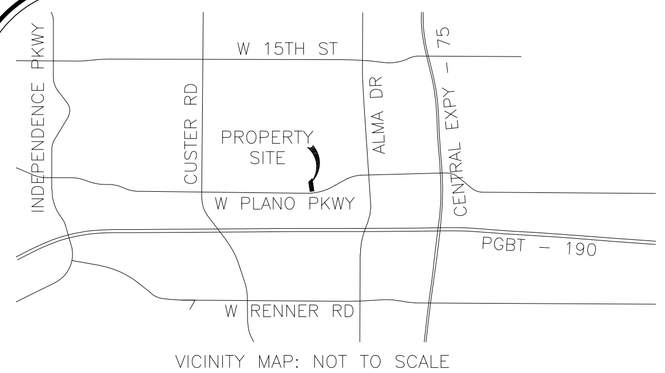
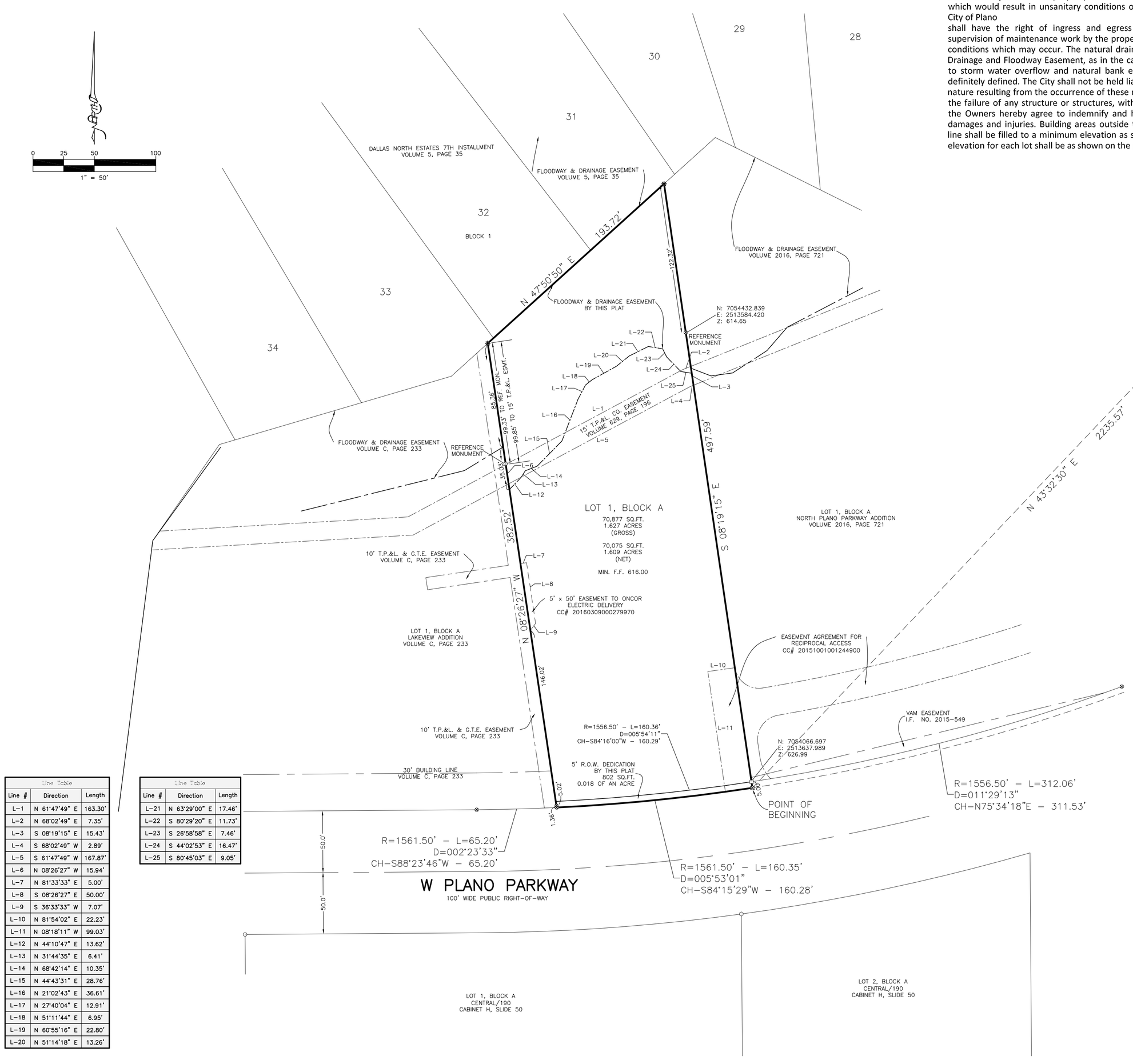


VICINITY MAP: NOT TO SCALE

CITY OF PLANO MONUMENT #105
3 1/4" ALUMINUM DISK IN CONCRETE STAMPED K-2
LOCATED AT THE INTERSECTION OF CUSTER ROAD AND GRANDVIEW DRIVE
N: 7055720.94
E: 2509851.30
ELEV. 655.96

CITY OF PLANO MONUMENT #106
3 1/4" ALUMINUM DISK IN CONCRETE STAMPED L-2
LOCATED AT THE INTERSECTION OF ALMA DR. AND THE ENTRANCE TO COLLIN CREEK MALL, AND APPROXIMATELY 990' NORTH OF THE INTERSECTION OF WEST PLANO PKWY
N: 7055641.60
E: 2515363.60
ELEV. 621.08

NOTE: ALL BEARINGS ARE BASED ON THESE CITY OF PLANO MONUMENTS.



Line Table		
Line #	Direction	Length
L-1	N 61°47'49" E	163.30'
L-2	N 68°02'49" E	7.35'
L-3	S 08°19'15" E	15.43'
L-4	S 68°02'49" W	2.89'
L-5	S 61°47'49" W	167.87'
L-6	N 08°26'27" W	15.94'
L-7	N 81°33'33" E	5.00'
L-8	S 08°26'27" E	50.00'
L-9	S 36°33'33" W	7.07'
L-10	N 81°54'02" E	22.23'
L-11	N 08°18'11" W	99.03'
L-12	N 44°10'47" E	13.62'
L-13	N 31°44'35" E	6.41'
L-14	N 68°42'14" E	10.35'
L-15	N 44°43'31" E	28.76'
L-16	N 21°02'43" E	36.61'
L-17	N 27°40'04" E	12.91'
L-18	N 51°11'44" E	6.95'
L-19	N 60°55'16" E	22.80'
L-20	N 51°14'18" E	13.26'

Line Table		
Line #	Direction	Length
L-21	N 63°29'00" E	17.46'
L-22	S 80°29'20" E	11.73'
L-23	S 26°58'58" E	7.46'
L-24	S 44°02'53" E	16.47'
L-25	S 80°45'03" E	9.05'

Drainage & Floodway Easement
This plat is hereby adopted by the owners 1717 WWP LTD and approved by the City of Plano, subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 1, Block A, of the plat is called "Drainage and Floodway Easement." The
Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be
maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the
Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Plano
shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, 1717 WWP LTD, is the owner of all that tract of land situated in the city of Plano, Collin County, Texas, a part of the William Beverly Survey, Abstract No. 75, in Collin County, Texas, being a tract of land described in deed to 1717 WWP LTD, as recorded in Instrument File No. 20180608000709410, of the Deed Records of Collin County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a set 'X' for corner on the North right of way line of W. Plano Parkway, being South 08 degrees 19 minutes 15 seconds East, a distance of 5.00 feet from the Southwest corner of Lot 1, Block A, of North Plano Parkway Addition, an Addition in the city of Plano, Collin County, Texas, according to the map or plat thereof recorded in Volume 2016, Page 721, of the Map or Plat Records of Collin County, Texas, and being the Southeast corner of said 1717 WWP LTD tract, said point being on a curve to the right having a radius of 1561.50 feet;

THENCE along said curve to the right, and said W. Plano Parkway, an arc length of 160.35 feet, a delta of 005 degrees 53 minutes 01 seconds, and a chord bearing and distance of South 84 degrees 15 minutes 29 seconds West, 160.28 feet to a set 1/2 inch yellow-capped iron rod from which a found 1/2 inch yellow-capped iron rod for reference bears North 08 degrees 26 minutes 27 seconds West, a distance of 1.36 feet, said corner being the Southeast corner of Lot 1, Block A, of Lakeview Addition, an Addition in the city of Plano, Collin County, Texas, according to the map or plat thereof recorded in Volume C, Page 233, of the Map or Plat Records of Collin County, Texas;

THENCE North 08 degrees 26 minutes 27 seconds West, passing said 1/2 inch yellow-capped iron rod for reference at a distance of 1.36 feet, continuing along and passing a found 1/2 inch iron rod for reference at a distance of 283.19 feet, continuing a total distance of 382.52 feet to a point for corner in water and being on a Southeast line of Lot 33, Block 1, of Dallas North Estates, 7th Installment, an Addition in the city of Plano, Collin County, Texas, according to the map or plat thereof recorded in Volume 5, Page 35, of the Map or Plat Records of Collin County, Texas;

THENCE North 47 degrees 50 minutes 50 seconds East, a distance of 193.72 feet to a point for corner in water and being on the Southeast live of Lot 31, Block 1, of said Dallas North Estates, 7th Installment, and being the Northwest corner of said Lot 1, Block A, North Plano Parkway Addition;

THENCE South 08 degrees 19 minutes 15 seconds East, passing a found 1/2 inch yellow-capped iron rod for reference at a distance of 122.32 feet, continuing along and passing the Southwest corner of said Lot 1, Block A, North Plano Parkway Addition, at a distance of 492.59 feet, continuing a total distance of 497.59 feet to the PLACE OF BEGINNING and containing 70,877 square feet or 1.627 acres of land.

CERTIFICATE OF APPROVAL
APPROVED on this the ____day of _____, 20___, by the Planning & Zoning Commission,City of Plano, Texas.

_____
Chairman, 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 _____
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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF_____, 20___.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

_____
Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____DAY OF_____, 20___.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 1717 WWP LTD, does hereby adopt this plat of Lot 1, Block A, of in the city of Plano, Collin County, Texas, and does hereby dedicate to the public use forever the streets, alleys and utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any Public utility shall have the right to remove and keep removed all of part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance of efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

EXECUTED at Plano, Texas this _____ day of _____, 20___.

BY: _____
Signature

_____
Printed Owner's Name

_____
Title

STATE OF TEXAS:
COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared _____, 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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ___ day of _____, 20___.

_____
Notary Public in and for the State of Texas

My commission expires _____

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

That I, Brian S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting Rules and Regulations of the city of Plano, Texas.

_____
Brian S. Rhodes
Registered Professional Land Surveyor No. 5962

STATE OF TEXAS:
COUNTY OF_____:

Before me, the undersigned authority, on this day personally appeared Brian Rhodes, 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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ___ day of _____, 20___.

_____
Notary Public in and for the State of Texas

My commission expires _____

LEGEND
WWO - MONUMENTS OF RECORD DONOTY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
FOUND "X"
5/8" IRON ROD FOUND
PK NAIL FOUND
(UNLESS OTHERWISE NOTED)

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.

FINAL PLAT
LOT 1, BLOCK A
WIND ROSE ADDITION

70,877 SQ.FT. - 1.627 ACRES
(GROSS) 70,877 SQ.FT. - 1.627 ACRES
(NET) - 70,075 SQ.FT. - 1.609 ACRES

WILLIAM BEVERLY SURVEY, ABSTRACT NO. 75
CITY OF PLANO, COLLIN COUNTY, TEXAS

CITY PROJECT NUMBER: FP2019-012

OWNER: 1717 WWP LTD, 2011 N COLLINS BOULEVARD, RICHARDSON, TEXAS 75080

SURVEYOR: BRIAN S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
1529 EAST INTERSTATE 30, GARLAND, TX 75043 - (972) 475-8940

DATE 3-1-2019
DRAWN BY: CM - PROJECT NO. 99735-01