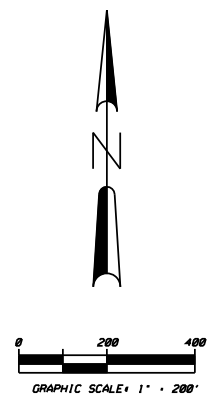


U. S. HIGHWAY 380 (Width Varies)



I. C. WILLIAMSON SURVEY, ABSTRACT NUMBER 947

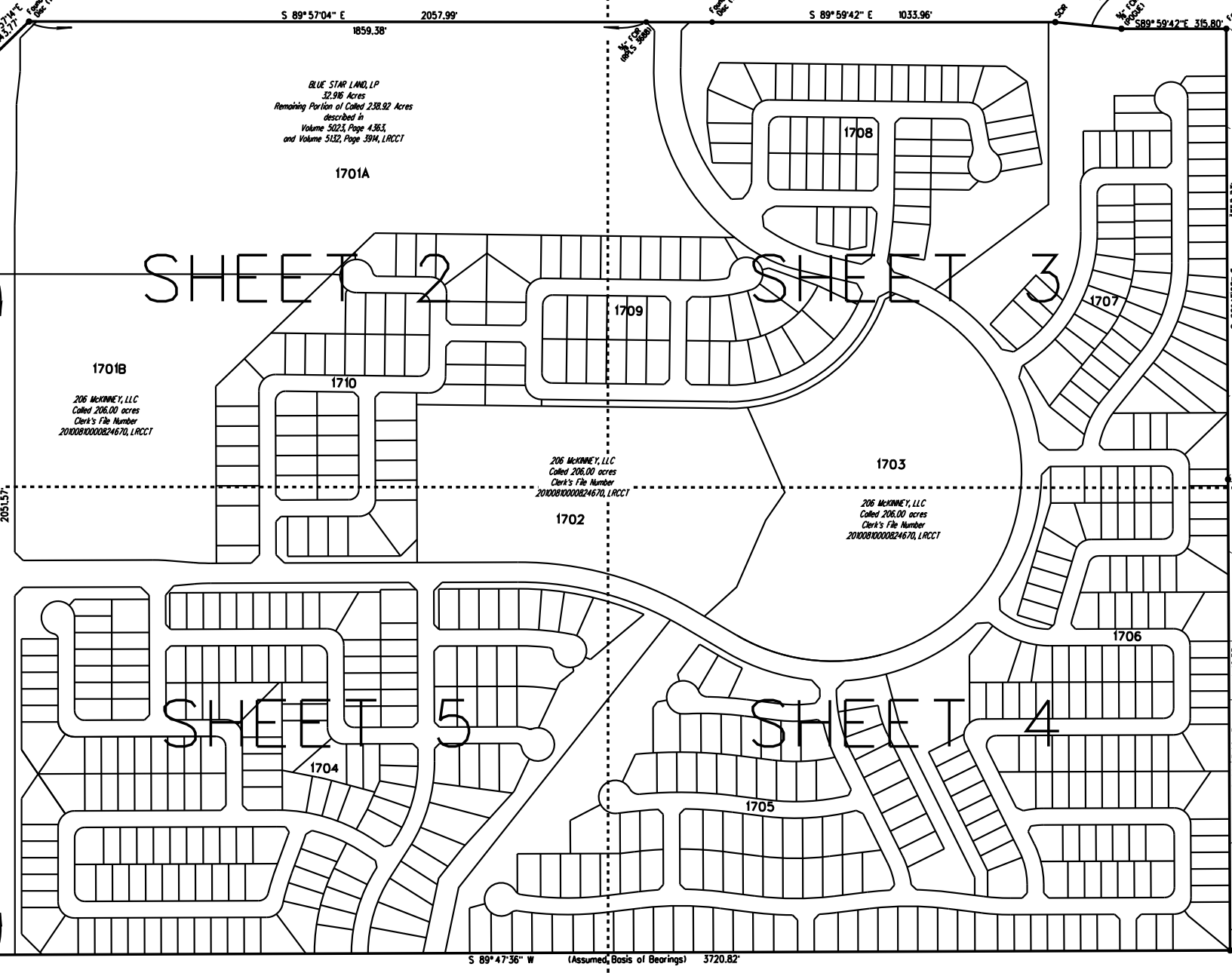
1/2" FIR  
N-7130497.44  
E-2498259.30

PALOMNO PURCHASE, L.P.  
Called 25.00 acres  
Clerk's File Number  
20100254000437830, L.R.C.C.T.

ST. CHARLES APARTMENTS, INC.  
Called 79.70 acres  
Clerk's File Number  
20060808001141870, L.R.C.C.T.

JERRY CLAY DAVIS  
and wife, VICKI ANNE BLACKMON  
6.652 acres per Collin CAD  
Property ID #200402  
Remaining Portion of called  
9.902 acres described in  
Volume 549, Page 392, L.R.C.C.T.

POINT OF BEGINNING  
N-7127785.08  
E-2498288.90



SHEET 2 SHEET 3

SHEET 5 SHEET 4

WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575

D. R. HORTON-TEXAS, L.P.D.  
Called 306.388 acres  
Volume 6051, Page 37, L.R.C.C.T.

D. R. HORTON-TEXAS, L.P.D.  
Called 306.388 acres  
Volume 6051, Page 37, L.R.C.C.T.

**Legend**

	PARCEL BOUNDARY
	SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
	FOUND CAPPED IRON REBAR (AS NOTED)
	FOUND IRON PIPE (AS NOTED)
	FOUND IRON REBAR (AS NOTED)
	SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
	CENTRAL ANGLE OF CURVE
	RADIUS OF CURVE
	ARC LENGTH OF CURVE
	LAND RECORDS OF COLLIN COUNTY, TEXAS
	PLAT RECORDS OF COLLIN COUNTY, TEXAS
	5' WALL MAINTENANCE EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	STATE PLANE COORDINATES N - 1000000.00 E - 1000000.00
	ROAD NAME CHANGE

**SURVEYOR NOTES:**

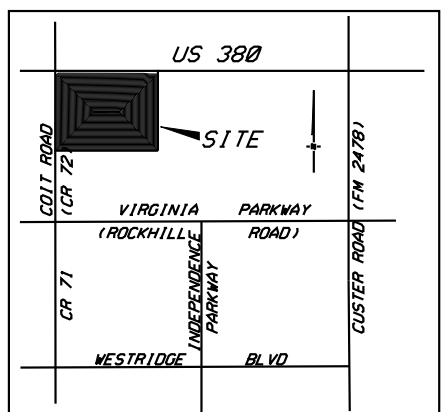
- 1.) Subject property lies within Zones "A" and "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0235J, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
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- 4.) 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.) or set in concrete or other hard surface.
- 5.) All common Areas shall be owned and maintained by the Homeowners Association.
- 6.) The owner of Block XX, Lot XX shall be solely responsible for all maintenance of the detention pond and easement dedicated with this plat.
- 7.) No fence shall be built within 60 feet of front property line on the street side of corner lots in a "no stop" condition.

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

This plat was received by the Planning Department on November 3, 2011.

PRELIMINARY-FINAL PLAT  
PLANNING AREA 17

AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, 576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2 RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT, BEING 238.895 ACRES SITUATED IN THE WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Vicinity Map  
NO SCALE

PREPARED BY:

PETSCH & ASSOCIATES, INC.  
2600 ELDORADO PARKWAY, SUITE 240  
MCKINNEY, TEXAS 75070  
972-562-9606

OWNER/DEVELOPER  
LOT 1, BLOCK U1

BLUE STAR LAND, L. P.  
C/O BLUE STAR COIT 32, L.L.C.  
ONE COWBOY WAY  
IRVING, TEXAS 75063

OWNER/DEVELOPER:

206 MCKINNEY, LLC  
C/O CENTURION AMERICAN DEVELOPMENT GROUP  
1221 N. IH-35E, SUITE 200  
CARROLLTON, TEXAS 75006  
469-892-7210

<b>PETSCH &amp; ASSOCIATES, INC.</b>				
PROFESSIONAL ENGINEERS · LAND SURVEYORS · DEVELOPMENT CONSULTANTS TEXAS REGISTERED ENGINEERING FIRM F-3252				
2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606				
DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET
PREPARED BY:	CHECKED BY:	1" = 200'	11-223	1

U. S. HIGHWAY 380 (Width Varies)

S 89° 57' 04" E 2057.99'  
1859.38'

BLUE STAR LAND, LP  
32.96 Acres  
Remaining Portion of Colored 238.92 Acres  
Abstracted in  
Volume 5023, Page 4363,  
and Volume 5122, Page 394, LRCCT

LOT 1, BLOCK V

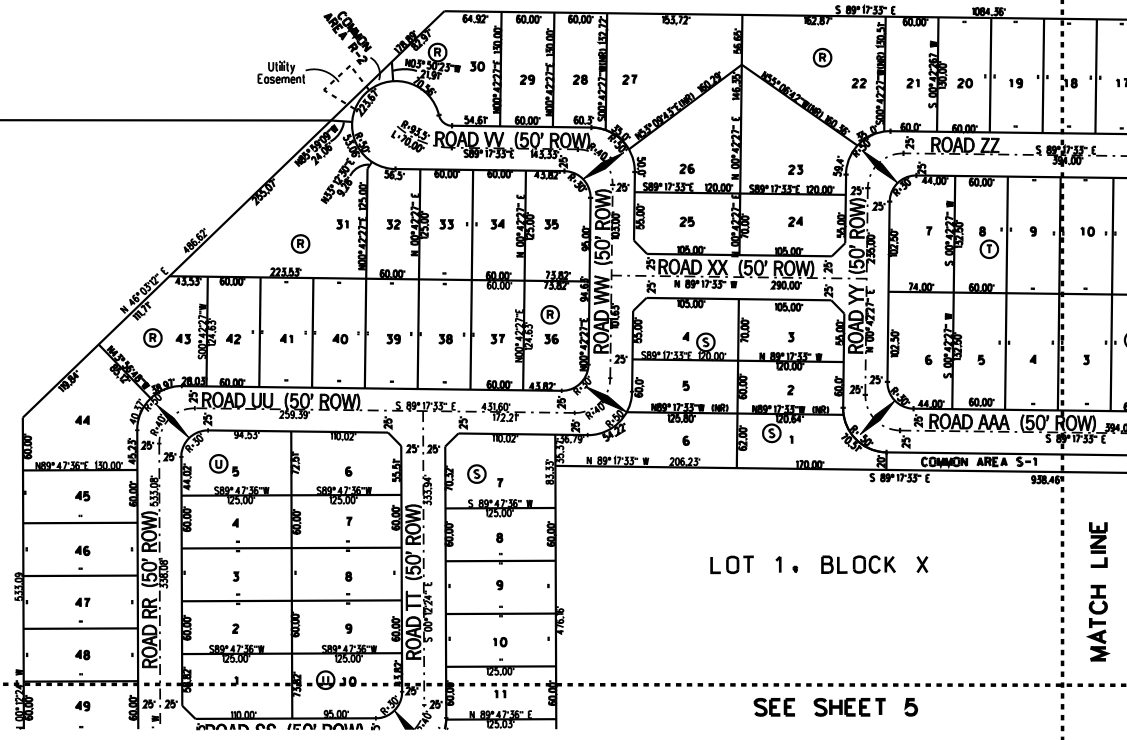
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575

LOT 1, BLOCK W

LOT 1, BLOCK X

SEE SHEET 5

SEE SHEET 3



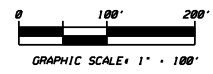
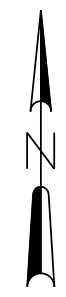
N-7130497.44  
E-2498259.30

PAOMMO PURCHASE, LTD.  
Colored 25.00 acres  
Clerk's File Number  
20100504000437830, LRCCT

ST. CHARLES APARTMENTS, INC.  
Colored 78.70 acres  
Clerk's File Number  
200608000134870, LRCCT

COSEBY GAS, LTD.  
10' Wide Gas Distribution  
Easement and Right-of-Way  
Clerk's File Number  
2009125004489760, LRCCT

206 MCKINNEY, LLC  
Colored 206.00 acres  
Clerk's File Number  
2010081000024670, LRCCT



Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FCIR FOUND CAPPED IRON REBAR (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- CA CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00  
E - 1000000.00  
STATE PLANE COORDINATES
- ROAD NAME CHANGE

SURVEYOR NOTES:

- 1.) Subject property lies within Zones "A" and "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).
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PRELIMINARY-FINAL PLAT  
PLANNING AREA 17

AN ADDITION TO THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,  
576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2  
RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT,  
BEING 238.895 ACRES SITUATED IN THE  
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.  
2600 ELDORADO PARKWAY, SUITE 240  
MCKINNEY, TEXAS 75070  
972-562-9606

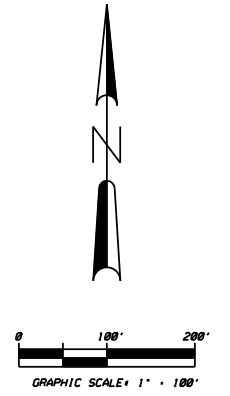
OWNER/DEVELOPER  
LOT 1, BLOCK U:

BLUE STAR LAND, L. P.  
C/O BLUE STAR COIT 32, LLC  
ONE COWBOY WAY  
IRVING, TEXAS 75063

OWNER/DEVELOPER:

206 MCKINNEY, LLC  
C/O CENTURION AMERICAN DEVELOPMENT GROUP  
1221 N. IH-35E, SUITE 200  
CARROLLTON, TEXAS 75006  
469-892-7210

<p>PETSCHÉ &amp; ASSOCIATES, INC. PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS TEXAS REGISTERED ENGINEERING FIRM F-3252 2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606</p>				
DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET
jo1	OCTOBER 2011	1" = 100'	11-223	2
PREPARED BY:	CHECKED BY:			
wbk	wbk			6



**Legend**

- PARCEL BOUNDARY
- SCIR ○ SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FCIR ○ FOUND CAPPED IRON REBAR (AS NOTED)
- FIP ○ FOUND IRON PIPE (AS NOTED)
- FIR ○ FOUND IRON REBAR (AS NOTED)
- SND ○ SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- CA CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◆ ROAD NAME CHANGE

**SURVEYOR NOTES:**

- 1.) Subject property lies within Zones "A" and "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0235-I, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
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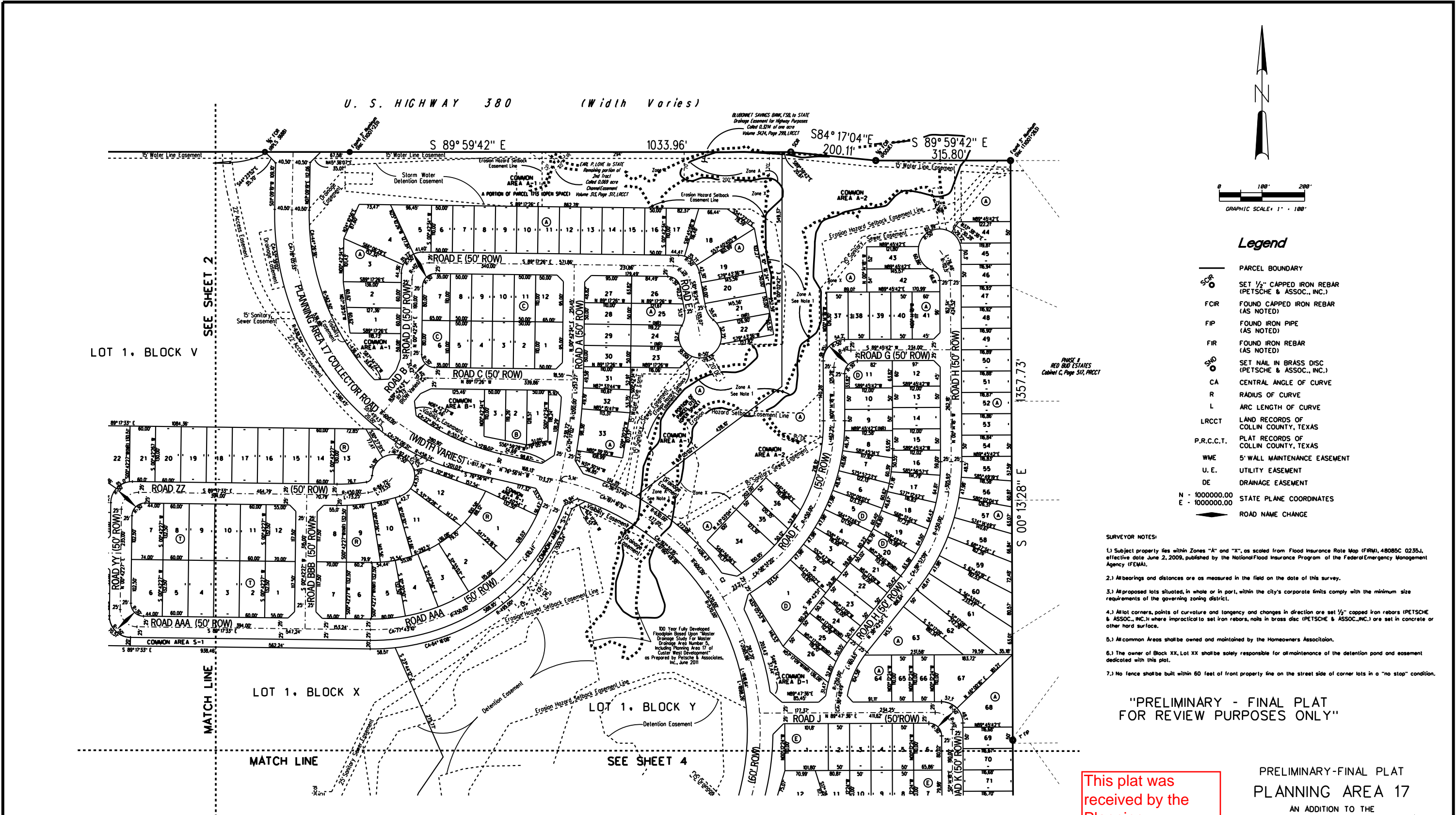
**PRELIMINARY-FINAL PLAT  
PLANNING AREA 17**

AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, 576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2 RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT, BEING 238.895 ACRES SITUATED IN THE WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

<b>PETSCHÉ &amp; ASSOCIATES, INC.</b>				
PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS TEXAS REGISTERED ENGINEERING FIRM F-3252				
2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9686				
DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET
PREPARED BY:	CHECKED BY:	1" = 100'	11-223	3

<p>PREPARED BY:</p> <p>PETSCHÉ &amp; ASSOCIATES, INC. 2600 ELDORADO PARKWAY, SUITE 240 MCKINNEY, TEXAS 75070 972-562-9686</p>	<p>OWNER/DEVELOPER</p> <p>LOT 1, BLOCK U</p> <p>BLUE STAR LAND, L. P. C/O BLUE STAR COIT 32, L.L.C ONE COWBOY WAY IRVING, TEXAS 75063</p>	<p>OWNER/DEVELOPER</p> <p>206 MCKINNEY, L.L.C C/O CENTURION AMERICAN DEVELOPMENT GROUP 1221 N. IH-35E, SUITE 200 CARROLLTON, TEXAS 75006 469-892-7210</p>
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WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575



LOT 1, BLOCK V

LOT 1, BLOCK X

LOT 1, BLOCK Y

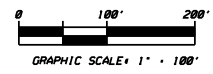
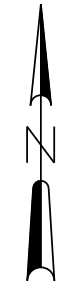
SEE SHEET 2

SEE SHEET 4

MATCH LINE

MATCH LINE





**Legend**

- PARCEL BOUNDARY
- SCIP ○ SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FCIR FOUND CAPPED IRON REBAR (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
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- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◄ ROAD NAME CHANGE

**SURVEYOR NOTES:**

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PLANNING AREA 17

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576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2  
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WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PETSCHÉ & ASSOCIATES, INC.**  
PROFESSIONAL ENGINEERS • LAND SURVEYORS • DEVELOPMENT CONSULTANTS  
TEXAS REGISTERED ENGINEERING FIRM F-3252

2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9686

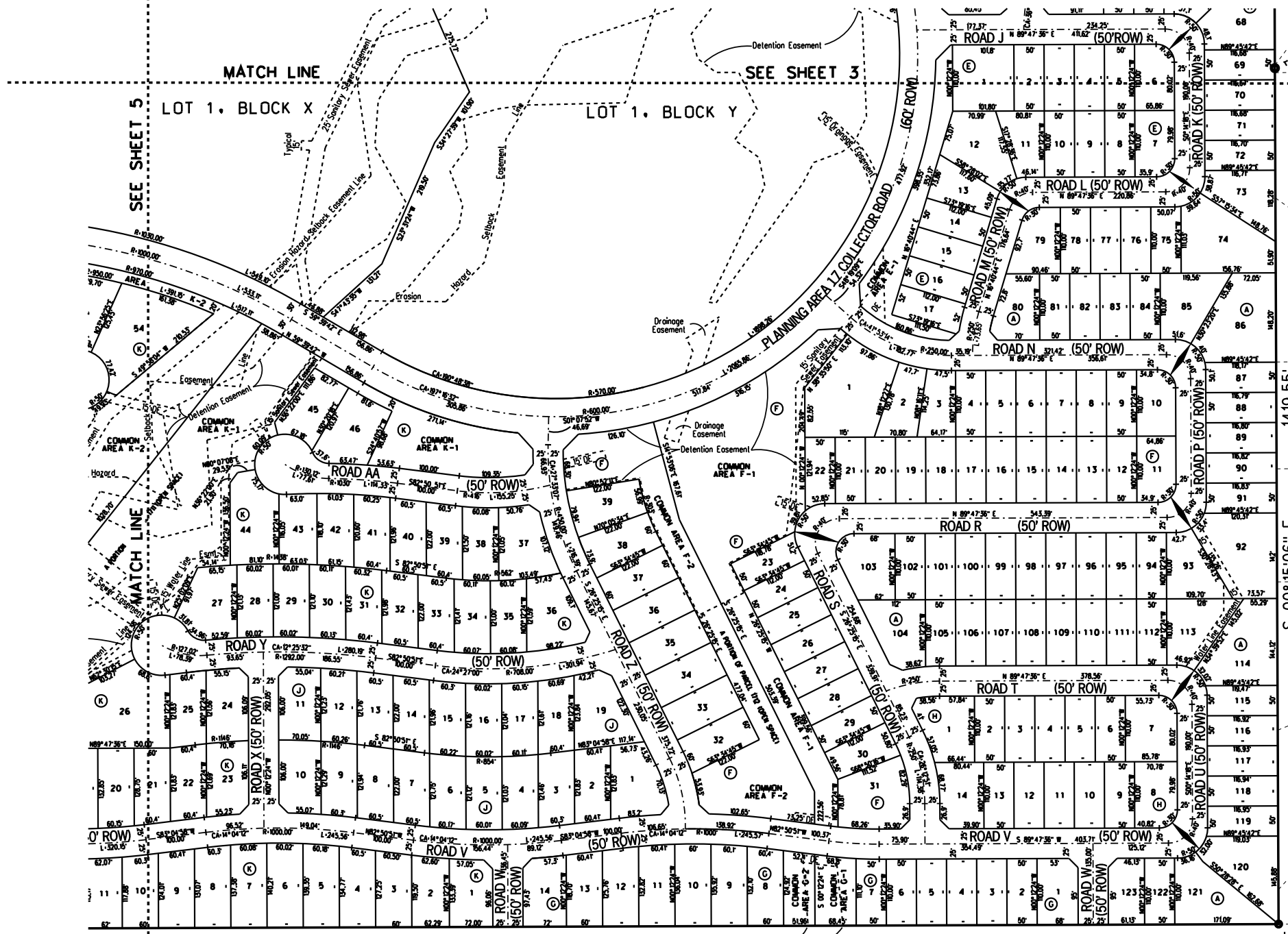
DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET	OF
joI	OCTOBER 2011	1" = 100'	11-223	4	6
PREPARED BY:	CHECKED BY:				
wbk	wbk				

PREPARED BY: PETSCHÉ & ASSOCIATES, INC.  
2600 ELDORADO PARKWAY, SUITE 240  
MCKINNEY, TEXAS 75070  
972-562-9686

OWNER/DEVELOPER: LOT 1, BLOCK U  
BLUE STAR LAND, L. P.  
C/O BLUE STAR COIT 32, LLC  
ONE COWBOY WAY  
IRVING, TEXAS 75063

OWNER/DEVELOPER: 206 MCKINNEY, LLC  
C/O CENTURION AMERICAN DEVELOPMENT GROUP  
1221 N. IH-35E, SUITE 200  
CARROLLTON, TEXAS 75006  
469-892-7210

WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575



PHASE I  
RED BUD ESTATES  
Cabinet C, Page 189, PRCCCT

1419.55'  
S 00° 15' 06\"/>

S 89° 47' 36\"/> (Assumed Basis of Bearings) 3720.82'

D. R. HORTON, TEXAS, L.T.D.  
Called 306.388 acres  
Volume 6051, Page 37, LRCCCT

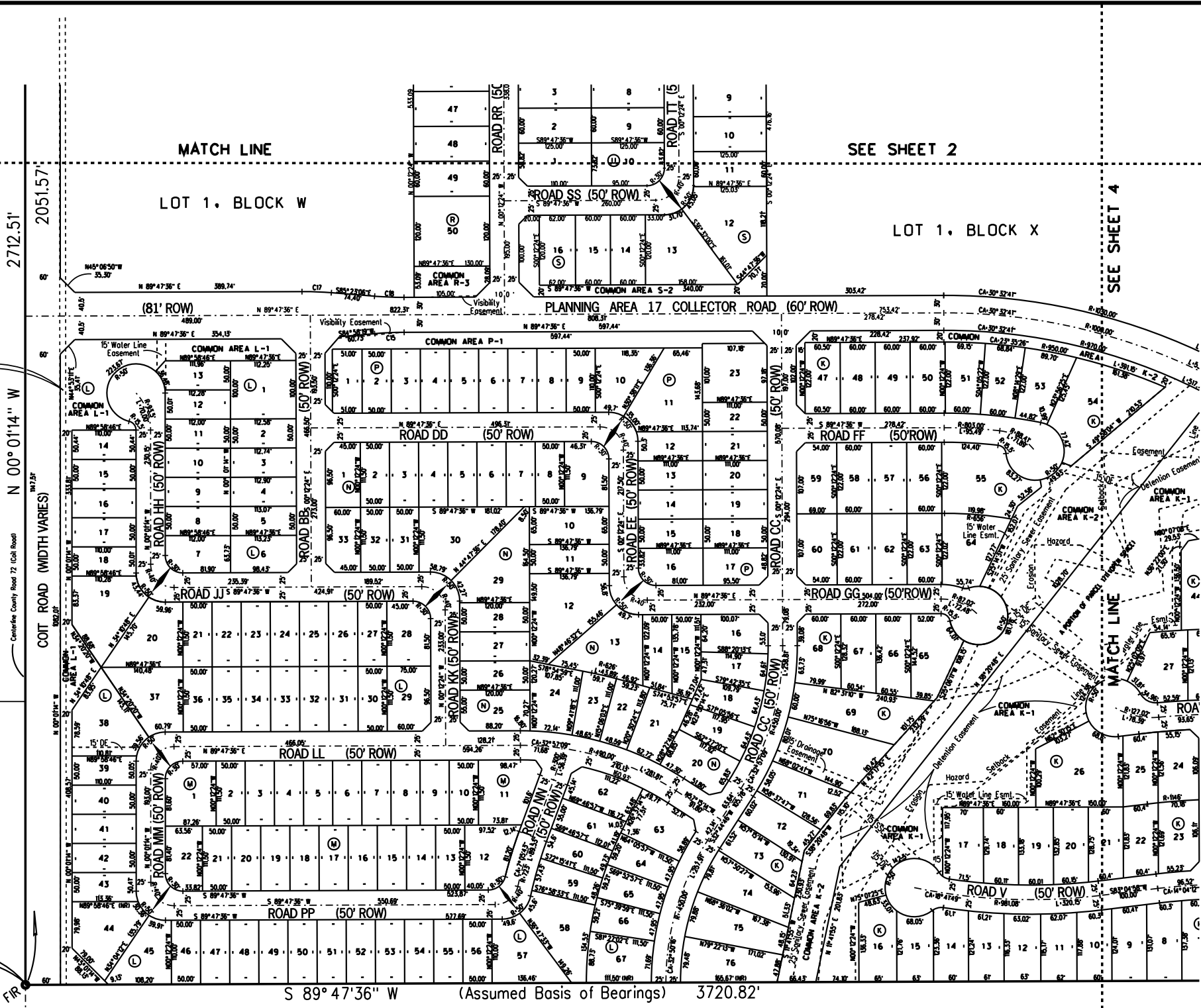
I. C. WILLIAMSON SURVEY, ABSTRACT NUMBER 947

ST. CHARLES APARTMENTS, INC.  
 Called 28.70 acres  
 Clerk's File Number  
 200608000134870, LRCCT

COSERY GAS, LTD.  
 10' Wide Gas Distribution  
 Easement and Right-of-Way  
 Clerk's File Number  
 2009125004499760, LRCCT

JERRY CLAY DAVIS  
 and wife, VICKI ANNE BLACKMAN  
 6.652 acres per Collin CAD  
 Property ID #2100402  
 Remaining Portion of called  
 8.982 acres described in  
 Volume 1548, Page 382, LRCCT

POINT OF  
 BEGINNING  
 N-7127785.08  
 E-2498288.90  
 5/8" FIR



WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575

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

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARS
C15	4° 49' 18"	600.00'	50.49'	25.26'	S87° 22' 58" W 50.48'
C17	4° 49' 18"	600.00'	50.49'	25.26'	S87° 47' 45" E 50.48'
C18	4° 49' 18"	600.00'	50.49'	25.26'	S87° 47' 45" E 50.48'

PREPARED BY:

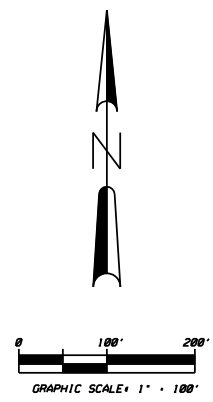
PETSCHÉ & ASSOCIATES, INC.  
 2600 ELDORADO PARKWAY, SUITE 240  
 MCKINNEY, TEXAS 75070  
 972-562-9606

OWNER/DEVELOPER

LOT 1, BLOCK XI  
 BLUE STAR LAND, L. P.  
 C/O BLUE STAR COIT 32, LLC  
 ONE COWBOY WAY  
 IRVING, TEXAS 75063

OWNER/DEVELOPER:

206 MCKINNEY, LLC  
 C/O CENTURION AMERICAN DEVELOPMENT GROUP  
 1221 N. 11<sup>th</sup> 35E, SUITE 200  
 CARROLLTON, TEXAS 75006  
 469-892-7210



Legend

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- SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FCIR FOUND CAPPED IRON REBAR (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- S/N SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- CA CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
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- U.E. UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◆ ROAD NAME CHANGE

SURVEYOR NOTES:

- 1.) Subject property lies within Zones "A" and "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 02351, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
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PRELIMINARY-FINAL PLAT  
 PLANNING AREA 17

AN ADDITION TO THE  
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 576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2  
 RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT,  
 BEING 238.895 ACRES SITUATED IN THE  
 WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PETSCHÉ & ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEERS · LAND SURVEYORS · DEVELOPMENT CONSULTANTS  
 TEXAS REGISTERED ENGINEERING FIRM F-3252  
 2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606

DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET	OF
jo	OCTOBER 2011	1" = 100'	11-223	5	6
PREPARED BY:	CHECKED BY:				
wbk	wbk				



DESCRIPTION

WHEREAS, 206 MCKINNEY, LLC, a Texas limited liability company, and BLUE STAR LAND, L.P., a Texas limited partnership, are the owners of a tract of land situated in the WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575, in the City of McKinney, Collin County, Texas, being all of that certain coted 238.92 acre tract described in two deeds to BLUE STAR LAND, L.P., as recorded in Volume 5023, Page 4363, and Volume 5132, Page 3914, of the Land Records of Collin County, Texas, the said BLUE STAR LAND, L.P., having subsequently conveyed a coted 206.00 acre tract to 206 MCKINNEY, LLC, as recorded in Clerk's File Number 20100850000224670, being more particularly described as follows:

BEGIN at a 3/4" iron rebar found at the southwest corner of said 206 MCKINNEY tract, some being the northwest corner of a coted 306.388 acre tract described as Planning Area 15 in a deed to D.R. HORTON-TEXAS, LTD., as recorded in Volume 6051, Page 37 of the Land Records of Collin County, Texas, which corner is in the center of County Road 72 (Coll Road), common with the west line of said McCARTY SURVEY;

THENCE N 00°01'14" W, along the most southerly west line of said 206 MCKINNEY tract, common with said centerline of County Road 72 and west line of McCARTY SURVEY, at 2051.57 feet pass a nail set in brass disc (PETSCHÉ & ASSOC., INC.) at the most westerly northwest corner of said 206 MCKINNEY tract, some being the southwest corner of said 32.916 acre BLUE STAR LAND, L.P. tract, a total distance of 2712.51 feet to a 1/2" iron rebar found at the most westerly northwest corner of said BLUE STAR LAND, L.P. tract, some being an angle point at the south end of a corner clip in the south line of U.S. Highway 380 (width varies);

THENCE along said south line of U.S. Highway 380, some being the north line of said BLUE STAR LAND, L.P. tract, in an easterly direction the following five (5) courses:

- 1.) N 45°57'14" E a distance of 143.77 feet to a 3" aluminum disc (TxDOT+215) found at an angle point at the most northerly northwest corner of said BLUE STAR LAND, L.P. tract;
- 2.) S 89°57'04" E, at 1869.38 feet pass a 3/4" capped iron rebar (RPLS3688) found at the northeast corner of said BLUE STAR LAND, L.P. tract, some being the most northerly northwest corner of said 206 MCKINNEY tract, continue with the most northerly north line of said 206 MCKINNEY tract a total distance of 2057.99 feet to a 3" aluminum disc (TxDOT+231) found at an angle point;
- 3.) S 89°59'42" E a distance of 1033.96 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set at an angle point;
- 4.) S 84°17'04" E a distance of 200.11 feet to a 3/4" capped iron rebar (POGUE) found at an angle point;
- 5.) S 89°59'42" E a distance of 315.80 feet

to a 3" aluminum disc (TxDOT+263) found for corner at the northeast corner of said 206 MCKINNEY tract, some being the intersection of the west line of PHASE II RED BUD ESTATES, according to the Preliminary and Final Plat thereof, as recorded in Cabinet C, Page 517 of the Plat Records of Collin County, Texas, with said south line of U.S. Highway 380;

THENCE with the east line of said 206 MCKINNEY tract, in a southerly direction the following two (2) courses:

- 1.) S 00°13'28" E, along said west line of PHASE II RED BUD ESTATES, a distance of 1357.73 feet to a 1" iron pipe found at an angle point, some being the southwest corner of said PHASE II RED BUD ESTATES, which corner is the most westerly northwest corner of PHASE II RED BUD ESTATES, according to the Preliminary and Final Plat thereof, as recorded in Cabinet C, Page 189 of the Plat Records of Collin County, Texas;
- 2.) S 00°15'06" E, along the west line of said PHASE II RED BUD ESTATES, a distance of 1419.55 feet

to a 1/2" iron rebar found at the southeast corner of said 206 MCKINNEY tract, some being the southwest corner of said PHASE I RED BUD ESTATES, which corner is in the north line of aforesaid D. R. HORTON-TEXAS LTD. tract;

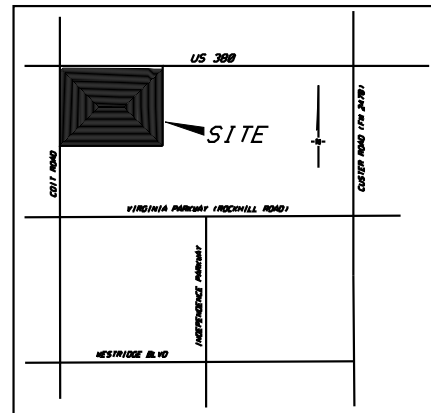
THENCE S 89°47'36" W, along the south line of said 206 MCKINNEY tract, some being said north line of HORTON tract, a distance of 3720.82 feet to the POINT OF BEGINNING, containing 238.895 acres (10,406,277 SQUARE FEET) of land, MORE OR LESS.

SURVEYOR NOTES:

- 1.) Subject property lies within Zones "A" and "X", as noted from Flood Insurance Rate Map (FIRM), 48085C 0235L, 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 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.
- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCHÉ & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCHÉ & ASSOC., INC.) are set in concrete or other hard surface.
- 5.) All common Areas shall be owned and maintained by the Homeowners Association.
- 6.) The owner of Block XX, Lot XX shall be solely responsible for all maintenance of the detention pond and easement dedicated with this plat.
- 7.) No fence shall be built within 60 feet of front property line on the street side of corner lots in a "no stop" condition.

Legend

—	PARCEL BOUNDARY
○	SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
○	FOUND CAPPED IRON REBAR (AS NOTED)
○	FOUND IRON PIPE (AS NOTED)
○	FOUND IRON REBAR (AS NOTED)
○	SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
CA	CENTRAL ANGLE OF CURVE
R	RADIUS OF CURVE
L	ARC LENGTH OF CURVE
LRCC	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
WME	5' WALL MAINTENANCE EASEMENT
U.E.	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
N - 1000000.00 E - 1000000.00	STATE PLANE COORDINATES
—	ROAD NAME CHANGE



Vicinity Map  
NO SCALE

SURVEYOR'S CERTIFICATE

THAT I, William Boyd Klasinger, 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 Klasinger  
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 Klasinger, 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 \_\_\_\_\_, 2011, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, 206 MCKINNEY, LLC a Texas limited liability company, and BLUE STAR LAND, L.P., a Texas limited partnership, do hereby adopt this Preliminary-Final Plat, designating the hereon described property as PLANNING AREA 17, an 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 plotting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2011, A.D.

206 MCKINNEY, LLC, a Texas limited liability company

BY: \_\_\_\_\_

NAME: Randall Van Wolfswinkel  
TITLE: Manager

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 Randall Van Wolfswinkel, Manager of 206 MCKINNEY, LLC, a Texas limited liability company, 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 \_\_\_\_\_, 2011, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BLUE STAR LAND, L.P., a Texas limited partnership

BY: Blue Star Investments, Inc., a  
Texas corporation, general partner

BY: \_\_\_\_\_

NAME: George Mitchell  
TITLE: Treasurer

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE me the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared George Mitchell, Treasurer of Blue Star Investments, Inc., a Texas corporation, general partner of Blue Star Land, L.P., 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 \_\_\_\_\_, 2011, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

This plat was received by the Planning Department on November 3, 2011.

PRELIMINARY-FINAL PLAT  
PLANNING AREA 17

AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, 576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2 RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT, BEING 238.895 ACRES SITUATED IN THE WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.  
2600 ELDORADO PARKWAY, SUITE 240  
MCKINNEY, TEXAS 75070  
972-562-9606

OWNER/DEVELOPER  
LOT 1, BLOCK U

BLUE STAR LAND, L.P.  
C/O BLUE STAR COIT 32, LLC  
ONE COWBOY WAY  
IRVING, TEXAS 75063

OWNER/DEVELOPER:

206 MCKINNEY, LLC  
C/O CENTURION AMERICAN DEVELOPMENT GROUP  
1221 N. IH-35E, SUITE 200  
CARROLLTON, TEXAS 75006  
469-892-7210

**PETSCHÉ & ASSOCIATES, INC.**  
PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS  
TEXAS REGISTERED ENGINEERING FIRM F-3252  
2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606

DRAWN BY: jof	DATE: OCTOBER 2011	SCALE: NONE	JOB NUMBER: 11-223	SHEET: 6
PREPARED BY: jof	CHECKED BY: wbk			