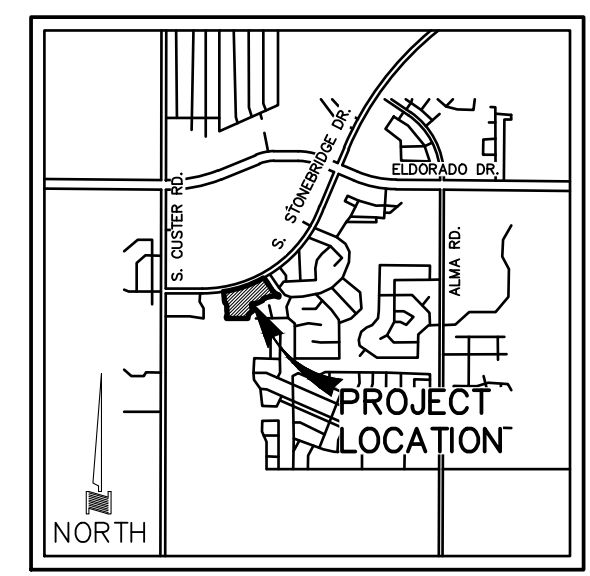


**LEGEND**

- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- <CM> CONTROL MONUMENT
- 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "PETSCH" (UNLESS OTHERWISE NOTED)
- ▨ FIRELANE ACCESS AND SANITARY SEWER EASEMENT



LOCATION MAP NOT TO SCALE

**BOUNDARY LINE TABLE**

LINE	BEARING	LENGTH
T1	S38°12'08"E	88.07'
T2	S16°27'15"E	61.24'
T3	S7°12'25"E	127.28'
T4	S41°55'42"E	83.23'
T5	N37°31'51"W	98.51'
T6	N74°51'09"W	148.44'
T7	N83°50'01"W	78.77'
T8	N69°49'34"W	137.35'
T9	N32°17'29"W	117.53'
T10	N61°42'29"W	113.68'
T11	N62°02'10"W	82.01'
T12	N89°06'13"E	139.73'
T13	N0°53'47"W	150.00'
T14	S89°06'13"W	158.58'
T15	N8°30'39"W	42.57'

38.859 ACRES  
 1 MULTI-FAMILY LOT  
 1 COMMERCIAL LOT  
**PRELIMINARY FINAL PLAT**  
**LOTS 1 & 2, BLOCK A**  
**STORYBOOK**

AN ADDITION TO THE CITY OF MCKINNEY  
 JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662  
 COLLIN COUNTY, TEXAS  
 APRIL 2022 SCALE: 1" = 100'

OWNER/DEVELOPER  
**STILLWATER CAPITAL**  
 4145 TRAVIS STREET DALLAS, TEXAS 75204  
 972-629-6028  
 CONTACT: LOGAN O'NEAL  
 SURVEYOR  
**ALLIANCE GEOSERVICES**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 SURVEY FIRM # 10194544  
 214-998-6560

ENGINEER:  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399  
 CONTACT: COLIN W. HELFFRICH, P.E.

- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
  2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
  3. 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.

DISCOVERY AT ROWLETT CREEK ADDITION  
 DOC. NO. 2010102010002510  
 O.P.R.C.C.T.