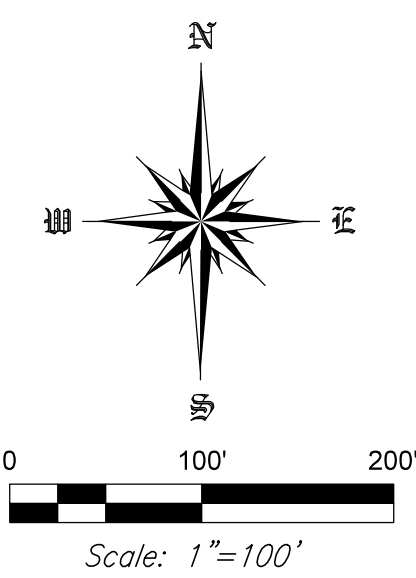


OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
WHEREAS Pathway Systems, Inc. is the owner of a 4.065 acre tract as recorded under County Clerk No. 20190528000599730 of the Collin County Land Records, and Everest Developers, LLC. is the owner of a 13.597 acre tract as recorded under County Clerk No. 20190529000608670 of the Collin County Land Records, situated in the State of Texas, County of Collin and City of McKinney, and being part of the J. J. Naugle Survey, Abstract No. 662 with said premises being more particularly described as follows:
BEGINNING at an "X" found in a concrete turn-in marking the southwest corner of said premises, the southwest corner of said 13.597 acre tract, being in the east right-of-way line of Custer Road (F.M. 2478), and marking the northwest corner of a variable width right-of-way dedication by Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records;
THENCE with the east right-of-way line of Custer Road, and the west line of the 13.597 acre tract as follows: North 00°05'58" West (Basis of Bearing), 799.76 feet to a TxDOT Monument found for corner; North 11°17'43" East, 198.86 feet to a Roome capped iron rod found for corner; North 07°15'33" West, 39.71 feet to a point in the centerline of a Rowlett Creek Tributary, marking the northwest corner of the 13.597 acre tract, said premises, and the southwest corner of a called 20.40 acre tract as recorded under County Clerk No. 20180718000891730 of the Collin County Land Records;
THENCE departing said right-of-way, with the centerline of said Rowlett Creek Tributary, the northeast line of said 13.597 and 4.065 acre tracts, some being the southwest line of said 20.40 acre tract as follows: South 61°44'27" East, 84.08 feet to a point; South 58°14'45" East, 66.27 feet to a point; South 58°31'43" East, 112.02 feet to a point; South 66°05'29" East, 186.77 feet to a point; South 61°24'46" East, 113.68 feet to a point; South 31°59'46" East, 117.53 feet to a point; South 23°45'13" East, 224.80 feet to a point; South 29°21'16" East, 68.74 feet to a point; South 69°31'51" East, 137.35 feet to a point; South 62°20'41" East, 195.28 feet to a point; South 83°32'18" East, 78.77 feet to a point; South 74°33'26" East, 148.44 feet to a point; South 54°53'29" East, 228.19 feet to a point; South 37°14'08" East, 99.10 feet to a point being in the north line of a called 9.888 acre tract as recorded under County Clerk No. 20160128000101840 of the Collin County Land Records, marking the southeast corner of the 4.065 acre tract, and the most southerly southwest corner of said 20.40 acre tract;
THENCE along the south line of said premises, the south line of the 13.597 and 4.065 acre tracts, the north line of said 9.888 acre tract, and the north line of the aforementioned Discovery at Rowlett Creek Addition, South 89°40'39" West, 1,485.24 feet to the point of beginning and containing 17.662 acres of land.



OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Everest Developers, LLC and Pathway System Inc., do hereby adopt this plat designating the herein above described property as Preliminary-Final Plat Mayer Addition, Lots 1 & 2, Block A, being comprised of a 13.597 acre tract as recorded under County Clerk No. 20190529000608670 of the Collin County Land Records, a 4.065 acre tract as recorded under County Clerk No. 20190528000599730 of the Collin County Land Records, on addition to the City of McKinney and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelanes, Drainage, Mutual Access and Utility Easements being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using 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 buildings, fences, trees, shrubs, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.
WITNESS MY HAND, this the \_\_\_\_ day of \_\_\_\_\_, 2021.
Everest Developers, LLC
Name: \_\_\_\_\_
Pathway System Inc
Name: \_\_\_\_\_

Creek Note:

The owner and any subsequent owner of Lots 1 & 2, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of McKinney, Texas
NOT FOR RECORDING

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051
STATE OF TEXAS §
COUNTY OF COLLIN §
BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2021.
Notary Public in and for
The State of Texas

Approved
Planning and Zoning Commission Chairman
City of McKinney, Texas
Date
Attest
Planning and Zoning Commission Secretary
City of McKinney, Texas
Date

Preliminary - Final Plat
Mayer Addition
Lots 1 & 2, Block A
Total of 17.662 Gross Acres
Being all of a 4.065 Acre Tract Recorded in
CC# 20190528000599730, C.C.L.R.
and a 13.597 Acre Tract Recorded in
CC# 20190529000608670, C.C.L.R.
J. J. Naugle Survey, Abstract No. 662
City of McKinney, Collin County, Texas
July 2018

Preliminary Final Plat For
Review Purposes Only

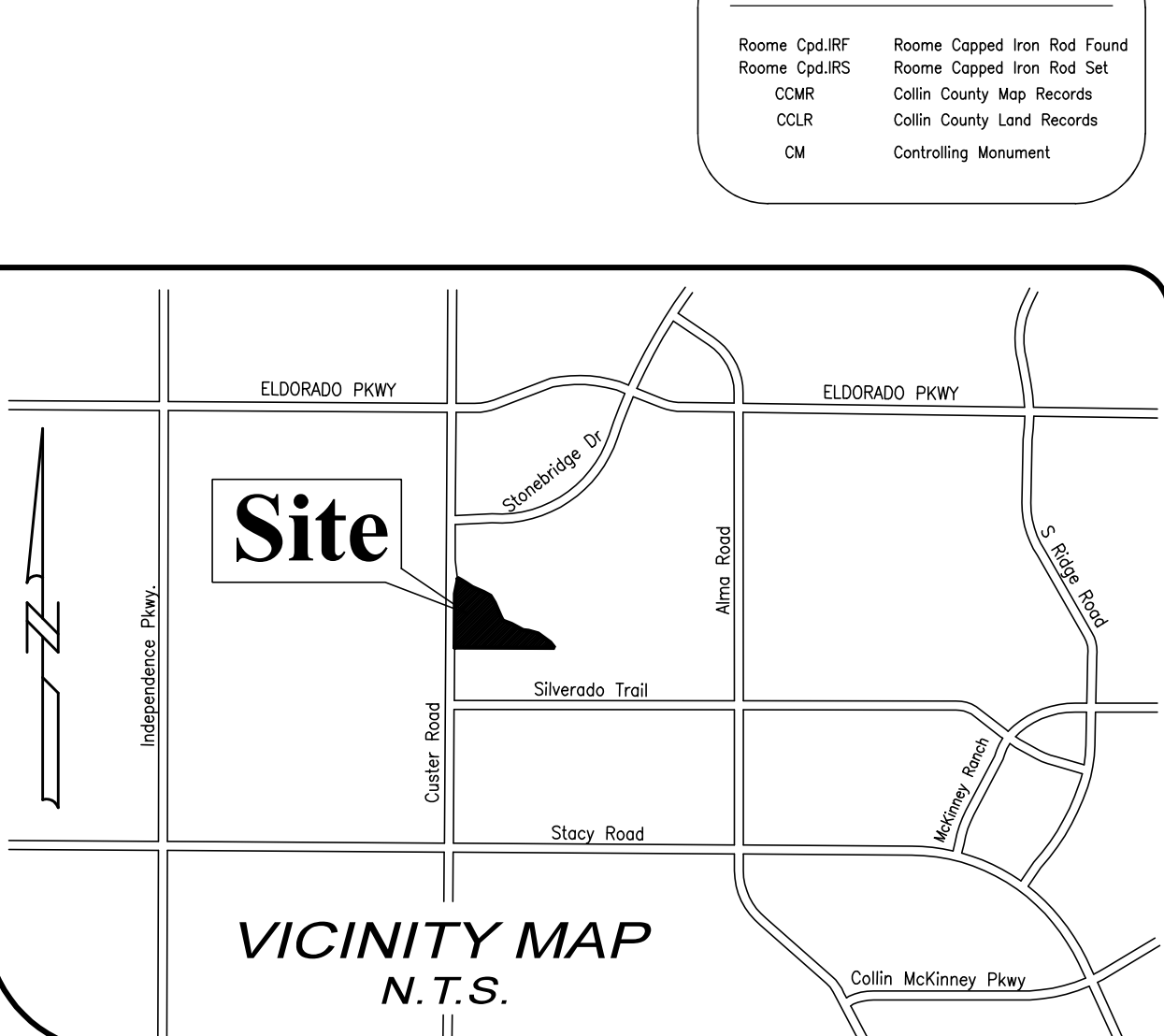
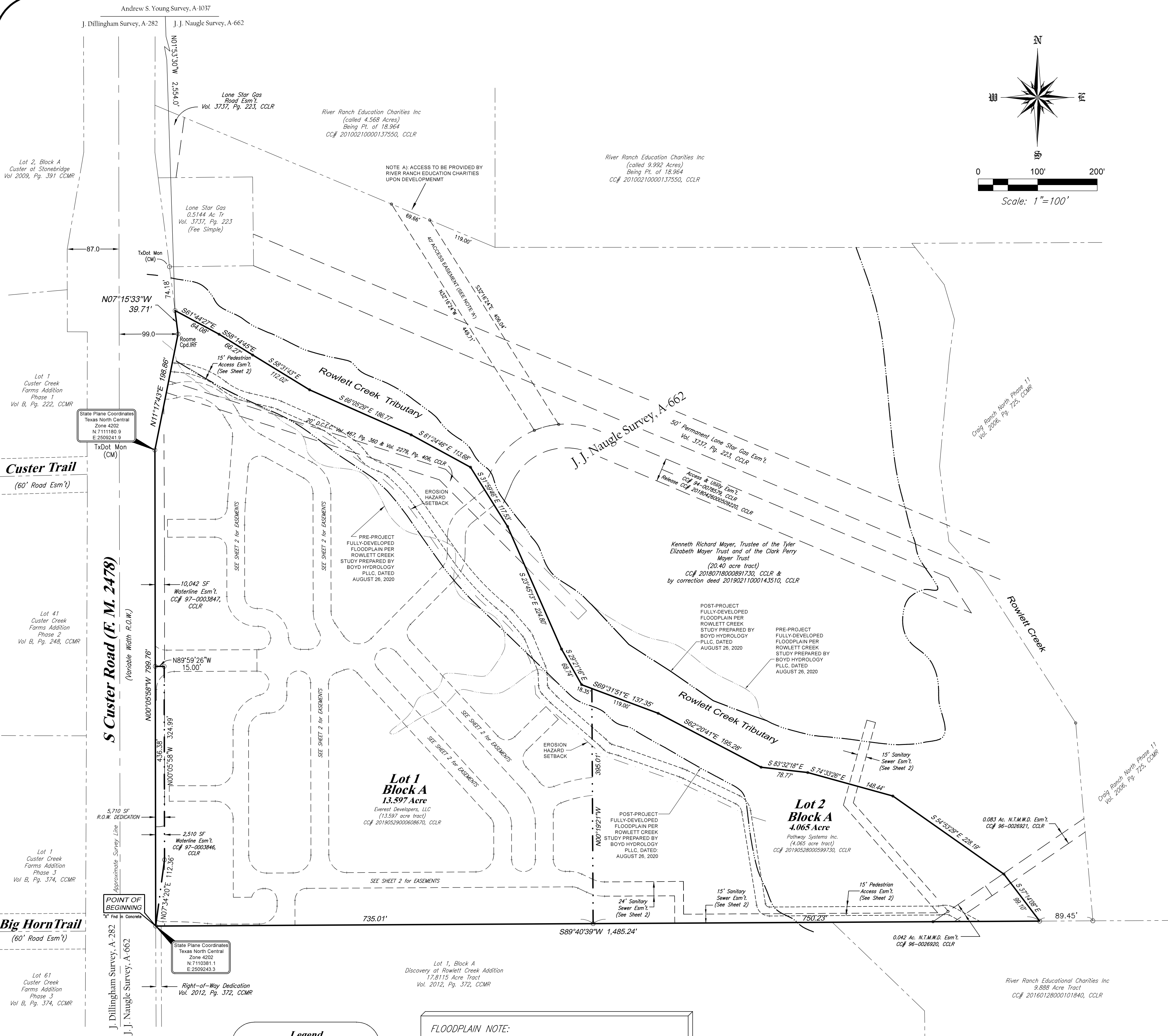
Owner: Lot 1, Block A
Everest Developers, LLC
5991 Hidden Creek Lane
Frisco, Texas 75036
Attn: Raj Gogineni
(P) 469-450-9981
email: rajesh@tedtexas.com

Owner: Lot 2, Block A
Pathway System Inc.
5991 Hidden Creek Lane
Frisco, Texas 75036
Attn:
(P)
email:

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
email: tsoad@roomeinc.com
Attn: Fred Bemenderfer

Developer:
LandDesign, Inc
5301 Alpha Road, Suite 24,
Dallas, TX 75240
(214) 785-6007
email: tsoad@landdesign.com
Contact: Tareq El-Sadi, P.E.

SHEET 1 OF 2
Roome Land Surveying
2000 Avenue G Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



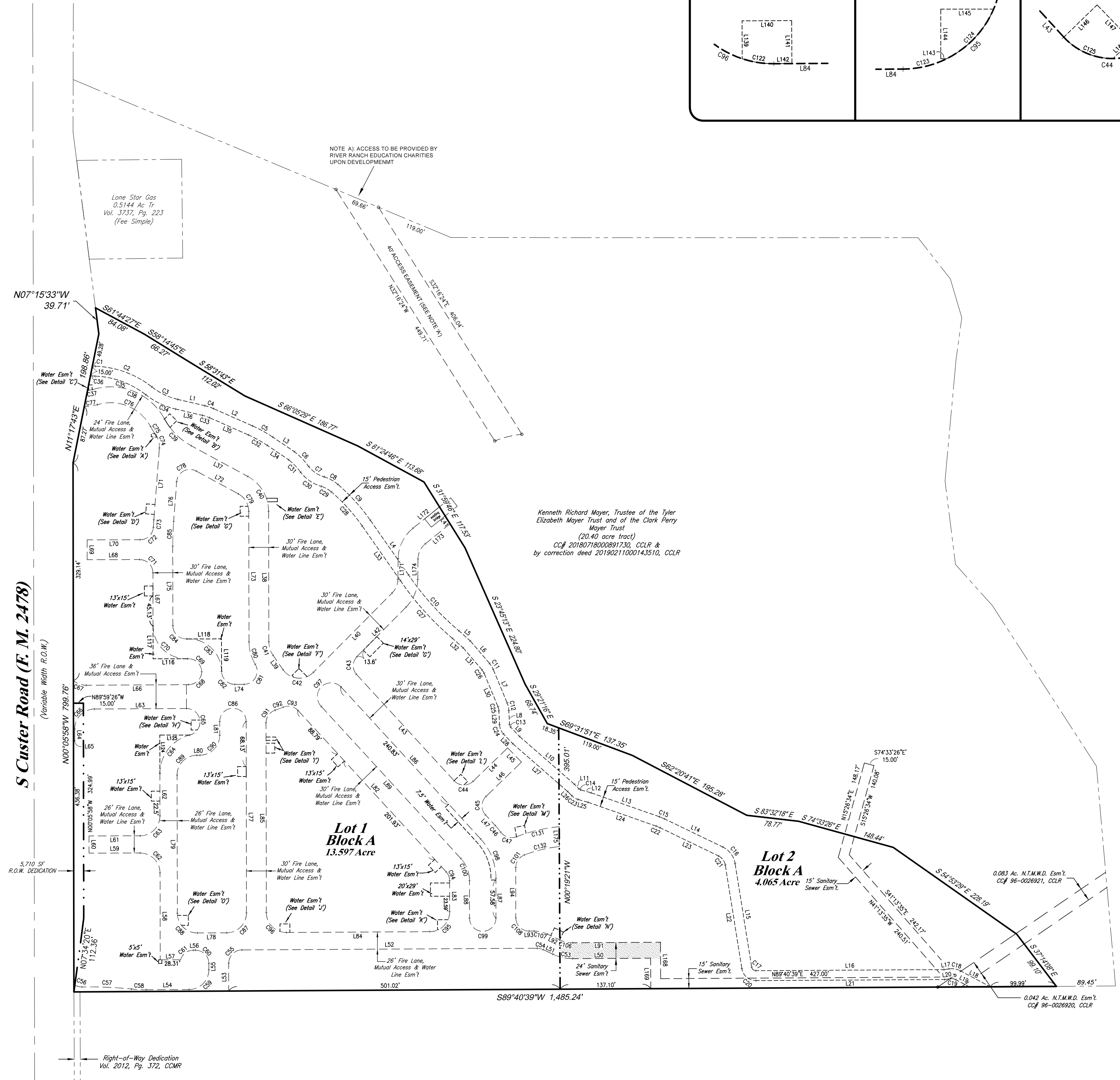
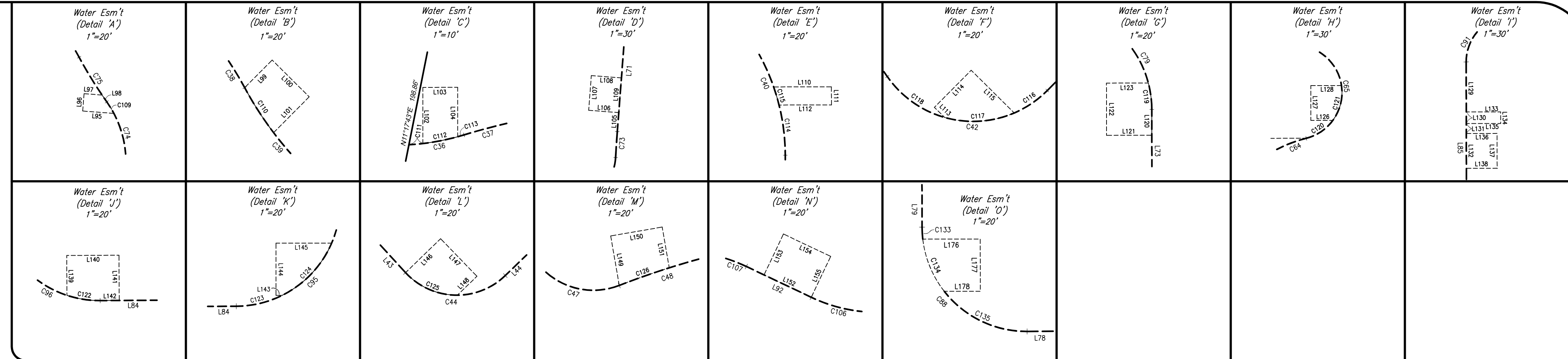
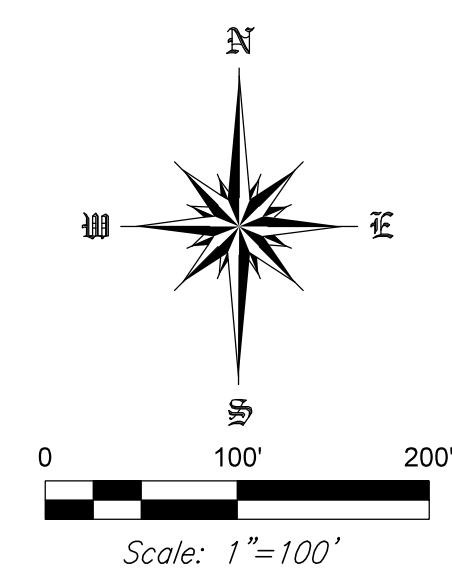
Legend
Roome CpdLRF
Roome Capped Iron Rod Found
Roome CpdLRS
Roome Capped Iron Rod Set
CCMR
Collin County Map Records
CCLR
Collin County Land Records
CM
Controlling Monument

FLOODPLAIN NOTE:
The location of the fully developed floodplain is based on the Rowlett Creek study prepared by Boyd Hydrology, PLLC. Dated: August 26, 2020.

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.

- NOTES
1) NOTICE: 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.
2) Source bearing per GPS Observation collected on July 18, 2016.
3) A portion of the subject property along Rowlett Creek and a Tributary of Rowlett Creek lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0265 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone AE and Zone X).
4) State Plane Coordinates Base on the northwest corner of Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records.
5) Post construction stormwater quality BMP and BMP maintenance requirements to be the responsibility of the owner

# Easements by this Plat



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.42	26.28	9'38"19"	S83°11'57"E	4.42
C2	92.73	146.50	36°15'56"	S89°53'08"E	91.19
C3	43.87	100.00	29°08'04"	S84°19'02"E	43.87
C4	13.85	73.50	10°47'53"	S71°29'18"E	13.85
C5	35.11	200.00	10°03'30"	S61°03'37"E	35.07
C6	30.87	107.49	11°27'20"	S43°58'44"E	30.77
C7	28.79	44.80	36°48'52"	S56°04'33"E	28.29
C8	23.81	58.52	23°18'55"	S61°01'09"E	23.65
C9	73.26	291.72	11°23'21"	S42°10'01"E	73.07
C10	114.05	416.08	10°42'18"	S42°01'50"E	113.70
C11	10.50	33.50	17°57'36"	S31°33'07"E	10.46
C12	11.71	33.50	20°01'37"	S12°33'31"E	11.65
C13	4.65	6.50	40°23'37"	S23°07'43"E	4.58
C14	3.40	6.50	29°56'28"	S59°19'32"E	3.36
C15	8.31	73.50	6°28'41"	S67°28'18"E	8.31
C16	32.25	33.50	58°08'34"	S36°39'10"E	31.02
C17	9.22	6.50	81°15'24"	S69°47'05"E	8.46
C18	18.10	28.50	36°23'36"	S87°06'49"E	17.80
C19	8.57	13.50	36°23'36"	N87°06'49"W	8.43
C20	30.49	21.50	81°15'24"	N49°42'05"W	28.00
C21	39.81	18.50	55°09'54"	N36°39'10"W	17.13
C22	6.61	58.50	6°28'41"	N67°28'18"W	6.61
C23	11.24	21.50	28°56'28"	N59°19'32"W	11.11
C24	15.37	21.50	40°53'37"	N23°01'31"W	15.04
C25	6.47	18.50	20°01'37"	N12°33'31"W	6.43
C26	5.80	18.50	17°57'36"	N31°33'07"W	5.78
C27	117.86	431.09	13°39'55"	N42°01'29"W	117.50
C28	69.50	276.72	14°23'21"	N42°10'01"W	69.31
C29	17.51	43.52	23°02'57"	N65°05'10"W	17.39
C30	38.43	59.80	36°49'19"	N55°48'45"W	37.77
C31	26.30	92.49	18°17'44"	N43°45'38"W	26.22
C32	32.48	185.00	10°03'30"	N51°03'37"W	32.44
C33	11.02	58.50	10°47'53"	N71°29'18"W	11.01
C34	50.45	115.00	25°08'04"	N64°19'12"W	50.04
C35	83.23	131.50	36°15'56"	N69°53'08"E	81.85
C36	6.86	41.28	9°31'14"	N83°15'29"W	6.85
C37	8.06	33.50	13°47'15"	N79°53'15"E	8.04
C38	127.04	92.50	78°41'20"	S67°59'43"E	117.29
C39	57.97	100.00	35°12'58"	S45°52'32"E	57.16
C40	64.33	60.00	61°26'03"	S30°48'59"E	61.30
C41	21.78	36.00	34°39'58"	S17°25'57"E	21.45
C42	52.60	30.00	100°27'54"	S89°59'43"E	46.12
C43	29.12	20.00	83°25'33"	S02°05'27"W	26.62
C44	31.94	20.00	91°30'00"	S88°18'33"E	26.65
C45	30.89	20.00	88°30'00"	S01°41'27"W	27.91
C46	12.88	118.00	6°19'38"	S382°56'02"E	12.87
C47	26.80	20.50	74°54'55"	S73°45'53"E	24.94
C48	140.16	236.38	33°41'22"	N85°37'20"E	138.15
C49	101.91	143.08	40°48'29"	S57°07'45"E	99.77
C50	12.08	10.60	65°16'30"	S19°31'33"W	11.43
C51	11.61	52.00	12°47'46"	S06°42'50"E	11.59
C52	84.80	54.00	86°58'17"	S44°40'12"W	76.35
C53	30.99	69.00	22°43'47"	N77°28'46"W	30.72
C54	9.42	21.00	25°42'28"	N77°28'07"W	9.34
C55	31.30	20.00	86°40'39"	S44°50'19"W	28.20
C56	13.06	30.00	37°24'39"	S73°30'04"E	12.83
C57	75.04	592.00	7°15'44"	S87°58'32"E	74.98
C58	22.03	200.00	61°18'42"	S87°10'00"E	22.02
C59	46.96	30.00	86°40'39"	N44°50'19"E	42.31
C60	31.53	20.00	90°19'21"	N45°00'41"W	28.36
C61	25.77	20.00	73°49'59"	S52°45'40"W	24.03
C62	47.12	30.00	90°00'00"	N45°05'58"W	42.43
C63	47.12	30.00	90°00'00"	N45°05'58"W	42.43
C64	75.89	80.00	75°54'31"	N37°51'17"E	73.80
C65	58.93	20.37	185°45'36"	N07°04'15"W	40.43
C66	47.17	30.00	90°05'01"	S44°38'09"W	42.46
C67	11.11	30.00	40°14'44"	S70°05'59"E	20.67
C68	30.84	20.00	88°20'52"	N45°30'58"E	27.87

Line Table

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1	S76°53'14"E	41.80	L66	N89°40'39"E	154.71
L2	S66°05'22"E	64.54	L67	N00°05'58"W	80.09
L3	S80°15'51"E	39.54	L68	S89°54'02"W	79.44
L4	S34°58'21"E	100.97	L69	N00°05'58"W	30.00
L5	S48°24'11"E	22.94	L70	N89°54'02"E	80.27
L6	S42°15'56"E	44.95	L71	N04°22'43"E	108.97
L7	S22°34'19"E	54.89	L72	S61°53'01"E	72.48
L8	S02°32'42"E	20.98	L73	S00°05'58"W	13.26
L9	S43°30'19"E	19.72	L74	S89°40'39"W	13.74
L10	S89°54'02"E	109.95	L75	N00°05'58"W	120.40
L11	S44°21'18"E	9.57	L76	N04°22'43"E	60.20
L12	S74°17'46"E	16.10	L77	S00°05'58"W	289.53
L13	S70°42'39"E	109.49	L78	S89°40'39"W	44.66
L14	S64°15'56"E	98.00	L79	N00°05'58"W	208.76
L15	S09°04'23"E	158.61	L80	N89°40'39"E	4.80
L16	N89°40'39"E	284.30	L81	N00°05'58"W	20.92
L17	N87°41'23"E	7.67	L82	S42°33'33"E	131.24
L18	S61°50'01"E	46.94	L83	S00°00'09"E	132.74
L19	N61°50'01"W	23.08	L84	S89°40'39"W	217.16
L20	S81°41'23"W	8.71	L85	N00°05'58"W	287.07
L21	S89°40'39"W	285.34	L86	S42°33'33"E	132.29
L22	N09°04'23"W	158.61	L87	S00°00'09"E	60.12
L23	N64°15'58"E	98.00	L88	N00°00'09"E	56.60
L24	N07°42'39"W	108.98	L89	N43°33'33"E	511.65
L25	N41°17'46"W	15.84	L90	S09°18'57"E	82.20
L26	N44°21'18"W	8.97	L91	S89°39'20"W	132.74
L27	N49°48'59"W	110.06	L92	N64°36'53"W	20.62
L28	N43°33'33"W	20.44	L93	S89°40'39"W	4.45
L29	N02°32'42"W	110.06	L94	N00°00'09"E	76.46
L30	N22°34'19"W	54.89	L95	N85°37'17"W	8.97
L31	N43°33'33"E	45.92	L96	N04°22'43"E	15.00
L32	N49°48'59"W	110.06	L97	S85°37'17"E	15.84
L33	N34°58'21"E	100.87	L98	S34°58'21"E	2.37
L34	N56°01'51"W	39.02	L99	N44°50'56"E	11.19
L35	N66°05'22"E	64.54	L100	S45°09'04"E	15.00
L36	N76°53'14"E	41.80	L101	S44°50'56"W	14.00
L37	N61°32'01"E	97.41	L102	N00°04'13"W	54.00
L38	S00°05'58"W	197.38	L103	N89°51'37"E	5.00
L39	S44°56'21"E	76.37	L104	S00°05'58"W	116.04
L40	N44°46'30"E	169.00	L105	N04°22'43"E	1.17
L41	S31°59'46"E	30.22	L106	N85°37'17"W	13.00
L42	N44°46'30"W	108.76	L107	N04°22'43"E	15.00
L43	S42°33'33"E	218.66	L108	S85°37'17"E	13.00
L44	N45°56'27"E	72.11	L109	S04°22'43"E	15.00
L45	S44°03'33"E	30.00	L110	N89°53'46"E	16.58
L46	S56°22'43"E	74.55	L111	S00°05'58"W	115.50
L47	S42°33'33"E	218.66	L112	S89°53'46"E	15.04
L48	S52°09'48"W	2.45	L113	N45°13'30"W	4.11
L49	S00°05'58"W	62.92	L114	N44°46'30"E	169.00
L50	S89°39'20"W	117.73	L115	S45°13'00"E	17.41
L51	N64°36'53"W	16.35	L116	S89°54'02"E	52.54
L52	S89°40'39"W	446.35	L117	N00°05'58"W	49.94
L53	S00°00'09"E	42.11	L118	N89°54'02"E	52.54
L54	N89°40'39"E	65.02	L119	S00°05'58"W	49.18
L55	N00°00'09"E	9.46	L120	S00°05'58"W	17.43
L56	S89°40'39"W	13.00	L121	S89°40'39"W	13.00
L57	S89°40'39"W	13.00	L122	N00°05'58"W	15.00
L58	N00°05'58"W	131.55	L123	N89°54'02"E	12.03
L59	S89°40'39"W	77.30	L124	N00°05'58"W	58.19
L60	N00°05'58"W	26.00	L125	N89°54'02"E	11.50
L61	N89°54'02"E	77.30	L126	N00°00'09"E	40.45
L62	N00°00'09"E	64.08	L127	N00°00'09"E	15.00
L63	S89°40'39"W	139.30	L128	N00°00'09"E	13.19
L64	S00°22'43"E	17.96	L129	S00°05'58"W	21.54
L65	S89°54'02"W	1.90	L130	S00°05'58"W	5.00

NOTES

- NOTICE: 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 WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.
- Source bearing per GPS Observation collected on July 18, 2016.
- A portion of the subject property along Rowlett Creek and a Tributary of Rowlett Creek lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0265 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone AE and Zone X).
- State Plane Coordinates Base on the northwest corner of Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records.
- Post construction stormwater quality BMP and BMP maintenance requirements to be the responsibility of the owner

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.

Preliminary Final Plat For Review Purposes Only

**Preliminary - Final Plat Mayer Addition Lots 1 & 2, Block A**  
 Total of 17.662 Gross Acres  
 Being all of a 4.065 Acre Tract Recorded in CC# 20190528000599730, C.C.L.R. and a 13.597 Acre Tract Recorded in CC# 201905290529000608670, C.C.L.R.  
 J.J. Naugle Survey, Abstract No. 662  
 City of McKinney, Collin County, Texas  
 July 2018

DRIVING REVISED: 4/22/2021  
 SHEET 2 OF 2  
 P:\AC\201901\ACB51145.dwg  
**Roome Land Surveying**  
 2000 Avenue G, Suite 810  
 Plano, Texas 75074  
 Phone (972) 423-4372 / Fax (972) 423-7523  
 www.roomesurveying.com / Firm No. 10013100