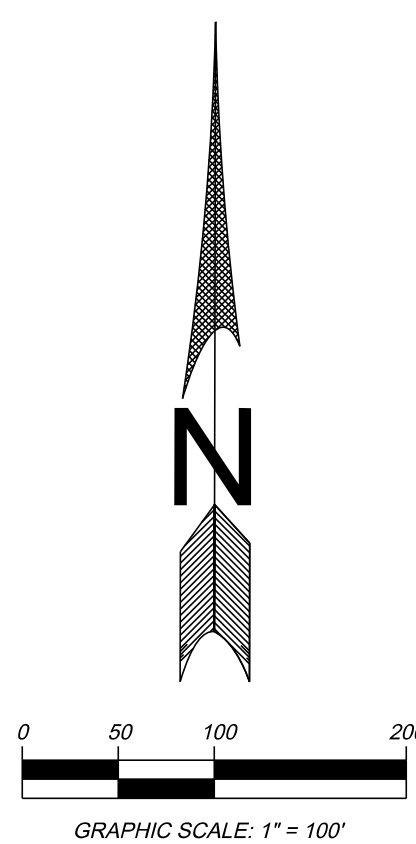


Vicinity Map
NO SCALE

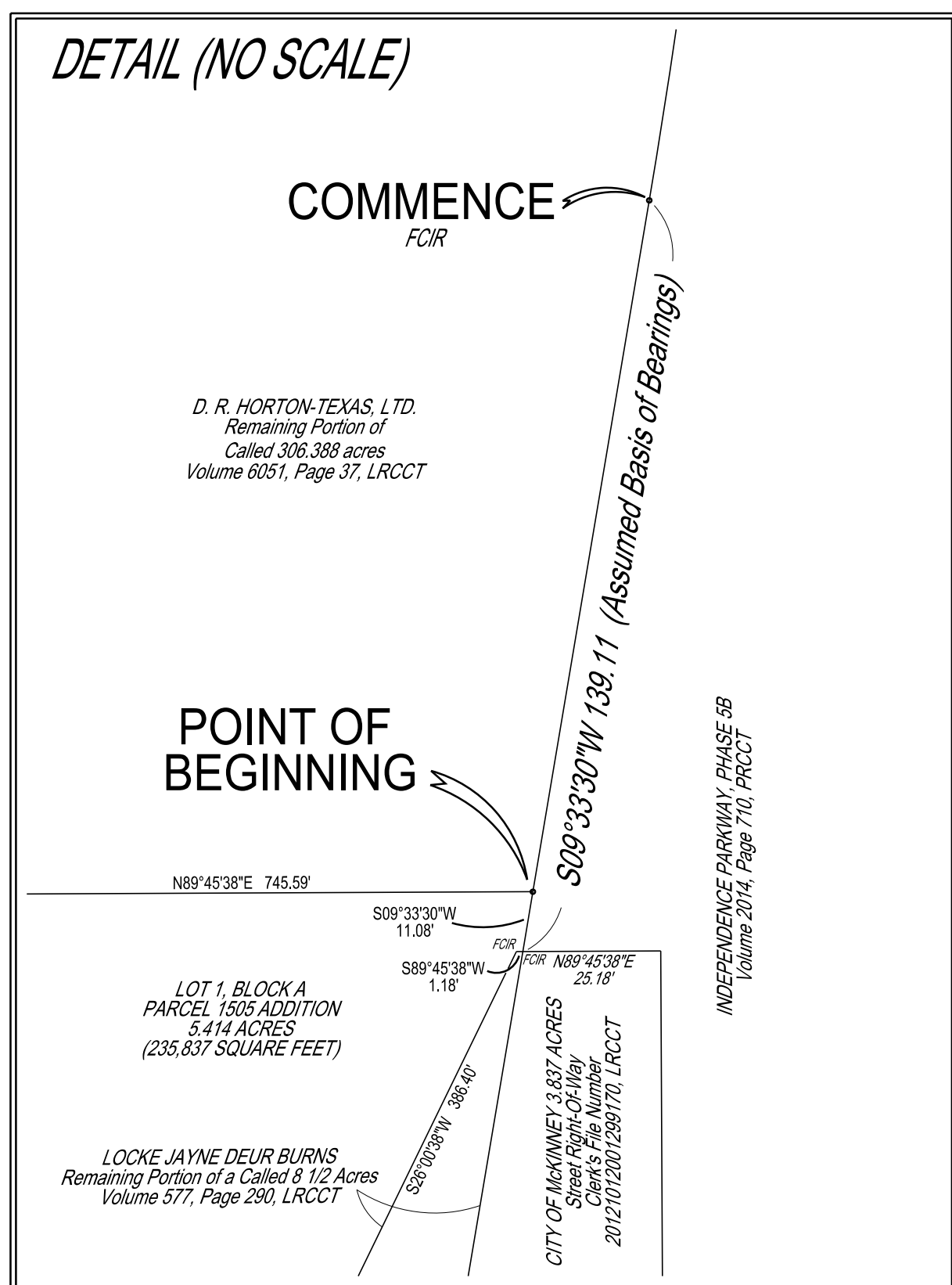


Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- FCIR 1/2" FOUND CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- S&D SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- N - 1000000.00
E - 1000000.00 STATE PLANE COORDINATES
- ◆ ROAD NAME CHANGE

SURVEYOR NOTES:

- 1.) Subject property lies within Zone "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0255J, 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.) 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 November 19, 2003, using City of McKinney Monuments CM 12 and CM 16 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 f/k/a THE FLYING "M" RANCH PLANNED DEVELOPMENT" dated October 28, 2011, as recorded in Clerk's File Number 20111028001164070 of the Land Records of Collin County, Texas.
- 6.) All purposed 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.



WILLIAM McCARTY SURVEY,
ABSTRACT NUMBER 575

DESCRIPTION:

WHEREAS, D.R. HORTON-TEXAS, LTD, a Texas limited partnership, is the owner of a 5.414 acre tract of land situated in the WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575, in the City of McKinney, Collin County, Texas, being part of the remaining portion of a called 306.388 acre tract described in a deed to D.R. HORTON-TEXAS, LTD., as recorded in Volume 6051, Page 37 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows:

COMMENCE at a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at a point of curvature in the east line of said HORTON tract, same being in the west line of INDEPENDENCE PARKWAY, PHASE 5B, according to the Record Plat thereof, as recorded in Volume 2014, Page 710 of the Plat Records of Collin County, Texas;

THENCE S 09°33'30" W along the east line of said HORTON tract, same being the west line of said INDEPENDENCE PARKWAY a distance of 128.03 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at the POINT OF BEGINNING of the herein described tract of land;

THENCE continue S 09°33'30" W along said common line a distance of 11.08 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the northeast corner of the remaining portion of a called 8 1/2 acre tract described in a deed to LOCKE JAYNE DEUR BURNS, as recorded in Volume 577, Page 290 of the Land Records of Collin County, Texas, same being the northwest corner of a called 3.837 acre tract described in a deed to THE CITY OF MCKINNEY, as recorded in Clerk's File Number 20121012001299170 of the Land Records of Collin County, Texas;

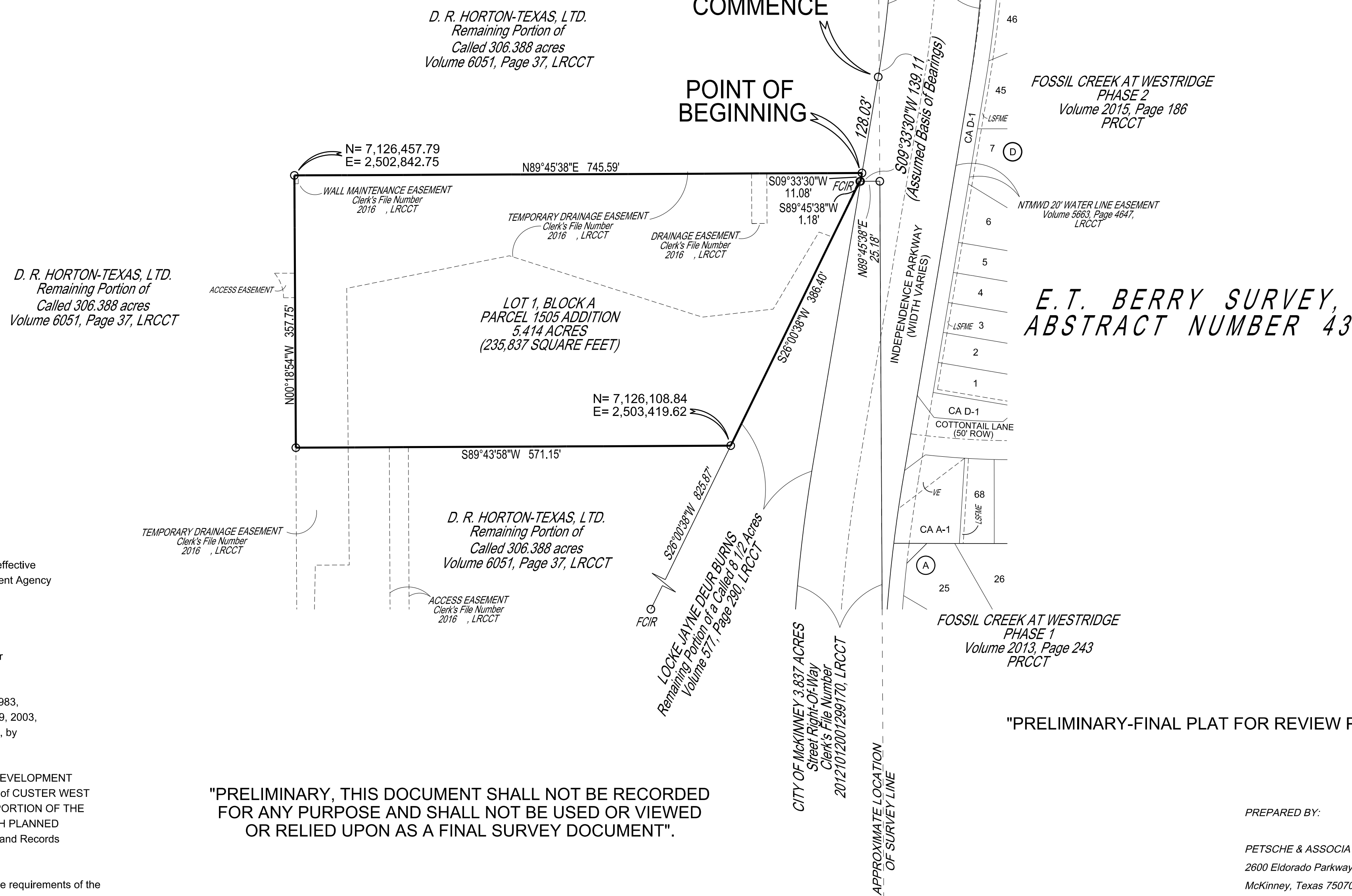
THENCE S 89°45'38" W along a south line of said HORTON tract, same being the north line of said BURNS tract a distance of 1.18 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;

THENCE S 26°00'38" W along the east line of said HORTON tract, same being the west line of said BURNS tract a distance of 386.40 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE S 89°43'58" W departing said common line a distance of 571.15 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N 00°18'54" W a distance of 357.75 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N 89°45'38" E a distance of 745.59 feet to the POINT OF BEGINNING, containing 5.414 acres (235,837 SQUARE FEET) of land, MORE OR LESS.



"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 FOR REVIEW PURPOSES ONLY".

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

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 herein described property as LOT 1, BLOCK A, PARCEL 1505 ADDITION 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 platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2016, 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 _____, 2016, 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.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY".

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 _____, 2016, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY-FINAL PLAT
LOT 1, BLOCK A
PARCEL 1505 ADDITION

BEING 5.414 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

		PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-322 Texas Registered Surveying License Number - 10081600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606		
		Drawn by: JLB	Date: APRIL, 2016	SCALE: 1" = 100'
Prepared by: JLB	Checked by: WBK	SCALE: 1" = 100'	JOB NUMBER: 06218-11	SHEET 1