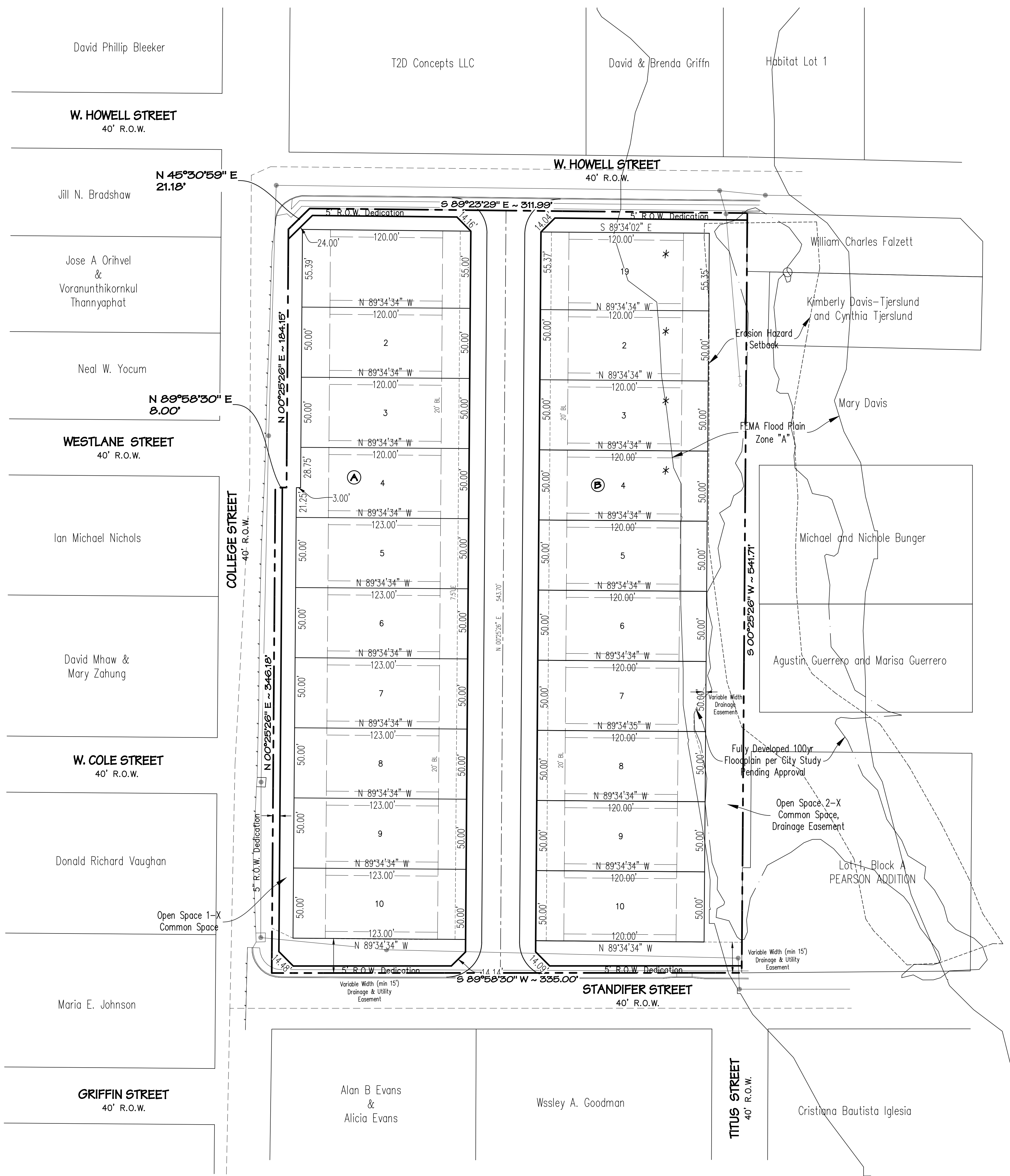


**LOCATION MAP**  
1" = 1000'



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
ULR	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
SE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- NOTES:
- Bearings are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
  - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  - Notice - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSEN" unless otherwise noted.
  - Part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0280J dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
  - All common areas will be owned and maintained by the HOA.
  - All lots comply with the minimum size requirements of the zoning district.
  - \* Denotes that no building permit will be issued on Lots 1-4, Block B until the City's LOMR has been accepted by FEMA and a Replat is approved by the City.

PRELIMINARY-FINAL PLAT  
**COLLEGE STREET MANOR**  
 20 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS  
 TOTALING 4.141 ACRES  
 OUT OF THE  
 E. BRADLEY SURVEY ~ ABST. NO. 85  
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

<b>OWNER</b> Collin County Cornerstone Christian Academy PO Box 3143 McKinney, Texas 75070 Telephone (214) 491-5702 Contact: Aaron Davis adavis@ccwarriors.com	<b>DEVELOPER / APPLICANT</b> Rockhill Capital & Investments, LLC 9550 John W. Elliott Drive, Suite 106 Frisco, Texas 75033 Telephone (214) 975-0808 Contact: Ryan W. Griffin rgriffin@rockhillinvestments.com	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: 972-422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tim C. Spiars
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Drawing: C:\2021\2021-07-01\College St. Tract\CAD\preliminary\prelim-plat.dwg Saved By: Hsiao, Steve Date: 6/25/2021 3:35:57 PM  
 Printed By: Hsiao, Steve Date: 6/25/2021 3:38:38 PM

STATE OF TEXAS §  
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS, ROCKHILL CAPITAL & INVESTMENTS, LLC, is the owner of a tract of land situated in the E. Bradley Survey, Abstract No. 85, City of McKinney, Collin County, Texas, being all of a tract conveyed to the Free Public School, volume by deed recorded in filed in volume 395, page 434 and volume 367, page 96, of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at an X found for corner at the southeast corner of a tract conveyed to the City of McKinney as recorded in County Clerks No. 2006101200473190, DRCCT, said X also being in the south right-of-way line of Howell Street (a 40' R.O.W.);

THENCE, S 0°25'26" W, a distance of 541.71 feet:

THENCE, S 89°58'30" W, a distance of 335.00 feet along the north right-of way line of Standifer Street (a 40' R.O.W.) ;

THENCE, along the east right-of-way line of College Street ( 40' R.O.W.), the following:

- N 0°25'26" E, a distance of 346.18 feet;
- N 89°58'30" E, a distance of 8.00 feet;
- N 0°25'26" E, a distance of 184.15 feet;
- N 45°30'59" E, a distance of 21.18 feet;

THENCE, S 89°23'29" E, a distance of 311.99 feet along the south line thereof, to the PLACE OF BEGINNING of said tract containing 180,382 square feet or 4.141 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, ROCKHILL CAPITAL & INVESTMENTS, LLC, do hereby adopt this plat designating the hereinabove described property as COLLEGE STREET MANOR, an Addition to the City of McKinney, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part 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 any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ROCKHILL CAPITAL & INVESTMENTS, LLC

By: \_\_\_\_\_  
SIGNER'S NAME, TITLE

STATE OF TEXAS §  
COUNTY OF xxxxx §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of \_\_\_\_\_, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, State of Texas

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
2	A	6,000	0.138
3	A	6,000	0.138
4	A	6,064	0.139
5	A	6,150	0.141
6	A	6,150	0.141
7	A	6,150	0.141
8	A	6,150	0.141
9	A	6,150	0.141
10	A	6,150	0.141

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
2	B	6,000	0.138
3	B	6,000	0.138
4	B	6,000	0.138
5	B	6,000	0.138
6	B	6,000	0.138
7	B	6,000	0.138
8	B	6,000	0.138
9	B	6,000	0.138
10	B	6,000	0.138

Open Space Area Table		
Lot #	Block #	Acres

Approved

\_\_\_\_\_  
City Manager  
City of McKinney, Texas

Date

Attest

\_\_\_\_\_  
City Secretary  
City of McKinney, Texas

Date

PRELIMINARY PLAT

COLLEGE STREET MANOR

20 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS  
TOTALING 4.141 ACRES

OUT OF THE  
E. BRADLEY SURVEY ~ ABST. NO. 85  
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**OWNER**  
Collin County Cornerstone Christian Academy  
PO Box 3143  
McKinney, Texas 75070  
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Contact: Aaron Davis  
adavis@ccawarriors.com

**DEVELOPER / APPLICANT**  
Rockhill Capital & Investments, LLC  
9550 John W. Elliott Drive, Suite 106  
Frisco, Texas 75033  
Telephone (214) 975-0808  
Contact: Ryan W. Griffin  
rgriffin@rockhillinvestments.com

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: 972-422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Tim C. Spiars