

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, D. R. HORTON - TEXAS, LTD., a Texas limited partnership, is the owner of a tract of land situated in the WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575 and the HENRY SLACK SURVEY, ABSTRACT NUMBER 840, in the City of McKinney, Collin County, Texas, being a part of a called 333.861 acre tract described as Planning Area 11A in a deed to D. R. HORTON - TEXAS, LTD., as recorded in Volume 6051, Page 44, and a part of a called 306.388 acre tract described as Planning Area 15 in a deed to the said HORTON, as recorded in Volume 6051, Page 37, all of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows:

BEGIN at a 1/2" iron rebar found at the most westerly northwest corner of said Planning Area 11A, same being the southwest corner of said Planning Area 15, which corner is the centerline intersection of Rockhill Road (County Road 25) and Coit Road (County Road 71 from the south, and County Road 72 from the north):

THENCE N 00°06'39" W along the west line of said Planning Area 15, same being said centerline of Coit Road (County Road 72) a distance of 109.12 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner:

THENCE crossing said Planning Area 15 in an easterly direction the following nine (9) courses:

- 1.) N 89°53'21" E a distance of 70.00 feet to a 1/2" capped iron rebar set at an angle point;
- 2.) S 44°44'50" E a distance of 56.93 feet to a 1/2" capped iron rebar set at an angle point;
- 3.) S 89°23'00" E a distance of 160.88 feet to a 1/2" capped iron rebar set at an angle point;
- 4.) S 85°34'10" E a distance of 150.33 feet to a 1/2" capped iron rebar set at an angle point;
- 5.) S 89°23'00" E a distance of 285.63 feet to a 1/2" capped iron rebar set at an angle point;
- 6.) N 44°45'15" E a distance of 15.33 feet to a 1/2" capped iron rebar set at an angle point;
- 7.) S 89°23'00" E a distance of 220.07 feet to a 1/2" capped iron rebar set at an angle point;
- 8.) S 83°06'22" E a distance of 100.60 feet to a 1/2" capped iron rebar set at an angle point;
- 9.) S 89°23'00" E a distance of 85.39 feet

to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the most westerly northwest corner of VIRGINIA PARKWAY PHASE 5A, according to the Record Plat thereof, as recorded in Volume 2014, Page _____, of the Plat Records of Collin County, Texas:

THENCE SOUTH, at 60.00 feet pass the south line of Planning Area 15, same being the most westerly north line of said Planning Area 11A, which line is the aforesaid centerline of Rockhill Road, a total distance of 120.01 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the most westerly southwest corner of said VIRGINIA PARKWAY PHASE 5A:

THENCE crossing said Planning Area 11A in a westerly direction the following nine (9) courses:

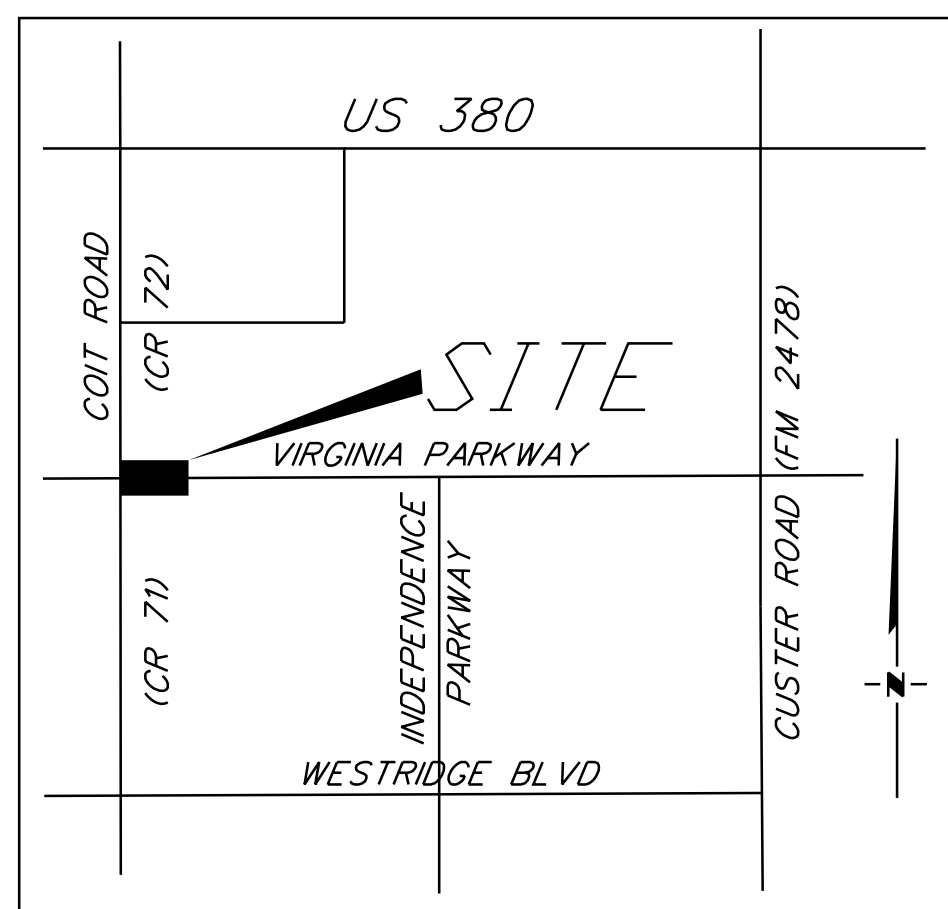
- 1.) N 89°23'00" W a distance of 327.72 feet to a 1/2" capped iron rebar set at an angle point;
- 2.) S 44°55'32" W a distance of 15.37 feet to a 1/2" capped iron rebar set at an angle point;
- 3.) N 89°23'00" W a distance of 210.10 feet to a 1/2" capped iron rebar set at an angle point;
- 4.) N 83°06'22" W a distance of 100.60 feet to a 1/2" capped iron rebar set at an angle point;
- 5.) N 89°23'00" W a distance of 54.39 feet to a 1/2" capped iron rebar set at an angle point;
- 6.) S 86°48'09" W a distance of 150.33 feet to a 1/2" capped iron rebar set at an angle point;
- 7.) N 89°23'00" W a distance of 159.94 feet to a 1/2" capped iron rebar set at an angle point;
- 8.) S 45°25'47" W a distance of 56.36 feet to a 1/2" capped iron rebar set at an angle point;
- 9.) S 89°45'50" W a distance of 70.00 feet

to a 1/2" capped iron rebar set for corner in the most westerly west line of said Planning Area 11A, same being the aforesaid centerline of Coit Road (County Road 71)

THENCE N 00°14'10" E along said common line a distance of 110.45 feet to the POINT OF BEGINNING, containing 3.552 acres (154,738 SQUARE FEET) of land MORE OR LESS.

SURVEYOR NOTES:

- 1.) Subject property lies within Zone "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0235J, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
- 2.) All bearings and distances are as measured in the field on the date of this survey.
- 3.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCH & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- 4.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations on March 14, 2005, using City of McKinney Monuments CM 03 and CM 12 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- 5.) Subject to the terms, conditions, provisions and stipulations of "SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MCKINNEY, TEXAS, D. R. HORTON-TEXAS, LTD. (as Transferee of CUSTER WEST PARTNERS, L.P.), BLUE STAR COIT 32, LLC, AND 206 MCKINNEY, LLC, FOR THE WEST OF CUSTER PORTION OF THE OVERALL PLANNED DEVELOPMENT KNOWN AS STONEBRIDGE RANCH 1/k/o THE FLYING "M" RANCH PLANNED DEVELOPMENT" dated October 28, 2011, as recorded in Clerk's File Number 2011028001164070 of the Land Records of Collin County, Texas.



Vicinity Map
NO SCALE

"PRELIMINARY- FINAL PLAT FOR REVIEW PURPOSES ONLY"

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, D. R. HORTON - TEXAS, LTD., a Texas limited partnership, do hereby adopt this Preliminary-Final Plat, designating the hereon described property as VIRGINIA PARKWAY, PHASE 5B, in addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the roads, the non-exclusive public utility easements the pedestrian and bicycle access easements, the storm drainage easements, the water main easement, and the sanitary sewer easements as shown hereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use 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 building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, without the necessity, at any time, of procuring the permission of anyone. The streets will also be public utility and storm sewer easements.

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

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2014, A.D.

D. R. HORTON - TEXAS, LTD., a Texas limited partnership

BY:

NAME: David L. Booth
TITLE: Assistant Vice President
D. R. HORTON - TEXAS, LTD.

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David L. Booth, Assistant Vice President of D. R. HORTON - TEXAS, LTD., a Texas limited partnership, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2014, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, William Boyd Kisinger, Registered Professional Land Surveyor, 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 found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

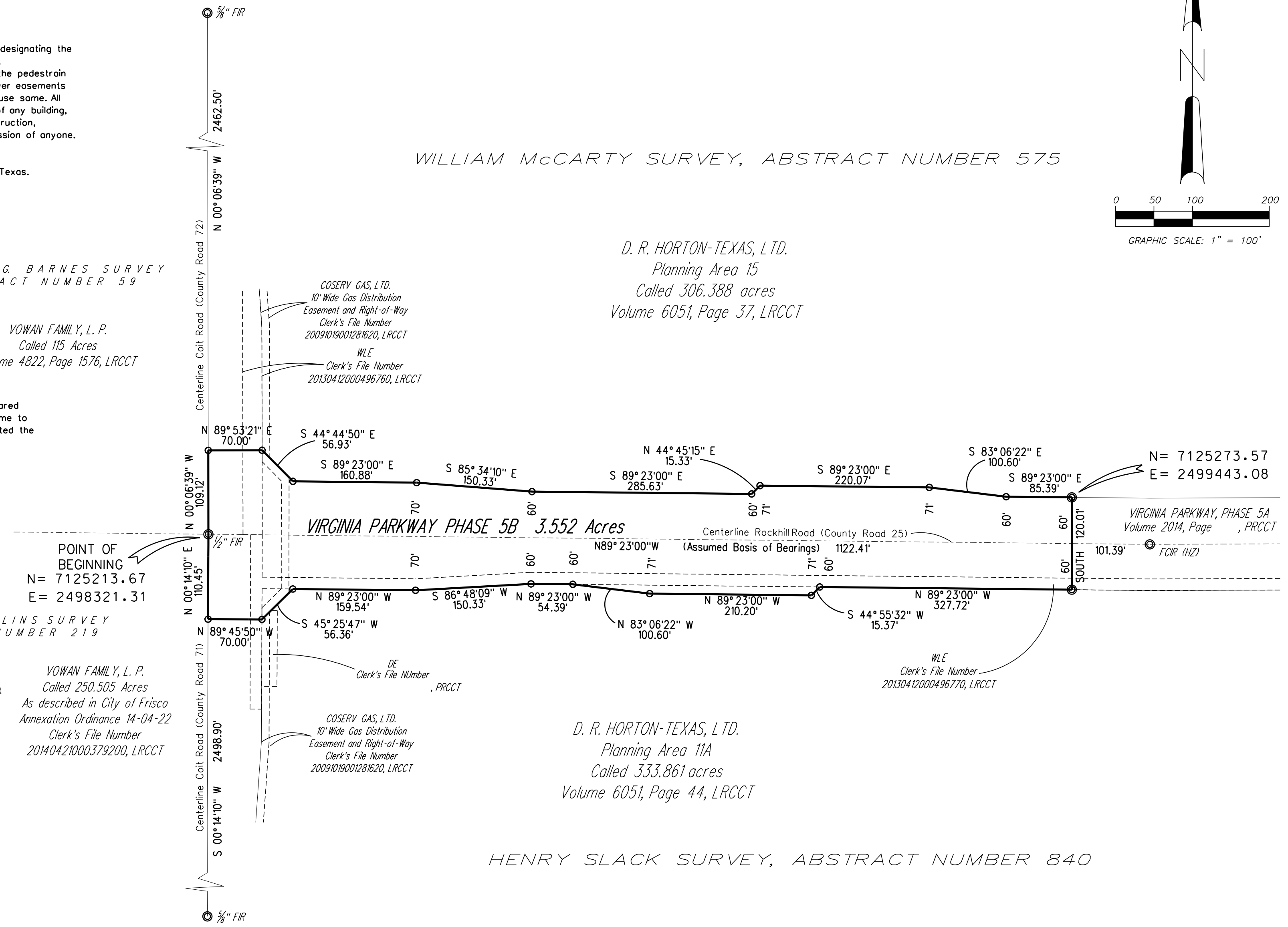
William Boyd Kisinger
Registered Professional Land Surveyor
State of Texas
Certificate Number 4352

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Boyd Kisinger, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2014, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575

D. R. HORTON-TEXAS, LTD.
Planning Area 15
Called 306.388 acres
Volume 6051, Page 37, LRCCT

WILLIAM G. BARNES SURVEY
ABSTRACT NUMBER 59

VOWAN FAMILY, L.P.
Called 115 Acres
Volume 4822, Page 1576, LRCCT

JOHN H. COLLINS SURVEY
ABSTRACT NUMBER 219

VOWAN FAMILY, L.P.
Called 250.505 Acres
As described in City of Frisco
Annexation Ordinance M-04-22
Clerk's File Number
20140421000379200, LRCCT

D. R. HORTON-TEXAS, LTD.
Planning Area 11A
Called 333.861 acres
Volume 6051, Page 44, LRCCT

HENRY SLACK SURVEY, ABSTRACT NUMBER 840

Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- FCIR FOUND 1/2" CAPPED IRON REBAR (AS NOTED)
- FND FOUND NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- (HZ) HUITT-ZOLLARS
- FIR FOUND IRON REBAR (SIZE AS NOTED)
- FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- CA CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

PRELIMINARY - FINAL PLAT
VIRGINIA PARKWAY
PHASE 5B
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
STREET RIGHT-OF-WAY,
BEING 3.552 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
AND THE HENRY SLACK SURVEY, ABSTRACT NUMBER 840,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

N = 1000000.00 STATE PLANE COORDINATES
E = 1000000.00
ROAD NAME CHANGE

PREPARED BY: PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

OWNER/DEVELOPER: D. R. HORTON - TEXAS, LTD.
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
Texas Registered Engineering Firm - F-3252
Texas Registered Surveying License Number - 10091600
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75010 (972) 562-9606

Drawn by: jaf	Date: September, 2014	SCALE: 1" = 100'	JOB NUMBER: 06-219-2	SHEET 1	OF 1
Prepared by: wbk	Checked by: wbk				

RECEIVED
By Planning Department at 10:30 am, Oct 08, 2014