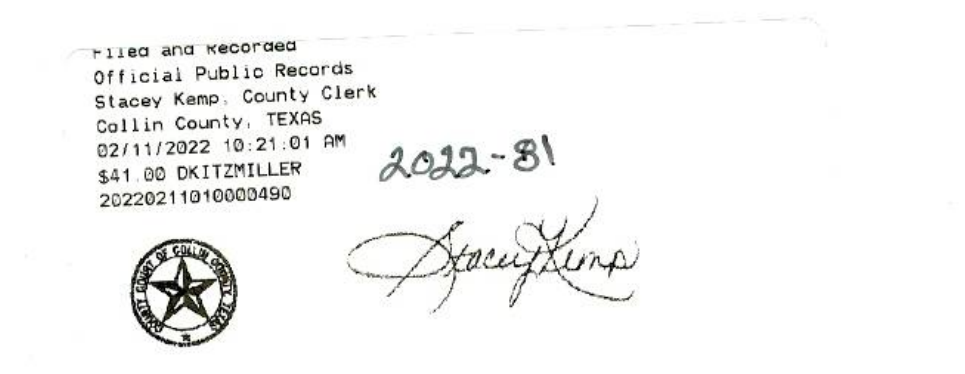


LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.B.	POINT OF BEGINNING
P.R.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS
CAB.	COLLIN COUNTY, TEXAS
CABINET	COLLIN COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
D.E.	DRAINAGE EASEMENT
F.L.	FIRE LANE EASEMENT
F.L.A.U.E.	FIRE LANE ACCESS & UTILITY EASEMENT
G.S.E.	QUASI-PUBLIC STREET ACCESS
G.S.A.U.D.E.	QUASI-PUBLIC STREET ACCESS
U.E.	UTILITY & DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.E.	TELECOMMUNICATIONS EASEMENT
U.A.E.	UTILITY AND ACCESS EASEMENT
U.E.	UTILITY EASEMENT

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°22'50"W	12.00'	L16	N00°37'09"W	113.54'	L31	N00°37'09"W	59.57'	L46	S44°23'06"W	21.22'
L2	S00°37'09"E	53.00'	L17	N00°37'09"W	98.00'	L32	N00°37'09"W	59.57'	L47	S89°23'01"W	5.31'
L3	N00°37'09"W	14.23'	L18	N89°22'51"E	120.00'	L33	N00°37'09"W	58.29'	L48	N45°37'09"W	6.97'
L4	N89°22'51"E	12.00'	L19	N89°22'51"E	113.00'	L34	N00°37'09"W	58.29'	L49	N45°37'09"W	12.83'
L5	N00°37'09"W	45.83'	L20	N00°37'09"W	60.00'	L35	N89°22'51"E	60.00'	L50	S44°23'06"W	7.08'
L6	S89°22'51"W	38.00'	L21	N00°37'09"W	60.00'	L36	S45°37'09"E	29.24'	L51	S89°22'51"W	6.00'
L7	N89°22'51"E	38.00'	L22	S00°37'09"E	60.00'	L37	N89°22'51"E	21.21'	L52	N00°37'09"W	6.00'
L8	N00°37'09"W	38.00'	L23	N00°37'09"W	43.00'	L38	S45°37'09"E	29.24'	L53	N89°22'51"E	6.00'
L9	S00°37'09"E	38.00'	L24	S00°37'09"E	43.00'	L39	N45°37'09"W	14.09'	L54	N00°37'51"W	2.03'
L10	S00°37'09"E	29.00'	L25	S00°37'09"E	29.00'	L40	N00°34'58"W	19.79'			
L11	N00°37'09"W	29.00'	L26	N00°37'09"W	29.00'	L41	N00°34'58"W	15.65'			
L12	S00°37'09"E	45.00'	L27	S00°37'09"E	45.00'	L42	N45°37'09"W	5.80'			
L13	N00°37'09"W	45.00'	L28	N00°37'09"W	45.00'	L43	N90°00'00"E	9.26'			
L14	N00°37'09"W	167.83'	L29	N00°37'09"W	58.29'	L44	S00°37'09"E	10.00'			
L15	N00°37'09"W	142.00'	L30	N00°37'09"W	58.29'	L45	N90°00'00"W	10.03'			

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'01"	20.00'	31.42'	S45°37'09"E	28.28'	C21	90°00'00"	20.00'	31.42'	N45°37'09"W	28.28'	C41	64°03'21"	17.00'	19.01'	N32°38'49"W	18.03'
C2	90°00'00"	20.00'	31.42'	S45°37'09"E	28.28'	C22	90°00'00"	20.00'	31.42'	S45°37'09"E	28.28'	C42	64°03'21"	17.00'	19.01'	N31°24'32"E	18.03'
C3	90°00'00"	20.00'	31.42'	N44°22'51"E	28.28'	C23	90°00'00"	20.00'	31.42'	S44°22'51"W	28.28'	C43	90°00'00"	17.00'	26.70'	N44°22'51"E	24.04'
C4	90°00'00"	20.00'	31.42'	N44°22'51"E	28.28'	C24	90°00'00"	20.00'	31.42'	N45°37'09"W	28.28'	C44	90°00'00"	17.00'	26.70'	S45°37'09"E	24.04'
C5	90°00'01"	20.00'	31.42'	S45°37'09"E	28.28'	C25	90°00'00"	20.00'	31.42'	N44°22'51"E	28.28'	C45	64°03'21"	17.00'	19.01'	S31°24'32"W	18.03'
C6	90°00'00"	20.00'	31.42'	S44°22'51"W	28.28'	C26	90°00'00"	20.00'	31.42'	S45°37'09"E	28.28'	C46	64°03'21"	17.00'	19.01'	N32°38'49"W	18.03'
C7	89°59'59"	20.00'	31.42'	N45°37'09"W	28.28'	C27	90°00'00"	20.00'	31.42'	S44°22'51"W	28.28'	C47	90°00'00"	17.00'	26.70'	S44°22'51"W	24.04'
C8	90°00'01"	20.00'	31.42'	N45°37'09"W	28.28'	C28	90°00'00"	20.00'	31.42'	N45°37'09"W	28.28'						
C9	89°59'59"	20.00'	31.42'	N44°22'51"E	28.28'	C29	90°00'00"	20.00'	31.42'	N44°22'51"E	28.28'						
C10	90°00'00"	20.00'	31.42'	S45°37'09"E	28.28'	C30	90°00'00"	20.00'	31.42'	S45°37'09"E	28.28'						
C11	90°00'01"	20.00'	31.42'	S44°22'51"W	28.28'	C31	90°00'00"	20.00'	31.42'	S44°22'51"W	28.28'						
C12	90°00'00"	20.00'	31.42'	N45°37'09"W	28.28'	C32	90°00'00"	20.00'	31.42'	N45°37'09"W	28.28'						
C13	89°59'59"	20.00'	31.42'	N44°22'51"E	28.28'	C33	90°00'00"	20.00'	31.42'	N44°22'51"E	28.28'						
C14	90°00'00"	20.00'	31.42'	N44°22'51"E	28.28'	C34	90°00'01"	17.00'	26.70'	S45°37'09"E	24.04'						
C15	90°00'00"	20.00'	31.42'	S45°37'09"E	28.28'	C35	78°07'06"	17.00'	23.18'	S39°40'42"E	21.42'						
C16	89°59'59"	20.00'	31.42'	S44°22'51"W	28.28'	C36	78°07'06"	17.00'	23.18'	N38°26'24"E	21.42'						
C17	90°00'01"	20.00'	31.42'	N45°37'09"W	28.28'	C37	64°03'21"	17.00'	19.01'	N32°38'49"W	18.03'						
C18	90°00'00"	20.00'	31.42'	S44°22'51"W	28.28'	C38	64°03'21"	17.00'	19.01'	S31°24'32"W	18.03'						
C19	90°00'00"	20.00'	31.42'	S45°37'09"E	28.28'	C39	64°03'21"	17.00'	19.01'	S32°38'49"E	18.03'						
C20	90°00'00"	20.00'	31.42'	N44°22'51"E	28.28'	C40	64°03'21"	17.00'	19.01'	S31°24'32"W	18.03'						

- NOTES:
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 based upon City of Plano cant monumentation.
  - According to Community Panel No. 48085C0360J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within the following special flood hazard areas.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
  - All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
  - The purpose of this Final replat is to create lots and dedicate easements for a Townhome development.



CITY PROJECT #FP2021-016  
FINAL PLAT  
**PLANO GATEWAY**  
PHASE 1  
LOTS 1-117, SF-A, AND  
LOTS 1X-16X, BLOCK A, COMMON OPEN  
SPACE LOTS

BEING 8.218 ACRES SITUATED IN  
JAMES T. MCCULLOUGH SURVEY, ABSTRACT NO. 633 AND  
JOHN MCCULLOUGH SURVEY, ABSTRACT NO. 585  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DATE OF PREPARATION: JAN., 2022

Owner:  
Beazer Homes Texas, L.P.  
1750 Valley View Ln., Suite 200  
Dallas, Texas 75234  
Contact: Troy Radelat  
Ph. No.: 214.289.3143

Engineer / Surveyor:  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Contact: Rob Myers, PE  
Ph. No.: 972.335.3580

**Kimley»Horn**

6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
FIRM # 10193822  
Scale 1" = 40'

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779  
Date 01/25/2022  
Project No. 069312662  
Sheet No. 1 OF 2



STATE OF TEXAS §  
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS BEAZER HOMES TEXAS, L.P., is the owner of a tract of land situated in the James T. McCullough Survey, Abstract No. 633 and the John McCullough Survey, Abstract No. 585 in the City of Plano, Collin County, Texas, and being all of a called 8.218-acre tract of land conveyed to Beazer Homes Texas, L.P., as described in a Special Warranty Deed recorded in Instrument No. 20200102000008240, Official Public Records, Collin County, Texas, same also being all of Lot 1, Block A, Plano Gateway, an Addition to the City of Plano, according to the plat thereof recorded in Volume 2019, Page 360, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for the westernmost southwest corner of said Lot 1 (Block A), common to the northerly end of a corner clip at the intersection of the easterly right-of-way line of Wyngate Boulevard (60 foot right-of-way, Cabinet F, Slide 78, said Plat Records) and the northerly right-of-way line of Wynview Drive (60 foot right-of-way, Cabinet F, Slide 78, said Plat Records);

THENCE North 00°37'09" West, along the easterly right-of-way line of said Wyngate Boulevard and the westerly line of said Lot 1 (Block A), a distance of 696.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1 (Block A), common to the southwest corner of Lot 1, Block 1, Southern Star Addition, an Addition to the City of Plano, according to the plat thereof, recorded in Cabinet K, Page 870, said Plat Records, from which, a found 1/2 inch iron rod bears North 05°02'11" East, 1.44 feet;

THENCE North 88°58'20" East, departing the east right-of-way line of said Wyngate Boulevard and along the northerly line of said Lot 1 (Block A), the southerly line of said Southern Star Addition and the southerly line of Lot 2, Block A, Hillary Acres Addition, an Addition to the City of Plano, according to the plat thereof recorded in Volume 2017, Page 847, said Plat Records, a distance of 506.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1 (Block A), common to the northwest corner of Lot 1, Block B, said Plano Gateway;

THENCE South 00°37'09" East, departing the southerly line of said Hillary Acres Addition and along the easterly line of said Lot 1 (Block A) and the westerly line of said Lot 1 (Block B), a distance of 709.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 1 (Block A), common to the southwest corner of said Lot 1 (Block B), same being on the northerly right-of-way line of said Wynview Drive;

THENCE South 89°22'50" West, along the northerly right-of-way line of said Wynview Drive and the southerly line of said Lot 1 (Block A), a distance of 496.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southernmost southwest corner of said Lot 1 (Block A), common to the southerly corner of the aforesaid corner clip;

THENCE North 49°35'35" West, along said corner clip, a distance of 13.25 feet to the POINT OF BEGINNING and containing 8.218 acres (357,958 sq. ft.) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

1. That BEAZER HOMES TEXAS, L.P. ("Owner"), acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as PLANO GATEWAY, PHASE 1, LOTS 1-117 AND LOTS 1X-16X, BLOCK A, an addition to the City of Plano, Texas (the "City"), and does hereby dedicate to the City: (i) easements for the purposes shown on this plat and for the mutual benefit, use, and accommodation of all public utility entities including the City providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way, under, across, and upon Block A, Lots 8X, 9X, 12X, and 15X shown hereon for the construction, installation, maintenance, operation, inspection, removal, and reconstruction of the facilities, equipment, and systems of such public utility entities; and (ii) for the use, benefit, and accommodation of the City, an easement and right-of-way, under, across, and upon Block A, Lots 8X, 9X, 12X, and 15X shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire and police protection, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. Block A, Lots 8X, 9X, 12X, and 15X and all streets shown hereon are private streets and are not dedicated for use as public streets, or rights-of-way. Owner acknowledges that so long as the streets and related improvements constructed on Block A, Lots 8X, 9X, 12X, and 15X shown hereon shall remain private, certain City services shall not be provided on said private streets including, but not limited to, street cleaning, routine police patrols, enforcement of traffic and parking ordinances, and preparation of accident reports. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, or across the easements dedicated herein. The City and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the City shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The City and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the City and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowners association (the "Association") in and to Block A, Lots 8X, 9X, 12X, and 15X shown hereon as set forth in the "Declaration of Covenants, Restrictions, and easements for the", dated , recorded in County Clerk No. .

2. That the Association agrees to release, indemnify, defend, and hold harmless the City and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnitites") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnitites. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction, or maintenance, or any public improvements owned by any of the Indemnitites.

3. That the Association agrees to release, indemnify, defend, and hold harmless the Indemnitites from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnitites and that are caused by the failure of the Association to design, construct, or maintain the Private Streets in accordance with City standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnitites or their respective officers, employees, or agents.

4. That the owner of each lot shown on this plat agrees to release the Indemnitites from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnitites and that are caused by the failure of the Association to design, construct, or maintain the Private Streets in accordance with City standards.

5. That the obligations of the Association and lot owners set forth in paragraphs 2, 3, and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the City.

6. An easement for the benefit of each lot is hereby reserved over, across, and upon each lot adjoining to such lot for roof overhangs not exceeding two feet in width, and brick ledges which support exterior veneer walls and associated brick and veneers not exceeding six inches in width.

7. That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

8. The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

9. That if Block A, Lots 8X, 9X, 12X, 15X and 16X in the future become public streets as provided in the Declaration, Owner dedicates to the City a sidewalk easement on the portions of Block A, Lots 8X, 9X, 12X, 15X and 16X on which a sidewalk is installed connecting the sidewalk on Block A, Lots 1-84 and 96-117 into public sidewalks on Block A, Lots 1-84 and 96-117, together with (a) the area lying between such sidewalks and the lot line of Block A, Lots 1-84 and 96-117, and (b) the area lying within two feet of the other side of the sidewalks. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Plano, Texas.

WITNESS, my hand, this the 26 day of January, 2022.

By: BEAZER HOMES TEXAS, L.P., a Delaware limited partnership

By: Beazer Homes Texas Holdings, Inc.  
a Delaware corporation  
its General Partner

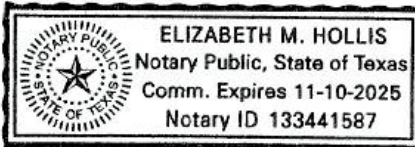
By: Bill Senkel, Department Head of Land Acquisition & Land Development

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Bill Senkel, 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 the 26th day of January, 2022.

Notary Public, State of Texas



LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.037	1,620	BLOCK A LOT 8X	0.327	14,225	BLOCK A LOT 16	0.030	1,320	BLOCK A LOT 30	0.035	1,540	BLOCK A LOT 45	0.030	1,320	BLOCK A LOT 59	0.030	1,320	BLOCK A LOT 74	0.030	1,320	BLOCK A LOT 88	0.030	1,320
BLOCK A LOT 1X	0.182	7,907	BLOCK A LOT 9	0.030	1,320	BLOCK A LOT 16X	0.011	487	BLOCK A LOT 31	0.035	1,540	BLOCK A LOT 46	0.029	1,276	BLOCK A LOT 60	0.030	1,320	BLOCK A LOT 75	0.030	1,320	BLOCK A LOT 89	0.037	1,620
BLOCK A LOT 2	0.030	1,320	BLOCK A LOT 9X	0.417	18,177	BLOCK A LOT 17	0.037	1,620	BLOCK A LOT 32	0.035	1,540	BLOCK A LOT 47	0.029	1,276	BLOCK A LOT 61	0.037	1,620	BLOCK A LOT 76	0.030	1,320	BLOCK A LOT 90	0.037	1,620
BLOCK A LOT 2X	0.153	6,659	BLOCK A LOT 10	0.030	1,320	BLOCK A LOT 18	0.037	1,620	BLOCK A LOT 33	0.035	1,540	BLOCK A LOT 48	0.036	1,566	BLOCK A LOT 62	0.037	1,620	BLOCK A LOT 77	0.037	1,620	BLOCK A LOT 91	0.030	1,320
BLOCK A LOT 3	0.030	1,320	BLOCK A LOT 10X	0.012	516	BLOCK A LOT 19	0.030	1,320	BLOCK A LOT 34	0.043	1,890	BLOCK A LOT 49	0.036	1,566	BLOCK A LOT 63	0.030	1,320	BLOCK A LOT 78	0.037	1,620	BLOCK A LOT 92	0.030	1,320
BLOCK A LOT 3X	0.237	10,317	BLOCK A LOT 11	0.030	1,320	BLOCK A LOT 20	0.030	1,320	BLOCK A LOT 35	0.037	1,620	BLOCK A LOT 50	0.029	1,276	BLOCK A LOT 64	0.030	1,320	BLOCK A LOT 79	0.030	1,320	BLOCK A LOT 93	0.030	1,320
BLOCK A LOT 4	0.030	1,320	BLOCK A LOT 11X	0.012	516	BLOCK A LOT 21	0.030	1,320	BLOCK A LOT 36	0.030	1,320	BLOCK A LOT 51	0.029	1,276	BLOCK A LOT 65	0.030	1,320	BLOCK A LOT 80	0.030	1,320	BLOCK A LOT 94	0.030	1,320
BLOCK A LOT 4X	0.153	6,667	BLOCK A LOT 12	0.037	1,620	BLOCK A LOT 22	0.037	1,620	BLOCK A LOT 37	0.030	1,320	BLOCK A LOT 52	0.029	1,276	BLOCK A LOT 66	0.037	1,620	BLOCK A LOT 81	0.030	1,320	BLOCK A LOT 95	0.037	1,620
BLOCK A LOT 5	0.030	1,320	BLOCK A LOT 12X	1.025	44,659	BLOCK A LOT 23	0.043	1,890	BLOCK A LOT 38	0.037	1,620	BLOCK A LOT 53	0.029	1,276	BLOCK A LOT 67	0.037	1,620	BLOCK A LOT 82	0.030	1,320	BLOCK A LOT 96	0.037	1,620
BLOCK A LOT 5X	0.023	1,018	BLOCK A LOT 13	0.037	1,620	BLOCK A LOT 24	0.035	1,540	BLOCK A LOT 39	0.037	1,620	BLOCK A LOT 54	0.029	1,276	BLOCK A LOT 68	0.030	1,320	BLOCK A LOT 83	0.037	1,620	BLOCK A LOT 97	0.030	1,320
BLOCK A LOT 6	0.037	1,620	BLOCK A LOT 13X	0.011	487	BLOCK A LOT 25	0.035	1,540	BLOCK A LOT 40	0.030	1,320	BLOCK A LOT 55	0.036	1,566	BLOCK A LOT 69	0.030	1,320	BLOCK A LOT 84	0.037	1,620	BLOCK A LOT 98	0.030	1,320
BLOCK A LOT 6X	0.232	10,107	BLOCK A LOT 14	0.030	1,320	BLOCK A LOT 26	0.035	1,540	BLOCK A LOT 41	0.030	1,320	BLOCK A LOT 56	0.037	1,620	BLOCK A LOT 70	0.030	1,320	BLOCK A LOT 85	0.030	1,320	BLOCK A LOT 99	0.030	1,320
BLOCK A LOT 7	0.037	1,620	BLOCK A LOT 14X	0.458	19,960	BLOCK A LOT 27	0.035	1,540	BLOCK A LOT 42	0.037	1,620	BLOCK A LOT 57	0.030	1,320	BLOCK A LOT 71	0.037	1,602	BLOCK A LOT 86	0.030	1,320	BLOCK A LOT 100	0.030	1,320
BLOCK A LOT 7X	0.042	1,848	BLOCK A LOT 15	0.030	1,320	BLOCK A LOT 28	0.043	1,890	BLOCK A LOT 43	0.037	1,620	BLOCK A LOT 58	0.030	1,320	BLOCK A LOT 72	0.037	1,620	BLOCK A LOT 87	0.030	1,320	BLOCK A LOT 101	0.037	1,620
BLOCK A LOT 8	0.030	1,320	BLOCK A LOT 15X	1.033	45,017	BLOCK A LOT 29	0.043	1,890	BLOCK A LOT 44	0.030	1,320	BLOCK A LOT 59	0.030	1,320	BLOCK A LOT 73	0.030	1,320	BLOCK A LOT 88	0.030	1,320	BLOCK A LOT 102	0.030	1,320

CERTIFICATE OF APPROVAL

APPROVED on this the 7 day of February, 2022 by the Planning & Zoning Commission, City of Plano, Texas.

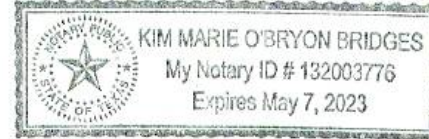
CHAIRMAN OF PLANNING & ZONING COMMISSION

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Daria Decker, 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 consideration therein expressed.

Given under my hand and seal of office on this the 7 day of February, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS



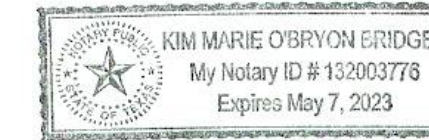
SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Carlos Rodriguez, 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 consideration therein expressed.

Given under my hand and seal of office on this the 9 day of February, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. MARX, 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 Regulation of the City Planning Commission of the City of Plano, Texas.

DATED THIS 26th DAY OF January, 2022.

MICHAEL B. MARX  
Registered Professional Land Surveyor #5181  
KIMLEY-HORN AND ASSOCIATES, INC.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
(972) 335-3580

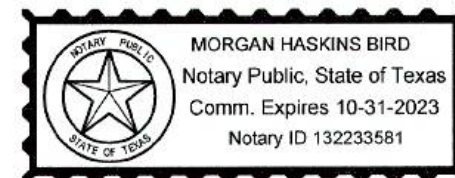


STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Marx, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 26th day of January, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS



CITY PROJECT #FP2021-016  
FINAL PLAT  
PLANO GATEWAY  
PHASE 1  
LOTS 1-117, SF-A, AND  
LOTS 1X -16X, BLOCK A, COMMON OPEN  
SPACE LOTS

BEING 8.218 ACRES SITUATED IN  
JAMES T. MCCULLOUGH SURVEY, ABSTRACT NO. 633 AND  
JOHN MCCULLOUGH SURVEY, ABSTRACT NO. 585  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DATE OF PREPARATION: JAN., 2022

Kimley»Horn

6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Owner:  
Beazer Homes Texas, L.P.  
1750 Valley View Ln., Suite 200  
Dallas, Texas 75234  
Contact: Troy Radelat  
Ph. No.: 214-289-3143

Engineer / Surveyor:  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Contact: Rob Myers, PE  
Ph. No.: 972-335-3580

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH/MLB	KHA	01/25/2022	069312662	2 OF 2