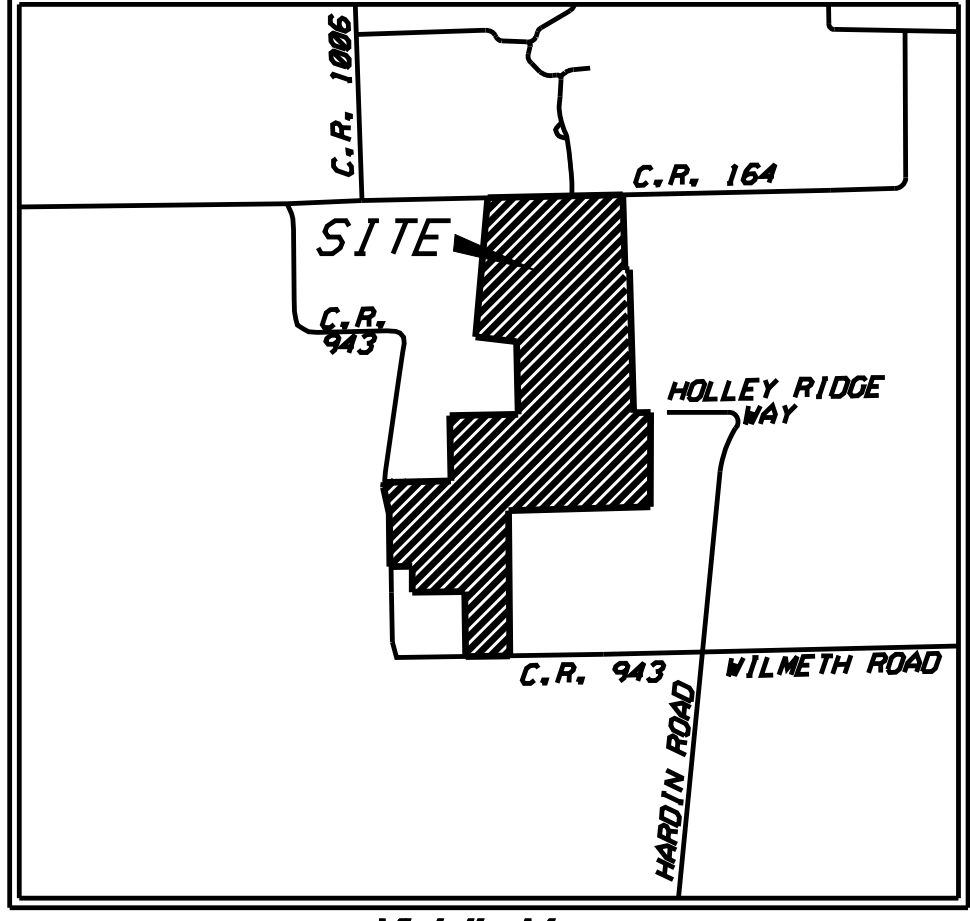
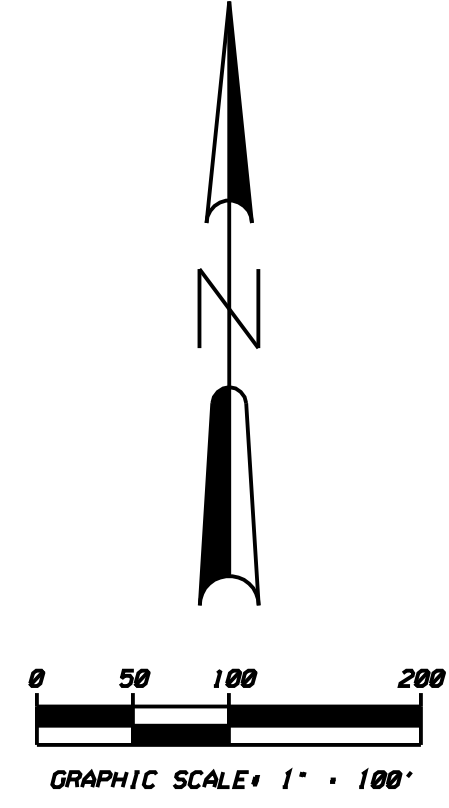
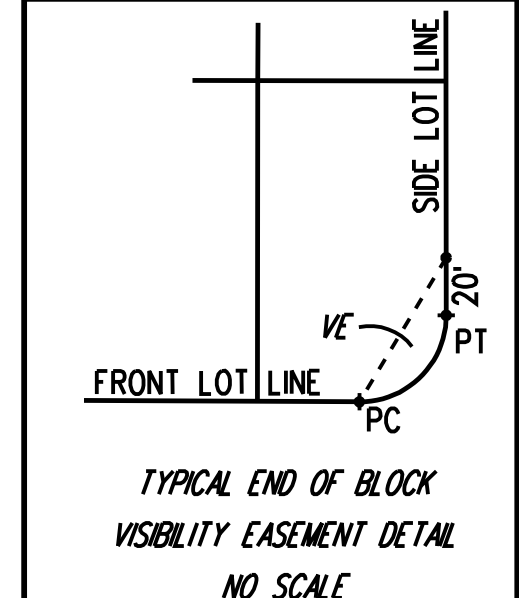


W.M. BUTLER SURVEY, ABSTRACT NUMBER 87

WILLIAM B. TUCKER SURVEY, ABSTRACT NUMBER 911

THE GREER FAMILY REVOCABLE TRUST, et al  
Clark's File Numbers  
20108230004630, and  
20108230004640, LRCTT

HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907



Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.) OR AS NOTED
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- CA COMMON AREA
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCTT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SS&DE SANITARY SEWER AND DRAINAGE EASEMENT
- DPOE DRAINAGE & POSITIVE OVERFLOW EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- VE VISIBILITY EASEMENT
- TTE TEMPORARY TURNAROUND ACCESS EASEMENT
- TAE TEMPORARY ACCESS EASEMENT
- DDE DRAINAGE & DETENTION EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ROAD NAME CHANGE

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT  
ERWIN FARMS

AN ADDITION TO THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,  
558 RESIDENTIAL LOTS AND 48 COMMON AREAS  
BEING 187.301 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. BUTLER SURVEY, ABSTRACT NUMBER 87,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.  
2680 ELDORADO PARKWAY, SUITE 240  
MCKINNEY, TEXAS 75070  
972-562-9606

OWNER/DEVELOPER:

CTMGT ERWIN FARMS, LLC,  
C/O CENTURIUM AMERICAN DEVELOPMENT GROUP  
1221 N. IH-35E, SUITE 200  
CARROLLTON, TEXAS 75006  
469-692-7210

POINT OF BEGINNING  
N = 7,136,263.39  
E = 2,531,263.98

RECEIVED  
By Kathy Wright at 4:28 pm, Aug 07, 2013

SURVEYOR 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.

**PETSCHÉ & ASSOCIATES, INC.**  
PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS  
TEXAS REGISTERED ENGINEERING FIRM F-3292

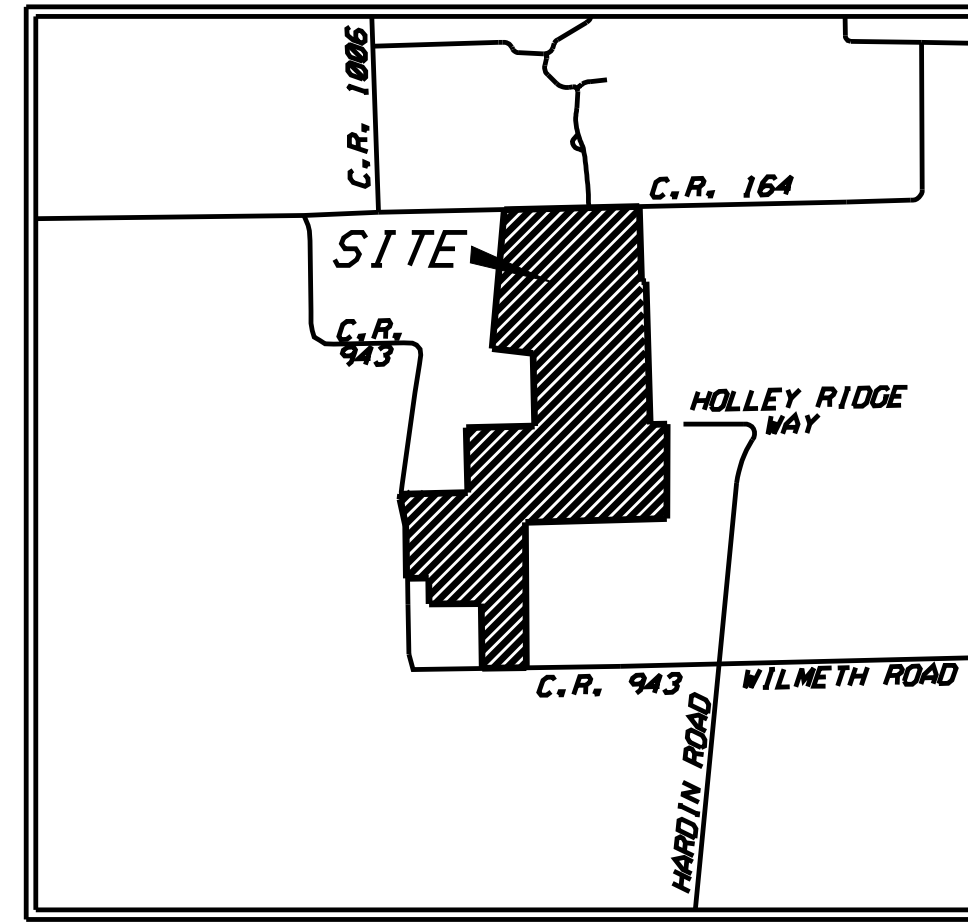
2680 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606

DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET	OF
JAF/JLB	JUNE, 2013	1" = 100'	12-204-1	1	4
PREPARED BY:	CHECKED BY:				
WBK	WBK				



**Legend**

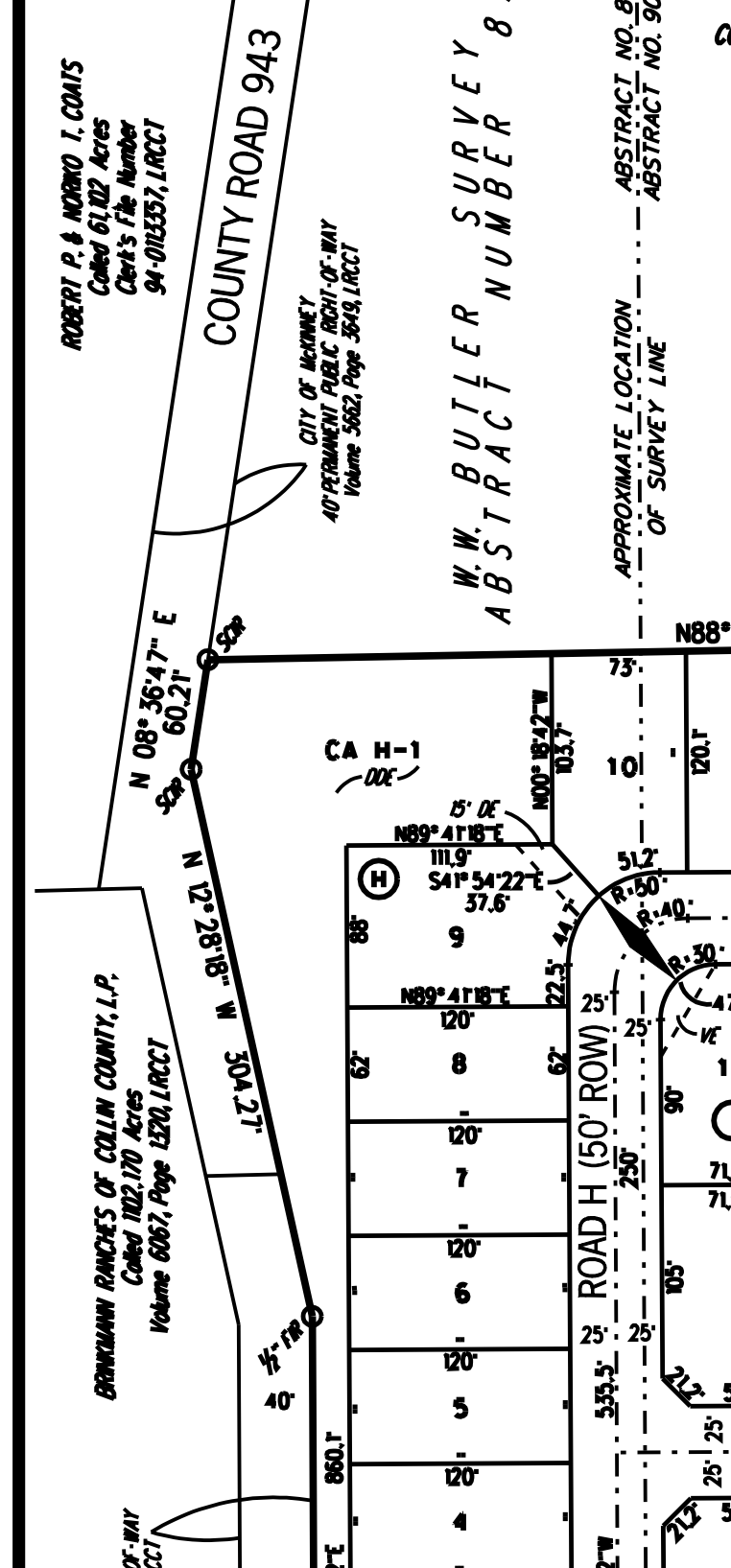
- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
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- CA COMMON AREA
- R RADIUS OF CURVE
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- LRCC COLLIN COUNTY, TEXAS
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- WME 5' WALL MAINTENANCE EASEMENT
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- UE UTILITY EASEMENT
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- SS&DE SANITARY SEWER AND DRAINAGE EASEMENT
- DPOE DRAINAGE & POSITIVE OVERFLOW EASEMENT
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- VE VISIBILITY EASEMENT
- TTE TEMPORARY TURNAROUND ACCESS EASEMENT
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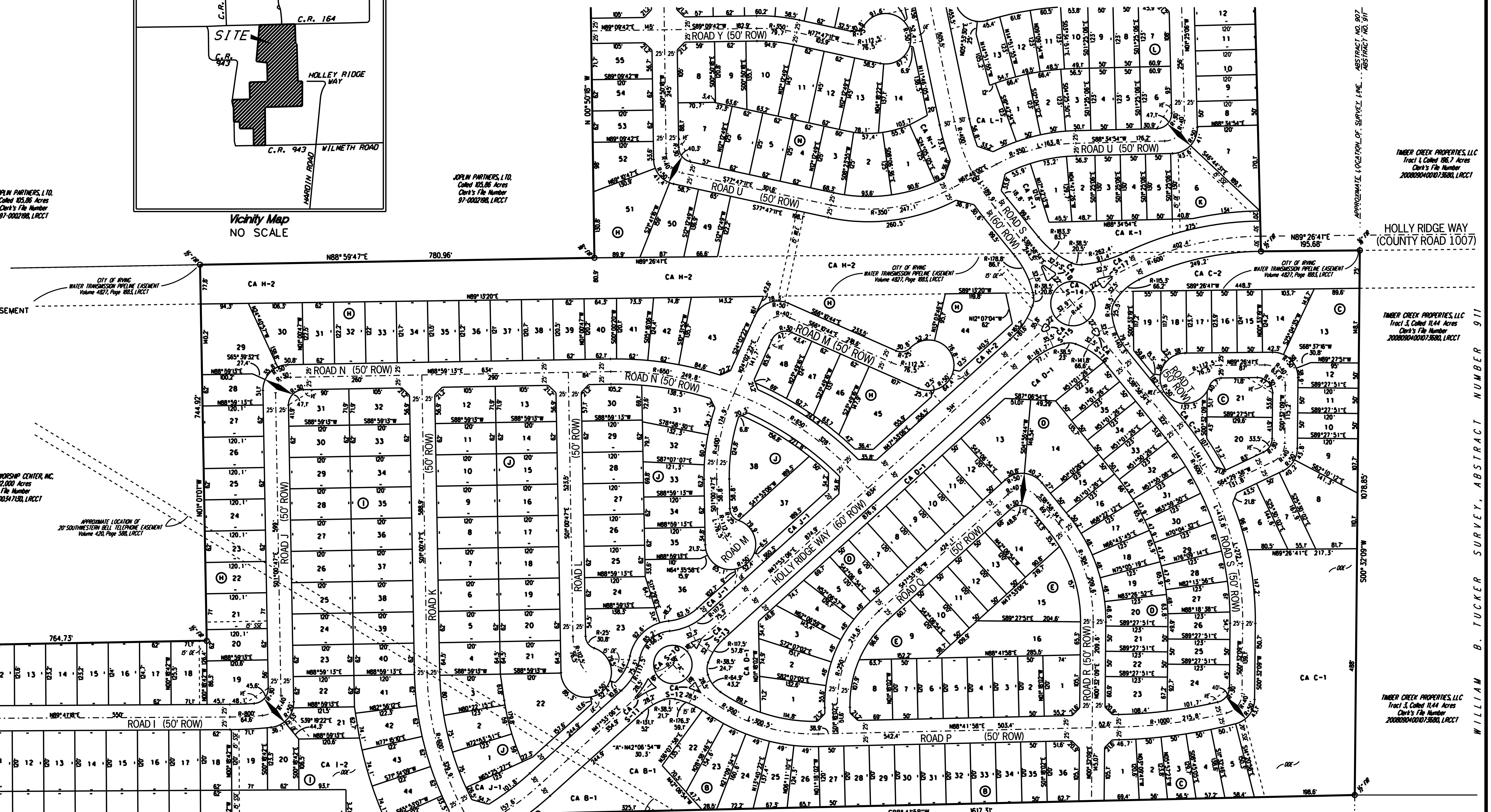
SEE SHEET 3 OF 4  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907

N = 1000000.00  
E = 1000000.00  
STATE PLANE COORDINATES

ROAD NAME CHANGE

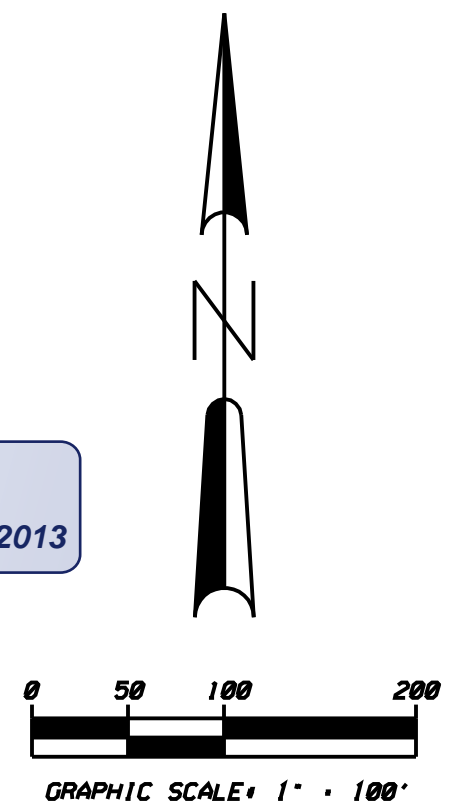


**SURVEYOR NOTES:**  
All proposed lots situated, in whole or in part, within the city's corporate limits comply with the minimum size requirements of the governing zoning district.



HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907

**RECEIVED**  
By Kathy Wright at 4:29 pm, Aug 07, 2013



"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT  
**ERWIN FARMS**  
AN ADDITION TO THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,  
558 RESIDENTIAL LOTS AND 48 COMMON AREAS  
BEING 187.301 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. BUTLER SURVEY, ABSTRACT NUMBER 87,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:  
PETSCH & ASSOCIATES, INC.  
2600 ELDORADO PARKWAY, SUITE 240  
MCKINNEY, TEXAS 75070  
972-562-9606

OWNER/DEVELOPER:  
CTMGT ERWIN FARMS, LLC  
C/O CENTURION AMERICAN DEVELOPMENT GROUP  
1221 N. IH-35E, SUITE 200  
CARROLLTON, TEXAS 75006  
469-892-7210

**PETSCH & ASSOCIATES, INC.**  
PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS  
TEXAS REGISTERED ENGINEERING FIRM F-3522  
2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606

DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET	OF
JAF/JLB	JUNE, 2013	1" = 100'	12-204-1	2	4
PREPARED BY:	CHECKED BY:				
WBK	WBK				

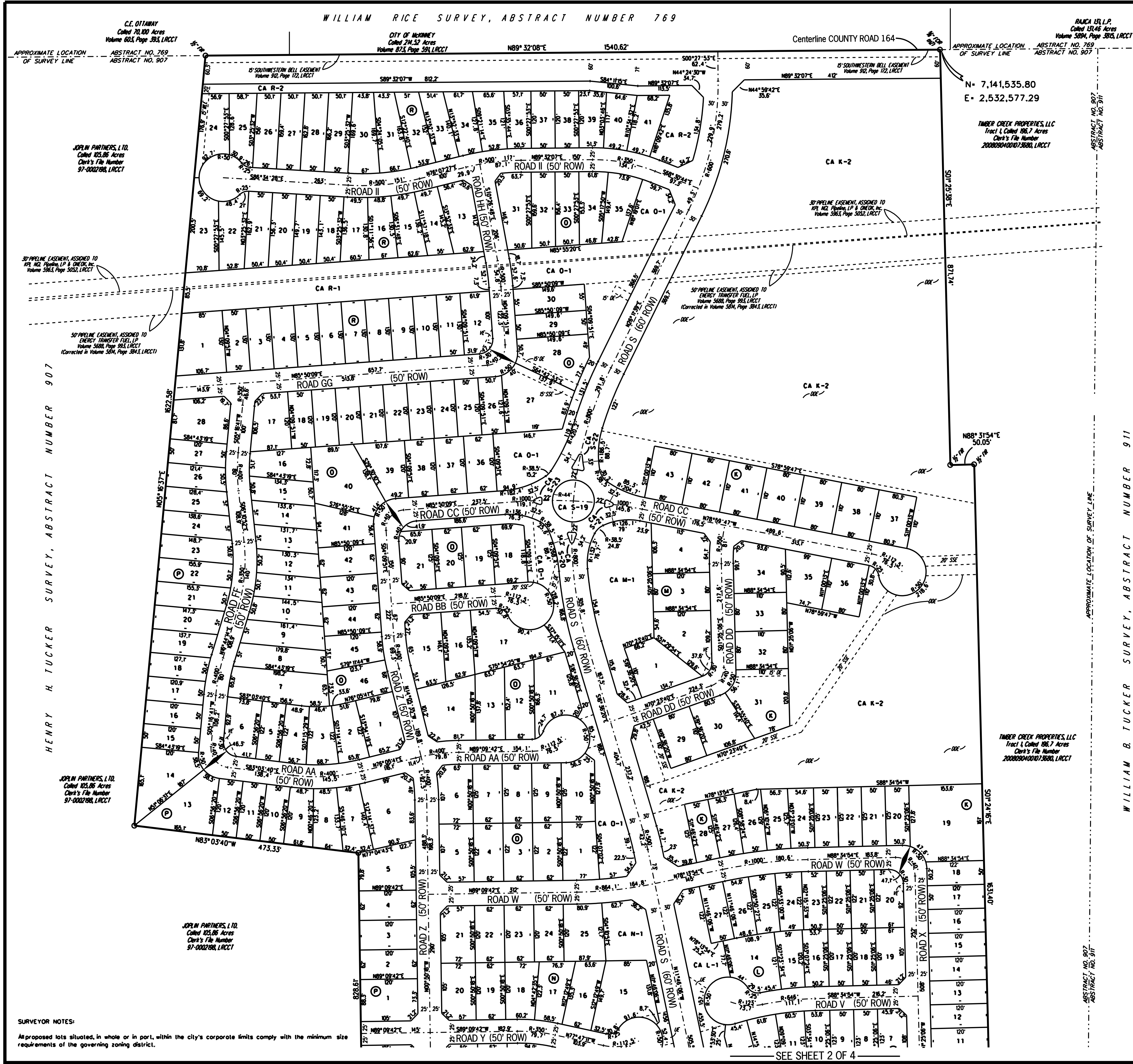
TIMBER CREEK PROPERTIES, LLC  
Tract 1, Containing 186.7 Acres  
Clark's File Number  
200803400073600, LRCC1

TIMBER CREEK PROPERTIES, LLC  
Tract 3, Containing 14.4 Acres  
Clark's File Number  
200803400073600, LRCC1

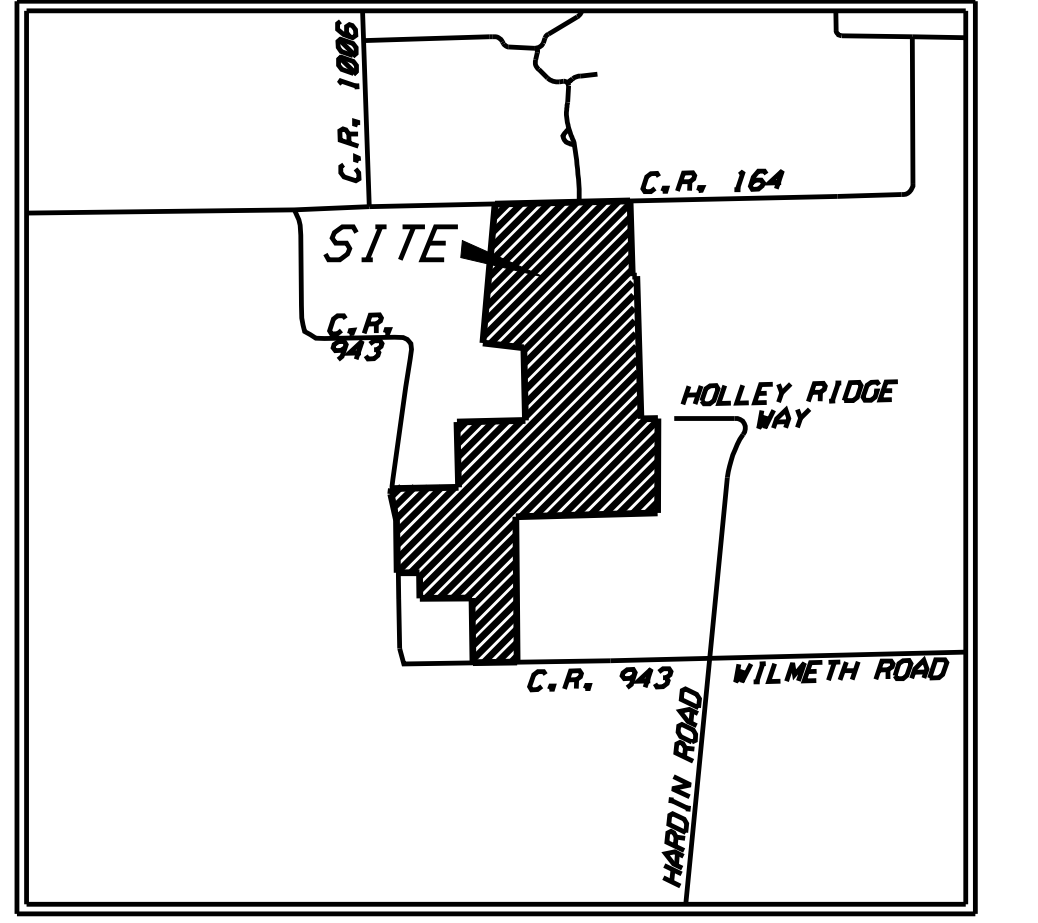
TIMBER CREEK PROPERTIES, LLC  
Tract 3, Containing 14.4 Acres  
Clark's File Number  
200803400073600, LRCC1

WILLIAM B. TUCKER SURVEY, ABSTRACT NUMBER 911

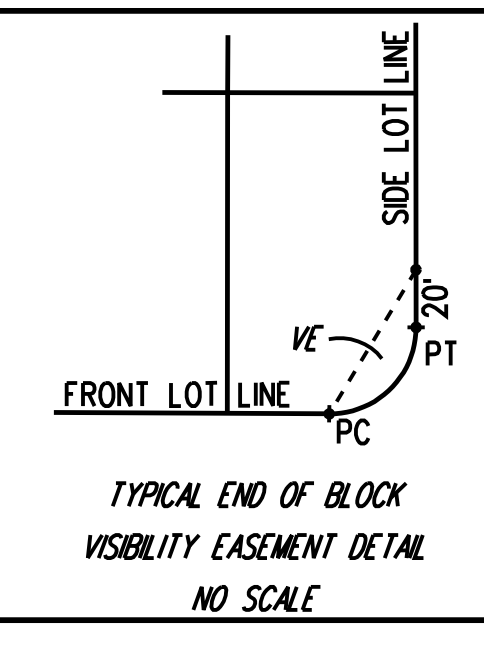
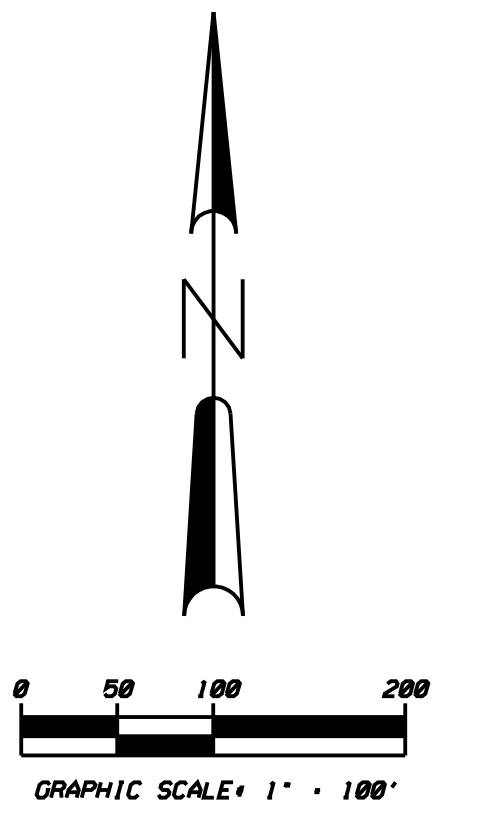




WILLIAM B. TUCKER SURVEY, ABSTRACT NUMBER 911



Vicinity Map  
NO SCALE



Legend

- PARCEL BOUNDARY
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"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT  
ERWIN FARMS

AN ADDITION TO THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,  
558 RESIDENTIAL LOTS, AND 48 COMMON AREAS  
BEING 187.301 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. BUTLER SURVEY, ABSTRACT NUMBER 87,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

RECEIVED  
By Kathy Wright at 4:29 pm, Aug 07, 2013

PREPARED BY:  
PETSCHÉ & ASSOCIATES, INC.  
2600 ELDORADO PARKWAY, SUITE 240  
MCKINNEY, TEXAS 75070  
972-562-9606

OWNER/DEVELOPER:  
CTMGT ERWIN FARMS, LLC  
C/O CENTURION AMERICAN DEVELOPMENT GROUP  
1221 N. IH-35E, SUITE 200  
CARROLLTON, TEXAS 75006  
469-892-7210

		PETSCHÉ & ASSOCIATES, INC. PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS TEXAS REGISTERED ENGINEERING FIRM F-3282	
DRAWN BY: JAF/JLB	DATE: JUNE, 2013	SCALE: 1" = 100'	JOB NUMBER: 12-204-1
PREPARED BY: WBK	CHECKED BY: WBK		SHEET OF 3 4

SURVEYOR 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.



DESCRIPTION

WHEREAS, CTMGT Erwin Farms, LLC, a Texas limited liability company (ERWIN FARMS), is the owner of a tract of land situated in the H. TUCKER SURVEY, ABSTRACT NUMBER 907 and the W. BUTLER SURVEY, ABSTRACT NUMBER 87 in the City of McKinney, Collin County, Texas, which is a called 187.2719 acre tract described in a deed to the said ERWIN FARMS, as recorded in Clerk's File Number 20121210001667420 of the Land Records of Collin County, Texas, being more particularly described as follows:

BEGIN at a 1/2" iron rebar found at the most southerly southeast corner of said ERWIN FARMS tract, some being in the north line of County Road 943 (60 feet wide) at its intersection with the west line of the remaining portion of a called approximately 83 acres described in deeds to GREER FAMILY REVOCABLE TRUST, et al, as recorded in Clerk's File Numbers 201092300104630 and 201092300104640 of the Land Records of Collin County, Texas:

THENCE S 89°22'13" W along the most southerly south line of said ERWIN FARMS tract, common with said north line of County Road 943, a distance of 504.29 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner in the east line of the remaining portion of a called 15.32 acre tract described in a deed to CHRISWIN INVESTMENT PROPERTIES, L.T.O., as recorded in Clerk's File Number 2009013000096900 of the Land Records of Collin County, Texas:

THENCE N 00°37'47" W along said east line of CHRISWIN tract a distance of 740.81 feet to a 1/2" iron rebar found for corner at the northeast corner of said tract:

THENCE S 89°41'18" W along the north line of said CHRISWIN tract a distance of 597.38 feet to a 1/2" capped iron rebar set for corner at the southeast corner of a called 2.00 acre tract described in a deed to CITY OF MCKINNEY, as recorded in Volume 5662, Page 641 of the Land Records of Collin County, Texas:

THENCE N 00°18'42" W along the east line of said CITY tract a distance of 295.16 feet to a 1/2" capped iron rebar set for corner at the northeast corner of said CITY tract:

THENCE S 89°41'18" W along the north line of said CITY tract a distance of 255.23 feet to a 1/2" capped iron rebar set for corner in an east line of aforesaid County road 943 (40 feet wide):

THENCE along the east line of said County Road 943 in a northerly direction the following three (3) courses:

- 1.) N 00°18'42" W a distance of 604.47 feet to a 1/2" iron rebar found at an angle point;
- 2.) N 12°28'18" W a distance of 304.27 feet to a 1/2" capped iron rebar set at an angle point;
- 3.) N 08°36'47" E a distance of 60.21 feet

to a 1/2" capped iron rebar set for corner at the southwest corner of a called 12.000 acre tract described in a deed to CORNERSTONE WORSHIP CENTER, INC., as recorded in Clerk's File Number 20070314000347150 of the Land Records of Collin County, Texas:

THENCE N 88°58'18" E along the south line of said CORNERSTONE tract a distance of 764.73 feet to a 1/2" iron rebar found for corner at the southeast corner of said CORNERSTONE tract:

THENCE N 01°01'01" W along the east line of said CORNERSTONE tract a distance of 744.92 feet to a 1/2" iron rebar found for corner at the northeast corner of said CORNERSTONE tract, some being in the south line of a called 105.86 acre tract described in a deed to JOPLIN PARTNERS, L.T.O., as recorded in Clerk's File Number 97-0002198 of the Land Records of Collin County, Texas:

THENCE N 88°59'47" E along said south line of JOPLIN tract a distance of 780.96 feet to a 1/2" iron rebar found for corner at the southeast corner of said JOPLIN tract:

THENCE along the east line of said JOPLIN tract in a northerly direction the following three (3) courses:

- 1.) N 00°50'18" W a distance of 828.61 feet to a 1/2" iron rebar found for corner;
- 2.) N 83°03'40" W a distance of 473.53 feet to a 1/2" iron rebar found for corner;
- 3.) N 05°16'37" E a distance of 1622.58 feet

to a 1/2" iron rebar found for corner at the northeast corner of said JOPLIN tract, some being in the centerline of County Road 164 (a gravel surface public road):

THENCE N 89°32'08" E along said centerline of County Road 164 a distance of 1540.62 feet to a 3/8" capped iron rebar (HULTZ-ZOLLARS) found for corner at the northwest corner of a called 196.7 acre tract described as Tract 1 in a deed to TIMBER CREEK PROPERTIES, LLC, as recorded in Clerk's File Number 20080904001073680 of the Land Records of Collin County, Texas:

THENCE S 01°25'38" E along the most northerly west line of said Tract 1 a distance of 871.74 feet to a 1/2" iron rebar found for corner at a southwest, outer all corner of said Tract 1:

THENCE N 88°31'54" E along the most westerly south line of said Tract 1 a distance of 50.05 feet to a 1/2" iron rebar found for corner at a southwest, inner all corner of said Tract 1:

THENCE S 01°24'16" E along a west line of said Tract 1 a distance of 1631.40 feet to a 1/2" iron rebar found for corner at the most westerly southwest corner of said Tract 1:

THENCE N 89°26'41" E along the most westerly south line of said Tract 1 a distance of 195.68 feet to a 1/2" iron rebar found for corner at a southwest, inner all corner of said Tract 1:

THENCE S 00°32'09" W along the west line of said Tract 1, at 2.10 feet past the most southerly southwest corner of said Tract 1, some being in the northwest corner of a called 11.440 acre tract described as Tract 3 in a deed to said TIMBER CREEK PROPERTIES, LLC, as recorded in aforesaid Clerk's File Number 20080904001073680 of the Land Records of Collin County, Texas, a total distance of 1078.85 feet to a 1/2" iron rebar found for corner at the southwest corner of said Tract 3, some being in the north line of aforesaid GREER FAMILY REVOCABLE TRUST tract:

THENCE S 88°41'58" W along said north line of GREER tract a distance of 1617.31 feet to a 1/2" iron rebar found for corner at the northwest corner of said GREER tract:

THENCE S 00°12'42" E along the west line of said GREER tract a distance of 1658.22 feet to the POINT OF BEGINNING, containing 187.301 acres (18,158,818 SQUARE FEET) of land, MORE OR LESS.

SURVEYOR NOTES:

1.) Subject property lies within Zone "X", as scaled from Flood Insurance Rate Map (FIRM), 480B5C 0260J, 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.

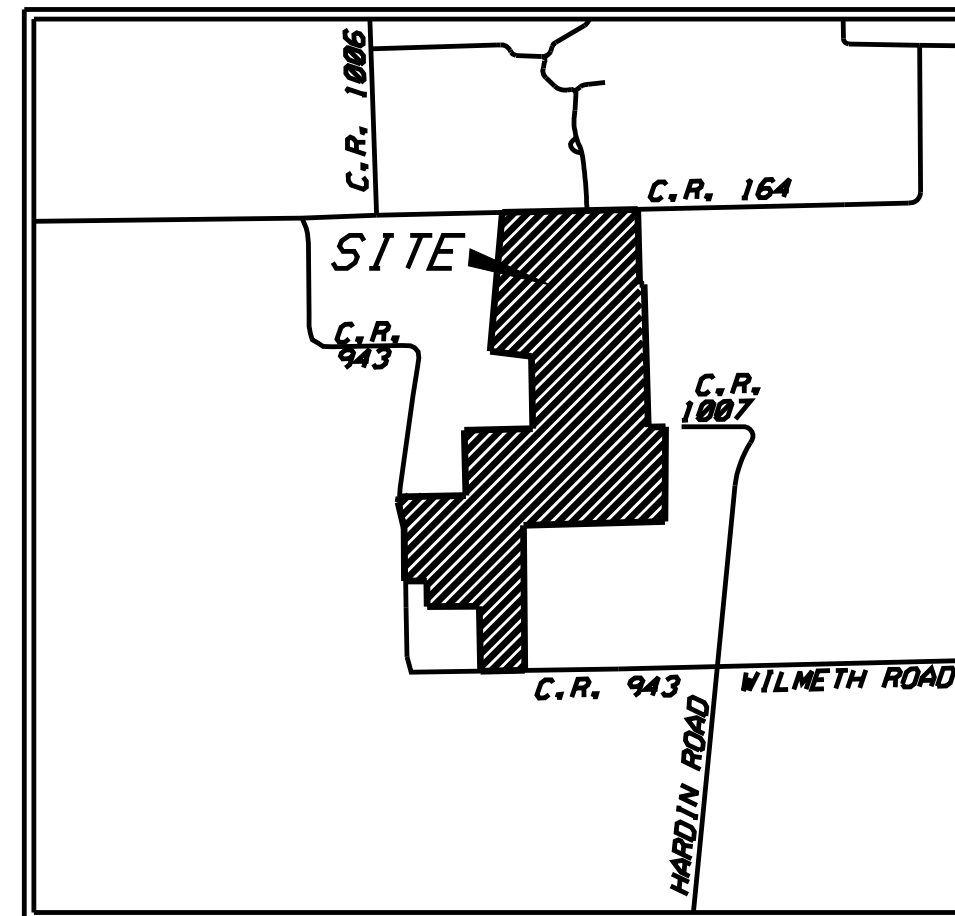
3.) All proposed lots situated, in whole or in part, within the city's corporate limits comply with the minimum size requirements of the governing zoning district.

4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCHÉ & ASSOC., INC.) where impractical to set iron rebars, nails in brass disc (PETSCHÉ & ASSOC., INC.) are set in concrete or other hard surface.

5.) All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Home Owners' Association.

6.) 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 March 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.

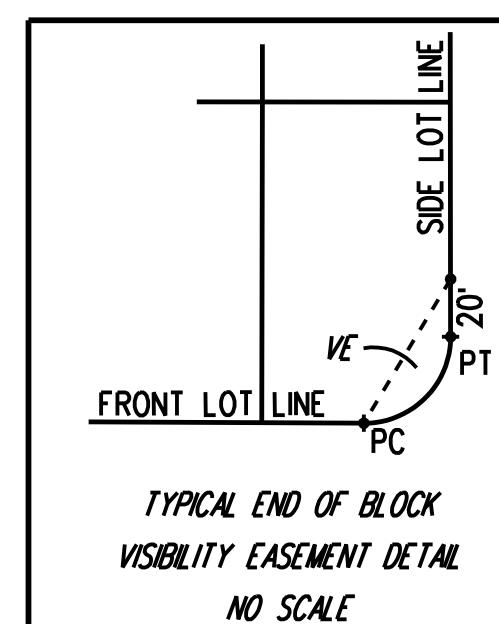
7.) The Homeowner Association shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exist 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. The City retains the right to enter upon these easement for public purposes.



Vicinity Map  
NO SCALE

Legend

—	PARCEL BOUNDARY
⊙	SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
FCIR	FOUND 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.) OR AS NOTED
FIP	FOUND IRON PIPE (AS NOTED)
FIR	FOUND IRON REBAR (AS NOTED)
⊙	SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
CA	COMMON AREA
R	RADIUS OF CURVE
L	ARC LENGTH OF CURVE
LRCCT	LAND RECORDS OF COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS OF COLLIN COUNTY, TEXAS
WME	5' WALL MAINTENANCE EASEMENT
LSFME	5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SS&DE	SANITARY SEWER AND DRAINAGE EASEMENT
DPOE	DRAINAGE & POSITIVE OVERFLOW EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
VE	VISIBILITY EASEMENT
TTE	TEMPORARY TURNAROUND ACCESS EASEMENT
TAE	TEMPORARY ACCESS EASEMENT
DDE	DRAINAGE & DETENTION EASEMENT
N - 1000000.00 E - 1000000.00	STATE PLANE COORDINATES
◀	ROAD NAME CHANGE



TYPICAL END OF BLOCK  
VISIBILITY EASEMENT DETAIL  
NO SCALE

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CTMGT Erwin Farms, LLC, a Texas limited liability company, do hereby adopt this Preliminary-Final Plat, designating the hereon described property as ERWIN FARMS, 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. 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 shall also be public utility and storm sewer easements.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013, A.D.

CTMGT Erwin Farms, LLC,  
a Texas limited liability company

By: Centimlar Terras, LLC  
a Texas limited liability company  
Its Manager,

By: CTMGT, LLC  
a Texas limited liability company  
Its Sole Manager and Member,

By:

NAME: Mehrod Moayed  
TITLE: Sole Manager and Member

STATE OF TEXAS )  
COUNTY OF DALLAS )

This instrument was acknowledged before me on \_\_\_\_\_, 2013, by Mehrod Moayed, the Sole Manager and Member of CTMGT, LLC, as the Sole Manager and Member of Centimlar Terras, LLC, as the Manager of CTMGT Erwin Farms, LLC, a Texas limited liability company on behalf of said company.

NOTARY PUBLIC, 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 Plotting 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 \_\_\_\_\_, 2013, A.D.

NOTARY PUBLIC, STATE OF TEXAS

Approved and Accepted:

City Manager  
City of McKinney, Texas

Date

PRELIMINARY-FINAL PLAT  
ERWIN FARMS

AN ADDITION TO THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,  
558 RESIDENTIAL LOTS AND 48 COMMON AREAS  
BEING 187.301 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. BUTLER SURVEY, ABSTRACT NUMBER 87,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

RECEIVED  
By Kathy Wright at 4:29 pm, Aug 07, 2013

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.  
2600 ELDORADO PARKWAY, SUITE 240  
MCKINNEY, TEXAS 75070  
972-562-9606

OWNER/DEVELOPER:

CTMGT ERWIN FARMS, LLC  
C/O CENTURION AMERICAN DEVELOPMENT GROUP  
1221 N. IH-35E, SUITE 200  
CARROLLTON, TEXAS 75006  
469-892-7210

<b>PETSCHÉ &amp; ASSOCIATES, INC.</b> PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS TEXAS REGISTERED ENGINEERING FIRM F-3292				
2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606				
DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET
JAF/JLB	JUNE, 2013	NONE	12-204-1	4
PREPARED BY:	CHECKED BY:			
WBK	WBK			