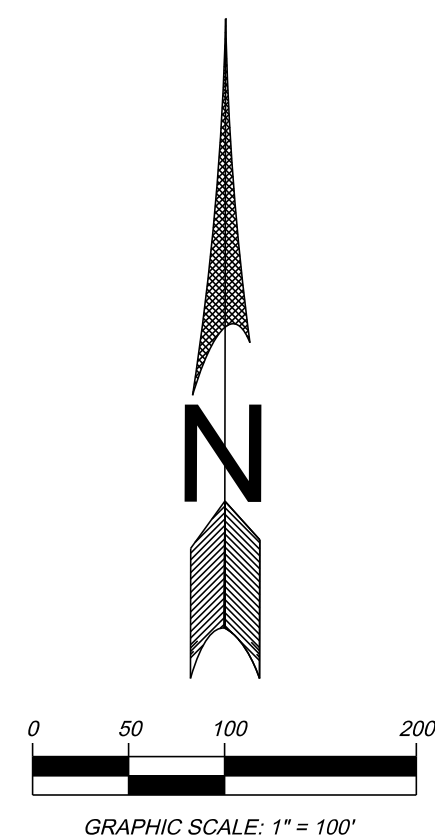


Vicinity Map
NO SCALE



LINE TABLE

LINE #	BEARING	LENGTH
L1	N44°44'50"W	56.93'

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)
- SND SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME WALL MAINTENANCE EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ROAD NAME CHANGE

W. G. BARNES SURVEY
ABSTRACT NUMBER 59

PROSPER INDEPENDENT
SCHOOL DISTRICT
Called 101.7926 Acres
Clerk's File Number
20160822001097420, LRCCT

COIT ROAD, PHASE 2
Volume 2016, Page 179, PRCCT
(Variable Width Right-of-way)

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

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

RIGHT-OF-WAY DEDICATION
The City of Frisco
Clerk's File Number
20150227000213060, LRCCT

VOWAN FAMILY, L. P.
Remaining portion of a Called 250.505 Acres
As described in City of Frisco
Annexation Ordinance 14-04-22
Clerk's File Number
20140421000379200, LRCCT

JOHN H. COLLINS SURVEY
ABSTRACT NUMBER 219

WATER LINE EASEMENT
Clerk's File Number
2013041200498770, LRCCT

DRAINAGE EASEMENT
Clerk's File Number
2015012700008860, LRCCT

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

HENRY SLACK SURVEY
ABSTRACT NUMBER 840

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

N=7,126,729.75
E=2,499,427.66

Future Proposed
JACKSBORO LANE
(60' ROW)

Central Angle=23°21'33"
R=2030.00
L=827.62

LOT 2, BLOCK A
PARCEL 1502 ADDITION
21.082 ACRES
(918,336 SQUARE FEET)

WILLIAM McCARTY SURVEY
ABSTRACT NUMBER 575

ATMOS ENERGY CORPORATION
Formerly Lone Star Gas Company
75 feet wide
Right of Way and Easement Agreement
Volume 193, Page 677, and as
amended in Volume 906, Page 216, LRCCT

LOT 1, BLOCK A
PARCEL 1502 ADDITION
10.576 ACRES
(460,694 SQUARE FEET)

LOT 2, BLOCK A
PARCEL 1502 ADDITION
21.082 ACRES
(918,336 SQUARE FEET)

POINT OF
BEGINNING
N=7,125,283.66
E=2,498,430.56

VIRGINIA PARKWAY, PHASE 5B
Volume 2016, Page 178, PRCCT
(Variable Width Right-of-way)

WATER LINE EASEMENT
Clerk's File Number
2013041200498770, LRCCT

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

"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".

CONVEYANCE PLAT
LOT 1 AND LOT 2
BLOCK A
PARCEL 1502 ADDITION

BEING 31.658 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,

AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

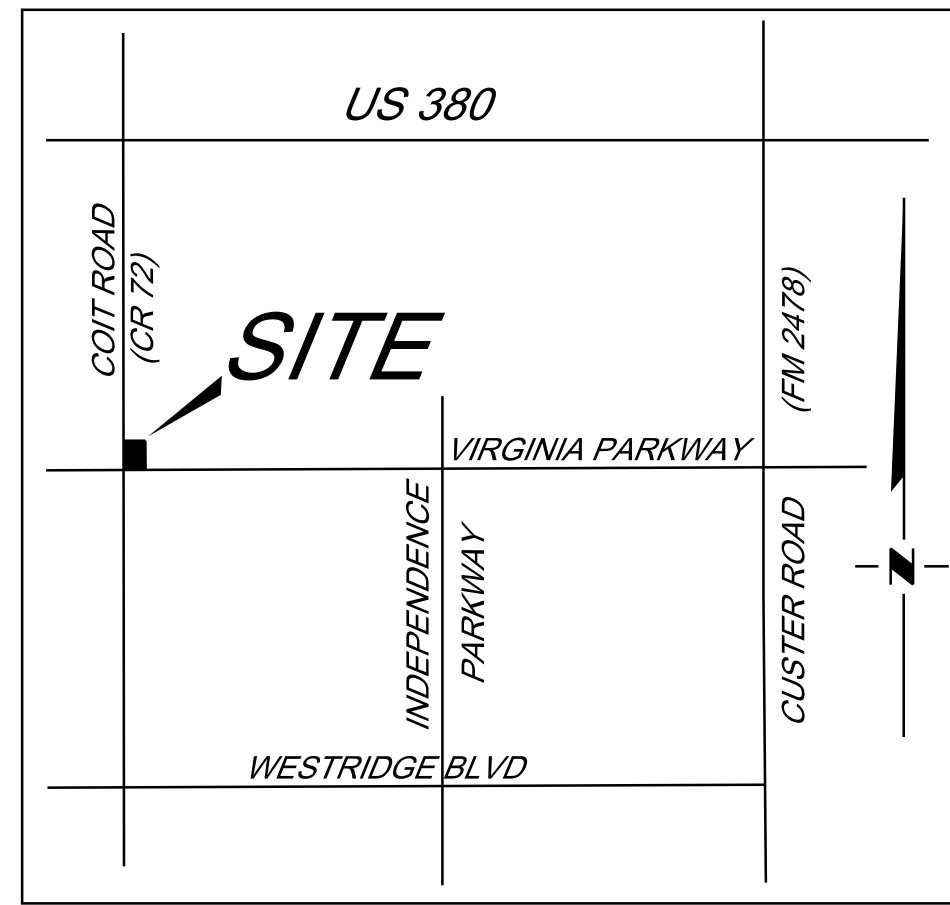
		PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3232 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606		
		Drawn by: wbk	Date: May, 2017	SCALE: 1" = 100'
Prepared by: wbk	Checked by: wbk	SHEET 1	OF 2	

SURVEYOR NOTES:

- 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).
- All bearings and distances are as measured in the field on the date of this survey.
- Where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- 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.
- CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat if filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

6. 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.



Vicinity Map
NO SCALE

Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FCIR 1/2" FOUND CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- S&D SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◆ 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 (PETSCHÉ & ASSOC., INC.) are set in concrete or other hard surface.
- 4.) 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/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.
5. CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

6. 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.

DESCRIPTION:

WHEREAS, D.R. HORTON-TEXAS, LTD., a Texas limited partnership, is the owner of a 31.658 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;

BEGIN at 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point at the most southerly southwest corner of said HORTON tract, same being in the north line of VIRGINIA PARKWAY, PHASE 5B, according to the Record Plat thereof, as recorded in Volume 2016, Page 178 of the Plat Records of Collin County, Texas;

THENCE N 44°44'50" W along said common line a distance of 56.93 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the most westerly southwest corner of said HORTON tract, same being a southeast corner of COIT ROAD, PHASE 2, according to the Record Plat thereof, as recorded in Volume 2016, Page 179 of the Plat Records of Collin County, Texas;

THENCE along said common line in a northerly direction the following three (5) courses;

- 1.) N 00°06'39" W a distance of 160.89 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 2.) N 03°55'30" W a distance of 150.33 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 3.) N 00°06'39" W a distance of 638.16 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 4.) N 06°10'04" E a distance of 100.58 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 5.) N 00°06'39" W a distance of 135.95 feet

to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner, at the southwest corner of proposed Jacksboro lane (60 feet wide);

THENCE along the south line of said proposed Jacksboro Lane in an easterly direction the following three (4) courses:

- 1.) N 44°56'40" E a distance of 19.85 feet to a 1/2" capped iron rebar set at an angle point;
- 2.) EAST a distance of 166.58 feet to a 1/2" capped iron rebar set at the point of curvature of a curve having a central angle of 23°21'33", and a radius of 2030.00 feet;
- 3.) along the arc of said curve to the left a distance of 827.62 feet to a 1/2" iron rebar set at the point of tangency of said curve;
- 4.) N 66°38'27" E a distance of 74.46 feet

to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the most westerly northwest corner of THE HIGHLANDS AT WESTRIDGE PHASE 2, according to the Record Plat thereof, as recorded in Volume 2016, Page 729 of the Plat Records of Collin County, Texas;

THENCE SOUTH along the west line of said HIGHLANDS AT WESTRIDGE PHASE 2, at 621.77 feet pass the southwest corner thereof, same being the northwest corner THE HIGHLANDS AT WESTRIDGE PHASE 1, according to the Record Plat thereof, as recorded in Volume 2015, Page 340 of said Plat Records of said county, a total distance of 1456.26 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the southwest corner of said THE HIGHLANDS AT WESTRIDGE PHASE 1, same being in the north line of Virginia Parkway (width varies);

THENCE along said north line of Virginia Parkway in a westerly direction the following seven(7) courses:

- 1.) N 89°23'00" W a distance of 85.39 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 2.) N 83°06'22" W a distance of 100.80 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 3.) N 89°23'00" W a distance of 220.07 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 4.) S 44°45'15" W a distance of 15.33 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 5.) N 89°23'00" W a distance of 265.63 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 6.) N 85°34'10" W a distance of 150.33 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
- 7.) N 89°23'00" W a distance of 160.88 feet

to the POINT OF BEGINNING, containing 31.658 acres (1,379,030 SQUARE FEET) of land, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, D. R. HORTON - TEXAS, LTD., a Texas limited partnership, do hereby adopt this Conveyance Plat, designating the hereon described property as LOT 1 and LOT 2, BLOCK A, PARCEL 1502 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 _____, 2017, 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 Damon Ainsworth, Development Manager 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 _____, 2017, 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

"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".

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 _____, 2017, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Approved and Accepted:

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

PREPARED BY:

PETSCHÉ & 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

**CONVEYANCE PLAT
LOT 1 AND LOT 2
BLOCK A
PARCEL 1502 ADDITION**

BEING 31.658 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,

AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

		PETSCHÉ & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-322 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606			
		Drawn by: wbk	Date: May, 2017	SCALE: 1" = 100'	JOB NUMBER: 06218-12
Prepared by: wbk					