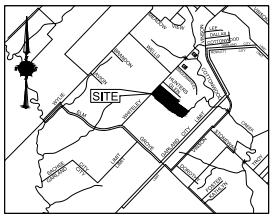
VICINITY MAP - NOT TO SCALE



80 60 40 20 0 30 60 90 120

SCALE 1"=60'

GENERAL NOTES:

1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUND IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

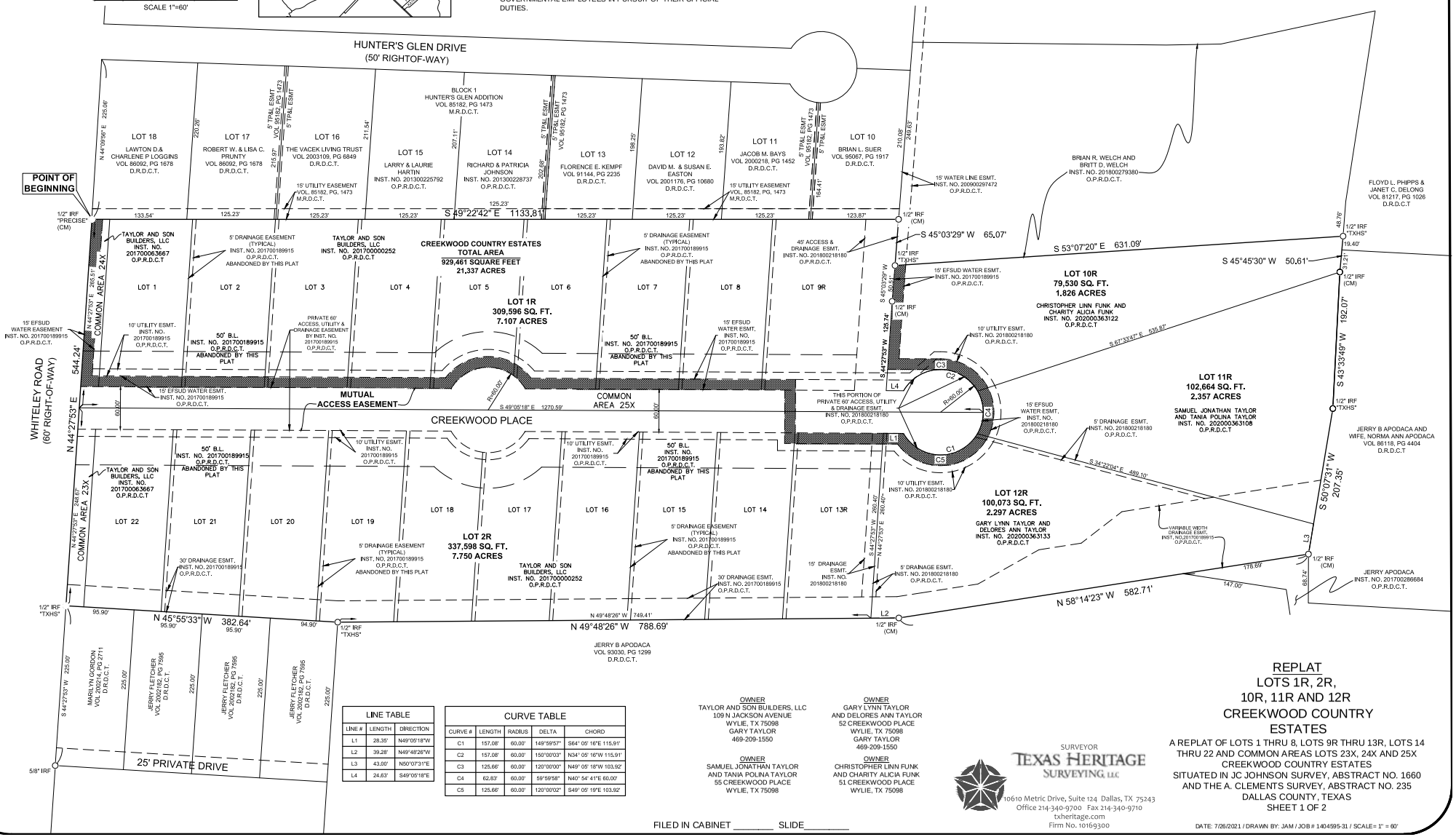
2) THE COMMISSIONERS COURT OF DALLAS COUNTY DOES NOT ACCEPT ANY DEDICATION OF ANY STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES, WATER AND SEWAGE LINES, DRAINAGE INFRASTRUCTURE, OR ANY OTHER PROPERTY THAT IS NOTED OR OFFERED FOR DEDICATION AS SHOWN AND SET FORTH IN AND UPON THIS PLAT.

3) THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITIES MAINTENANCE AND SERVICE PERSONNEL, THE US POSTAL SERVICE, AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

4) PURPOSE OF THIS PLAT IS TO COMBINE LOTS 24X, 1-8 AND 9R INTO A SINGLE LOT AND LOTS 23X, 14-21 AND 13R INTO A SINGLE LOT AND ABANDONED ALL EXISTING COMMON LOT LINE 5 FOOT DRAINAGE EASEMENTS.

LEGEND:

IRF	IRON ROD FOUND
IRS	IRON ROD YELLOW CAP "TXHS" SET
AC	ACRE
SQ.FT.	SQUARE FEET
D.R.D.C.T	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROL MONUMENT
EFSUD	EAST FORK SPECIAL UTILITY DISTRICT
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
B.L.	BUILDING LINE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.35'	N49°05'18"W
L2	39.28'	N49°48'26"W
L3	43.00'	N50°07'31"E
L4	24.63'	S49°05'18"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	157.08'	60.00'	149°59'57"	S64° 05' 16"E 115.91'
C2	157.08'	60.00'	150°00'03"	N34° 05' 16"W 115.91'
C3	125.66'	60.00'	120°00'00"	N49° 05' 18"W 103.92'
C4	62.83'	60.00'	59°59'58"	N40° 54' 41"E 60.00'
C5	125.66'	60.00'	120°00'02"	S49° 05' 19"E 103.92'

OWNER
TAYLOR AND SON BUILDERS, LLC
109 N JACKSON AVENUE
WYLIE, TX 75098
GARY TAYLOR
469-209-1550

OWNER
SAMUEL JONATHAN TAYLOR
AND TANIA POLINA TAYLOR
55 CREEKWOOD PLACE
WYLIE, TX 75098

OWNER
GARY LYNN TAYLOR
AND DELORES ANN TAYLOR
52 CREEKWOOD PLACE
WYLIE, TX 75098
GARY TAYLOR
469-209-1550

OWNER
CHRISTOPHER LINN FUNK
AND CHARITY ALICIA FUNK
51 CREEKWOOD PLACE
WYLIE, TX 75098

FILED IN CABINET _____ SLIDE_____

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124 Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

REPLAT
LOTS 1R, 2R, 10R, 11R AND 12R CREEKWOOD COUNTRY ESTATES

A REPLAT OF LOTS 1 THRU 8, LOTS 9R THRU 13R, LOTS 14 THRU 22 AND COMMON AREAS LOTS 23X, 24X AND 25X CREEKWOOD COUNTRY ESTATES
SITUATED IN JC JOHNSON SURVEY, ABSTRACT NO. 1660 AND THE A. CLEMENTS SURVEY, ABSTRACT NO. 235
DALLAS COUNTY, TEXAS
SHEET 1 OF 2

DATE: 7/26/2021 / DRAWN BY: JAM / JOB # 1404595-31 / SCALE= 1" = 60'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Taylor and Son Builders, LLC; Gary Lynn Taylor and Delores Ann Taylor; Samuel Jonathan Taylor and Tania Polina Taylor; Christopher Alicia Funk are the owners of a tract of land situated in the JC Johnson Survey, Abstract No. 1660 and the A Clements Survey, Abstract No. 235, Dallas County, Texas, and the overall property being Lots 1 thru 8, Lots 9R thru 13R, Lots 14 thru 22, Common Areas 23X, 24X and 25X of Creekwood Country Estates, an addition to Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument No. 201822218180, Official Public Records, Dallas County, Texas and being that certain tract of land described in General Warranty Deed as said Lot 11R to Samuel Jonathan Taylor and Tania Polina Taylor recorded in 202000363108, Official Public Records, Dallas County, Texas, also with that certain tract of land described in General Warranty Deed as said Lot 10R to Christopher Linn Funk and Charity Alicia Funk recorded in Instrument Number 202000363122, Official Public Records, Dallas County, Texas, also with that certain tract of land described in General Warranty Deed as said Lot 12R to Gary Lynn Taylor and Delores Ann Taylor recorded in Instrument Number 202000363133, Official Public Records, Dallas County, Texas, also with that certain tract of land described in General Warranty Deed with Vendor's Lien as said Lot 22X (now known as said Lot 24X) and Lot 23X to Taylor and Son Builders, LLC recorded in Instrument Number 201700063667, Official Public Records, Dallas County, Texas, also being the remainder tract of land described in Warranty Deed with Vendor's Lien in favor of Mortgage to Taylor and Son Builders, LLC recorded in Instrument No. 201700000252, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with "PRECISE" cap found for corner, said point being the west corner of Lot 18, Block 1 of Hunter's Glen Addition, an addition to Dallas County, Texas, according to the plat thereof recorded in Volume 85182, Page 1473 of the Map Records of Dallas County, Texas, lying on the southeasterly right-of-way line of Whiteley Road (60 foot right-of-way);

Thence South 49 degrees 22 minutes 42 seconds East, departing the southeasterly right-of-way line of said Whiteley Road, along the southwesterly line of Block 1 of said Hunter's Glen Addition, also being the northeasterly lines of said Taylor tracts (201700000252) (201700063667), a distance of 1133.81 feet to a 1/2 inch iron rod found for corner, said point being the most southerly corner of said Block 1 of said Hunter's Glen Addition, said point also being an eastern corner of said Taylor tract (201700000252), and lying on the northwesterly line of that certain tract of land described in General Warranty Deed with Vendor's Lien in Favor of Third Party to Brian R. Welch and Britt D. Welch recorded in Instrument Number 201800279380, Official Public Records, Dallas County, Texas;

Thence South 45 degrees 03 minutes 29 seconds West, along the common line of said Taylor tract (201700000252) and said Welch tract, a distance of 65.07 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for corner, said point being the most northerly corner of said Lot 10R, said point also being the most westerly corner of said Welch tract;

Thence South 53 degrees 07 minutes 20 seconds East, along the northeasterly line of said Lot 10R, also being the southwesterly line of said Welch tract, a distance of 631.20 feet to a 1/2 inch iron rod with cap stamped "TXHS" found, said point being the most easterly corner of said Lot 10R, lying on the northwesterly line of a certain tract of land conveyed described in deed to Floyd L. Phipps and Janet C. Delong recorded in Volume 81217, Page 1026, Deed Records, Dallas County, Texas;

Thence South 45 degrees 45 minutes 30 seconds West, along the southeasterly line of said Lot 10R, common with the northwesterly line of said Phipps-Delong tract, passing at a distance of 19.40 feet the northerly corner of that certain tract of land described in deed to Jerry B. Apodaca and Norma Ann Apodaca recorded in Volume 86118, Page 4404, Deed Records Dallas County, Texas, and continuing a total distance of 50.61 feet to a 1/2 inch iron rod found for corner, said point being the most southerly corner of said Lot 10R, also being the most northeasterly corner of said Lot 11R;

Thence South 43 degrees 33 minutes 49 seconds West, along a southeasterly line of said Lot 11R, common with a northwesterly line of said Apodaca tract, a distance of 192.07 feet to a 1/2 inch iron rod with "TXHS" yellow cap found, said point being angle point;

Thence South 50 degrees 07 minutes 31 seconds West, continuing along the southeasterly line of said Lot 11R, common with the northwesterly line of said Apodaca tract, a distance of 207.35 feet to a 1/2 inch iron rod found, said point being the most southerly corner of said Lot 12R, being the most northeasterly corner of that certain tract of land described in Warranty Deed to Jerry Apodaca recorded in Instrument Number 201700286684, Official Public Records, Dallas County, Texas;

Thence North 58 degrees 14 minutes 23 seconds West, along the southwesterly line of said Lot 12R, passing at a distance of 178.69 feet the most northwesterly corner of said Apodaca tract (201700286684), continuing along the southwesterly line of said Lot 12R, common with a northeasterly line of a certain tract of land described in Special Warranty Deed with Vendor's Lien to Jerry B. Apodaca recorded in Volume 93030, Page 1299, Deed Records, Dallas County, Texas, a total distance of 582.71 feet to a 1/2 inch iron rod found for corner, said point being the most westerly southwest corner of said Lot 12R, common with an interior corner of said Apodaca tract (Vol. 93030, Pg. 1299);

Thence North 49 degrees 48 minutes 26 seconds West, along the northeasterly line of said Apodaca tract (Vol. 93030, Pg. 1299), also being the southwesterly line of said Lot 12R, and passing at a distance of 39.28 feet a southerly corner at the remaining Taylor tract (201700000252), continuing along said line for a total distance of 788.69 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner and, said point being the most northerly corner of said Apodaca tract (Vol. 93030, Pg. 1299), also being the east corner of that certain tract of land described in Warranty Deed to Jerry Fletcher recorded in Volume 2002182, Page 7595, Deed Records, Dallas County, Texas;

Thence North 45 degrees 55 minutes 33 seconds West, along the southwesterly lines of said Taylor tracts (201700063667) (201700000252), a distance of 382.64 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for the most westerly corner of said Taylor tract (201700000252) and the most northerly corner of that certain tract of land described in Corrected Quit-Claim Deed to Marilyn Gordon recorded in Volume 200214, Page 2711, Deed Records, Dallas County, Texas, said point also lying in the southeasterly right-of-way line of said Whiteley Road;

Thence North 44 degrees 27 minutes 53 seconds East, along the northwesterly line of said Taylor tracts (201700063667) (201700000252) and the southeasterly right-of-way line of said Whiteley Road, a distance of 544.24 feet to the POINT OF BEGINNING and containing 929,458 square foot or 21.337 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That I, Taylor and Son Builders, LLC, a Texas Limited Liability Company acting herein by and through his duly authorized office, does hereby adopt this plat designating the herein above described property as **LOTS 1R, 2R, 10R, 11R AND 12R, CREEKWOOD COUNTRY ESTATES**, an addition to the County of Dallas, Texas, and do hereby dedicate to the public use forever, the easements and right-of-way shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements and right-of-way as shown. Said utility easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All and any public utilities shall have the full right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon said utility easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part 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 Wylie, Texas.

WITNESS, my hand, this the____day of _____, 2021.

BY: Taylor and Sons Builders, LLC

_____

Gary Lynn Taylor - President

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary L. Taylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

WITNESS, my hand, this the____day of _____, 2021.

BY: Gary Lynn Taylor and Delores Ann Taylor

_____

Gary Lynn Taylor - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary LynnTaylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

WITNESS, my hand, this the____day of _____, 2021.

BY: Gary Lynn Taylor and Delores Ann Taylor

_____

Delores Ann Taylor - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Delores Ann Taylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

WITNESS, my hand, this the____day of _____, 2021.

BY: Samuel Jonathan Taylor and Tania Polina Taylor

_____

Samuel Jonathan Taylor - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Samuel Jonathan Taylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

WITNESS, my hand, this the____day of _____, 2021.

BY: Samuel Jonathan Taylor and Tania Polina Taylor

_____

Tania Polina Taylor - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tania Polina Taylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

WITNESS, my hand, this the____day of _____, 2021.

BY: Christopher Linn Funk and Charity Alicia Funk

_____

Christopher Linn Funk - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Christopher Linn Funk, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

WITNESS, my hand, this the____day of _____, 2021.

BY: Christopher Linn Funk and Charity Alicia Funk

_____

Charity Alicia Funk - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Christopher Linn Funk, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

SURVEYOR'S CERTIFICATE:
KNOWN ALL MEN BY THESE PRESENTS:

That I, Gary E. Johnson, 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 Subdivision Ordinance of the City of Wylie.
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (07/26/2021)

_____
Gary E. Johnson
Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the Undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary E. Johnson, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

"ROAD NAME IS APPROVED. 911 ADDRESSES MUST BE APPROVED"

_____
Dallas County Addressing Coordinator

_____
Director of Dallas County Department of Unincorporated Area Services

_____
County Judge

DALLAS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT'S CERTIFICATION:

This final plat complies with current applicable health laws of the State of Texas related to water supply and septic system lot sizes. This does not constitute license, permits, or approval of any specific individual private water facility or private on site sewerage facility system design or installation.

_____
Director of Dallas County Health and Human Services Department"

"RECOMMENDED FOR APPROVAL"

_____ _____
Chairman, Planning & Zoning Commission Date
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

_____ _____
Mayor, City of Wylie, Texas Date

"ACCEPTED"

_____ _____
Mayor, City of Wylie, Texas Date
The undersign, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to County of Dallas was submitted to the City Council on the ____ day of _____, 2021. and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 2021

_____
City Secretary
City of Wylie, Texas

"Construction not complete within two years of the recording date shall be subject to current County Subdivision Standards and Regulations."

OWNER
TAYLOR AND SON BUILDERS, LLC
109 N JACKSON AVENUE
WYLIE, TX 75098
GARY TAYLOR
469-209-1550

OWNER
GARY LYNN TAYLOR
AND DELORES ANN TAYLOR
52 CREEKWOOD PLACE
WYLIE, TX 75098
GARY TAYLOR
469-209-1550

OWNER
SAMUEL JONATHAN TAYLOR
AND TANIA POLINA TAYLOR
55 CREEKWOOD PLACE
WYLIE, TX 75098

OWNER
CHRISTOPHER LINN FUNK
AND CHARITY ALICIA FUNK
51 CREEKWOOD PLACE
WYLIE, TX 75098

GENERAL NOTES:

1) According to the F.I.R.M. No. 48113C0235 K, the subject property lies in Zone X and does not lie within a flood prone hazard area.

2) Bearings are based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983, 2011.

3) Selling a portion of this addition by metes and bound is a violation of City Ordinance and State law, and is subject to fines and withholding of utilities and building permits.

4) The Commissioners Court of Dallas County does not accept any dedication of any streets, alleys, parks, easements, public places, water and sewage lines, drainage infrastructure, or any other property that is noted or offered for dedication as shown and set forth in and upon this plat.

5) Creekwood Place has not been dedicated to the public, nor has been accepted by the county as public improvements, and the streets and drainage infrastructure shall be maintained by the property owners association within the subdivision. The streets shall always be open to emergency vehicles, public and private utility maintenance and service personnel, the us postal service, and governmental employees in pursuit of their official duties."

6) "The property owners association, as owner of the private streets and appurtenances agrees to release, indemnify, defend, and hold harmless the County, any governmental entity, and any public utility entity for damages to the private streets that may be occasioned by the reasonable use of private streets by same, and for damages, and injury (including death) arising from the condition of the private streets, out of any use access gates or cross arms, or out of any use of the subdivision by the county or governmental or utility entity."

7) "Floodplain / Drainage Way Maintenance and Easements: The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the property owners association, if applicable. The county will not be responsible for the maintenance, erosion control, and / or operation of said drainage ways and easements. The home owners shall keep the adjacent drainage ways and easements traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the county shall have the right of entry for the purposes of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and / or bank erosion that cannot be defined. The county shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain / drainage easement line as shown on the plat."

8) Drainage Easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions for operation/maintenance of drainage facility."

9) "All utility easements shall be privately owned and maintained - County shall not own nor maintain these utility easements."

10) "Tree planting and other landscape features should be located entirely on private property or on a parallel landscape easement due to the lack of space on the Whiteley Road R.O.W. for such treatment."

11) "Retaining walls shall be the responsibility of the homeowner. Dallas County will not be responsible for maintenance of the retaining wall."

12) "The county shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless county, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph."

FILED IN CABINET _____ SLIDE_____

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124 Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

REPLAT
LOTS 1R, 2R, 10R, 11R AND 12R CREEKWOOD COUNTRY ESTATES

A REPLAT OF LOTS 1 THRU 8, LOTS 9R THRU 13R, LOTS 14 THRU 22 AND COMMON AREAS LOTS 23X, 24X AND 25X
CREEKWOOD COUNTRY ESTATES
SITUATED IN JC JOHNSON SURVEY, ABSTRACT NO. 1660
AND THE A. CLEMENTS SURVEY, ABSTRACT NO. 235
DALLAS COUNTY, TEXAS
SHEET 2 OF 2

DATE: 7/26/2021 / DRAWN BY: JAM / JOB # 1404595-31 / SCALE= 1" = 60'