



BEING a 27.551 acre tract of land situated in the George White Survey, Abstract Number 993 in the City of McKinney, Collin County, Texas and being a part of that 108.412 acre tract of land described in a Deed to McKinney Seven Stacy, LP as recorded in County Clerk's File No. 20070222000245990 of the Deed Records of Collin County, Texas (DRCC), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the West line of said 108.412 acre tract and being located South 00 degrees 24 minutes 00 seconds East a distance 714.46 feet from a 1/2 inch iron rod found for its Northwest corner and being located in the East right-of-way line of F.M. No. 2478 (Custer Road);

THENCE departing the East line of said F.M. No. 2478 (Custer Road), North 89 degrees 28 minutes 18 seconds East a distance of 160.96 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 475.00 feet and a chord bearing of South 85 degrees 26 minutes 25 seconds East;

THENCE along said curve to the right through a central angle of 10 degrees 10 minutes 33 seconds for an arc length of 84.36 feet to a 5/8 inch iron rod set for corner;

THENCE South 80 degrees 21 minutes 09 seconds East a distance of 127.42 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 525.00 feet and a chord bearing of South 85 degrees 29 minutes 44 seconds East;

THENCE along said curve to the left through a central angle of 10 degrees 17 minutes 11 seconds for an arc length of 94.25 feet to a 5/8 inch iron rod set for corner;

THENCE North 89 degrees 21 minutes 40 seconds East a distance of 113.42 feet to a 5/8 inch iron rod set for corner;

THENCE South 00 degrees 23 minutes 59 seconds East a distance of 373.96 feet to a 5/8 inch iron rod set for corner;

THENCE North 89 degrees 33 minutes 08 seconds East a distance of 1,078.22 feet to a point for corner near the center of Rowlett Creek from which a 5/8 inch iron rod set traces back the same course 100.00 to the West top bank;

THENCE along the meanders of Rowlett Creek as follows:

South 13 degrees 02 minutes 16 seconds West a distance of 61.48 feet to a point for corner;

South 13 degrees 05 minutes 12 seconds East a distance of 117.11 feet to a point for corner;

South 21 degrees 13 minutes 13 seconds East a distance of 89.29 feet to a point for corner;

South 16 degrees 15 minutes 12 seconds East a distance of 107.20 feet to a point for corner;

South 22 degrees 19 minutes 57 seconds East a distance of 170.56 feet to a point for corner;

South 26 degrees 20 minutes 21 seconds East a distance of 90.39 feet to a point for corner;

THENCE departing the meanders of said Rowlett Creek, South 89 degrees 36 minutes 01 second West a passing distance of 150.00 feet to a 5/8 inch iron rod set on the top bank, in all a distance of 1,562.87 feet to a 5/8 inch iron rod set for corner;

THENCE North 00 degrees 24 minutes 00 seconds West a distance of 211.28 feet to a 5/8 inch iron rod set for corner;

THENCE South 89 degrees 36 minutes 00 seconds West a distance of 268.61 feet to a 5/8 inch iron rod set in the East line of said F.M. Road 2478 (Custer Road);

THENCE along said East line, North 00 degrees 24 minutes 00 seconds West a distance of 798.65 feet to the POINT OF BEGINNING;

CONTAINING 27.551 acres or 1,200,117 square feet of land more or less.

THE INTENT OF THIS PRELIMINARY FINAL PLAT IS TO SHOW THE PROPOSED CREATION OF TWO SEPARATE LOTS, TO BE DEVELOPED CONSISTENT WITH THE ZONING FOR THE OVERALL PROPERTY. IT IS UNDERSTOOD THAT THIS PLAT IS CONTINGENT UPON R.O.W. TO THE NORTH NECESSARY FOR SITE ACCESS REQUIREMENTS.

- NOTES:
- 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.
  - ALL FIRELANE EASEMENTS SHOWN HEREON HAVE A MINIMUM INSIDE TURNING RADIUS AS FOLLOWS:
    - 30' RADIUS FOR 24"-26" WIDE EASEMENTS
    - 20' RADIUS FOR 30"-36" WIDE EASEMENTS
  - WATER EASEMENTS SHOWN HEREON NOT DIMENSIONED ARE FOR PRELIMINARY LOCATION PURPOSES OF FIRE HYDRANTS AND WATER METERS. FINAL PLAT AND CIVIL PLANS WILL CONTAIN EASEMENT DIMENSIONS AND MEET MINIMUM CITY STANDARDS

ABBREVIATIONS LEGEND:

W.E. - WATER EASEMENT  
 S.S.E. - SANITARY SEWER EASEMENT  
 F.L.A.P.U.E. - FIRE LANE ACCESS & PUBLIC UTILITY EASEMENT

\* - EASEMENTS NECESSARY FOR DEVELOPMENT OF LOT 1 PRIOR TO THE PLATTING/DEVELOPMENT OF LOT 2

FLOOD STATEMENT:  
 ACCORDING TO PANEL NO. 48011350290G DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE PROGRAM MAP, PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD ZONE "X" (SHADED) AREAS OF THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF THE 1% CHANCE ANNUAL FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE THE 1% ANNUAL CHANCE OF FLOOD AND FLOOD ZONE "AE" WHICH IS THE AREA OF 100-YEAR FLOOD WITH BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS DETERMINED. THE LOCATION OF FLOOD ZONE "AE" SHOWN IS APPROXIMATE AND IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

PRELIMINARY FINAL PLAT

DAVIS DEVELOPMENT  
 CUSTER ROAD ADDITION  
 LOT 1 & 2, BLOCK A

27.55 ACRE TRACT  
 GEORGE WHITE SURVEY,  
 ABSTRACT NO. 993

CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

OWNER:  
 DAVIS DEVELOPMENT  
 403 CORPORATE CENTER DR, STE. 201  
 STOCKBRIDGE, GEORGIA 30281  
 (770) 474-4345  
 FAX: (770) 474-5213  
 CONTACT: FRED HAZEL

SURVEYOR:  
 MILLER SURVEYING, INC.  
 430 MID CITIES BLVD  
 HURST, TEXAS 76054  
 (817) 577-1052  
 FAX: (817) 577-0972  
 CONTACT: JASON RAWLINGS, R.P.L.S.

ENGINEER:  
**BURGESS & NIPLE**  
 10701 CORPORATE DR., SUITE 290, STAFFORD, TX 77477  
 PHONE: (281) 980-7705  
 TBPE FIRM REGISTRATION NO. 10834  
 CONTACT: WESLEY MCCARROLL, P.E.