

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Everest Developers, LLC and Pathway System Inc., do hereby adopt this plat designating the herein above described property as Preliminary-Final Plat Mayer Tract, Lots 2 & 3, Block A, being comprised of a 13,597 acre tract as recorded under County Clerk No. 201905280006870 of the Collin County Land Records, a 4,065 acre tract as recorded under County Clerk No. 201905280006870 of the Collin County Land Records, an addition to the City of McKinney and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelines, Drainage, Mutual Access and Utility Easements being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity of any time, of permission of anyone.

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

WITNESS MY HAND, this the ____ day of _____, 2021.

Everest Developers, LLC

By: _____

Pathway System Inc

By: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Everest Developers, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for
The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Pathway System Inc., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for
The State of Texas

STATE OF TEXAS §
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WHEREAS Kenneth Richard Mayer is the owner of a 17.662 acre tract and the Trustee of the Tyler Elizabeth Mayer Trust and of the Clark Perry Mayer Trust, a 20.40 acre tract situated in the State of Texas, County of Collin and City of McKinney, being part of the J. J. Naugle Survey, Abstract No. 662, being all of said 17.662 acre tract as recorded under County Clerk No. 20180523000629680 & 20180809001001160 of the Collin County Land Records, and being all of a said 20.40 acre tract as recorded under County Clerk No. 20180718000891730 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at an "X" found in a concrete turn-in marking the southwest corner of said premises, the southwest corner of said called 17.662 acre tract, being in the east right-of-way line of Custer Road (F.M. 2478), and marking the northwest corner of a variable width right-of-way dedication by Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records;

THENCE with the east right-of-way line of Custer Road, the west line of said 17.662 acre tract, the west line of said 20.40 acre tract and said premises as follows: North 00°05'58" West, 799.76 feet to a TxDOT Monument found for corner; North 11°17'43" East, 198.86 feet to a Roome capped iron rod found for corner; North 07°15'33" West, 113.89 feet to a TxDOT Monument found marking the southwest corner of a Lone Star Gas 0.5144 acre tract as recorded in Volume 3737, Page 223 of the Collin County Land Records;

THENCE departing said right-of-way line and with a common line between said Lone Star Gas 0.5144 acre tract and said 20.40 acre tract as follows: North 89°17'39" East, 141.33 feet to a Roome capped iron rod found for corner; North 00°38'58" West, 149.29 feet to a Roome capped iron rod found for corner; South 89°25'30" West, 158.67 feet to a Roome capped iron rod found in the east right-of-way line of Custer Road and marking the northwest corner of said Lone Star Gas 0.5144 acre;

THENCE continuing with the east right-of-way line of Custer Road and the west line of said 20.40 acre tract as follows: North 07°15'33" West, 43.06 feet to a Roome capped iron rod found for corner; North 00°00'34" East, 79.30 feet to a Roome capped iron rod found marking the northwest corner of said 20.40 acre tract, said premises, and the southwest corner of an 18.9640 acre tract as recorded under County Clerk No. 20100210000137550 of the Collin County Land Records;

THENCE departing said right-of-way line, with the north line of said 20.40 acre tract, the north line of said premises, and the south line of said 18.9640 acre tract as follows: South 67°19'10" East, 619.35 feet to a Roome capped iron rod found for corner; South 89°59'22" East, 705.75 feet to a point for corner in the approximate middle of Rowlett Creek, said corner marking the northeast corner of said premises, and being in the west line of Craig Ranch North Phase 11 as recorded in Volume 2006, Page 725 of the Collin County Map Records;

THENCE with the downstream meanders of Rowlett Creek, the east line of said 20.40 acre tract, the east line of said premises, and the west line of Craig Ranch North Phase 11 as follows: South 38°09'56" East, 79.24 feet to a point for corner; South 16°25'03" East, 61.24 feet to a point for corner; South 07°15'13" East, 127.28 feet to a point for corner; South 05°11'49" West, 184.61 feet to a point for corner; South 07°10'13" East, 127.28 feet to a point for corner; South 41°53'30" East, 83.23 feet to a point for corner; South 32°37'06" East, 289.42 feet to a point for corner and South 04°58'05" East, 333.68 feet to a point marking the southeast corner of said 20.40 acre tract, said premises, and being in the north line of a 9.888 acre tract as recorded under County Clerk No. 20160128000101840 of the Collin County Land Records;

THENCE departing said creek, along the south line of said 20.40 acre tract, the south line of said 17.662 acre tract, said premises, the north line of said called 9.888 acre tract, and the north line of the aforementioned Discovery at Rowlett Creek Addition, South 89°40'39" West, 1,574.69 feet to the point of beginning and containing 38.062 acres of land.

Creek Note:

The owner and any subsequent owner of Lot 1 & 2, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of McKinney, Texas

NOT FOR RECORDING

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for
The State of Texas

Preliminary Final Plat For
Review Purposes Only

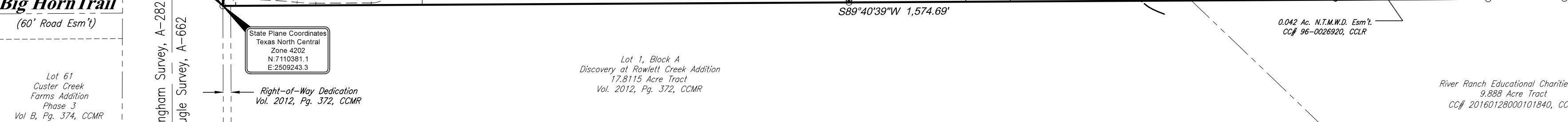
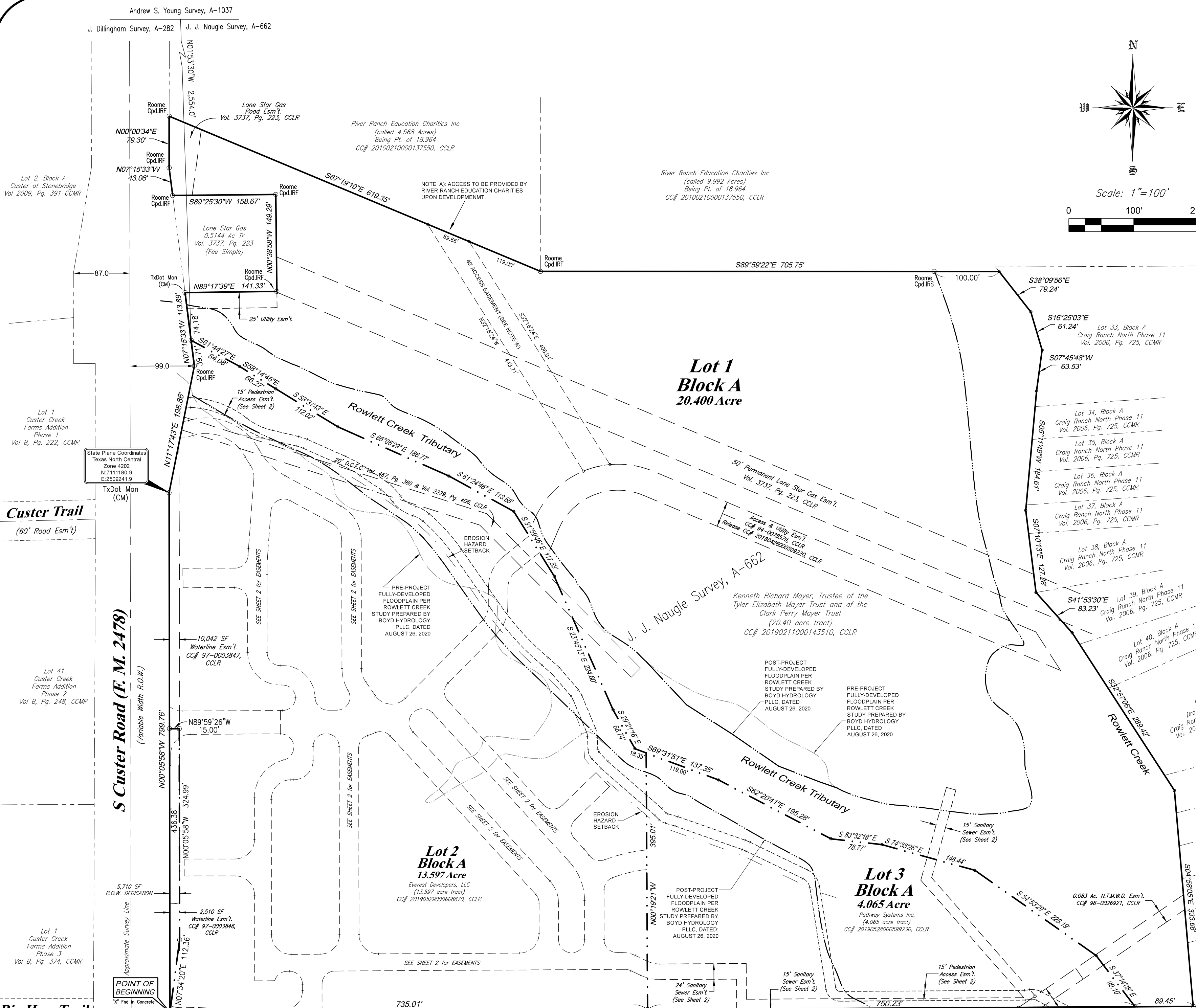
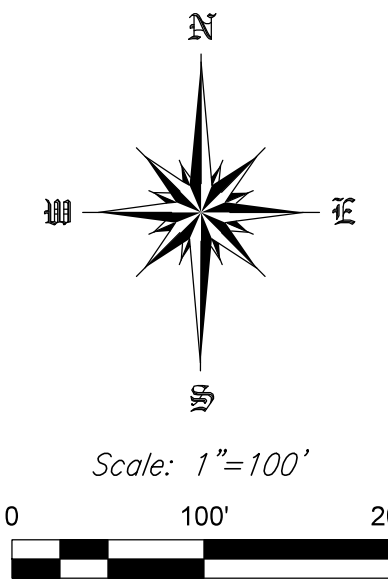
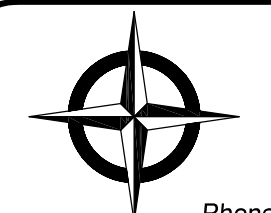
Owner: Lot 1, Block A
Tyler Elizabeth Mayer Trust and
of the Clark Perry Mayer Trust
Attn: Kenneth Richard Mayer (Trustee)
380 Historic Lane
Crossroad, Texas 76227
(P) 214-679-6454
email: kmayer@bcbglobal.net

Owner: Lot 2, Block A
Everest Developers, LLC
5991 Hidden Creek Lane
Frisco, Texas 75036
Attn:
(P)
email:

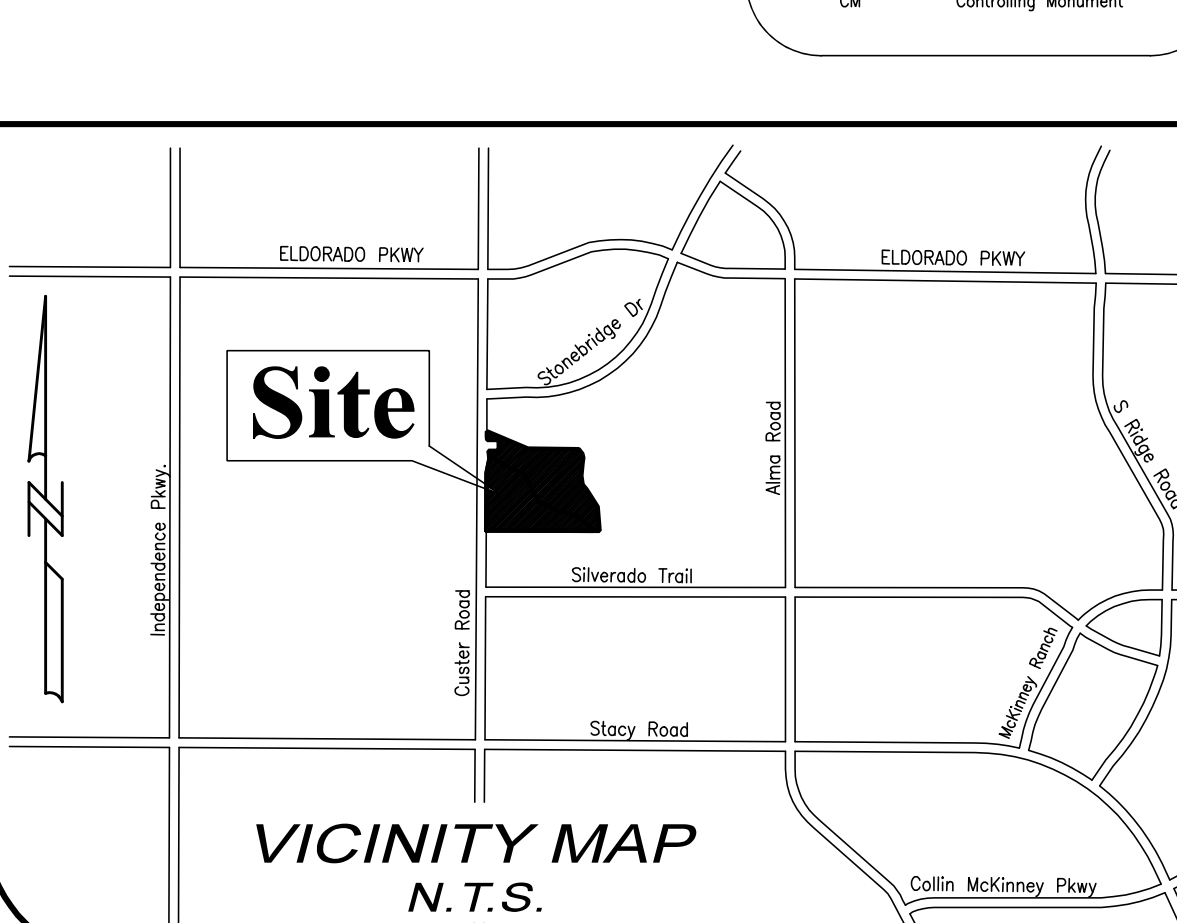
Owner: Lot 3, Block A
Pathway System Inc.
5991 Hidden Creek Lane
Frisco, Texas 75036
Attn:
(P)
email:

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
email: tredo@roomeinc.com
Attn: Fred Bemenderfer

Developer:
LandDesign, Inc
5301 Alpha Road, Suite 24,
Dallas, TX 75240
(D) 214-785-6007
email: tsadi@landdesign.com
Contact: Tareq El-Sadi, P.E.



Legend table with symbols for Room Capped Iron Rod Found, Room Capped Iron Rod Set, CCMR, CCLR, Collin County Land Records, CM, Controlling Monument.



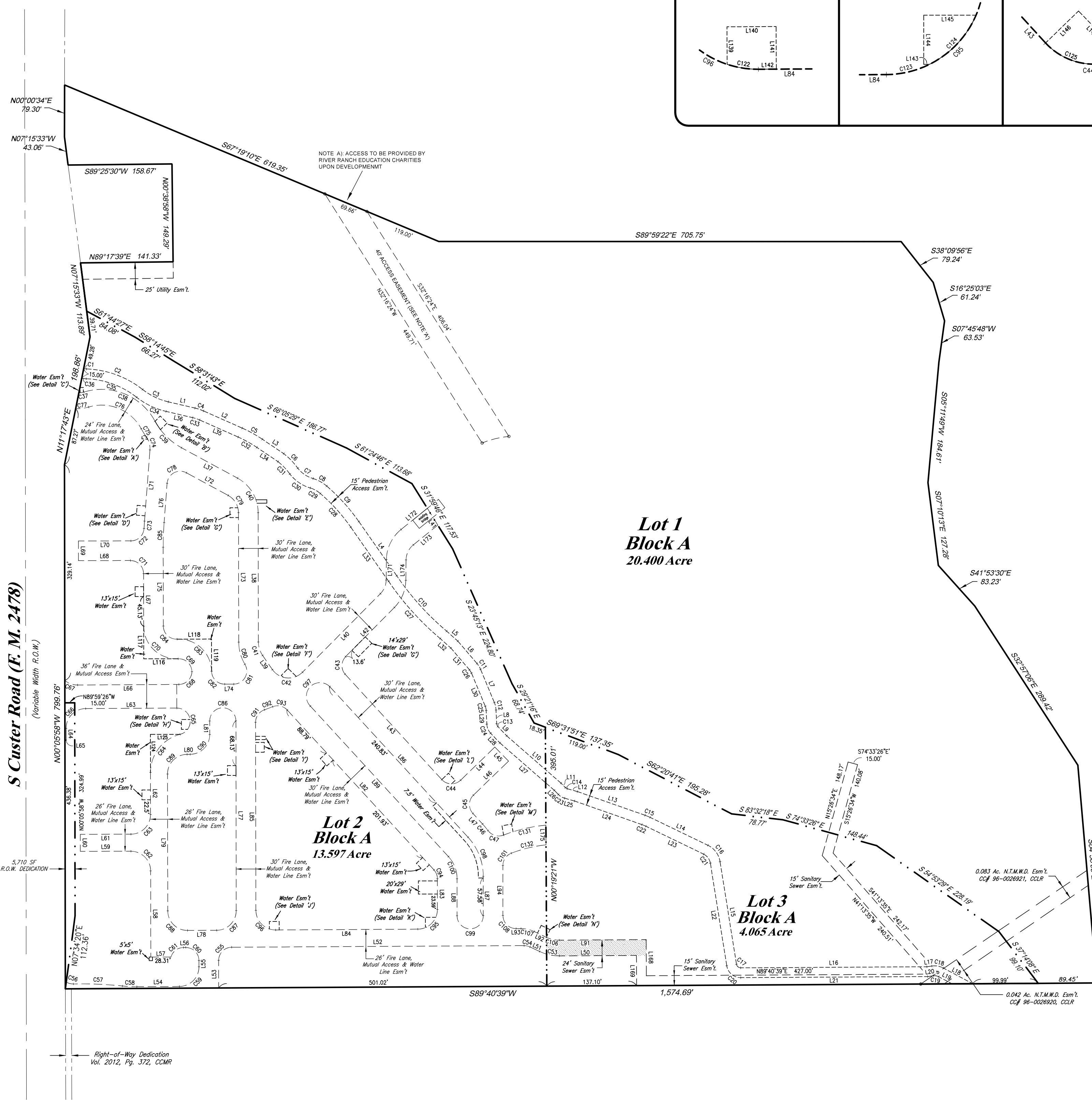
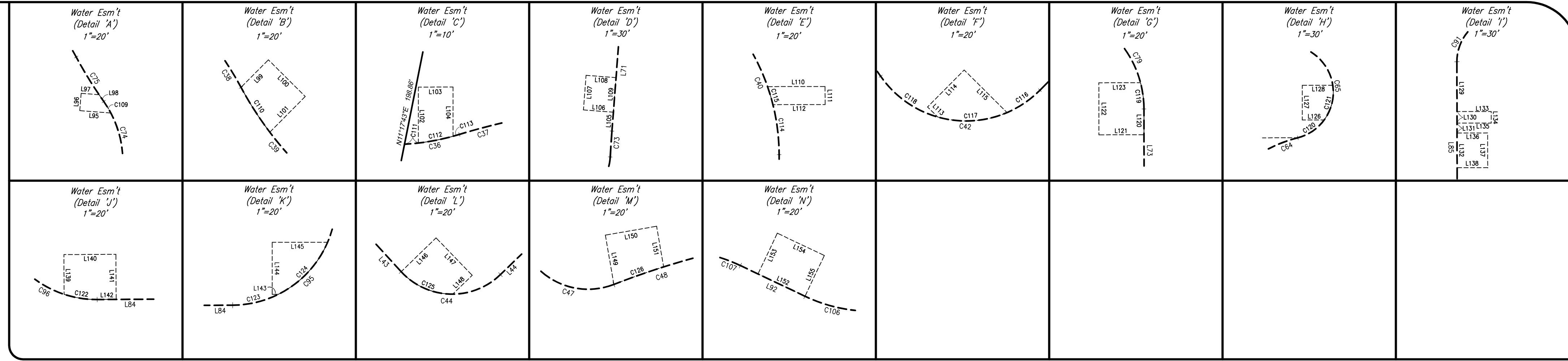
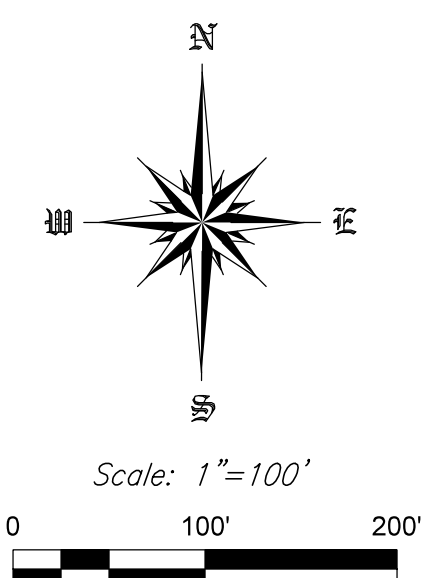
FLOODPLAIN NOTE:
The location of the fully developed floodplain is based on the Rowlett Creek study prepared by Boyd Hydrology, PLLC. Dated: August 26, 2020.

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

NOTES

- 1) 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.
2) Source bearing per GPS Observation collected on July 18, 2016.
3) A portion of the subject property along Rowlett Creek and a Tributary of Rowlett Creek lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085CQ265 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone AE and Zone X).
4) State Plane Coordinates Base on the northwest corner of Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records.
5.) Post construction stormwater quality BMP and BMP maintenance requirements to be the responsibility of the owner

Easements by this Plat



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.42	26.28	9'38.19"	S83°11'57"E	4.42	C66	47.17	30.00	90'05.01"	S44°38'09"W	42.46
C2	92.73	146.50	36°15'56"	S89°53'08"E	91.19	C67	21.11	30.00	40°18'44"	S70°05'59"E	20.67
C3	43.81	100.00	20°08'04"	S64°19'09"E	43.92	C68	30.84	20.00	88°20'52"	N45°50'58"E	27.87
C4	13.85	73.50	10°47'53"	S71°29'18"E	13.83	C69	32.15	20.00	92°05'57"	N46°58'02"W	28.80
C5	35.11	200.00	10°03'30"	S61°03'37"E	35.07	C70	81.09	50.00	92°55'02"	N46°33'29"W	72.49
C6	30.87	107.49	16°27'20"	S43°58'44"E	30.77	C71	31.42	20.00	90°00'00"	N45°05'58"W	28.28
C7	28.79	44.80	36°48'52"	S56°04'33"E	28.29	C72	30.29	20.00	86°47'06"	N46°30'29"E	27.48
C8	23.81	58.52	23°18'55"	S61°01'09"E	23.65	C73	11.23	509.50	1°15'47"	N03°44'50"E	11.23
C9	73.26	291.73	16°23'21"	S42°10'01"E	73.07	C74	20.77	30.00	39°39'57"	N15°27'15"W	20.36
C10	114.05	416.08	15°42'18"	S42°01'50"E	113.70	C75	15.08	144.00	65°01'11"	N31°46'08"W	15.07
C11	10.50	33.50	17°57'36"	S31°33'07"E	10.46	C76	94.08	68.50	78°41'20"	N67°39'43"W	86.86
C12	11.71	33.50	20°01'37"	S12°33'31"E	11.65	C77	19.96	57.50	19°54'21"	S82°56'47"W	19.88
C13	4.65	6.50	46°23'57"	S23°01'19"E	4.59	C78	19.82	20.00	11°48'18"	N61°23'21"E	13.56
C14	3.40	6.50	28°56'28"	S59°19'32"E	3.36	C79	32.17	30.00	61°26'03"	S30°48'59"E	30.65
C15	8.31	73.50	6°28'41"	S67°28'18"E	8.31	C80	35.64	66.00	30°56'12"	S15°34'04"E	35.21
C16	32.25	33.50	55°08'34"	S36°39'10"E	31.02	C81	42.14	20.00	120°42'48"	S29°19'15"W	34.76
C17	9.22	6.50	81°15'24"	S69°47'05"E	8.46	C82	31.19	20.00	89°21'16"	N45°38'43"W	28.12
C18	18.10	28.50	36°23'36"	S87°06'49"E	17.80	C83	80.33	50.00	92°02'55"	N46°59'33"W	71.96
C19	8.57	13.50	36°23'36"	N80°06'49"W	8.43	C84	32.43	20.00	92°55'02"	N46°33'29"W	29.00
C20	30.49	21.50	81°15'24"	N69°42'05"W	28.00	C85	37.48	479.50	4°28'41"	N02°08'23"E	37.47
C21	19.81	18.50	55°09'54"	N36°39'10"W	17.13	C86	46.83	20.00	180°00'00"	N89°54'03"E	40.00
C22	6.61	58.50	6°28'41"	N67°28'18"W	6.61	C87	47.01	30.00	89°46'37"	S44°47'21"W	42.34
C23	11.24	21.50	28°56'28"	N59°19'32"W	11.11	C88	47.24	30.00	90°13'23"	N45°12'39"W	42.51
C24	15.37	21.50	40°53'37"	N23°01'31"W	15.04	C89	47.01	30.00	89°46'37"	N44°47'21"E	42.34
C25	6.47	18.50	20°01'37"	N12°33'31"W	6.43	C90	47.01	30.00	89°46'37"	N44°47'21"E	42.34
C26	5.80	18.50	17°57'36"	N31°33'07"W	5.78	C91	24.89	20.00	71°17'36"	N35°32'50"E	23.31
C27	117.66	431.09	15°39'55"	N42°01'29"W	117.50	C92	13.35	225.02	3°24'01"	N69°29'38"E	13.35
C28	69.50	276.72	14°23'21"	N62°10'01"W	69.31	C93	24.31	20.00	86°38'50"	S72°28'56"E	22.84
C29	17.51	43.52	23°02'57"	N65°53'10"W	17.39	C94	14.86	20.00	42°33'25"	S21°18'51"E	14.52
C30	38.43	59.80	36°49'19"	N55°48'45"W	37.77	C95	46.96	30.00	89°40'48"	S44°50'15"W	42.31
C31	26.30	92.49	16°17'44"	N43°45'38"W	26.22	C96	47.24	30.00	90°13'23"	N45°12'39"W	42.51
C32	32.48	185.00	10°03'30"	N81°03'37"W	32.44	C97	66.04	21.02	180°00'00"	N44°46'30"E	42.05
C33	11.02	58.50	10°47'53"	N71°29'18"W	11.01	C98	65.36	88.00	42°33'25"	S21°18'51"E	63.87
C34	50.45	115.00	25°08'04"	N64°19'12"W	50.04	C99	62.83	20.00	180°00'00"	S89°40'39"W	40.00
C35	83.23	131.50	36°15'56"	N89°53'08"E	81.85	C100	31.14	50.00	42°33'25"	N21°18'51"E	36.29
C36	6.86	41.28	9°31'14"	N83°15'29"W	6.85	C101	24.11	20.00	69°03'46"	N34°31'45"E	22.67
C37	8.06	33.50	13°47'15"	N79°53'15"E	8.04	C102	121.20	208.38	33°19'28"	N85°43'22"E	119.50
C38	127.04	92.50	78°41'20"	S67°59'43"E	117.29	C103	60.82	120.98	28°48'06"	S61°53'08"E	60.18
C39	57.97	100.00	35°12'58"	S44°55'32"E	57.16	C104	23.05	28.00	45°10'07"	S25°54'00"E	22.41
C40	64.33	60.00	61°26'03"	S30°48'59"E	61.30	C105	47.11	30.00	89°58'17"	S44°40'12"W	42.42
C41	21.78	36.00	34°39'58"	S17°25'57"E	21.45	C106	20.21	45.00	29°43'47"	N72°28'46"W	20.04
C42	52.60	30.00	100°27'54"	S89°59'43"E	46.12	C107	20.86	46.50	25°42'28"	N72°28'07"W	20.69
C43	29.12	20.00	83°25'33"	S02°05'27"W	26.62	C108	31.53	20.00	90°19'12"	N45°09'45"W	28.36
C44	31.94	20.00	91°30'00"	S88°18'33"E	28.65	C109	3.91	35.15	6°22'06"	S31°33'20"E	3.90
C45	30.89	20.00	88°30'00"	S01°41'27"W	27.91	C110	15.36	100.00	6°48'33"	N32°43'20"W	15.36
C46	12.88	118.00	61°19'38"	S38°25'56"E	12.87	C111	22.02	33.50	9°27'17"	N85°03'19"E	22.02
C47	26.80	20.50	74°54'55"	S73°45'53"E	24.94	C112	5.10	33.50	8°43'01"	N78°58'11"E	5.09
C48	140.16	238.38	33°41'22"	N85°37'20"E	138.15	C113	0.95	33.50	1°37'03"	N73°48'09"E	0.95
C49	101.91	143.08	40°48'29"	S57°07'45"E	99.77	C114	14.58	60.00	13°54'25"	N07°03'10"W	14.53
C50	12.08	10.60	65°16'30"	S19°31'33"W	11.43	C115	5.42	60.00	51°05'00"	N16°39'48"W	5.42
C51	11.61	52.00	12°47'46"	S06°42'50"E	11.59	C116	11.54	30.00	22°02'11"	S55°47'35"W	11.47
C52	84.80	54.00	86°58'17"	S44°40'12"W	76.35	C117	20.44	30.00	39°01'54"	S86°19'38"W	20.04
C53	30.99	69.00	25°43'47"	N72°28'46"W	30.72	C118	20.63	30.00	39°23'59"	N82°07'41"W	20.22
C54	9.42	21.00	25°42'28"	N72°28'07"W	9.34	C119	7.85	30.00	14°36'53"	S07°24'24"E	7.63
C55	31.30	20.00	86°40'39"	S44°50'19"W	28.20	C120	14.04	20.37	39°29'55"	N56°03'35"E	13.77
C56	13.06	20.00	37°24'39"	S72°30'04"E	12.83	C121	15.86	20.37	44°36'01"	S100°38'58"W	15.46
C57	75.04	592.00	7°15'44"	S87°38'52"E	74.99	C122	9.69	30.00	18°30'40"	N81°04'01"W	9.65
C58	22.03	20.00	61°18'42"	S87°10'00"E	22.02	C123	13.68	30.00	26°07'08"	N76°37'05"E	13.56
C59	46.96	30.00	88°40'39"	N44°50'19"E	42.31	C124	21.09	30.00	40°16'10"	S43°25'26"W	20.65
C60	31.53	20.00	90°19'21"	N45°05'41"W	28.36	C125	16.71	20.00	47°52'16"	N66°29'41"W	16.24
C61	25.77	20.00	73°49'59"	S52°45'40"W	24.03	C126	15.21	238.38	3°39'55"	S70°36'22"W	15.21
C62	47.12	30.00	90°00'00"	N45°05'58"W	42.43	C127	11.48	28.00	23°28'53"	S35°44'37"E	11.40
C63	47.12	30.00	90°00'00"	N45°05'58"W	42.43	C128	3.72	120.98	1°45'49"	S46°21'59"E	3.72
C64	79.49	80.00	73°54'31"	N37°51'17"E	73.80	C129	14.47	54.00	4°44'45"	N00°03'28"E	14.44
C65	58.93	20.37	185°45'36"	N07°04'15"W	40.43	C130	2.92	10.60	15°45'28"	S44°17'02"W	2.91
C131	66.55	238.38	15°39'42"	N76°46'30"E	66.33	C131	66.55	238.38	15°39'42"	N76°46'30"E	66.33
C132	54.57	208.38	15°00'14"	S76°33'44"W	54.41	C132	54.57	208.38	15°00'14"	S76°33'44"W	54.41

Line Table

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE			
L1	S76°53'14"E	41.80	L66	N89°40'39"W	154.71	L131	S00°05'58"E	4.28
L2	S66°05'22"E	64.54	L67	N00°05'58"W	80.09	L132	S00°05'58"E	15.00
L3	S80°15'51"E	39.54	L68	S89°54'02"W	79.44	L133	N89°54'02"E	14.80
L4	S34°58'21"E	100.97	L69	N00°05'58"W	30.00	L134	S00°05'58"E	5.00
L5	S48°24'11"E	22.94	L70	N89°54'02"E	80.27	L135	S89°54'02"W	14.80
L6	S40°15'56"E	44.95	L71	N04°22'43"E	108.97	L136	N89°54'02"E	13.23
L7	S22°34'19"E	54.89	L72	S61°55'01"E	72.48	L137	S00°05'58"E	15.00
L8	S02°32'42"E	20.98	L73	S00°05'58"E	197.38	L138	S89°54'02"W	13.26
L9	S43°30'19"E	19.72	L74	S89°40'39"W	13.74	L139	N00°19'21"W	11.45
L10	S89°54'02"W	120.40	L75	N00°05'58"W	120.40	L140	N89°40'39"W	115.00
L11	S44°21'18"E	9.57	L76	N04°22'43"E	60.20	L141	S00°19'21"E	13.00
L12	S74°17'46"E	16.10	L77	S00°05'58"E	289.53	L142	S89°40'39"W	5.48
L13	S70°42'39"E	109.49	L78	S89°40'39"W	44.66	L143	S89°59'51"W	11.80
L14	S64°15'56"E	98.00	L79	N00°05'58"W	208.76	L144	N00°00'00"W	15.00
L15	S09°04'39"E	14.80	L80	N89°40'39"E	156.61	L145	N89°59'51"E	16.00
L16	N89°40'39"E	284.30	L81	N00°05'58"W	203.92	L146	N45°56'27"E	14.00
L17	N87°41'23"E	7.67	L82	S42°33'33"E	131.24	L147	S44°03'33"E	11.89
L18	S61°55'01"E	50.82	L83	S00°00'09"E	46.94	L148	S45°56'27"W	7.81
L19	N61°55'01"W	23.08	L84	S89°40'39"W	121.16	L149	N09°48'36"W	14.42
L20	S81°41'23"W	8.71	L85	N00°05'58"W	287.07	L150	N80°11'24"E	15.00
L21	S89°40'39"W	285.34	L86	S42°33'33"E	132.29	L151	S09°48'36"E	11.89
L22	N09°04'23"W	158.61	L87	S00°00'09"E	60.12	L152	N64°36'53"W	15.00
L23	N64°15'58"W	98.00	L88	N00°00'09"W	56.60	L153	N25°23'07"E	13.00
L24	N07°42'39"W	108.98	L89	N43°33'33"E	511.65	L154	S44°36'53"E	15.00
L25	N74°17'46"W	15.84	L90	S00°18'57"E	82.20	L155	S25°23'07"W	13.00
L26	N44°21'18"W	8.97	L91	S89°39'20"W	132.74	L156	S46°25'53"W	11.44
L27	N45°49'59"W	110.06	L92	N64°36'53"W	20.62	L157	N43°34'07"W	15.00
L28	N43°30'19"W	20.44	L93	S89°40'39"W	7.45	L158	N46°25'53"E	11.68
L29	N02°32'42"W	20.98	L94	N00°00'09"W</				