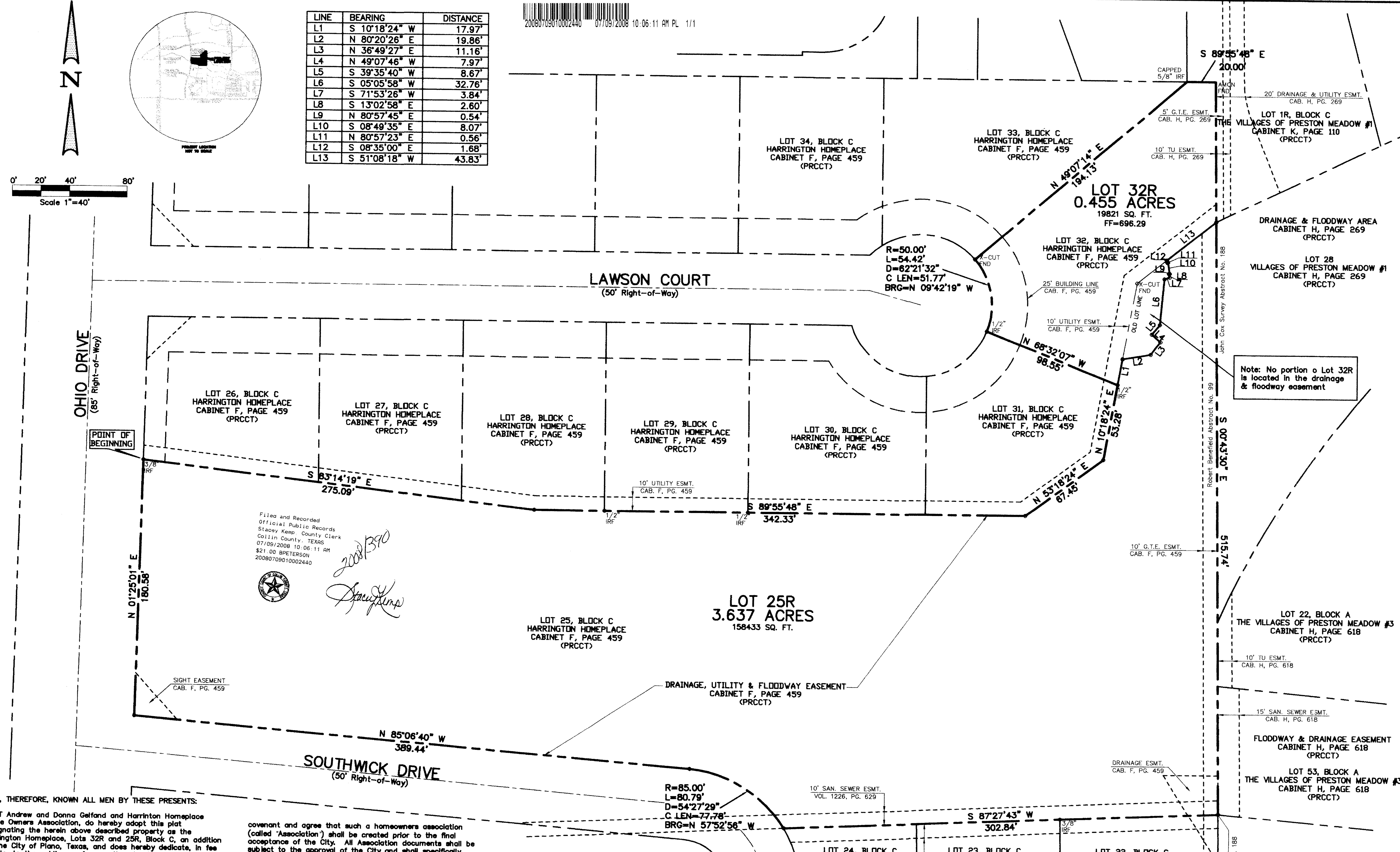
2401-1-1



LINE	BEARING	DISTANCE
L1	S 10°18'24" W	17.97'
L2	N 80°20'26" E	19.86'
L3	N 36°49'27" E	11.16'
L4	N 49°07'46" W	7.97'
L5	S 39°35'40" W	8.67'
L6	S 05°05'58" W	32.76'
L7	S 71°53'26" W	3.84'
L8	S 13°02'58" E	2.60'
L9	N 80°57'45" E	0.54'
L10	S 08°49'35" E	8.07'
L11	N 80°57'23" E	0.56'
L12	S 08°35'00" E	1.68'
L13	S 51°08'18" W	43.83'

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT Andrew and Donna Gelfand and Harrinton Homeplace Home Owners Association, do hereby adopt this plat designating the herein above described property as the Harrington Homeplace, Lots 32R and 25R, Block C, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for 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 that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. 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 to a particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano 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 construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have full right of Ingress and Egress to or from their respected 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 at any time procuring permission from anyone. The existing creek or creeks traversing the Drainage and Floodway Easement shall remain as open channels at all times and shall be maintained by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners

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

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Plano, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successor, and assigns: Lot 25R, Block C, as shown on 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 responsibility.

covenant and agree that such a homeowners association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain the Drainage and Floodway Easement. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage and Floodway Easement should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage and Floodway Easement maintenance responsibilities without the approval of the City. The fee simple title to the Drainage and Floodway Easement shall always remain in the Association. 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 consider channelizing or 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, or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. The Owners and the Association shall keep the natural drainage channels within the Drainage and Floodway Easement free of debris, silt, or any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners and the Association to alleviate any undesirable conditions which may occur. The creeks and natural drainage channels 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 liable for any damages and injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the Drainage and Floodway Easement, 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 shall be filled to a minimum elevation as shown on the plat.

WITNESS MY HAND, THIS THE 25th DAY OF June, 2008.

Andrew and Donna Gelfand

BY: [signature]

BY: [signature]

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 Andrew and Donna Gelfand, 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 25th day of June 2008.

[signature]
Notary Public in and for State of Texas

My Commission Expires: 7/8/08

WITNESS MY HAND, THIS THE 24th DAY OF June, 2008.

Harrington Homeplace Home Owners Association

BY: Charles M Carter

Name/Title: Charles M Carter/President

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 Charles Carter, 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 24th day of June 2008.

Nancy F. Beadel
Notary Public in and for State of Texas

My Commission Expires: 03-01-10

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, B.J. Elam, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

[signature]

B.J. Elam
Registered Professional Land Surveyor
Texas Registration #4581
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr. #100
Dallas, Texas 75230
972/490-7090

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared B. J. Elam, 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 18th day of May 2008.

Jane Ellen Lindley
Notary Public in and for the State of Texas

JANE ELLEN LINDLEY Notary Public State of Texas My Commission Expires 03-04-08

Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

The purpose of this replat is to relocate a portion of the common lot line between Lot 25 and Lot 32.

OWNER LOT 32
ANDREW & DONNA GELFAND
4600 LAWSON CT
PLANO, TX 75093
972-612-3114

OWNER LOT 25
HARRINGTON HOMEPLACE
HOMEOWNERS ASSOCIATION
C/O MARK DAVIS
PO BOX 260583
PLANO, TX 75026
972-605-0070

SURVEYOR/ENGINEER
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE
SUITE 100
DALLAS, TEXAS 75230
972-490-7090

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Andrew and Donna Gelfand and Harrington Place Home Owners Association are the owners of a tract of land situated in the Robert Benefield Survey Abstract No. 99, Collin County, Texas and being all of Lot 25 and Lot 32 Block C of Harrington Homeplace an addition to the City of Plano according to the plat recorded in Cabinet F, page 459 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod in the easterly right of way line of Ohio Drive (85 feet right of way) said iron rod being the northwest corner of said Lot 25 and the southwest corner of Lot 26 of said Block C;

THENCE along the northerly line of said Lot 25 as follows:

South 83 degrees 14 minutes 19 seconds East a distance of 275.00 feet to a point for corner in the southerly line of Lot 28 of said Block C;

South 89 degrees 55 minutes 48 seconds East a distance of 342.33 feet to a point for corner in the easterly line of Lot 31 of said Block C;

THENCE along the common line of said Lot 25 and Lot 31 as follows:

North 53 degrees 18 minutes 24 seconds East a distance of 67.45 feet to a point for corner;

North 10 degrees 18 minutes 24 seconds East a distance of 53.28 feet to a 1/2 inch iron rod found for corner at the southeast corner of said Lot 32;

THENCE along the common line of said Lot 31 and Lot 32 North 68 degrees 32 minutes 07 seconds West a distance of 98.55 feet to a 1/2 inch iron rod found for corner in the easterly right of way line of Lawson Court (50 feet right of way), said iron rod being the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a chord bearing of North 09 degrees 42 minutes 19 seconds West and a chord length of 51.77 feet;

THENCE along the easterly right of way line of said Lawson Court and said non-tangent curve to the left through a central angle of 62 degrees 21 minutes 32 seconds for an arc length of 54.42 feet to a X-cut found for corner, said X-cut being the southeast corner of Lot 33 of said Block C;

THENCE along the common line of said Lot 32 and Lot 33 North 49 degrees 07 minutes 14 seconds East a distance of 194.13 feet to a 5/8 inch iron rod with cap found for corner, said iron rod being the most westerly southwest corner of Lot 1R, Block C of The Villages of Preston Meadow #1 an addition to the City of Plano according to the plat recorded in Cabinet K, Page 110 of the Plat Records of Collin County, Texas;

THENCE along the common line of said Lot 32 and Lot 1R as follows:

South 89 degrees 55 minutes 48 seconds East a distance of 20.00 feet to an aluminum monument found for corner;

South 00 degrees 43 minutes 30 seconds East a distance of 515.74 feet to a point for corner, said point being the northeast corner of Lot 22, Block C of said Harrington Homeplace;

THENCE along the southerly line of said Lot 25 South 87 degrees 27 minutes 43 seconds West a distance of 302.84 feet to a point for corner in the easterly right of way line of Southwick Drive (50 feet right of way), said point also being the beginning of a non-tangent curve to the left having a radius of 85 feet, a chord bearing of North 57 degrees 52 minutes 56 seconds West and a chord length of 77.78 feet;

THENCE along the easterly and northerly right of way line of said Southwick Drive as follows:

Along said non-tangent curve to the left through a central angle of 54 degrees 27 minutes 29 seconds for an arc length of 80.79 feet to a point for corner;

North 85 degrees 06 minutes 40 seconds West a distance of 389.44 feet to a point for corner in the easterly right of way line of said Ohio Drive;

THENCE along the easterly right of way line of said Ohio Drive North 01 degrees 25 minutes 01 seconds East a distance of 180.85 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.092 acres or 178,254 square feet of land more or less. Bearings cited herein are based on the plat of Harrington Homeplace as recorded in Cabinet F, Page 459 of the Plat Records of Collin County, Texas.

CERTIFICATE OF APPROVAL

APPROVED, this the 7TH day of JUNE, 2008, by the Planning & Zoning Commission, City of Plano.

[signature]
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 James Duggan, 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 10TH day of JULY 2008.

[signature]
Notary Public in and for State of Texas
My Commission Expires: 10/25/08

MARIAN WASHINGTON Notary Public State of Texas Comm. Expires 10-25-2009

[signature]
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 Alan Upchurch, 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 10TH day of JULY, 2008.

[signature]
Notary Public in and for the State of Texas
My Commission Expires: 10/25/08

MARIAN WASHINGTON Notary Public State of Texas Comm. Expires 10-25-2009

S1823

REPLAT
HARRINGTON HOMEPLACE
LOTS 32R & 25R, BLOCK C

BEING 4.092 ACRE OUT OF THE
ROBERT BENEFIELD SURVEY ABSTRACT NO. 99
CITY OF PLANO, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOTS 32 AND 25, BLOCK C
HARRINGTON HOMEPLACE AS RECORDED IN CABINET F, PAGE 459
OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS

FROM: 1823-003-0250
FROM: 1823-003-0320
FROM:
FROM:

YEAR 2009

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 100 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX

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ROBERT BENEFIELD SURVEY ABSTRACT NO. 99
CITY OF PLANO
COLLIN COUNTY, TEXAS

ANDREW & DONNA GELFAND
4600 LAWSON CT
PLANO, TX 75093

HARRINGTON HOMEPLACE HOME OWNERS ASSOCIATION C/O MARK DAVIS
PO BOX 260583
PLANO, TX 75026

REPLAT
HARRINGTON HOMEPLACE
LOTS 32R & 25R, BLOCK C

Scale : 1"= 40'
Date : 5/14/08
File : 01464RPT.DWG
Project No. : 01464.00

SHEET 1 OF 1