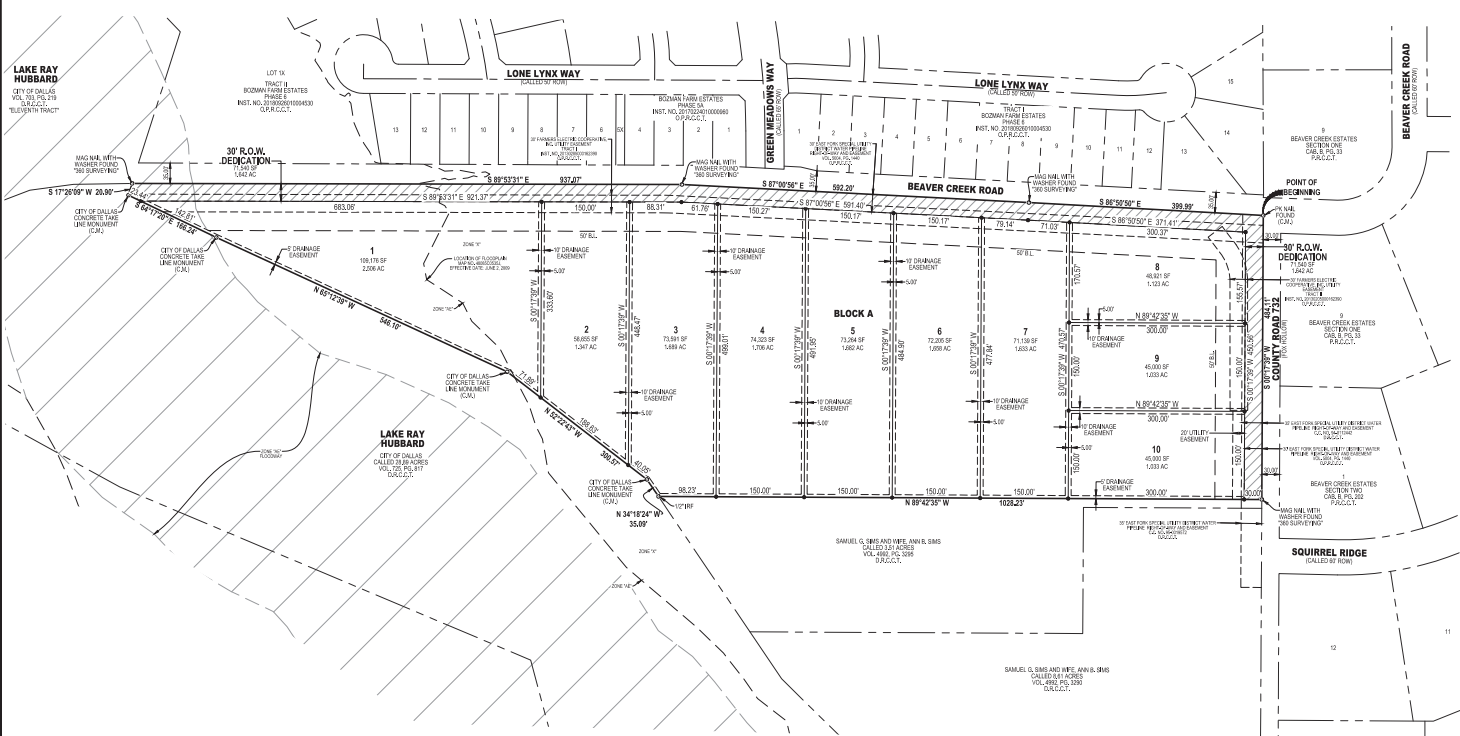
NOTES:

- ALL CORNERS ARE MARKED WITH A 5/8 INCH IRON ROD WITH CAP STAMP "TRP", UNLESS OTHERWISE NOTED.
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (AZL, NAD83(2011)). EPOCH 2010 IS FORMED LOCALLY FROM ALL TERMS CENTRAL POINT CONVERSIONS OPERATING REFERENCE CENTER (PARCS) AN REAL TIME KINEMATIC (RTK) SURVEY METHOD. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A CORRECTION FACTOR OF 1.000070.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AS INCORPORATED AREAS, MAP NO. 48030Z01, EFFECTIVE DATE, JUNE 1, 2020, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ZONE "V" SHADYLAND ZONE "AC" THE LOCATION OF THE FLOOD ZONES IS BASED ON LINE MAP NO. 48030Z01 APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE SHOWN AS FOLLOWS:
 ZONE "X" - OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 ZONE "V" - 30 YEAR "V" AREAS WITH A 0.2% ANNUAL CHANCE OF FLOOD. AREAS WITH A 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AN AVERAGE AREA LESS THAN 1 SQUARE MILE. AREAS PROTECTED BY LEVEES WITH A 1% ANNUAL CHANCE OF FLOOD.
 ZONE "AC" - AREA INUNDATED BY THE BASE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
- THE SURVEYOR AS REQUIRED BY STATE LAWS IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAN.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

SCALE BY FEET
1" = 100'

LEGEND
1" = 100'

CALL - CONTROL MONUMENT
CWP - CORNER POINT FOUND
BP - BENCH ROAD FOUND
SL - SQUARE FOOT
AC - ACRES
BL - BOUNDARY LINE
VOL. - VOLUME
PLOT - PLAT
PNT. - POINT
N/A - NUMBER
DUG - DUG
CWP - CORNER POINT FOUND
PAC - PLAT RECORDS COLLIN COUNTY, TEXAS
PAC - PLAT RECORDS COLLIN COUNTY, TEXAS



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Beaver Creek 17 LLC is the owner of a tract of land situated in the John Jouett Survey, Abstrct No. 475, Collin County, Texas being all of a called 17.06 acre tract to Beaver Creek 17 LLC as recorded in 202300003040 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a PK nail located at the intersection of Beaver Creek Road and Fox Hollow Road for the northeast corner of said 17.06 acre tract;

THENCE South 09 degrees 17 minutes 39 seconds West along the interior of said Fox Hollow Road, a distance of 484.31 feet to a Mag nail with washer stamped "360 SURVEYING" found for the southeast corner of said 17.06 acre tract and the northeast corner of a called 3.61 acre tract (and to Samuel G. Sims and wife Anne B. Sims as recorded in Volume 4962, Page 3295 of the Deed Records of Collin County, Texas;

THENCE North 89 degrees 42 minutes 35 seconds West departing said Fox Hollow Road and along the common line of said 17.06 acre tract and said 3.61 acre tract, a distance of 1028.23 feet to a 1/2 inch iron rod found on the east line of a called 28.89 acre tract of land to the City of Dallas as recorded in Volume 725, Page 817 of the Deed Records of Collin County, Texas same being the like line of Lake Ray Hubbard Lake for the southeast corner of said 17.06 acre tract and the northeast corner of said 3.61 acre tract;

THENCE along the common line of said 17.06 acre tract and said 28.89 acre tract same being the like line of Lake Ray Hubbard Lake the following courses and distances:

North 34 degrees 18 minutes 24 seconds West, a distance of 35.09 feet to a City of Dallas Concrete Take Line Monument with disk found for corner;

North 52 degrees 22 minutes 43 seconds West, a distance of 305.07 feet to a City of Dallas Concrete Take Line Monument with disk found for corner;

North 85 degrees 12 minutes 38 seconds West, a distance of 546.10 feet to a City of Dallas Concrete Take Line Monument with disk found for corner;

North 84 degrees 17 minutes 20 seconds West, a distance of 166.24 feet to a City of Dallas Concrete Take Line Monument with disk found for corner;

North 17 degrees 26 minutes 09 seconds East, a distance of 20.90 feet to a Mag nail with washer stamped "360 SURVEYING" found in said Beaver Creek Road for the northeast corner of said 17.06 acre tract and the northeast corner of said 28.89 acre tract;

THENCE along the interior of said Beaver Creek Road, same being the north line of said 17.06 acre tract the following courses and distances;

South 89 degrees 53 minutes 31 seconds East, a distance of 837.07 feet to a Mag nail with washer stamped "360 SURVEYING" found for corner;

South 87 degrees 10 minutes 56 seconds East, a distance of 592.20 feet to a Mag nail with washer stamped "360 SURVEYING" found for corner;

South 88 degrees 10 minutes 50 seconds East, a distance of 399.59 feet to the POINT OF BEGINNING containing 742.815 square feet, or 17.063 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BEAVER CREEK 17 LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as BEAVER CREEK ESTATES an addition to Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, 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 or placed upon, over or across the easements as shown, except the landscape improvements may be placed in landscape easements, as approved by the City Council of the City of Wylie. In addition, utility 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 of particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the 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 their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness my hand, this _____ day of _____, 2023.

BY: BEAVER CREEK 17 LLC

Authorized Signature _____
Printed Name and Title _____

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 _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public, State of Texas _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian J. Maddox II do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Dated this _____ day of _____, 2023.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR BELIEVED UPON AS A FINAL SURVEY DOCUMENT.

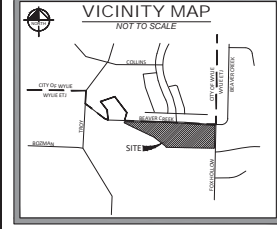
REGISTERED PROFESSIONAL LAND SURVEYOR No. 8659

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 Brian Maddox II, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public, State of Texas _____



HEALTH DEPARTMENT CERTIFICATION:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSDS 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.

Designated Representative for
Collin County Development Services

FINAL PLAT
BEAVER CREEK ESTATES
LOTS 1-10, BLOCK A
10 RESIDENTIAL LOTS
742.815 SQUARE FEET
OR
17.053 ACRES
SITUATED IN THE
JOHN JOUETT SURVEY, ABSTRACT NUMBER 475,
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER
BEAVER CREEK 17 LLC
8200 Douglas Avenue, Suite 300
Dallas, Texas 75225

PROJECT INFORMATION
Project No. H-15-22178
Date: September 15, 2023
Scale: 1" = 100'

SURVEYOR
TEAGUE HALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214-461-8887 or 214-461-8866 fax
T.H.P.L.S., Registration No. 10194381
www.thp.com

DRIVEN BY
J.M.
Scale: 1" = 100'

SHEET 1 of 1